

Hawai'i Housing Planning Study

2024

APPENDIX

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V. APPENDIX

APPENDIX A: HHPS HOUSING TRENDS

Tables presented in Appendix A, referred to in prior years as the “A Tables” or “Trend Tables,” provide detailed demographic and housing-related data for the State of Hawai‘i and its counties. This data is taken from the Housing Demand Survey each year. The fundamental components of the Housing Demand Survey were designed to ensure compatibility with previous versions. These tables allow for the evaluation of trends in the Hawai‘i housing market across the past 30 years.

Table A-1. Characteristics of Housing Units, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Tenancy		Unit Size (Bedrooms)			
			Own	Rent	Studio or 1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Honolulu	1992	247,349	47.6%	52.4%	19.5%	32.4%	29.5%	18.7%
	1997	272,234	53.8%	46.2%	16.1%	26.8%	35.7%	21.4%
	2003	292,003	60.8%	39.2%	15.2%	25.1%	35.1%	24.6%
	2006	303,149	59.0%	41.0%	18.4%	24.5%	36.5%	20.4%
	2011	310,882	55.6%	44.4%	15.3%	21.4%	37.0%	26.3%
	2016	317,459	54.9%	45.1%	17.2%	25.6%	32.4%	24.8%
	2019	311,451	55.8%	44.2%	18.8%	24.3%	32.5%	24.5%
	2023	330,393	56.9%	43.1%	15.8%	24.8%	33.4%	26.0%
Maui	1992	34,266	61.0%	39.0%	13.6%	26.0%	45.7%	14.6%
	1997	39,252	65.0%	35.0%	12.3%	22.5%	46.0%	19.2%
	2003	43,687	60.5%	39.5%	13.0%	27.7%	42.4%	16.9%
	2006	49,484	60.2%	39.8%	14.7%	27.4%	43.5%	17.0%
	2011	54,132	53.8%	46.2%	16.6%	26.2%	37.3%	19.9%
	2016	55,059	57.1%	42.9%	16.0%	25.1%	38.3%	20.4%
	2019	54,434	59.2%	40.8%	16.2%	24.9%	38.5%	20.4%
	2023	53,919	62.7%	37.3%	15.8%	24.1%	39.2%	20.9%
Hawai'i	1992	39,789	67.8%	32.2%	6.9%	25.3%	53.4%	14.4%
	1997	46,271	72.3%	27.7%	7.5%	20.6%	54.5%	17.4%
	2003	54,644	70.2%	29.8%	11.8%	18.9%	50.2%	19.0%
	2006	61,213	69.0%	31.0%	11.0%	22.0%	49.0%	18.0%
	2011	67,096	67.1%	32.9%	12.5%	21.4%	46.9%	19.2%
	2016	66,989	65.8%	34.2%	12.4%	22.8%	46.4%	18.4%
	2019	67,054	67.2%	32.8%	17.1%	20.6%	42.0%	20.2%
	2023	71,402	67.9%	32.1%	17.2%	20.6%	43.5%	18.7%
Kaua'i	1992	16,981	59.9%	40.1%	12.4%	19.4%	53.4%	14.8%
	1997	18,817	67.1%	32.9%	8.2%	19.0%	57.4%	15.4%
	2003	20,460	66.1%	33.9%	10.5%	19.7%	53.0%	16.7%
	2006	21,971	66.0%	34.0%	10.0%	21.0%	51.0%	18.0%
	2011	23,201	58.6%	41.4%	12.0%	18.7%	50.9%	18.4%
	2016	23,369	62.7%	37.3%	13.4%	17.1%	50.4%	18.9%
	2019	22,563	62.9%	37.1%	14.4%	18.9%	48.8%	18.0%
	2023	22,668	62.7%	37.3%	12.4%	23.4%	45.5%	18.7%
State	1992	338,385	51.9%	48.1%	17.0%	30.3%	35.1%	17.6%
	1997	376,574	57.9%	42.1%	14.3%	25.2%	40.2%	20.3%
	2003	410,794	62.3%	37.7%	14.3%	24.3%	38.8%	22.7%
	2006	435,818	61.0%	39.0%	17.0%	24.0%	39.0%	20.0%
	2011	455,311	57.0%	43.0%	14.9%	21.8%	39.2%	24.1%
	2016	462,876	57.1%	42.9%	16.1%	24.7%	36.1%	23.1%
	2019	455,502	58.3%	41.7%	18.0%	23.5%	35.4%	23.0%
	2023	478,382	59.5%	40.5%	15.9%	24.0%	36.2%	24.0%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

Table A-2. Household Income Data, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Household Income						Median HH Income
			Less than \$15,000	\$15,000 to \$24,999	\$25,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	
Honolulu	1992	247,349	N/A	24.4%	29.0%	12.3%	5.8%	7.3%	\$36,974
	1997	272,234	8.6%	8.8%	28.2%	15.3%	8.8%	6.1%	\$42,234
	2003	292,003	8.0%	10.3%	36.0%	17.5%	11.3%	16.9%	\$47,917
	2006	303,149	13.0%	7.0%	26.0%	22.0%	12.0%	20.0%	\$58,385
	2011	310,882	11.8%	6.5%	25.2%	22.1%	9.2%	25.2%	\$59,076
	2016	317,459	9.4%	6.0%	17.7%	21.2%	15.1%	30.6%	\$73,824
	2019	311,451	7.6%	5.6%	16.4%	17.1%	14.4%	38.9%	\$95,455
	2023	330,393	7.1%	4.4%	17.8%	16.7%	12.5%	41.7%	\$96,429
Maui	1992	34,266	N/A	20.2%	36.0%	11.1%	2.2%	3.3%	\$35,843
	1997	39,252	10.3%	8.4%	33.4%	15.1%	6.5%	5.9%	\$38,908
	2003	43,687	9.3%	13.1%	34.1%	18.8%	13.9%	10.6%	\$44,297
	2006	49,484	11.0%	8.0%	29.0%	20.0%	15.0%	17.0%	\$49,795
	2011	54,132	11.9%	9.5%	27.4%	19.0%	11.2%	20.9%	\$58,424
	2016	55,059	11.2%	7.8%	23.2%	20.6%	12.1%	25.1%	\$59,733
	2019	54,434	8.1%	7.1%	18.8%	17.9%	14.4%	33.7%	\$74,451
	2023	53,919	8.2%	5.1%	16.6%	18.3%	14.3%	37.4%	\$94,982
Hawai'i	1992	39,789	N/A	23.9%	38.5%	10.5%	3.4%	4.2%	\$34,063
	1997	46,271	14.2%	14.3%	30.2%	11.5%	4.0%	4.0%	\$31,831
	2003	54,644	14.4%	12.0%	38.9%	17.3%	8.6%	8.9%	\$36,905
	2006	61,213	13.0%	10.0%	29.0%	22.0%	10.0%	16.0%	\$51,920
	2011	67,096	18.0%	13.4%	25.3%	16.7%	9.6%	17.0%	\$44,696
	2016	66,989	15.8%	10.8%	27.5%	17.6%	10.5%	17.8%	\$44,879
	2019	67,054	14.4%	10.4%	20.3%	18.3%	12.8%	23.8%	\$59,503
	2023	71,402	9.5%	10.3%	20.6%	16.6%	12.0%	31.0%	\$73,149
Kaua'i	1992	16,981	N/A	19.7%	36.2%	10.4%	4.7%	3.0%	\$36,966
	1997	18,817	10.8%	13.0%	30.1%	15.3%	4.5%	3.0%	\$34,891
	2003	20,460	12.6%	11.8%	37.0%	17.6%	9.3%	11.7%	\$42,205
	2006	21,971	10.0%	10.0%	27.0%	23.0%	11.0%	19.0%	\$53,116
	2011	23,201	12.9%	11.0%	25.0%	19.0%	9.0%	19.0%	\$49,730
	2016	23,369	10.8%	10.5%	26.4%	20.4%	10.9%	21.0%	\$58,789
	2019	22,563	9.8%	6.5%	19.8%	15.6%	14.6%	33.8%	\$74,527
	2023	22,668	5.3%	5.5%	19.4%	19.1%	11.6%	39.2%	\$95,560
State	1992	338,385	N/A	23.7%	31.3%	11.9%	5.1%	6.3%	\$36,289
	1997	376,574	9.6%	9.6%	29.1%	14.8%	7.7%	5.7%	\$39,883
	2003	410,794	10.3%	10.0%	35.7%	19.0%	10.2%	14.7%	\$46,086
	2006	435,818	13.0%	7.0%	27.0%	21.0%	12.0%	20.0%	\$58,393
	2011	455,311	12.7%	8.1%	25.7%	20.8%	9.7%	23.0%	\$58,700
	2016	462,876	10.6%	7.1%	20.2%	20.6%	13.9%	27.6%	\$72,821
	2019	455,502	8.8%	6.6%	17.4%	17.3%	14.2%	35.8%	\$74,983
	2023	478,382	7.5%	5.4%	18.1%	17.0%	12.6%	39.5%	\$95,645

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

Table A-3. Households at HUD Income Guidelines by County, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	HUD Household Income Guidelines					
			30% or less	Over 30% to 50%	Over 50% to 80%	Over 80% to 120%	Over 120% to 140%	Over 140%
Honolulu	1992	247,349	N/A ^a	20.4%	19.3%	22.7%	10.4%	27.3%
	1997	272,234	7.6%	14.9%	21.2%	29.7%	6.5%	20.2%
	2003	292,003	4.7%	19.2%	21.8%	22.0%	7.2%	25.2%
	2006	303,149	14.0%	10.0%	20.0%	22.0%	9.0%	24.0%
	2011	310,882	19.3%	16.3%	24.9%	11.5%	7.3%	20.7%
	2016	317,459	15.3%	11.3%	21.8%	15.5%	14.5%	21.7%
	2019	311,451	16.5%	13.9%	19.8%	12.5%	9.1%	28.2%
	2023	330,393	15.5%	14.2%	22.0%	12.8%	6.5%	29.0%
Maui	1992	34,266	N/A ^a	19.8%	18.8%	23.6%	9.4%	28.4%
	1997	39,252	6.9%	11.2%	26.7%	24.4%	10.0%	20.8%
	2003	43,687	10.1%	17.1%	27.8%	17.5%	7.0%	20.5%
	2006	49,484	13.0%	11.0%	19.0%	21.0%	7.0%	28.0%
	2011	54,132	19.9%	18.7%	22.1%	9.4%	4.7%	25.0%
	2016	55,059	15.9%	14.2%	19.0%	14.0%	11.9%	25.0%
	2019	54,434	13.6%	9.1%	15.3%	6.5%	10.0%	45.4%
	2023	53,919	14.8%	12.5%	16.9%	20.5%	6.1%	29.2%
Hawai`i	1992	39,789	N/A ^a	20.2%	18.2%	23.6%	9.5%	28.6%
	1997	46,271	3.1%	19.0%	20.7%	23.3%	9.8%	24.0%
	2003	54,644	5.1%	14.4%	28.1%	21.5%	6.0%	24.9%
	2006	61,213	14.0%	11.0%	18.0%	20.0%	5.0%	31.0%
	2011	67,096	20.9%	16.3%	19.3%	13.1%	6.1%	24.3%
	2016	66,989	18.5%	12.3%	21.5%	10.2%	9.2%	28.3%
	2019	67,054	19.5%	12.7%	17.9%	13.2%	11.2%	25.5%
	2023	71,402	17.5%	11.6%	17.0%	16.9%	5.8%	31.3%
Kaua`i	1992	16,981	N/A ^a	21.2%	18.0%	21.4%	9.4%	30.0%
	1997	18,817	9.2%	18.3%	27.0%	25.1%	8.9%	11.5%
	2003	20,460	6.2%	22.5%	26.9%	20.0%	6.6%	17.8%
	2006	21,971	12.0%	11.0%	18.0%	21.0%	10.0%	28.0%
	2011	23,201	18.6%	17.8%	22.8%	12.9%	6.1%	21.8%
	2016	23,369	19.4%	19.3%	20.0%	7.3%	11.3%	22.7%
	2019	22,563	16.6%	11.2%	16.7%	6.4%	12.7%	36.4%
	2023	22,668	12.9%	13.4%	17.7%	18.6%	7.0%	30.5%
State	1992	338,385	N/A ^a	19.8%	19.0%	21.6%	11.1%	28.4%
	1997	376,574	7.0%	15.2%	21.9%	28.2%	7.4%	20.3%
	2003	410,794	9.3%	15.4%	20.4%	22.4%	8.3%	24.1%
	2006	435,818	14.0%	11.0%	20.0%	22.0%	8.0%	26.0%
	2011	455,311	19.6%	16.6%	23.7%	11.5%	6.8%	21.8%
	2016	462,876	16.0%	12.2%	21.4%	14.1%	13.2%	23.1%
	2019	455,502	16.6%	13.0%	18.8%	11.6%	9.7%	30.3%
	2023	478,382	15.6%	13.6%	20.5%	14.6%	6.3%	29.5%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

Note: HUD household income guidelines of 30% or less was not available in the Housing Demand Survey 1992.

Table A-4. Average Monthly Housing Cost, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$864	N/A
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,546	\$1,650	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
	2011	310,882	\$1,415	\$1,393	\$1,510	\$1,502	\$1,487
	2016	317,459	\$2,140	\$2,353	\$1,753	\$1,652	\$1,688
	2019	311,451	\$2,275	\$2,395	\$2,060	\$1,818	\$1,824
	2023	330,393	\$2,541	\$2,745	\$2,152	\$2,086	\$2,091
Maui	1992	34,266	\$776	\$831	\$719	\$730	N/A
	1997	39,252	\$1,210	\$1,664	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,346	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,256	\$1,253
	2011	54,132	\$1,461	\$1,468	\$1,411	\$1,280	\$1,303
	2016	55,059	\$2,045	\$2,100	\$1,729	\$1,444	\$1,429
	2019	54,434	\$2,063	\$2,119	\$1,856	\$1,644	\$1,689
	2023	53,919	\$2,384	\$2,440	\$2,133	\$2,021	\$2,026
Hawai`i	1992	39,789	\$651	\$691	\$579	\$556	N/A
	1997	46,271	\$954	\$1,069	\$840	\$697	\$644
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
	2011	67,096	\$1,106	\$1,102	\$1,389	\$1,121	\$986
	2016	66,989	\$1,357	\$1,379	\$1,106	\$1,164	\$1,153
	2019	67,054	\$1,483	\$1,505	\$1,292	\$1,210	\$1,274
	2023	71,402	\$1,795	\$1,780	\$2,027	\$1,326	\$1,484
Kaua`i	1992	16,981	\$726	\$773	\$612	\$807	N/A
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$860
	2003	20,460	\$1,284	\$1,306	\$1,014	\$983	\$885
	2006	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
	2011	23,201	\$1,273	\$1,254	\$983	\$1,311	\$1,292
	2016	23,369	\$1,824	\$1,841	\$1,682	\$1,256	\$1,354
	2019	22,563	\$2,134	\$2,155	\$1,946	\$1,543	\$1,673
	2023	22,668	\$2,306	\$2,323	\$2,281	\$1,833	\$2,052
State	1992	338,385	\$800	\$863	\$813	\$793	N/A
	1997	376,574	\$1,319	\$1,330	\$1,286	\$897	N/A
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,346
	2011	455,311	\$1,355	\$1,332	\$1,495	\$1,421	\$1,398
	2016	462,876	\$1,987	\$2,081	\$1,728	\$1,554	\$1,577
	2019	455,502	\$2,108	\$2,149	\$2,016	\$1,717	\$1,750
	2023	478,382	\$2,380	\$2,469	\$2,147	\$1,979	\$2,021

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

Table A-5. Household Composition, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Household Type					
			Single member	Married, no children	Parent(s) & children	Unrelated roommates	Multiple Families / Other	Undetermined
Honolulu	1992	247,349	11.9%	24.4%	26.3%	1.7%	32.0%	3.7%
	1997	272,234	14.1%	25.6%	27.3%	4.2%	27.2%	1.6%
	2003	292,003	22.0%	28.9%	21.2%	3.2%	22.9%	1.8%
	2006	303,149	24.1%	21.8%	20.9%	3.3%	29.3%	0.5%
	2011	310,882	22.2%	19.6%	14.1%	5.0%	37.6%	1.4%
	2016	317,459	23.5%	20.2%	13.8%	5.5%	36.5%	0.1%
	2019	311,451	23.5%	20.4%	12.6%	5.9%	37.3%	0.2%
	2023	330,393	24.1%	19.0%	16.1%	7.1%	32.3%	1.4%
Maui	1992	34,266	12.6%	24.4%	32.9%	1.6%	25.9%	2.3%
	1997	39,252	14.1%	25.0%	27.9%	5.4%	24.8%	2.7%
	2003	43,687	21.9%	29.6%	25.4%	3.2%	17.6%	2.3%
	2006	49,484	21.5%	24.8%	24.0%	3.6%	25.8%	0.3%
	2011	54,132	24.7%	22.2%	12.8%	7.0%	30.7%	2.6%
	2016	55,059	23.9%	22.2%	13.9%	6.7%	32.4%	0.9%
	2019	54,434	23.9%	20.3%	12.9%	8.1%	34.5%	0.3%
	2023	53,919	22.1%	23.3%	15.2%	6.3%	32.1%	1.0%
Hawai'i	1992	39,789	9.6%	27.2%	32.3%	0.6%	26.0%	4.3%
	1997	46,271	14.8%	27.0%	28.4%	3.5%	24.3%	2.1%
	2003	54,644	22.3%	30.6%	24.4%	3.2%	18.1%	1.4%
	2006	61,213	19.5%	25.6%	22.6%	2.6%	28.7%	1.0%
	2011	67,096	24.6%	25.0%	13.5%	6.5%	29.0%	1.4%
	2016	66,989	26.5%	26.3%	13.5%	5.9%	27.5%	0.3%
	2019	67,054	25.9%	23.4%	13.0%	9.0%	27.8%	0.7%
	2023	71,402	25.8%	23.6%	13.1%	7.5%	29.4%	.6%
Kaua'i	1992	16,981	12.7%	26.1%	31.0%	0.5%	26.3%	3.5%
	1997	18,817	13.2%	27.1%	30.0%	1.7%	25.4%	2.5%
	2003	20,460	20.9%	26.9%	26.8%	3.2%	20.5%	1.7%
	2006	21,971	19.8%	25.0%	23.3%	3.3%	28.2%	0.4%
	2011	23,201	22.5%	23.6%	14.8%	4.4%	32.5%	2.2%
	2016	23,369	22.9%	25.3%	15.3%	5.7%	30.3%	0.5%
	2019	22,563	23.3%	25.7%	13.1%	5.6%	32.1%	0.1%
	2023	22,668	20.2%	28.3%	12.3%	5.3%	33.0%	.9%
State	1992	338,385	11.7%	24.9%	27.9%	1.5%	30.3%	3.6%
	1997	376,574	14.2%	25.8%	27.6%	4.1%	26.5%	1.9%
	2003	410,794	22.0%	29.1%	22.3%	3.2%	21.6%	1.8%
	2006	435,818	22.9%	22.8%	21.6%	3.2%	28.8%	0.6%
	2011	455,311	22.9%	21.0%	13.9%	5.5%	35.2%	1.6%
	2016	462,876	23.9%	21.6%	13.8%	5.7%	34.4%	0.2%
	2019	455,502	23.9%	21.1%	12.7%	6.6%	35.3%	0.3%
	2023	478,382	24.0%	20.6%	15.3%	7.0%	31.9%	1.2%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

Note: a Other household types include a mixture of related and unrelated individuals.

Table A-6. Household Crowding, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Crowding Indicators		
			Crowded ^a	Doubled Up ^b	Crowded and/or Doubled Up ^c
Honolulu	1992	247,349	23.2%	N/A	32.0%
	1997	272,234	10.6%	N/A	27.2%
	2003	292,003	10.1%	10.0%	17.6%
	2006	303,149	8.1%	9.7%	15.2%
	2011	310,882	13.3%	13.8%	22.9%
	2016	317,459	11.4%	11.9%	21.0%
	2019	311,451	14.1%	13.3%	23.1%
	2023	330,393	14.3%	11.9%	22.8%
Maui	1992	34,266	26.8%	N/A	25.9%
	1997	39,252	10.4%	N/A	24.8%
	2003	43,687	11.0%	8.7%	17.3%
	2006	49,484	7.7%	9.6%	15.3%
	2011	54,132	10.7%	13.0%	19.2%
	2016	55,059	9.8%	14.1%	21.4%
	2019	54,434	13.8%	14.1%	22.5%
	2023	53,919	12.9%	11.5%	20.6%
Hawai'i	1992	39,789	18.7%	N/A	26.0%
	1997	46,271	7.9%	N/A	24.3%
	2003	54,644	7.0%	9.3%	14.4%
	2006	61,213	6.9%	11.2%	15.9%
	2011	67,096	8.4%	11.3%	17.2%
	2016	66,989	7.4%	11.1%	16.0%
	2019	67,054	11.5%	10.3%	18.0%
	2023	71,402	12.7%	9.7%	19.0%
Kaua'i	1992	16,981	17.4%	N/A	26.3%
	1997	18,817	9.1%	N/A	25.4%
	2003	20,460	6.0%	12.5%	16.1%
	2006	21,971	6.6%	11.9%	15.5%
	2011	23,201	10.5%	11.7%	18.1%
	2016	23,369	8.9%	11.5%	19.2%
	2019	22,563	12.2%	14.5%	21.4%
	2023	22,668	10.6%	10.0%	18.1%
State	1992	338,385	22.2%	N/A	30.3%
	1997	376,574	10.2%	N/A	26.5%
	2003	410,794	9.6%	10.0%	17.1%
	2006	435,818	7.8%	10.0%	15.3%
	2011	455,311	12.1%	13.2%	21.4%
	2016	462,876	10.5%	12.0%	20.2%
	2019	455,502	13.6%	13.0%	22.2%
	2023	478,382	13.7%	11.5%	21.7%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Based on more than 1 person per room for 1992-2011, then 2 persons per bedroom for 2016-2023.

b More than one family group in a single housing unit (See Glossary).

c Percent of households crowded, doubled up, or both. Before 2003, HHPS measured crowding and "crowded or doubled up". After 2003, HHPS measured crowding, doubled up, and the combination of both.

Table A-7a. Household Crowding by Tenancy, State and Counties of Hawai'i, 2023

	Current Owners				Current Renters			
	Total Households	Crowded ^a	Doubled Up ^b	Crowded and/or Doubled Up ^c	Total Households	Crowded ^a	Doubled Up ^b	Crowded and/or Doubled Up ^c
Honolulu	193,041	8.4%	12.8%	19.5%	137,352	22.9%	10.9%	27.2%
Maui	34,436	6.6%	10.9%	15.3%	19,483	24.4%	12.5%	29.4%
Hawai'i	49,822	7.4%	9.3%	14.8%	21,580	25.4%	10.7%	27.9%
Kaua'i	14,515	6.0%	11.3%	15.5%	8,153	19.0%	7.8%	22.5%
State	291,814	7.9%	11.9%	18.0%	186,568	23.2%	10.9%	27.3%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Based on more than 1 person per room for 1992-2011, then 2 persons per bedroom for 2016-2023.

b More than one family group in a single housing unit (See Glossary).

c Percent of households crowded, doubled up, or both. Before 2003, HHPS measured crowding and "crowded or doubled up". After 2003, HHPS measured crowding, doubled up, and the combination of both.

Table A-7b. Household Crowding by Tenancy, State and Counties of Hawai'i, 2019

	Current Owners				Current Renters			
	Total Households	Crowded ^a	Doubled Up ^b	Crowded and/or Doubled Up ^c	Total Households	Crowded ^a	Doubled Up ^b	Crowded and/or Doubled Up ^c
Honolulu	171,222	6.7%	15.2%	18.8%	140,229	23.9%	11.0%	28.3%
Maui	32,008	8.1%	14.8%	19.2%	22,426	22.3%	13.1%	27.2%
Hawai'i	44,735	7.8%	11.2%	16.0%	22,319	20.0%	8.5%	21.9%
Kaua'i	14,122	8.3%	16.4%	19.9%	8,441	19.3%	11.5%	23.9%
State	262,087	7.1%	14.5%	18.5%	193,415	23.1%	11.0%	27.2%

Table A-8. Shelter-to-Income Ratios, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income				
			No Shelter Payment	Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%		14.1%	20.2%	10.0%
	1997	272,234	55.1%		18.9%	18.4%	7.5%
	2003	292,003	16.4%	36.3%	17.9%	14.4%	15.0%
	2006	303,149	19.2%	35.7%	10.9%	22.0%	12.2%
	2011	310,882	14.6%	35.7%	10.1%	30.6%	9.0%
	2016	317,459	21.3%	37.1%	11.4%	24.4%	5.9%
	2019	311,451	17.2%	43.7%	10.4%	22.9%	5.8%
	2023	330,393	8.2%	40.5%	16.5%	29.9%	4.9%
Maui	1992	34,266	59.3%		18.1%	15.8%	6.7%
	1997	39,252	47.9%		16.0%	19.8%	16.4%
	2003	43,687	12.0%	40.6%	17.5%	16.2%	13.6%
	2006	49,484	16.0%	33.1%	14.4%	27.1%	9.4%
	2011	54,132	16.2%	35.5%	12.0%	29.2%	7.1%
	2016	55,059	15.0%	35.2%	12.4%	31.4%	6.0%
	2019	54,434	22.0%	40.7%	8.8%	21.3%	7.1%
	2023	53,919	6.5%	44.2%	13.7%	32.2%	3.4%
Hawai'i	1992	39,789	70.2%		12.4%	11.5%	5.9%
	1997	46,271	51.8%		18.1%	20.4%	9.7%
	2003	54,644	17.9%	38.7%	16.5%	14.4%	12.5%
	2006	61,213	15.9%	38.2%	10.9%	23.0%	12.1%
	2011	67,096	19.4%	34.1%	12.0%	26.8%	7.7%
	2016	66,989	27.0%	37.2%	10.3%	19.3%	6.2%
	2019	67,054	15.9%	41.0%	10.6%	24.0%	8.5%
	2023	71,402	10.3%	48.9%	14.5%	22.9%	3.3%
Kaua'i	1992	16,981	60.3%		17.7%	13.7%	8.1%
	1997	18,817	44.9%		18.7%	24.7%	11.7%
	2003	20,460	17.3%	38.9%	14.8%	16.1%	12.9%
	2006	21,971	18.8%	38.7%	10.8%	21.6%	10.0%
	2011	23,201	18.6%	35.0%	12.2%	25.5%	8.6%
	2016	23,369	20.8%	36.8%	10.8%	26.3%	5.2%
	2019	22,563	17.8%	36.7%	11.8%	25.1%	8.6%
	2023	22,668	6.5%	47.4%	15.3%	27.4%	3.4%
State	1992	338,385	58.0%		14.5%	18.4%	9.1%
	1997	376,574	53.5%		18.5%	19.1%	8.9%
	2003	410,794	16.1%	37.2%	17.5%	14.7%	14.4%
	2006	435,818	18.4%	35.9%	11.3%	22.7%	11.8%
	2011	455,311	15.7%	35.4%	10.7%	29.6%	8.6%
	2016	462,876	21.4%	36.8%	11.3%	24.6%	5.9%
	2019	455,502	17.8%	42.5%	10.2%	23.0%	6.5%
	2023	478,382	8.3%	42.5%	15.8%	29.0%	4.4%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

Note. Under 30 percent includes households with no shelter payment for 1992 and 1997.

Table A-9. Intention to Move, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Intention to Move		Raw Demand-Total Will Move*	When Household Will Move				
			Probably Will Not Move	Will Move to a New Unit		In 1 Year	In 2 Years	3 to 5 Years	More Than 5 Years	Not Sure When
Honolulu	1992	247,349	42.6%	57.4%	142,090	29.2%	21.5%	19.0%	10.2%	20.1%
	1997	272,234	44.8%	55.2%	150,194	23.5%	20.9%	16.2%	10.9%	28.5%
	2003	292,003	56.3%	43.7%	127,683	27.9%	20.5%	19.3%	10.3%	22.0%
	2006	303,149	61.2%	38.8%	117,597	24.5%	22.9%	15.5%	8.2%	29.0%
	2011	310,882	45.4%	54.6%	168,946	21.5%	21.4%	20.1%	15.6%	21.5%
	2016	317,459	40.0%	60.0%	190,377	19.8%	18.3%	20.0%	15.8%	26.1%
	2019	311,451	34.7%	65.3%	203,378	18.4%	19.3%	15.9%	13.0%	33.4%
	2023	330,393	33.3%	66.7%	220,375	21.3%	18.1%	22.0%	14.4%	24.3%
Maui	1992	34,266	56.8%	43.2%	14,793	28.6%	24.7%	17.1%	9.2%	20.4%
	1997	39,252	51.9%	48.1%	18,894	23.1%	17.2%	13.4%	18.2%	28.1%
	2003	43,687	51.9%	48.1%	18,205	22.1%	20.6%	18.6%	10.0%	28.7%
	2006	49,484	54.9%	45.1%	22,318	19.6%	26.9%	15.0%	14.0%	24.5%
	2011	54,132	52.9%	47.1%	25,282	24.8%	19.4%	17.6%	16.1%	22.2%
	2016	55,059	47.7%	52.3%	28,784	20.6%	19.9%	19.9%	17.1%	22.5%
	2019	54,434	49.0%	51.0%	27,740	21.2%	16.1%	16.8%	20.8%	25.2%
	2023	53,919	41.6%	58.4%	31,489	18.3%	15.7%	19.8%	15.6%	30.6%
Hawai'i	1992	39,789	55.6%	44.4%	17,685	28.8%	20.8%	17.8%	14.0%	18.6%
	1997	46,271	60.0%	40.0%	18,491	22.3%	18.1%	15.5%	15.9%	28.2%
	2003	54,644	55.6%	44.4%	21,252	21.4%	19.2%	15.9%	17.3%	26.2%
	2006	61,213	57.9%	42.1%	25,769	22.4%	19.3%	19.4%	11.2%	27.7%
	2011	67,096	58.4%	41.6%	28,223	20.9%	12.9%	24.9%	20.8%	20.6%
	2016	66,989	50.2%	49.8%	33,336	21.7%	17.9%	17.4%	18.9%	24.1%
	2019	67,054	51.0%	49.0%	32,879	21.8%	16.5%	17.0%	19.4%	25.3%
	2023	71,402	40.9%	59.1%	42,199	21.3%	17.7%	17.6%	17.0%	26.4%
Kaua'i	1992	16,981	56.8%	43.2%	7,337	32.8%	17.4%	21.4%	6.4%	22.0%
	1997	18,817	58.0%	42.0%	7,907	17.1%	13.9%	16.3%	15.3%	37.4%
	2003	20,460	63.5%	36.5%	7,468	22.1%	22.4%	15.6%	12.1%	27.9%
	2006	21,971	64.4%	35.6%	7,826	23.4%	17.5%	13.6%	17.1%	28.4%
	2011	23,201	57.2%	42.8%	9,628	30.3%	15.5%	15.1%	18.3%	20.8%
	2016	23,369	55.7%	44.3%	10,355	21.1%	21.6%	19.9%	19.9%	17.6%
	2019	22,563	57.5%	42.5%	9,588	18.8%	11.9%	18.8%	16.0%	34.5%
	2023	22,668	45.1%	54.9%	12,445	15.1%	15.8%	16.1%	17.9%	35.1%
State	1992	338,385	46.2%	53.8%	181,905	29.2%	21.5%	18.8%	10.4%	20.1%
	1997	376,574	48.1%	51.9%	195,486	23.1%	20.0%	15.9%	12.3%	28.8%
	2003	410,794	57.5%	42.5%	174,608	26.3%	20.5%	18.6%	11.2%	23.5%
	2006	435,818	60.2%	39.8%	173,510	23.5%	22.6%	15.9%	9.8%	28.2%
	2011	455,311	49.2%	50.8%	232,079	22.1%	19.8%	20.2%	16.4%	21.4%
	2016	462,876	43.2%	56.8%	262,852	20.1%	18.6%	19.6%	16.5%	25.1%
	2019	455,502	39.9%	60.1%	273,632	19.3%	18.4%	16.2%	14.7%	31.6%
	2023	478,382	36.0%	64.0%	306,507	20.7%	17.7%	20.9%	15.0%	25.7%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2022

Base for When Household Will Move is 292,120 households who provided a time frame or said not sure (excludes 8-probably never move, 99-REF, and sysmis)

Table A-10. Preferred Location for Next Move, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Total Households	Final Demand - Total Will Move, Known Timeframe ^a	Preferred Location for Next Move			
				Same Island	Different Island	Not Sure	Out-of-State
Honolulu	1992	247,349	142,090	62.2%	5.3%	6.3%	26.1%
	1997	272,234	150,194	52.5%	4.3%	11.0%	32.2%
	2003	292,003	127,683	65.7%	2.8%	11.6%	19.8%
	2006	303,149	117,597	66.1%	4.5%	8.9%	20.5%
	2011	310,882	132,696	63.4%	4.3%	5.6%	26.6%
	2016	317,459	139,823	59.3%	3.4%	14.2%	23.1%
	2019	311,451	135,492	61.1%	4.9%	8.0%	26.0%
	2023	330,393	162,570	64.4%	4.2%	9.4%	22.0%
Maui	1992	34,266	14,793	71.7%	13.3%	5.7%	9.4%
	1997	39,252	18,894	72.5%	2.7%	13.0%	11.8%
	2003	43,687	18,205	68.3%	6.9%	10.8%	14.0%
	2006	49,484	22,318	71.5%	9.5%	6.7%	12.3%
	2011	54,132	19,774	58.5%	5.4%	24.9%	11.2%
	2016	55,059	21,877	65.9%	6.6%	8.9%	18.7%
	2019	54,434	20,729	61.4%	8.9%	9.9%	19.8%
	2023	53,919	21,448	59.5%	6.2%	15.9%	18.4%
Hawai'i	1992	39,789	17,685	80.9%	4.2%	4.4%	10.6%
	1997	46,271	18,491	74.3%	4.0%	7.7%	14.0%
	2003	54,644	21,252	73.4%	5.4%	12.1%	9.1%
	2006	61,213	25,769	73.0%	6.0%	9.4%	11.5%
	2011	67,096	22,327	61.9%	7.8%	8.3%	22.1%
	2016	66,989	24,746	61.4%	7.2%	13.9%	17.5%
	2019	67,054	24,479	68.3%	5.4%	8.0%	18.3%
	2023	71,402	30,007	62.3%	5.2%	11.7%	20.9%
Kaua'i	1992	16,981	7,337	76.7%	6.2%	6.0%	11.1%
	1997	18,817	7,907	69.8%	5.7%	10.1%	14.3%
	2003	20,460	7,468	71.8%	9.7%	9.0%	9.5%
	2006	21,971	7,826	64.8%	7.4%	9.1%	18.7%
	2011	23,201	7,586	62.8%	7.0%	11.1%	19.2%
	2016	23,369	8,211	65.7%	5.2%	7.6%	21.5%
	2019	22,563	6,278	63.9%	6.8%	8.2%	21.2%
	2023	22,668	7,874	54.9%	7.1%	20.1%	17.9%
State	1992	338,385	181,904	65.4%	5.9%	6.1%	22.6%
	1997	376,574	195,485	57.2%	4.2%	10.9%	27.8%
	2003	410,794	174,607	67.2%	3.9%	11.5%	17.5%
	2006	435,818	173,511	67.8%	5.5%	8.7%	18.0%
	2011	455,311	182,384	62.6%	5.0%	8.7%	23.8%
	2016	462,876	194,656	60.5%	4.2%	13.4%	21.9%
	2019	455,502	186,978	62.2%	5.5%	8.2%	24.2%
	2023	478,382	221,899	63.3%	4.7%	10.7%	21.4%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a The total number of Final Demand households differs from the Raw Demand number in Table A-11a because households who didn't know or refused to report when they might move are excluded from the final demand counts.

Table A-11 Tenancy Preference of Current Owners & Renters, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

County	Year	Effective Demand Households	Current Owners			Current Renters		
			Total ^a	Planned Next Tenancy		Total ^d	Planned Next Tenancy	
				Buy ^b	Rent ^c		Buy ^b	Rent ^c
Honolulu	1992	127,810	33,243	89.7%	10.3%	94,567	32.7%	67.3%
	1997	128,791	44,335	89.1%	10.9%	84,456	44.0%	56.0%
	2003	113,638	41,616	85.5%	14.5%	72,022	55.4%	44.6%
	2006	100,545	30,973	86.8%	13.2%	69,572	55.4%	44.6%
	2011	97,429	32,688	74.2%	25.8%	64,621	25.1%	68.3%
	2016	136,933	58,933	75.2%	24.8%	41,270	31.0%	70.3%
	2019	100,203	43,447	78.5%	21.5%	56,755	31.1%	68.9%
	2023	121,197	53,439	82.1%	17.9%	66,904	24.3%	75.7%
Maui	1992	13,284	4,600	87.6%	12.4%	8,684	49.5%	50.5%
	1997	16,239	6,450	84.8%	15.2%	9,789	46.8%	53.2%
	2003	15,593	5,657	95.1%	4.9%	9,936	52.4%	47.6%
	2006	19,584	7,083	92.0%	8.0%	12,501	52.3%	47.7%
	2011	16,937	5,370	72.0%	28.0%	11,396	29.4%	70.6%
	2016	19,434	7,431	73.5%	26.5%	11,877	35.4%	64.6%
	2019	16,624	6,588	77.6%	22.4%	10,036	38.2%	61.8%
	2023	17,324	7,652	77.8%	22.2%	9,745	33.7%	66.3%
Hawai'i	1992	16,004	7,132	93.7%	6.3%	8,872	64.9%	35.1%
	1997	15,884	7,694	87.5%	12.5%	8,190	49.6%	50.4%
	2003	18,471	8,679	90.0%	10.0%	9,792	57.1%	42.9%
	2006	22,200	10,264	93.8%	6.2%	11,936	54.7%	45.3%
	2011	17,412	6,838	70.1%	29.9%	10,540	37.2%	62.8%
	2016	24,570	12,856	67.4%	32.6%	11,568	37.3%	62.7%
	2019	19,992	8,823	77.1%	22.9%	11,169	37.8%	62.2%
	2023	23,088	11,202	77.3%	22.7%	12,087	31.2%	68.8%
Kaua'i	1992	6,530	2,264	95.9%	4.1%	4,266	54.9%	45.1%
	1997	6,428	2,054	92.9%	7.1%	4,374	48.2%	51.8%
	2003	6,426	2,737	90.5%	9.5%	3,689	51.6%	48.4%
	2006	6,715	2,614	87.6%	12.4%	4,101	39.3%	60.7%
	2011	6,339	1,700	61.3%	38.7%	4,521	20.9%	79.1%
	2016	6,750	2,670	70.1%	29.9%	4,077	35.2%	64.8%
	2019	4,946	2,088	75.4%	24.6%	2,858	31.7%	68.3%
	2023	6,478	2,970	79.7%	20.3%	3,547	32.6%	67.4%
State	1992	163,664	47,239	90.4%	9.6%	116,425	37.2%	62.8%
	1997	167,343	60,533	88.6%	11.4%	106,810	44.9%	55.1%
	2003	154,129	58,689	87.6%	12.4%	95,440	55.1%	44.9%
	2006	149,044	50,934	89.0%	11.0%	98,110	54.3%	45.7%
	2011	138,116	46,595	72.9%	27.1%	91,079	26.8%	73.2%
	2016	187,687	81,889	73.8%	26.2%	103,997	31.4%	68.6%
	2019	141,765	60,947	78.1%	21.9%	80,818	33.0%	67.0%
	2023	168,087	75,263	81.1%	18.9%	92,283	27.2%	72.8%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

Base for Effective Demand is households who plan to move, have some idea when they will move, and plan to stay in the State of Hawai'i when they move.

Base for Current Owners is 75,263 households within the 168,014 effective demand households that own their current residence.

Base for Current Renters is 92,283 households included in the 168,014 effective demand households that currently rent their unit or occupy without paying cash rent.

a Total Current Owners and Total Current Renters do not sum to Total Effective Demand because the 469 households that refused to provide their current tenancy were excluded from the analysis.

b Includes households that plan to purchase their next unit. Percentages do not include respondents who did not provide data for their next tenancy.

b Includes households that plan to rent, move in with friends/relatives, or are not sure about their next tenancy. Percentages do not include respondents who did not provide data for their next tenancy.

c Includes households that currently rent or occupy without payment of cash rent.

Table A-12a. Preferred Unit Type, Buyers, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

	County	Year	Total Will Move Buyers ^a	Preferred Unit Type					
				Single Family	Townhouse	Condo	Apartment	Other	No Preference
P L A N T O B U Y	Honolulu	1992	60,724	73.9%	14.3%	8.7%	1.1%	0.0%	2.0%
		1997	76,663	78.7%	4.2%	12.7%	0.2%	1.3%	2.9%
		2003	75,482						
				78.6%	5.1%	6.8%	1.8%	1.3%	6.4%
		2006	65,495	69.7%	7.5%	12.7%	1.0%	1.3%	8.6%
		2011	40,483	61.0%	7.2%	26.7%	0.0%	2.0%	3.1%
		2016	64,168	57.9%	6.2%	21.9%	6.1%	0.2%	7.6%
		2019	47,643	55.9%	6.7%	23.8%	5.3%	1.0%	7.2%
		2023	54,965	71.9%	6.3%	12.8%	4.0%	.7%	4.3%
	Maui	1992	8,328	89.7%	2.5%	5.3%	0.6%	1.9%	0.0%
		1997	10,051	87.1%	2.2%	8.0%	0.8%	0.0%	1.9%
		2003	10,586	85.0%	1.2%	7.4%	1.6%	0.1%	4.7%
		2006	12,539	85.6%	2.7%	7.6%	0.0%	0.4%	3.7%
		2011	7,156	83.0%	5.7%	9.7%	0.0%	0.4%	1.2%
		2016	9,172	80.1%	3.6%	9.7%	1.2%	1.9%	3.3%
		2019	8,417	84.6%	2.5%	9.4%	0.6%	1.1%	1.9%
		2023	6,716	81.4%	.9%	11.9%		.5%	5.3%
	Hawai'i	1992	12,441	91.8%	3.3%	2.2%	1.0%	0.8%	0.9%
		1997	10,794	91.7%	1.9%	4.8%	0.2%	0.2%	1.1%
		2003	13,402	91.4%	1.8%	2.1%	0.5%	0.2%	4.0%
		2006	15,940	84.2%	4.4%	4.9%	0.0%	2.1%	4.4%
		2011	8,711	87.3%	4.0%	5.9%	0.0%	1.0%	1.8%
		2016	11,407	80.3%	0.3%	8.0%	0.3%	1.1%	10.0%
		2019	9,986	83.4%	2.6%	8.4%	0.6%	1.3%	3.6%
		2023	9,337	78.0%	1.5%	14.8%	.7%	2.0%	3.0%
	Kaua'i	1992	4,513	95.1%	1.1%	2.9%	0.0%	0.0%	0.9%
		1997	4,016	91.0%	4.1%	4.9%	0.0%	0.0%	0.0%
		2003	4,381	86.9%	3.8%	5.8%	0.0%	1.7%	1.8%
		2006	3,879	79.0%	5.3%	8.2%	0.0%	1.3%	6.1%
		2011	2,046	81.8%	4.4%	8.3%	0.0%	2.8%	2.6%
		2016	3,040	86.7%	1.7%	7.5%	3.4%	0.7%	0.0%
		2019	2,253	78.1%	6.0%	7.5%	0.7%	2.7%	5.0%
		2023	2,155	75.8%		6.4%		1.5%	16.3%
	State	1992	86,006	79.2%	10.9%	7.1%	1.0%	0.1%	1.7%
		1997	101,524	81.4%	3.8%	11.0%	0.3%	1.0%	2.5%
		2003	103,851	81.3%	4.3%	6.2%	1.5%	1.0%	5.7%
		2006	97,853	74.5%	6.3%	10.6%	1.0%	1.3%	7.2%
		2011	58,395	68.3%	6.5%	20.9%	0.0%	1.7%	2.6%
		2016	87,787	64.1%	5.0%	18.3%	4.8%	0.5%	7.2%
		2019	68,300	64.2%	5.6%	19.2%	3.9%	1.1%	6.0%
		2023	73,173	73.7%	5.0%	12.8%	3.1%	.8%	4.6%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Total Will Move is effective demand movers (households that plan to move, have some idea when they will move, and plan to stay in the State when they move) who want to buy their next unit.

Note. Sum of County figures may not equal the State total due to rounding.

Table A-12b. Preferred Unit Type, Renters, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

	County	Year	Total Will Move Renters ^a	Preferred Unit Type					
				Single Family	Townhouse	Condo	Apartment	Other	No Preference
P L A N T O R E N T	Honolulu	1992	67,086	64.3%	3.9%	12.5%	13.6%	0.6%	5.1%
		1997	52,128	50.8%	8.3%	11.4%	19.3%	1.1%	9.1%
		2003	38,156	56.0%	9.1%	4.1%	21.1%	2.9%	6.8%
		2006	40,585	41.3%	10.7%	8.3%	28.8%	2.8%	8.2%
		2011	46,396	34.5%	4.3%	13.8%	44.2%	2.0%	1.2%
		2016	67,065	26.3%	4.7%	12.4%	30.9%	0.9%	24.8%
		2019	50,218	39.1%	6.7%	14.4%	16.6%	3.1%	20.0%
		2023	66,232	51.3%	8.7%	11.1%	17.5%	2.0%	9.5%
	Maui	1992	4,956	82.1%	3.8%	6.3%	4.1%	3.7%	0.0%
		1997	6,188	60.3%	3.9%	14.0%	17.6%	2.0%	2.2%
		2003	5,007	77.9%	6.7%	4.7%	7.2%	1.8%	1.7%
		2006	7,265	65.1%	0.8%	11.4%	14.1%	0.5%	8.0%
		2011	7,751	57.3%	7.8%	5.0%	14.8%	5.4%	9.7%
		2016	9,178	52.4%	3.3%	6.8%	18.1%	5.1%	14.3%
		2019	7,963	60.3%	3.3%	10.7%	7.8%	4.6%	13.2%
		2023	5,522	65.5%	1.2%	8.2%	6.1%	3.6%	15.3%
	Hawai`i	1992	3,563	80.1%	5.4%	4.7%	4.7%	0.0%	5.1%
		1997	5,090	65.3%	4.1%	4.7%	16.4%	3.4%	6.1%
		2003	5,069	69.9%	1.3%	5.0%	18.1%	3.4%	2.3%
		2006	7,659	61.6%	4.5%	7.7%	15.8%	5.4%	5.0%
		2011	6,294	74.1%	4.8%	2.8%	11.7%	1.8%	4.8%
		2016	10,410	48.8%	0.9%	5.0%	16.6%	6.8%	21.8%
		2019	11,402	65.2%	3.2%	4.4%	10.7%	3.3%	13.1%
		2023	7,125	70.4%	2.4%	9.7%	8.3%	2.0%	7.1%
	Kaua`i	1992	2,017	84.4%	3.6%	8.1%	0.8%	3.2%	0.0%
		1997	2,412	79.3%	2.3%	1.1%	5.3%	2.3%	9.7%
		2003	2,045	77.3%	0.0%	1.7%	12.9%	0.0%	8.1%
		2006	3,177	64.4%	2.0%	9.8%	10.9%	5.7%	7.1%
		2011	3,525	66.5%	1.8%	11.9%	10.6%	3.9%	5.3%
		2016	3,179	65.1%	1.5%	4.4%	15.6%	0.9%	12.4%
		2019	2,305	62.5%	3.7%	4.3%	10.0%	3.5%	15.9%
		2023	1,431	62.6%	.6%	4.5%	5.9%	5.0%	21.3%
	State	1992	77,622	66.7%	4.0%	11.6%	12.3%	0.8%	4.6%
		1997	65,818	53.9%	7.3%	10.8%	18.4%	1.4%	8.2%
		2003	50,277	60.4%	7.7%	10.8%	19.1%	2.7%	5.9%
		2006	58,686	48.1%	8.2%	10.8%	24.3%	3.0%	7.7%
		2011	63,697	42.9%	4.6%	11.6%	35.6%	2.5%	2.8%
		2016	89,832	33.0%	4.0%	10.7%	27.4%	2.0%	23.0%
		2019	71,888	45.5%	5.8%	12.4%	14.7%	3.3%	18.3%
		2023	80,310	55.6%	6.8%	10.4%	14.7%	2.3%	10.1%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Total Will Move is households that plan to move, have some idea when they will move, plan to stay in the State when they move, and do not plan to buy their next unit.

Note. Sum of County figures may not equal the State total due to rounding.

Table A-13a. Preferred Number of Bedrooms, Buyers, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

	County	Year	Total Will Move Buyers ^a	Preferred Number of Bedrooms				
				Studio or One	Two	Three	Four or More	No Preference
P L A N T O B U Y	Honolulu	1992	60,724	2.9%	30.5%	43.3%	23.3%	0.0%
		1997	76,663	1.4%	17.6%	49.1%	31.0%	0.8%
		2003	75,482	3.9%	22.3%	46.7%	25.5%	1.6%
		2006	65,495	0.1%	15.1%	41.6%	39.0%	4.2%
		2011	40,483	4.5%	23.6%	37.8%	34.1%	0.0%
		2016	64,168	3.0%	33.4%	41.0%	22.5%	0.1%
		2019	47,643	5.3%	26.7%	43.4%	24.5%	0.4%
		2023	54,965	1.4%	23.2%	46.7%	26.8%	1.4%
	Maui	1992	8,328	0.4%	27.5%	56.9%	15.2%	0.0%
		1997	10,051	6.4%	19.7%	44.5%	28.1%	1.2%
		2003	10,586	4.1%	21.8%	37.7%	36.0%	0.4%
		2006	12,539	1.7%	19.9%	46.0%	31.7%	0.7%
		2011	7,156	1.1%	20.2%	49.1%	29.3%	0.4%
		2016	9,172	1.3%	18.1%	56.1%	23.6%	0.9%
		2019	8,417	1.4%	22.6%	45.8%	29.0%	1.2%
		2023	6,716	0.6%	25.4%	46.4%	27.6%	0.0%
	Hawai`i	1992	12,441	1.1%	25.4%	55.9%	17.3%	0.3%
		1997	10,794	6.2%	22.7%	40.3%	29.0%	1.7%
		2003	13,402	4.0%	18.4%	45.9%	31.7%	0.0%
		2006	15,940	3.1%	17.1%	41.2%	35.4%	3.3%
		2011	8,711	9.5%	29.7%	34.5%	25.3%	1.1%
		2016	11,407	1.3%	22.8%	61.6%	14.3%	0.0%
		2019	9,986	6.0%	24.2%	51.6%	18.2%	0.0%
		2023	9,337	6.8%	30.9%	40.7%	20.2%	0.9%
	Kaua`i	1992	4,513	0.7%	29.3%	48.3%	21.7%	0.0%
		1997	4,016	1.6%	21.9%	51.6%	24.9%	0.0%
		2003	4,381	5.0%	19.5%	37.6%	37.5%	0.4%
		2006	3,879	0.8%	18.5%	46.3%	34.1%	0.3%
		2011	2,046	1.2%	16.5%	49.1%	33.2%	0.0%
		2016	3,040	5.1%	20.5%	53.7%	20.7%	0.0%
		2019	2,253	8.0%	25.4%	47.6%	19.0%	0.0%
		2023	2,155	1.5%	18.5%	55.6%	23.5%	0.8%
	State	1992	86,006	2.3%	29.4%	46.7%	21.6%	0.1%
		1997	101,524	2.5%	18.5%	47.8%	30.3%	0.9%
		2003	103,851	4.0%	21.6%	45.2%	28.0%	1.2%
		2006	97,853	0.8%	16.2%	42.3%	37.3%	3.5%
		2011	58,395	4.7%	23.8%	39.1%	32.1%	0.2%
		2016	87,787	2.7%	30.0%	45.7%	21.5%	0.1%
		2019	68,300	5.0%	25.8%	45.0%	24.0%	0.1%
		2023	73,173	2.1%	24.2%	46.2%	26.2%	1.2%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Total Will Move is effective demand movers (households that plan to move, have some idea when they will move, and plan to stay in the State when they move) who want to buy their next unit.

Note. Sum of County figures may not equal the State total due to rounding.

Table A-13b. Preferred Number of Bedrooms, Renters, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

	County	Year	Total Will Move Renters ^a	Preferred Number of Bedrooms				
				Studio or One	Two	Three	Four or More	No Preference
P L A N T O R E N T	Honolulu	1992	67,086	15%	40%	35%	10%	0%
		1997	52,128	7%	40%	32%	20%	0%
		2003	38,156	18%	41%	28%	12%	1%
		2006	40,585	12%	35%	33%	16%	4%
		2011	46,396	21%	43%	30%	6%	0%
		2016	67,065	17%	36%	35%	11%	0%
		2019	50,218	20%	41%	25%	13%	0%
		2023	52,560	12%	43%	35%	8%	3%
	Maui	1992	4,956	6%	41%	49%	1%	3%
		1997	6,188	18%	34%	35%	13%	0%
		2003	5,007	9%	37%	34%	18%	1%
		2006	7,265	8%	44%	36%	12%	1%
		2011	7,751	12%	47%	35%	6%	0%
		2016	9,178	11%	42%	37%	9%	1%
		2019	7,963	11%	44%	31%	13%	1%
		2023	5,522	12%	43%	35%	8%	3%
	Hawai'i	1992	3,563	5%	44%	39%	12%	0%
		1997	5,090	11%	32%	40%	17%	1%
		2003	5,069	18%	36%	38%	9%	0%
		2006	7,659	9%	32%	41%	17%	1%
		2011	6,294	8%	38%	35%	20%	0%
		2016	10,410	13%	38%	35%	14%	0%
		2019	11,402	22%	40%	28%	9%	1%
		2023	7,125	14%	34%	37%	14%	1%
	Kaua'i	1992	2,017	1%	38%	48%	13%	0%
		1997	2,412	5%	15%	64%	14%	3%
		2003	2,045	18%	24%	44%	12%	3%
		2006	3,177	7%	33%	42%	17%	1%
		2011	3,525	13%	45%	32%	9%	2%
		2016	3,179	15%	35%	40%	10%	1%
		2019	2,305	4%	38%	41%	17%	0%
		2023	1,431	22%	37%	32%	7%	1%
	State	1992	77,622	14%	40%	37%	9%	0%
		1997	65,818	9%	38%	34%	19%	1%
		2003	50,277	18%	41%	28%	12%	1%
		2006	58,686	11%	36%	35%	16%	3%
		2011	63,697	18%	43%	31%	7%	0%
		2016	89,832	16%	37%	35%	11%	0%
		2019	71,888	19%	41%	27%	13%	1%
		2023	66,638	17%	39%	32%	11%	1%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Total Will Move is households that plan to move, have some idea when they will move, plan to stay in the State when they move, and do not plan to buy their next unit.

Note. Sum of County figures may not equal the State total due to rounding.

Table A-14a. Affordable Housing Cost for New Units, Buyers, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

	County	Year	Total Will Move Buyers ^a	Affordable Monthly Housing Cost ^a								
				Less than \$500	\$500 to \$1,999	\$2,000 to \$2,999	\$3,000 to \$3,499	\$3,500 to \$3,999	\$4,000 to \$4,499	\$4,500 to \$4,999	\$5,000 to \$5,499	\$5,500 or more
P L A N T O B U Y	Honolulu	1992	60,724	2%	85%	6%	7%					
		1997	76,663	1%	82%	14%	3%					
		2003	75,482	4%	71%	19%	6%					
		2006	65,495	6%	43%	22%	13%					
		2011	40,483	1%	32%	27%	40%					
		2016	64,168	4%	75%	13%	8%					
		2019	47,643	6%	60%	19%	16%					
		2023	54,965	2%	21%	31%	12%	7%	10%	2%	8%	7%
	Maui	1992	8,328	9%	86%	4%	1%					
		1997	10,051	7%	85%	6%	2%					
		2003	10,586	8%	74%	12%	6%					
		2006	12,539	5%	44%	29%	12%					
		2011	7,156	0%	39%	33%	29%					
		2016	9,172	5%	73%	14%	9%					
		2019	8,417	5%	66%	17%	12%					
		2023	6,716	1%	24%	33%	19%	8%	2%	4%	3%	5%
	Hawai'i	1992	12,441	4%	88%	5%	3%					
		1997	10,794	4%	83%	11%	2%					
		2003	13,402	3%	75%	14%	8%					
		2006	15,940	5%	47%	19%	11%					
		2011	8,711	3%	53%	22%	22%					
		2016	11,407	19%	72%	5%	3%					
		2019	9,986	19%	70%	7%	3%					
		2023	9,337	7%	45%	22%	7%	4%	7%	1%	1%	6%
	Kaua'i	1992	4,513	2%	93%	5%	1%					
		1997	4,016	6%	84%	8%	2%					
		2003	4,381	3%	80%	13%	5%					
		2006	3,879	4%	47%	20%	14%					
		2011	2,046	9%	43%	24%	25%					
		2016	3,040	9%	80%	5%	7%					
		2019	2,253	15%	63%	18%	4%					
		2023	2,155	2%	40%	26%	9%	8%	1%	2%	7%	5%
	State	1992	86,006	3%	86%	6%	6%					
		1997	101,524	2%	82%	13%	3%					
		2003	103,851	4%	72%	17%	7%					
		2006	97,853	5%	44%	22%	13%					
		2011	58,395	1%	37%	27%	35%					
		2016	87,787	6%	74%	12%	8%					
		2019	68,300	8%	62%	17%	13%					
		2023	73,173	2%	25%	30%	12%	7%	9%	2%	6%	7%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Based on self-report from respondents regarding the level of monthly payment they would be able to afford.

Table A-14b. Affordable Housing Cost for New Units, Renters, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

	County	Year	Total Will Move Renters ^a	Affordable Monthly Housing Cost ^a									
				Less than \$500	\$500 to \$799	\$800 to \$1,099	\$1,100 to \$1,399	\$1,400 to \$1,699	\$1,700 to \$1,999	\$2,000 to \$3,000	\$3,000 to \$3,999	\$4,000 to \$4,999	\$5,000 or more
P L A N T O R E N T	Honolulu	1992	67,086	4%	30%	35%	16%	10%	3%	2%	0%		
		1997	52,128	10%	26%	32%	17%	11%	3%	2%	0%		
		2003	38,156	15%	19%	25%	11%	11%	10%	5%	3%		
		2006	40,585	8%	14%	21%	13%	10%	9%	7%	5%		
		2011	46,396	2%	15%	23%	19%	12%	7%	19%	5%		
		2016	67,065	8%	9%	22%	12%	13%	9%	20%	7%		
		2019	50,218	10%	10%	17%	12%	16%	14%	16%	4%		
		2023	52,560	10%	7%	11%	16%	13%	8%	22%	9%	1%	2%
	Maui	1992	4,956	9%	53%	29%	7%	2%	0%	0%	0%		
		1997	6,188	23%	42%	22%	5%	4%	2%	2%	0%		
		2003	5,007	19%	39%	22%	9%	8%	0%	2%	2%		
		2006	7,265	10%	13%	20%	13%	17%	5%	9%	4%		
		2011	7,751	8%	8%	31%	14%	19%	9%	7%	4%		
		2016	9,178	9%	14%	16%	17%	18%	6%	17%	3%		
		2019	7,963	9%	6%	10%	21%	21%	9%	18%	5%		
		2023	5,522	11%	4%	14%	9%	9%	9%	31%	8%	3%	2%
	Hawai'i	1992	3,563	7%	24%	32%	25%	10%	1%	1%	0%		
		1997	5,090	21%	26%	32%	15%	3%	1%	2%	0%		
		2003	5,069	13%	18%	33%	10%	11%	4%	11%	3%		
		2006	7,659	18%	17%	19%	11%	10%	6%	9%	5%		
		2011	6,294	15%	21%	23%	8%	9%	13%	8%	5%		
		2016	10,410	21%	22%	24%	5%	8%	6%	10%	7%		
		2019	11,402	19%	16%	26%	15%	10%	4%	9%	4%		
		2023	7,125	19%	17%	23%	13%	7%	2%	18%	1%	1%	1%
	Kaua'i	1992	2,017	9%	30%	21%	22%	17%	0%	0%	0%		
		1997	2,412	23%	43%	24%	4%	4%	2%	0%	0%		
		2003	2,045	6%	14%	35%	16%	15%	2%	12%	3%		
		2006	3,177	9%	5%	18%	15%	25%	5%	7%	5%		
		2011	3,525	9%	8%	15%	16%	17%	7%	26%	5%		
		2016	3,179	9%	11%	21%	12%	18%	9%	11%	7%		
		2019	2,305	6%	1%	17%	14%	28%	7%	12%	4%		
		2023	1,431	19%	3%	10%	10%	12%	9%	21%	8%	6%	3%
	State	1992	77,622	5%	31%	34%	16%	9%	3%	2%	0%		
		1997	65,818	12%	28%	30%	15%	9%	3%	2%	0%		
		2003	50,277	15%	21%	26%	11%	11%	8%	6%	3%		
		2006	58,686	10%	13%	21%	13%	11%	8%	7%	5%		
		2011	63,697	5%	14%	23%	17%	13%	8%	16%	5%		
		2016	89,832	10%	11%	21%	12%	13%	8%	18%	7%		
		2019	71,888	11%	10%	17%	14%	16%	12%	15%	4%		
		2023	66,638	12%	8%	13%	15%	11%	8%	23%	8%	1%	2%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, 2011, 2016, 2019, and 2023

a Based on self-report from respondents regarding the level of monthly payment they would be able to afford.

Table A-15. Preferred Location of New Housing Unit, 2023

Preferred Next Location		County of Residence									
		Honolulu		Maui		Hawaii		Kauai		State	
		Count	Pct.	Count	Pct.	Count	Pct.	Count	Pct.	Count	Pct.
HONOLULU											
	Primary Urban Center	52,793	50.8%	241	1.8%	689	3.5%	123	2.6%	53,845	36.7%
	Central Oahu	10,562	10.2%	99	0.7%	95	0.5%			10,756	7.3%
	East Honolulu	6,822	6.6%	141	1.1%			16	0.3%	6,980	4.8%
	Ewa	9,045	8.7%	192	1.4%	49	0.2%	30	0.6%	9,316	6.3%
	Koolaupoko-Koolauloa	14,996	14.4%	176	1.3%	205	1.0%	86	1.8%	15,462	10.5%
	North Shore Oahu	134	0.1%							134	0.1%
	Waianae	466	0.4%					48	1.0%	514	0.4%
	Oahu-any	3,652	3.5%	163	1.2%	421	2.1%			4,236	2.9%
HAWAII											
	South Kona to Ka'u	29	0.0%	23	0.2%	738	3.7%	19	0.4%	809	0.6%
	Puna	129	0.1%	96	0.7%	1716	8.7%	36	0.8%	1,977	1.3%
	North & South Hilo	1,585	1.5%	55	0.4%	5061	25.6%	145	3.1%	6,847	4.7%
	North Hawai'i	352	0.3%			1933	9.8%			2,285	1.6%
	North Kona	1,082	1.0%	147	1.1%	6399	32.4%	12	0.3%	7,640	5.2%
	Hawaii-any	779	0.7%			211	1.1%	57	1.2%	1,047	0.7%
MAUI											
	Hana	97	0.1%	57	0.4%					155	0.1%
	Makawao-Pukalani-Kula	16	0.0%	2545	18.9%	631	3.2%			3,192	2.2%
	Wailuku-Kahului	410	0.4%	3197	23.8%	139	0.7%			3,746	2.6%
	Pa'ia-Haiku		0.0%	1006	7.5%					1,006	0.7%
	Kihei-Makena	896	0.9%	2300	17.1%					3,196	2.2%
	West Maui	800	0.8%	2336	17.4%					3,136	2.1%
	Moloka'i	352	0.3%	195	1.5%					547	0.4%
	Lana'i	352	0.3%	103	0.8%			34	0.7%	489	0.3%
	Maui-any	2,554	2.5%	266	2.0%	63	0.3%	55	1.2%	2,938	2.0%
KAUAI											
	Waimea	352	0.3%	49	0.4%	1106	5.6%	347	7.3%	1,853	1.3%
	Hanapepe-Eleele	24	0.0%					216	4.6%	240	0.2%
	Koloa-Poipu-Kalaheo		0.0%					874	18.5%	874	0.6%
	Lihue	261	0.3%	67	0.5%			823	17.4%	1,150	0.8%
	East Kauai	24	0.0%			110	0.6%	795	16.8%	928	0.6%
	North Shore Kauai	366	0.4%			195	1.0%	855	18.1%	1,415	1.0%
	Kauai-any							164	3.5%	164	0.1%
	<i>Total</i>	<i>103,910</i>	<i>83%</i>	<i>13,070</i>	<i>90%</i>	<i>18,861</i>	<i>81%</i>	<i>4,708</i>	<i>73%</i>	<i>140,549</i>	<i>83%</i>
Total No Preference		17,287	17%	4,254	10%	4,227	19%	1,770	27%	27,538	17%
Total Effective Demand Movers		121,197	100%	17,324	100%	23,088	100%	6,478	100%	168,087	100%

*The Base for percentages is effective demand movers who expressed a primary preference for the location of their next home.

APPENDIX B: DETAILED DATA WORKSHEETS

Table B-0. Total Population, 1990-2023

	County				State of Hawai'i
	Honolulu	Hawai'i	Maui	Kaua'i	
1990	838,534	121,572	101,709	51,676	1,113,491
1991	850,510	127,266	105,599	53,379	1,136,754
1992	863,959	131,630	108,585	54,439	1,158,613
1993	870,348	135,085	111,944	55,461	1,172,838
1994	878,591	137,713	114,754	56,478	1,187,536
1995	881,399	140,492	117,895	57,068	1,196,854
1996	883,443	141,935	120,689	57,688	1,203,755
1997	886,711	144,445	122,772	57,712	1,211,640
1998	886,909	145,833	124,648	57,843	1,215,233
1999	878,906	146,970	126,160	58,264	1,210,300
2000	876,629	149,244	129,078	58,568	1,213,519
2001	882,755	151,690	132,428	59,075	1,225,948
2002	890,473	154,576	134,583	59,981	1,239,613
2003	894,311	158,442	137,596	60,805	1,251,154
2004	907,997	162,852	140,625	62,095	1,273,569
2005	918,181	168,237	143,448	62,863	1,292,729
2006	926,954	173,536	145,776	63,465	1,309,731
2007	925,335	177,733	148,117	64,490	1,315,675
2008	933,680	181,506	151,424	65,603	1,332,213
2009	943,177	183,629	153,393	66,518	1,346,717
2010	956,320	185,361	155,115	67,208	1,364,004
2011	967,510	187,101	157,057	67,894	1,379,562
2012	978,295	189,199	159,025	68,680	1,395,199
2013	986,494	191,521	161,154	69,653	1,408,822
2014	988,002	193,812	163,205	70,316	1,415,335
2015	991,755	196,111	164,081	71,052	1,422,999
2016	993,044	198,583	165,684	71,574	1,428,885
2017	986,973	200,400	166,552	71,838	1,425,763
2018	981,076	202,263	167,471	72,292	1,423,102
2019	973,491	202,165	167,769	72,190	1,415,615
2020	1,012,399	200,744	164,848	73,190	1,451,181
2021	1,004,163	203,875	164,878	73,829	1,446,745
2022	994,828	206,348	164,440	73,783	1,439,399
2023	989,408	207,615	164,264	73,851	1,435,138

Source: DBEDT Data Book, Table 1.06, 1990-2019; U.S. Population Bureau 2020-2023.

Table B-1. Home Ownership Rates, State and Counties of Hawaii, 1990-2022

	County				State
	Hawai'i	Honolulu	Kaua'i	Maui	
1990	61.1%	52.6%	58.6%	57.5%	53.9%
1992	61.4%	52.7%	59.7%	57.4%	54.5%
1997	63.8%	54.2%	61.2%	57.4%	56.1%
1999	64.2%	54.5%	61.3%	57.4%	56.4%
2000	64.5%	54.6%	61.4%	57.4%	56.5%
2003	66.1%	54.9%	62.0%	58.3%	57.2%
2004	66.9%	57.2%	62.9%	58.5%	59.0%
2005	67.2%	57.6%	64.0%	58.6%	59.4%
2006	67.2%	58.9%	65.2%	61.4%	60.7%
2007	66.0%	56.9%	66.6%	58.6%	58.9%
2008	64.8%	57.5%	63.7%	57.8%	58.9%
2009	65.7%	56.0%	65.0%	58.1%	58.1%
2010	66.2%	57.6%	65.0%	58.8%	59.3%
2011	65.9%	56.9%	63.6%	58.3%	58.7%
2012	65.1%	56.4%	62.9%	58.1%	58.2%
2013	65.7%	55.5%	62.6%	58.1%	57.6%
2014	65.8%	54.9%	62.7%	57.3%	57.1%
2015	66.4%	54.4%	61.6%	57.7%	56.9%
2016	66.6%	55.0%	63.3%	58.3%	57.5%
2017	67.0%	55.6%	63.0%	59.3%	58.1%
2018	66.9%	55.8%	63.1%	60.2%	58.3%
2019	67.7%	56.2%	63.2%	61.0%	58.9%
2020	69.3%	57.5%	65.1%	62.0%	60.3%
2021	69.8%	58.4%	64.0%	63.9%	61.0%
2022	71.4%	58.9%	64.8%	65.3%	61.8%

Sources: 1990 and 2000, U.S. Census; Honolulu 2003, 2004, ACS; Honolulu, Hawai'i, and Maui Counties from ACS, 2005; ACS 2007-2008 (3-yr Estimate), ACS 2009-2022 (5-yr Estimate) Table DP04; All other estimated by SMS.

Table B-2. Vacancy Rate, United States and State of Hawaii, 1986-2022

	Rental Vacancy Rate		Homeowner Vacancy Rate	
	U.S.	Hawai'i	U.S.	Hawai'i
1986	7.7%	5.7%	1.6%	0.8%
1987	7.7%	6.5%	1.7%	1.1%
1988	7.7%	6.3%	1.6%	0.4%
1989	7.4%	6.6%	1.8%	1.0%
1990	7.2%	6.6%	1.7%	0.8%
1991	7.4%	5.8%	1.7%	1.4%
1992	7.4%	5.8%	1.5%	2.5%
1993	7.3%	6.8%	1.4%	3.0%
1994	7.4%	7.4%	1.5%	2.0%
1995	7.6%	6.3%	1.5%	2.0%
1996	7.8%	6.0%	1.6%	1.4%
1997	7.7%	7.1%	1.6%	1.6%
1998	7.9%	6.9%	1.7%	1.3%
1999	8.1%	7.6%	1.7%	1.8%
2000	8.0%	5.3%	1.6%	0.9%
2001	8.4%	8.2%	1.8%	0.8%
2002	8.9%	7.3%	1.7%	0.9%
2003	9.8%	8.9%	1.8%	1.2%
2004	10.2%	9.7%	1.7%	1.3%
2005	9.8%	5.1%	1.9%	0.6%
2006	9.7%	5.5%	2.4%	1.0%
2007	9.7%	6.3%	2.7%	1.7%
2008	10.0%	7.2%	2.8%	1.7%
2009	10.6%	9.2%	2.6%	1.9%
2010	10.2%	8.1%	2.6%	1.9%
2011	9.5%	9.4%	2.5%	2.2%
2012	8.7%	10.2%	2.0%	2.3%
2013	8.3%	10.1%	2.0%	1.8%
2014	7.6%	8.3%	1.9%	1.6%
2015	7.1%	8.7%	1.8%	1.5%
2016	6.9%	10.6%	1.7%	1.4%
2017	6.1%	9.4%	1.7%	1.2%
2018	6.0%	9.5%	1.7%	1.3%
2019	6.0%	9.4%	1.6%	1.4%
2020	5.8%	8.7%	1.4%	1.2%
2021	5.7%	8.3%	1.2%	1.2%
2022	5.5%	7.8%	1.1%	1.2%

Source: Homeownership and Vacancy Rate Survey, 1986-2016; ACS 2017-2022 (5-yr. Estimate) Table DP04.

Table B-3. Vacancy Categories, State of Hawaii, 2009-2022

Statewide	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacant and Available Units	Total Available Units (Housing Stock)	Current Residence Elsewhere	Seasonal
2009	505,087	437,976	67,111	23,496	461,472	12,633	29,786
2010	512,157	442,267	69,890	26,240	468,507	12,526	29,955
2011	516,394	445,513	70,881	28,163	473,676	11,582	29,564
2012	519,811	447,453	72,358	28,193	475,646	11,310	30,624
2013	522,164	449,771	72,393	27,155	476,926	11,350	31,854
2014	524,852	450,299	74,553	27,221	477,520	11,160	33,054
2015	527,388	450,572	76,816	27,606	478,178	11,526	33,538
2016	530,289	452,030	78,259	27,832	479,862	12,230	34,088
2017	535,543	455,502	80,041	27,362	482,864	11,600	35,324
2018	539,053	456,782	82,271	27,904	484,686	12,625	35,108
2019	542,674	459,424	83,250	27,191	486,615	13,795	35,242
2020	546,571	467,932	78,639	24,515	492,447	12,384	32,027
2021	556,937	478,413	78,524	24,288	502,701	12,011	30,994
2022	560,873	483,906	76,967	23,377	507,283	13,049	30,930
% chg. from 2017-2022	4.7%	6.2%	-3.8%	-14.6%	5.1%	12.5%	-12.4%

Source: ACS 2009 – 2022, 5-year estimates, Tables DP04, B25005, B25007.

APPENDIX C: COUNTY AND DISTRICTS TABLES – CITY AND COUNTY OF HONOLULU

The tables presented in Appendix C, referred to in prior iterations of the HHPS as the “B Tables” or “County Districts Tables”, provide detailed demographic and housing-related data for the County and its districts. This data is taken from the Housing Demand Survey 2023.

Table C-1. Unit Descriptions, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Total Households		165,401	52,504	17,359	36,937	36,027	3,768	4,971	13,426	330,393
Tenancy	Own	48.7%	55.3%	83.9%	64.3%	71.2%	71.2%	75.4%	57.4%	56.9%
	Rent	47.0%	39.1%	14.7%	29.6%	26.9%	28.8%	16.8%	39.2%	38.8%
	Occupy without payment	2.8%	4.6%	1.3%	1.6%	1.2%	0.0%	7.1%	1.6%	2.7%
	No home (homeless)	1.2%	.7%	.1%	3.3%	.5%	0.0%	.7%	1.7%	1.2%
	Don't Know/Refused	.3%	.2%	0.0%	1.2%	.2%	0.0%	0.0%	.2%	.4%
Unit Type	Single-family house	38.9%	54.2%	75.9%	62.1%	76.3%	61.9%	93.4%	60.4%	52.1%
	Townhouse	5.3%	21.4%	7.9%	16.1%	10.0%	5.3%	.0%	3.1%	9.6%
	Condominium	21.3%	2.1%	8.7%	9.6%	5.1%	4.5%	.2%	10.5%	13.4%
	Duplex/multiplex	5.3%	7.3%	.9%	.8%	2.4%	24.4%	1.7%	8.1%	4.8%
	Apartment	26.6%	13.1%	2.6%	8.5%	4.8%	2.8%	1.8%	14.2%	17.5%
	Co-op	.4%	.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	Other	1.3%	1.0%	4.0%	2.0%	1.3%	1.1%	2.6%	3.6%	1.6%
	Don't Know/Refused	.9%	.2%	.0%	1.0%	.2%	.0%	.3%	.0%	.6%
Bedrooms	None (Studio)	5.7%	1.3%	2.6%	1.0%	5.6%	3.5%	2.8%	6.9%	4.3%
	One	21.0%	8.4%	6.6%	2.5%	2.9%	13.8%	6.0%	12.7%	13.5%
	Two	34.0%	28.7%	7.6%	19.5%	10.9%	19.8%	17.3%	27.9%	26.9%
	Three	22.4%	34.2%	44.0%	41.8%	41.2%	28.1%	38.4%	32.2%	30.4%
	Four	11.0%	21.5%	26.2%	27.2%	24.7%	19.0%	34.3%	12.6%	17.3%
	Five or more	5.3%	5.9%	13.0%	7.8%	14.8%	15.8%	1.1%	7.8%	7.3%
	Dont Know/Refused	.7%	.0%	.0%	.3%	.0%	.0%	.0%	.0%	.4%
Bathrooms	One	44.5%	27.3%	14.0%	11.8%	15.4%	24.7%	22.7%	52.1%	33.0%
	One and one-half	10.5%	9.2%	4.9%	10.4%	7.5%	5.7%	3.8%	10.3%	9.5%
	Two	27.4%	31.8%	22.9%	30.2%	39.3%	33.6%	30.2%	19.0%	29.3%
	Two and one-half	6.1%	19.0%	18.5%	20.1%	9.0%	9.5%	1.0%	2.7%	10.6%
	Three	7.7%	8.7%	21.2%	23.5%	16.2%	16.4%	29.4%	12.3%	11.9%
	Three and one-half	1.5%	2.0%	1.4%	1.2%	4.5%	5.4%	1.8%	.0%	1.9%
	Four or more	1.8%	1.3%	17.1%	2.7%	8.1%	4.7%	11.1%	3.6%	3.6%
	Don't Know/Refused	.4%	.7%	.0%	.1%	.0%	.0%	.0%	.0%	.3%

Source: Housing Demand Survey, 2023

Table C-2. Households Demographics, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Total Households		165,401	52,504	17,359	36,937	36,027	3,768	4,971	13,426	330,393
Household Type	Single Member	33.4%	17.7%	21.5%	15.5%	20.6%	21.3%	22.5%	29.7%	24.3%
	Married, no children	15.4%	20.6%	28.5%	14.8%	23.3%	24.3%	23.0%	10.5%	19.1%
	Parent(s) & children	16.7%	18.3%	9.8%	18.6%	17.2%	17.0%	12.7%	13.7%	15.9%
	Unrelated Roomates	8.1%	6.2%	3.9%	6.2%	4.9%	3.7%	6.5%	8.2%	6.4%
	Multiple Families	24.7%	34.7%	35.6%	44.4%	34.1%	31.4%	34.5%	37.8%	33.1%
	Undetermined	1.8%	2.3%	.8%	.5%	0.0%	2.3%	.8%	0.0%	1.2%
Children in Household	None	73.5%	63.5%	79.8%	53.4%	69.0%	66.8%	77.5%	62.1%	68.7%
	One	12.4%	16.5%	8.8%	15.9%	11.7%	13.8%	11.4%	18.1%	13.4%
	Two	9.0%	13.2%	7.5%	18.0%	14.2%	7.9%	6.0%	9.0%	11.0%
	Three	4.0%	4.6%	2.0%	7.0%	2.8%	3.3%	3.2%	4.3%	4.0%
	Four or more	1.1%	2.2%	1.8%	5.7%	2.2%	8.2%	1.9%	6.5%	2.8%
Seniors in Household	HH has Member(s) Age 65+	48.7%	51.6%	57.5%	52.4%	50.5%	58.2%	45.6%	44.5%	50.8%
	All HH Members Under Age 65	51.3%	48.4%	42.5%	47.6%	49.5%	41.8%	54.4%	55.5%	49.2%

Source: Housing Demand Survey, 2023

Table C-3. Financial Characteristics, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Total Households		165,401	52,504	17,359	36,937	36,027	3,768	4,971	13,426	330,393
Household Income	Less than \$15,000	8.7%	6.0%	.5%	7.7%	2.1%	.2%	2.4%	15.5%	7.1%
	\$15,000 to \$24,999	6.2%	3.8%	4.0%	2.3%	1.4%	.0%	.2%	1.7%	4.4%
	\$25,000 to \$29,999	4.5%	6.1%	1.8%	.8%	2.5%	.1%	.8%	1.3%	3.8%
	\$30,000 to \$34,999	3.4%	2.7%	.0%	.5%	.4%	.1%	7.1%	2.1%	2.4%
	\$35,000 to \$39,999	4.5%	4.1%	1.6%	2.0%	.4%	.1%	7.2%	2.6%	3.5%
	\$40,000 to \$44,999	4.8%	4.0%	2.4%	3.6%	2.8%	4.9%	.2%	1.8%	4.0%
	\$45,000 to \$49,999	5.3%	2.2%	.1%	4.3%	4.2%	.1%	5.8%	2.4%	4.1%
	\$50,000 to \$59,999	6.9%	12.3%	1.7%	12.9%	4.6%	.8%	7.9%	14.5%	8.2%
	\$60,000 to \$74,999	8.9%	9.5%	5.2%	9.6%	5.1%	1.9%	3.9%	14.1%	8.5%
	\$75,000 to \$99,999	13.9%	14.7%	6.2%	7.5%	14.1%	4.4%	8.5%	7.7%	12.5%
	\$100,000 to \$124,999	13.2%	7.4%	8.8%	8.9%	10.5%	13.1%	1.3%	3.4%	10.7%
	\$125,000 to \$149,999	5.8%	7.4%	5.7%	9.7%	12.2%	5.5%	19.6%	8.7%	7.5%
	\$150,000 to \$174,999	4.3%	4.8%	4.9%	10.6%	13.2%	9.6%	.6%	6.9%	6.2%
	\$175,000 to \$199,999	4.3%	6.2%	5.3%	8.2%	7.6%	0.0%	.3%	3.2%	5.3%
	\$200,000 to \$249,999	2.4%	5.3%	18.0%	5.8%	10.2%	39.3%	11.6%	4.9%	5.6%
	\$250,000 or more	2.8%	3.3%	33.7%	5.7%	8.7%	20.0%	22.7%	9.4%	6.3%
HUD Income Level	Less than 30%	20.0%	16.0%	4.5%	12.2%	5.4%	.4%	3.3%	18.9%	15.5%
	30-50%	16.3%	18.3%	6.0%	12.8%	5.8%	5.6%	14.6%	12.2%	14.2%
	50-60%	2.6%	3.9%	.7%	3.8%	1.5%	.1%	2.5%	5.7%	2.8%
	60-80%	21.4%	17.9%	4.9%	19.4%	19.0%	6.7%	19.8%	18.5%	19.2%
	80-120%	13.9%	13.6%	6.4%	13.0%	10.4%	3.0%	14.0%	12.8%	12.8%
	120-140%	5.6%	7.3%	6.5%	6.8%	10.2%	3.8%	2.6%	3.9%	6.5%
	140-180%	10.8%	7.4%	13.5%	11.1%	15.5%	27.3%	8.6%	8.6%	11.0%
	More than 180%	9.3%	15.6%	57.5%	20.9%	32.2%	53.1%	34.6%	19.4%	18.0%
Shelter to Income Ratio	No shelter cost	7.1%	10.2%	11.1%	8.3%	9.2%	0.0%	8.8%	12.8%	8.3%
	less than 30 percent	37.4%	43.8%	57.4%	32.1%	44.5%	77.6%	71.6%	47.2%	41.0%
	30 to 39 percent	15.8%	10.9%	12.8%	26.9%	19.1%	3.2%	6.3%	8.7%	15.9%
	40 to 49 percent	9.7%	10.4%	2.4%	7.8%	11.2%	8.3%	.7%	4.0%	9.0%
	50 percent or more	25.9%	20.0%	5.6%	23.0%	9.6%	4.4%	10.0%	14.9%	20.8%
	Not reported	4.1%	4.8%	10.7%	1.9%	6.4%	6.5%	2.7%	12.4%	4.9%

Source: Housing Demand Survey, 2023

Table C-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Total Households		165,401	52,504	17,359	36,937	36,027	3,768	4,971	13,426	330,393
Crowded Households	Less than 2 persons per bedroom	80.1%	90.4%	96.7%	83.5%	97.9%	89.5%	95.5%	87.7%	85.7%
	More than 2 or more persons per bedroom	19.9%	9.6%	3.3%	16.5%	2.1%	10.5%	4.5%	12.3%	14.3%
Doubled Up Households	No	91.1%	88.5%	85.9%	84.3%	84.0%	83.9%	91.8%	73.1%	88.1%
	Yes	8.9%	11.5%	14.1%	15.7%	16.0%	16.1%	8.2%	26.9%	11.9%
Households that are Crowded, Doubled, or Both	None of these	74.9%	82.1%	82.9%	75.0%	82.4%	79.2%	87.9%	66.8%	77.2%
	Crowded, Doubled Up, or Both	25.1%	17.9%	17.1%	25.0%	17.6%	20.8%	12.1%	33.2%	22.8%
Hidden Homeless	No	16.4%	17.5%	14.8%	18.8%	18.2%	16.8%	30.6%	24.5%	17.5%
	Yes	83.6%	82.5%	85.2%	81.2%	81.8%	83.2%	69.4%	75.5%	82.5%
At Risk of Homelessness	No	51.8%	55.7%	82.2%	59.2%	79.5%	93.6%	78.2%	59.7%	59.1%
	Yes	48.2%	44.3%	17.8%	40.8%	20.5%	6.4%	21.8%	40.3%	40.9%

Source: Housing Demand Survey, 2023

Table C-5. Intention to Move, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Total Households		162,655	52,872	17,503	37,211	36,294	3,809	5,014	13,550	328,909
Want to Move	Yes	71.8%	66.7%	49.8%	61.9%	55.0%	52.8%	31.9%	58.9%	65.5%
	No	28.2%	33.3%	50.2%	38.1%	45.0%	47.2%	68.1%	41.1%	34.5%
Final Demand Movers		92,348	22,979	7,195	18,252	15,482	1,716	745	3,853	162,570
Soonest Will Move	In 1 Year	22.6%	22.7%	15.0%	22.4%	12.0%	30.3%	4.1%	19.0%	21.1%
	In 2 Years	18.4%	16.9%	14.0%	15.1%	20.7%	28.0%	32.3%	16.3%	17.9%
	3 to 5 Years	24.7%	19.1%	19.6%	22.1%	16.1%	23.3%	6.8%	10.1%	21.8%
	More than 5 Years	13.0%	6.2%	33.7%	19.3%	28.6%	3.3%	3.2%	2.8%	14.3%
	Not Sure When	21.3%	35.2%	17.7%	21.1%	22.7%	15.1%	53.7%	52.0%	24.8%
Planned Next Location	Will Move Out of Hawaii	18.5%	29.6%	11.8%	21.8%	19.8%	30.1%	45.6%	7.9%	20.4%
	Will Move Within Hawaii or Not Sure	81.5%	70.4%	88.2%	78.2%	80.2%	69.9%	54.4%	92.1%	79.6%
Effective Demand Movers		72,584	14,054	5,874	12,788	11,316	1,262	227	3,380	121,197

Source: Housing Demand Survey, 2023

a Final Demand Movers are those who will move and have an idea about the time frame of their move.

b Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

Table C-6. Mover Tenancy Preferences, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olauloa	North Shore O'ahu	Wai'anae	Total
Effective Demand Households		72,584	14,054	5,874	12,788	11,316	1,262	227	3,380	121,197
Planned Next Tenancy	Buying	45.0%	45.1%	43.0%	66.0%	50.5%	32.2%	17.5%	40.8%	47.3%
	Renting	41.3%	38.0%	23.3%	24.8%	30.8%	40.0%	63.6%	36.3%	37.2%
	Moving in with relative, friends	3.5%	0.3%	7.0%	0.0%	0.0%	0.0%	3.9%	1.8%	2.4%
	Other	2.2%	7.0%	3.6%	2.3%	3.6%	26.1%	3.8%	2.3%	3.3%
	Don't Know	7.9%	9.6%	23.1%	6.8%	15.1%	1.6%	11.3%	18.8%	9.8%
Certain to Buy	Sure to buy	84.3%	65.7%	81.3%	87.7%	83.7%	92.0%	84.6%	87.9%	82.3%
	Might rent	10.8%	21.8%	16.7%	11.2%	10.8%	8.0%	10.5%	9.0%	12.5%
	Not sure	4.9%	12.5%	2.1%	1.1%	5.5%	0.0%	4.8%	3.1%	5.2%
Would Buy if Affordable	Yes	82.9%	84.3%	49.9%	72.1%	91.2%	2.4%	99.6%	61.9%	80.6%
	No	9.6%	2.7%	43.0%	3.7%	0.7%	75.4%	0.0%	11.6%	9.0%
	Not sure	7.5%	12.9%	7.0%	24.1%	8.1%	22.2%	0.4%	26.5%	10.4%

Source: Hawai'i Demand Survey, 2023

Base for Preferred Next Tenancy is all effective demand households.

Base for Certain to Buy is all effective demand households that prefer to purchase their next home.

Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home.

Table C-7. Buyer Unit Preferences, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Total Buyer Households		34,928	8,591	2,467	9,683	6,316	367	114	2,342	64,745
Preferred Unit Type	Single-family house	73.9%	78.9%	62.0%	63.0%	78.4%	60.2%	95.0%	33.5%	71.9%
	Townhouse	4.5%	14.8%	2.7%	13.8%	0.0%	0.0%	0.0%	0.0%	6.3%
	Condo	12.5%	0.0%	18.4%	11.9%	16.7%	0.0%	0.0%	66.5%	12.8%
	Apartment	5.7%	0.0%	0.0%	.0%	5.0%	37.1%	5.0%	0.0%	4.0%
	Other	0.0%	0.0%	16.0%	0.0%	0.0%	2.7%	0.0%	0.0%	.7%
	Don't know	3.4%	6.3%	1.0%	11.2%	0.0%	0.0%	0.0%	0.0%	4.3%
Preferred Number of Bedrooms	None (studio)	1.1%	0.0%	.1%	0.0%	0.0%	0.0%	0.0%	0.0%	.6%
	One	2.3%	0.0%	0.0%	0.0%	.1%	0.0%	0.0%	0.0%	1.3%
	Two	26.1%	8.2%	21.1%	20.5%	31.7%	37.1%	10.9%	68.0%	24.7%
	Three	40.9%	67.4%	75.6%	46.4%	36.6%	51.7%	87.4%	7.5%	44.9%
	Four	18.2%	24.4%	3.2%	27.2%	25.7%	8.5%	1.7%	11.2%	20.2%
	Five or more	10.2%	0.0%	0.0%	1.7%	5.8%	0.0%	0.0%	13.3%	7.0%
	Don't know	1.1%	0.0%	0.0%	4.3%	0.0%	2.7%	0.0%	0.0%	1.3%
Minimum Acceptable Bedrooms	None (studio)	0.0%	0.0%	.3%	3.1%	5.0%	0.0%	0.0%	1.4%	1.1%
	One	16.7%	14.2%	20.1%	.0%	11.0%	0.0%	0.0%	34.2%	13.6%
	Two	35.7%	49.2%	66.9%	66.4%	48.7%	91.2%	77.3%	38.4%	45.0%
	Three	38.1%	35.5%	12.7%	26.3%	29.5%	8.8%	22.7%	11.2%	33.2%
	Four	8.3%	1.1%	0.0%	4.1%	5.8%	0.0%	0.0%	14.7%	6.4%
	Five or more	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.7%
Preferred Number of Bathrooms	One	4.5%	0.0%	0.0%	0.0%	6.7%	0.0%	0.0%	0.0%	3.3%
	One and one-half	4.5%	4.3%	.7%	9.2%	16.7%	0.0%	33.6%	65.9%	7.7%
	Two	48.9%	44.7%	67.1%	43.8%	43.6%	88.7%	64.7%	4.7%	47.2%
	Two and one-half	17.0%	42.0%	24.9%	26.8%	9.6%	2.7%	1.7%	2.8%	20.2%
	Three	18.2%	9.0%	5.1%	14.0%	11.8%	8.5%	0.0%	18.0%	15.3%
	Three and one-half	1.1%	0.0%	2.2%	6.1%	5.8%	0.0%	0.0%	.5%	2.3%
	Four or more	5.7%	0.0%	0.0%	0.0%	5.8%	0.0%	0.0%	8.0%	4.0%
Minimum Acceptable Bathrooms	One	17.5%	25.6%	20.7%	9.9%	23.7%	0.0%	2.6%	13.0%	17.8%
	One and one-half	15.0%	30.8%	.1%	23.7%	6.0%	54.4%	0.0%	3.1%	16.7%
	Two	47.5%	35.1%	50.5%	63.2%	41.5%	45.6%	97.4%	18.0%	48.0%
	Two and one-half	8.8%	7.1%	28.6%	.5%	20.8%	0.0%	0.0%	24.6%	9.4%
	Three	8.8%	1.3%	0.0%	0.0%	8.0%	0.0%	0.0%	40.4%	6.3%
	Three and one-half	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	0.0%	.4%
	Four or more	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.9%	1.5%

Source: Hawai'i Demand Survey, 2023

Table C-8. Renter Unit Preferences, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olauloa	North Shore O'ahu	Wai'anae	Total
Total Renter Households		32,015	7,245	1,334	3,634	3,854	456	415	2,087	50,882
Preferred Unit Type	Single-family house	27.9%	21.8%	46.9%	25.2%	33.5%	77.2%	89.1%	70.0%	30.1%
	Townhouse	3.8%	26.5%	26.2%	21.6%	32.5%	.3%	0.0%	7.3%	11.0%
	Condo	17.7%	0.0%	18.0%	3.1%	1.8%	0.0%	8.6%	1.0%	12.3%
	Apartment	41.7%	44.6%	1.6%	21.7%	23.5%	.7%	0.0%	10.7%	36.1%
	Other	2.5%	0.0%	0.0%	9.4%	0.0%	0.0%	0.0%	0.0%	2.4%
	Don't know	6.3%	7.1%	7.3%	18.9%	8.7%	21.8%	2.3%	11.0%	8.1%
Preferred Number of Bedrooms	None (studio)	0.0%	0.0%	0.0%	2.2%	14.7%	0.0%	0.0%	0.0%	1.3%
	One	22.8%	13.2%	25.5%	12.8%	19.5%	22.8%	8.6%	13.4%	20.3%
	Two	43.1%	57.7%	12.2%	36.5%	26.8%	10.2%	54.6%	28.9%	41.3%
	Three	24.0%	17.5%	48.2%	28.7%	31.3%	67.0%	36.8%	53.3%	26.5%
	Four	10.1%	11.6%	9.7%	18.4%	2.5%	0.0%	0.0%	4.2%	10.1%
	Five or more	0.0%	0.0%	4.4%	1.3%	5.1%	0.0%	0.0%	.3%	.6%
	Don't know	0.0%	0.0%	0.0%	0.0%	.1%	0.0%	0.0%	0.0%	.0%
Minimum Acceptable Bedrooms	None (studio)	13.6%	0.0%	4.4%	3.9%	0.0%	0.0%	0.0%	14.3%	9.5%
	One	35.6%	47.0%	15.5%	29.4%	27.9%	.4%	59.7%	2.7%	33.8%
	Two	35.6%	51.9%	71.8%	45.2%	60.6%	99.6%	0.0%	54.3%	42.8%
	Three	15.3%	1.1%	8.3%	21.4%	5.5%	0.0%	40.3%	28.5%	13.5%
	Four	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Five or more	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	.4%
	Don't know	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.2%	.0%
Preferred Number of Bathrooms	One	29.1%	23.4%	30.6%	21.1%	38.5%	32.6%	0.0%	36.3%	28.7%
	One and one-half	15.2%	19.3%	0.0%	15.7%	12.3%	2.0%	63.2%	18.6%	15.1%
	Two	40.5%	42.3%	46.7%	47.0%	33.2%	65.4%	36.8%	13.7%	40.2%
	Two and one-half	11.4%	4.8%	0.0%	3.6%	0.0%	0.0%	0.0%	8.4%	8.5%
	Three	3.8%	10.2%	22.7%	11.3%	10.8%	0.0%	0.0%	23.1%	7.0%
	Three and one-half	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	.1%
	Four or more	0.0%	0.0%	0.0%	0.0%	5.1%	0.0%	0.0%	0.0%	.4%
Minimum Acceptable Bathrooms	One	61.3%	25.9%	12.7%	12.7%	34.1%	1.9%	0.0%	27.1%	46.7%
	One and one-half	15.9%	27.2%	44.1%	19.3%	2.8%	.2%	0.0%	2.7%	17.3%
	Two	20.5%	29.3%	43.2%	64.2%	30.6%	97.9%	100.0%	69.5%	29.8%
	Two and one-half	0.0%	8.6%	0.0%	3.9%	22.0%	0.0%	0.0%	.7%	2.9%
	Three	2.3%	9.0%	0.0%	0.0%	10.5%	0.0%	0.0%	0.0%	3.2%

Source: Hawai'i Demand Survey, 2023

Base for Total Renter Households are effective demand households who plan to rent.

Table C-9. Preferred Next Location, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Effective Demand Households		72,584	14,054	5,874	12,788	11,316	1,262	227	3,380	121,197
Preferred next location	Primary Urban Center	60.8%	18.1%	28.7%	12.3%	4.6%	0.0%	2.8%	19.5%	41.8%
	Koolau-poko-Koolauloa	5.7%	1.6%	11.4%	8.7%	63.5%	68.2%	.7%	4.8%	11.9%
	Central Oahu	3.8%	45.6%	0.0%	6.4%	0.0%	0.0%	22.4%	2.2%	8.4%
	Ewa	2.4%	2.4%	.8%	45.4%	.1%	0.0%	0.0%	21.2%	7.2%
	East Honolulu	4.7%	4.8%	15.9%	5.3%	6.0%	0.0%	0.0%	5.2%	5.4%
	Oahu-district unknown	2.4%	1.2%	4.6%	2.3%	3.3%	0.0%	0.0%	20.1%	2.9%
	Maui-district unknown	1.4%	2.6%	5.9%	2.7%	3.1%	0.0%	0.0%	.1%	2.0%
	North & South Hilo	1.9%	.5%	.0%	.3%	.2%	2.3%	0.0%	.2%	1.3%
	North Kona	.5%	2.4%	.2%	2.6%	0.0%	.4%	0.0%	0.0%	.9%
	Kihei-Makena	0.0%	0.0%	0.0%	0.0%	5.9%	14.3%	0.0%	0.0%	.7%
	West Maui	.5%	2.1%	0.0%	0.0%	.7%	0.0%	0.0%	1.7%	.6%
	Hawaii-district unknown	.9%	0.0%	0.0%	.6%	0.0%	0.0%	0.0%	0.0%	.6%
	Waianae	0.0%	.7%	0.0%	2.6%	0.0%	0.0%	0.0%	.2%	.4%
	Wailuku-Kahului	.5%	0.0%	.8%	0.0%	0.0%	.0%	0.0%	.2%	.3%
	North Shore Kauai	.5%	0.0%	0.0%	.1%	0.0%	0.0%	0.0%	.1%	.3%
	North Hawai'i	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	Moloka'i	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	Lana'i	.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	Waimea	.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	Lihue	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	.2%
	North Shore Oahu	0.0%	.1%	0.0%	0.0%	0.0%	0.0%	52.5%	0.0%	.1%
	Puna	0.0%	0.0%	0.0%	.3%	.7%	0.0%	0.0%	.4%	.1%
	Hana	0.0%	0.0%	0.0%	.7%	0.0%	0.0%	0.0%	0.0%	.1%
	Unknown/Refused	13.2%	13.2%	31.7%	9.9%	9.6%	13.3%	21.6%	22.6%	13.7%

Source: Hawai'i Demand Survey, 2023

Table C-10. Current Housing Payment, County and Districts of Honolulu, 2023

	Districts								
	Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olauloa	North Shore O'ahu	Wai'anae	Total
Average Current Mortgage Amount									
Single Family	\$2,710	\$2,523	\$2,864	\$3,277	\$2,930	\$1,921	\$1,866	\$2,081	\$2,745
Multifamily	\$2,147	\$1,887	\$3,286	\$2,118	\$2,595	\$1,874	\$474	\$1,780	\$2,152
Other	\$1,100	\$350	\$4,500	\$1,100			\$1,250		\$1,773
Not reported		\$285		\$100		\$950			\$278
Average Current Rent Amount									
All units	\$1,970	\$1,940	\$3,499	\$2,782	\$2,340	\$3,113	\$2,004	\$1,436	\$2,086
Two-bedroom rent	\$2,233	\$1,750	\$5,081	\$1,972	\$2,099	\$4,426	\$1,801	\$1,093	\$2,091

Source: Hawai'i Demand Survey, 2023

Table C-11. Affordable Housing Payment, County and Districts of Honolulu, 2023 (continued)

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olaupoko	North Shore O'ahu	Wai'anae	Total
Total	Buyer Households	34,928	8,591	2,467	9,683	6,316	367	114	2,342	64,745
Affordable Mortgage Payment	Less than \$500	2.3%	1.3%	.1%	2.2%				1.3%	1.8%
	\$500 to \$999	1.1%	1.2%		4.3%	2.3%		22.7%	1.1%	1.7%
	\$1,000 to \$1,499	10.2%	5.2%			.5%			3.5%	6.5%
	\$1,500 to \$1,999	11.4%	17.9%	5.7%	12.8%	4.3%	2.7%		39.6%	11.7%
	\$2,000 to \$2,499	10.2%	.7%	2.1%	18.3%	27.5%	37.1%	1.7%	2.9%	12.1%
	\$2,500 to \$2,999	6.8%	35.9%	18.7%	13.5%	6.9%			32.3%	11.7%
	\$3,000 to \$3,499	10.2%	26.1%	16.1%	14.2%	4.3%			18.9%	12.1%
	\$3,500 to \$3,999	8.0%		.1%	11.9%	6.5%	60.2%	59.6%		7.6%
	\$4,000 to \$4,499	14.8%	3.8%	13.6%	4.3%	14.9%				11.6%
	\$4,500 to \$4,999		6.3%	3.1%	4.3%	9.5%				2.5%
	\$5,000 to \$5,499	11.4%		16.0%	2.4%	11.6%		10.9%	.4%	8.8%
	\$5,500 or more	8.0%		24.5%	2.4%	11.6%				7.1%
	Don't know	5.7%	1.7%	0.0%	9.5%	0.0%	0.0%	5.0%	0.0%	4.8%
	Average	\$2,412	\$2,085	\$2,789	\$2,196	\$2,721	\$2,715	\$2,689	\$1,660	\$2,364
Total	Renter Households	32,015	7,245	1,334	3,634	3,854	456	415	2,087	50,882
Affordable Rent Payment	Less than \$300	3.8%	4.1%		2.5%		.3%		10.1%	3.5%
	\$300 to \$499	3.8%	1.0%	5.5%	4.3%	.1%	.7%		1.8%	3.1%
	\$500 to \$799	7.6%	1.1%		2.1%	3.9%			12.0%	5.9%
	\$800 to \$1,099	13.9%	18.4%		11.9%	9.3%	2.0%		26.3%	13.8%
	\$1,100 to \$1,399	17.7%	28.6%		7.7%	.2%			13.3%	15.9%
	\$1,400 to \$1,699	12.7%	12.8%	.1%	18.5%	23.8%		8.6%	8.2%	13.3%
	\$1,700 to \$1,999	8.9%	10.1%	3.5%	13.5%	3.5%	21.9%	2.3%	1.3%	8.7%
	\$2,000 to \$2,499	12.7%	2.7%	28.8%	9.4%	6.3%		52.3%	.5%	10.7%
	\$2,500 to \$2,999	13.9%	10.7%	16.4%	12.6%	16.4%				13.0%
	\$3,000 to \$3,999	3.8%	10.2%	37.9%	13.1%	36.6%	1.2%	36.8%		8.8%
	\$4,000 to \$4,999				3.2%		64.1%			1.0%
	\$5,000 or more	1.3%		7.2%	1.3%				22.8%	2.0%
	Not sure		.3%	.7%			9.9%		3.8%	.3%
	Average	\$1,605	\$1,649	\$2,727	\$1,880	\$2,421	\$1,801	\$2,640	\$924	\$1,715

Source: Hawai'i Demand Survey, 2023

Table C-12. Down Payment and Real Estate Ownership, County and Districts of Honolulu, 2023

		Districts								
		Primary Urban Center	Central O'ahu	East Honolulu	'Ewa	Ko'olaupoko	Ko'olauloa	North Shore O'ahu	Wai'anae	Total
Effective Demand Households		72,584	14,054	5,874	12,788	11,316	1,262	227	3,380	121,197
Amount Available for Down Payment	None	1.1%	5.1%	.1%	2.8%	0.0%	0.0%	22.7%	1.7%	1.7%
	Less than \$25,000	11.4%	15.1%	1.5%	17.6%	1.1%	2.7%	0.0%	5.8%	11.0%
	\$25,000 to \$49,999	11.4%	14.4%	1.2%	8.8%	6.4%	0.0%	0.0%	3.4%	10.1%
	\$50,000 to \$74,999	8.0%	9.3%	2.6%	6.9%	10.3%	51.7%	10.9%	3.5%	8.2%
	\$75,000 to \$99,999	6.8%	17.6%	1.3%	.7%	5.8%	0.0%	0.0%	29.1%	7.0%
	\$100,000 to \$149,999	12.5%	25.4%	2.7%	8.6%	28.0%	8.5%	0.0%	17.5%	14.6%
	\$150,000 to \$199,999	4.5%	6.3%	.2%	4.3%	6.5%	0.0%	0.0%	4.5%	4.7%
	\$200,000 to \$299,999	12.5%	.9%	16.2%	.9%	8.3%	37.1%	59.6%	0.0%	9.3%
	\$300,000 to \$399,999	14.8%	0.0%	0.0%	4.0%	9.6%	0.0%	0.0%	0.0%	10.0%
	\$400,000 or more	9.1%	4.8%	58.0%	28.5%	18.3%	0.0%	5.0%	32.3%	15.0%
	Don't Know/Refused	8.0%	1.1%	16.3%	17.0%	5.8%	0.0%	1.7%	2.1%	8.5%
Own Other Residential Property	Yes	13.7%	12.9%	17.3%	2.6%	10.0%	14.1%	43.2%	19.6%	12.5%
	No	85.8%	79.6%	81.5%	97.0%	89.9%	85.8%	56.8%	79.6%	86.2%
	Don't Know/Refused	.5%	7.5%	1.2%	.4%	.2%	0.1%	0.0%	0.8%	1.3%

Source: Hawai'i Demand Survey, 2023

APPENDIX D: COUNTY AND DISTRICTS TABLES – MAUI COUNTY

The tables presented in Appendix D, referred to in prior HHPS as the “B Tables” or “County Districts Tables,” provide detailed demographic and housing-related data for the County and its districts. This data is taken from the Housing Demand Survey 2023.

Table D-1. Unit Descriptions, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao- Pukalani- Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Total Households		371	9,504	17,620	4,887	10,847	7,268	2,241	1,182	53,919
Tenancy	Own	85.1%	66.4%	62.2%	57.5%	66.6%	50.9%	76.3%	64.8%	62.7%
	Rent	14.9%	32.3%	34.6%	37.9%	29.6%	45.0%	22.3%	35.2%	34.3%
	Occupy without payment	0.0%	1.0%	2.2%	3.7%	1.3%	2.7%	1.4%	0.0%	1.9%
	No home (homeless)	0.0%	.3%	.2%	.8%	1.7%	1.1%	0.0%	0.0%	.7%
	Don't Know/Refused	0.0%	0.0%	.9%	0.0%	.8%	.3%	0.0%	0.0%	.5%
Unit Type	Single-family house	70.0%	84.5%	71.9%	76.4%	56.7%	45.3%	86.8%	81.1%	68.8%
	Townhouse	15.2%	1.0%	2.5%	.7%	.8%	4.5%	0.0%	2.5%	2.0%
	Condominium	0.0%	1.9%	4.4%	4.3%	27.7%	17.8%	1.9%	0.0%	10.1%
	Duplex/multiplex	0.0%	6.7%	7.1%	7.8%	3.4%	9.5%	2.1%	9.1%	6.5%
	Apartment	0.0%	4.0%	10.3%	.8%	6.8%	17.8%	9.2%	4.4%	8.4%
	Co-op	0.0%	.3%	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	.3%
	Other	14.8%	1.5%	3.4%	4.4%	2.8%	4.7%	0.0%	3.0%	3.1%
	Don't Know/Refused	0.0%	0.0%	0.4%	3.1%	1.8%	0.3%	0.0%	0.0%	0.8%
Bedrooms	None (Studio)	9.4%	1.3%	1.7%	3.6%	2.7%	7.8%	6.4%	0.0%	3.0%
	One	11.7%	9.7%	10.4%	10.9%	13.4%	21.5%	20.4%	0.0%	12.6%
	Two	26.1%	19.6%	20.1%	29.9%	29.7%	26.4%	18.1%	40.4%	24.1%
	Three	40.3%	47.4%	43.4%	36.4%	31.9%	29.2%	34.2%	51.4%	39.1%
	Four	12.5%	17.1%	18.9%	14.0%	14.8%	11.7%	12.1%	5.6%	15.7%
	Five or more	0.0%	4.7%	5.6%	5.2%	7.5%	2.2%	6.9%	2.6%	5.3%
	Don't Know/Refused	0.0%	0.2%	0.0%	0.0%	0.0%	1.2%	1.9%	0.0%	0.3%
Bathrooms	One	33.9%	29.3%	26.5%	29.4%	20.6%	42.4%	47.1%	36.4%	29.3%
	One and one-half	0.0%	7.0%	8.6%	4.5%	5.7%	4.9%	9.4%	10.1%	6.9%
	Two	35.8%	30.9%	32.1%	39.7%	44.5%	30.4%	27.9%	46.4%	35.0%
	Two and one-half	11.2%	11.8%	12.2%	6.1%	5.7%	5.9%	1.3%	1.3%	8.7%
	Three	0.0%	12.1%	13.1%	11.5%	15.0%	8.0%	10.0%	4.2%	12.0%
	Three and one-half	0.0%	5.7%	2.8%	1.9%	2.9%	4.4%	1.2%	0.0%	3.3%
	Four or more	12.6%	3.0%	4.3%	7.0%	5.5%	2.8%	1.3%	1.7%	4.2%
	Don't Know/Refused	6.4%	0.2%	0.6%	0.0%	0.2%	1.2%	1.9%	0.0%	0.5%

Source: Housing Demand Survey, 2023.

Table D-2. Households Demographics, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao- Pukalani- Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Total Households		371	9,504	17,620	4,887	10,847	7,268	2,241	1,182	53,919
Household Types	Single Member	17.9%	20.6%	19.9%	18.5%	23.6%	23.5%	30.7%	42.9%	22.1%
	Married, no children	17.1%	33.0%	17.2%	27.0%	26.8%	21.2%	17.6%	16.4%	23.3%
	Parent(s) & children	7.4%	14.7%	18.4%	14.6%	13.9%	13.5%	8.1%	12.2%	15.2%
	Unrelated Roomates	2.1%	5.2%	5.1%	6.9%	5.5%	11.8%	8.7%	0.0%	6.3%
	Multiple Families	55.5%	26.2%	37.8%	32.9%	28.6%	30.1%	33.0%	28.5%	32.1%
	Undetermined	0.0%	.2%	1.7%	0.0%	1.5%	0.0%	1.9%	0.0%	1.0%
Children in Household	None	58.0%	76.3%	58.8%	68.2%	70.0%	71.9%	75.5%	67.0%	67.6%
	One	17.7%	14.2%	20.9%	14.2%	14.2%	17.4%	3.8%	12.5%	16.4%
	Two	4.1%	6.1%	12.7%	8.3%	10.3%	5.5%	7.3%	17.4%	9.5%
	Three	7.4%	2.2%	5.5%	1.8%	2.9%	3.1%	7.0%	1.7%	3.7%
	Four or more	12.8%	1.2%	2.1%	7.4%	2.7%	2.0%	6.4%	1.4%	2.8%
Elderly in Household	HH has Member(s) Age 65+	73.9%	56.0%	48.1%	43.2%	47.6%	53.3%	49.3%	32.5%	49.5%
	All HH Members Under Age 65	26.1%	44.0%	51.9%	56.8%	52.4%	46.7%	50.7%	67.5%	50.5%

Source: Housing Demand Survey, 2023.

Table D-3. Financial Characteristics, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao- Pukalani- Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Total Households		371	9,504	17,620	4,887	10,847	7,268	2,241	1,182	53,919
Household Income	Less than \$15,000	20.9%	4.4%	8.6%	10.2%	4.3%	9.7%	25.6%	13.3%	8.2%
	\$15,000 to \$24,999	2.1%	3.8%	7.0%	4.1%	5.0%	3.3%	6.4%	0.0%	5.1%
	\$25,000 to \$29,999	0.0%	4.4%	4.2%	6.6%	3.2%	4.0%	7.7%	4.9%	4.4%
	\$30,000 to \$34,999	10.7%	3.5%	2.9%	4.0%	2.9%	3.8%	2.7%	1.8%	3.2%
	\$35,000 to \$39,999	0.0%	3.7%	3.9%	2.6%	1.2%	1.5%	2.1%	2.3%	2.7%
	\$40,000 to \$44,999	11.7%	2.4%	1.5%	3.9%	3.3%	2.2%	.5%	7.3%	2.5%
	\$45,000 to \$49,999	3.7%	1.8%	4.4%	5.6%	4.5%	2.8%	1.4%	5.5%	3.8%
	\$50,000 to \$59,999	7.2%	6.9%	6.1%	3.0%	11.4%	6.2%	9.1%	11.4%	7.3%
	\$60,000 to \$74,999	9.7%	11.0%	10.4%	8.2%	11.8%	12.4%	14.9%	10.9%	11.1%
	\$75,000 to \$99,999	11.7%	16.0%	16.0%	18.3%	10.7%	14.2%	6.8%	9.4%	14.3%
	\$100,000 to \$124,999	0.0%	14.9%	10.9%	7.4%	11.8%	11.6%	12.6%	16.2%	11.7%
	\$125,000 to \$149,999	7.4%	5.9%	6.8%	4.2%	7.0%	5.7%	1.2%	5.1%	6.0%
	\$150,000 to \$174,999	0.0%	5.3%	4.5%	10.5%	5.5%	7.7%	3.6%	11.8%	5.9%
	\$175,000 to \$199,999	8.3%	2.9%	3.1%	3.5%	7.7%	4.3%	2.9%	0.0%	4.2%
	\$200,000 to \$249,999	0.0%	5.4%	5.1%	3.1%	4.5%	3.0%	0.0%	0.0%	4.2%
	\$250,000 or more	6.5%	7.7%	4.6%	4.8%	5.2%	7.6%	2.3%	0.0%	5.5%
HUD Income Level	Less than 30%	34.1%	8.6%	17.4%	14.3%	9.6%	15.3%	38.4%	20.8%	14.8%
	30-50%	14.9%	13.1%	12.1%	19.5%	11.3%	10.0%	13.2%	10.6%	12.5%
	50-60%	4.3%	2.6%	3.1%	5.5%	3.7%	2.4%	3.5%	2.8%	3.3%
	60-80%	12.4%	13.6%	13.9%	4.9%	16.7%	14.9%	10.3%	14.0%	13.6%
	80-120%	12.0%	21.3%	22.0%	26.4%	16.9%	19.4%	16.4%	18.8%	20.5%
	120-140%	0.0%	7.4%	6.2%	7.7%	7.2%	2.7%	3.2%	6.4%	6.1%
	140-180%	7.4%	11.2%	10.5%	6.0%	12.9%	12.6%	4.8%	19.3%	10.9%
	More than 180%	14.8%	22.1%	14.8%	15.7%	21.8%	22.8%	10.2%	7.5%	18.3%
Shelter-to- Income Ratio	No shelter cost	19.0%	7.1%	5.7%	8.1%	5.7%	5.7%	10.0%	7.5%	6.5%
	less than 30 percent	40.7%	48.9%	46.6%	30.3%	43.3%	45.6%	37.2%	45.0%	44.3%
	30 to 39 percent	15.8%	12.7%	13.1%	20.8%	14.1%	13.4%	8.7%	7.9%	13.7%
	40 to 49 percent	0.0%	10.5%	7.8%	7.5%	8.4%	9.0%	8.1%	10.9%	8.5%
	50 percent or more	24.5%	16.6%	24.2%	27.5%	25.9%	24.6%	26.4%	19.7%	23.6%
	Not reported	0.0%	4.2%	2.7%	5.8%	2.6%	1.7%	9.6%	9.0%	3.5%

Source: Housing Demand Survey, 2023.

Table D-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Pa'ia-Haiku	Kihei-Makena	West Maui	Moloka'i	Lana'i	Total
Total Households		371	9,504	17,620	4,887	10,847	7,268	2,241	1,182	53,919
Crowded Households	Less than 2 persons per bedroom	75.4%	90.3%	87.3%	89.6%	89.2%	77.2%	81.6%	96.6%	87.1%
	More than 2 or more persons per bedroom	24.6%	9.7%	12.7%	10.4%	10.8%	22.8%	18.4%	3.4%	12.9%
Doubled Up Households	No	71.9%	91.3%	88.2%	85.3%	89.1%	89.4%	85.9%	82.5%	88.5%
	Yes	28.1%	8.7%	11.8%	14.7%	10.9%	10.6%	14.1%	17.5%	11.5%
Households that are Crowded, Doubled, or Both	None of these	69.9%	84.8%	79.2%	77.6%	82.1%	71.8%	74.1%	82.5%	79.4%
	Crowded, Doubled Up, or Both	30.1%	15.2%	20.8%	22.4%	17.9%	28.2%	25.9%	17.5%	20.6%
Hidden Homeless	No	23.3%	18.5%	24.9%	16.2%	14.0%	18.9%	14.3%	7.4%	19.2%
	Yes	76.7%	81.5%	75.1%	83.8%	86.0%	81.1%	85.7%	92.6%	80.8%
At Risk of Homelessness	No	43.7%	70.2%	59.0%	58.1%	70.5%	66.7%	44.9%	65.8%	63.7%
	Yes	56.3%	29.8%	41.0%	41.9%	29.5%	33.3%	55.1%	34.2%	36.3%

Source: Housing Demand Survey, 2023.

Table D-5. Intention to Move, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao- Pukalani- Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Total Households		371	9,504	17,620	4,887	10,847	7,268	2,241	1,182	53,919
Want to Move	Yes	27.2%	53.6%	60.3%	55.6%	60.3%	66.8%	37.3%	29.7%	57.7%
	No	72.8%	46.4%	39.7%	44.4%	39.7%	33.2%	62.7%	70.3%	42.3%
Final Demand Households		66	3,263	7,467	1,633	4,509	3,809	508	197	21,448
Soonest Will Move	In 1 Year	27.3%	8.9%	15.4%	16.2%	17.4%	36.2%	9.8%	28.7%	18.1%
	In 2 Years	0.0%	17.9%	15.5%	8.4%	17.8%	13.6%	21.9%	16.9%	15.6%
	3 to 5 Years	11.1%	21.7%	20.9%	19.2%	19.1%	17.1%	20.4%	4.7%	19.7%
	More than 5 Years	27.3%	15.5%	18.4%	16.2%	14.7%	11.5%	8.6%	5.9%	15.5%
	Not Sure When	34.3%	35.9%	29.8%	39.9%	31.1%	21.6%	39.3%	43.9%	31.1%
Planned Next Locaiton	Will Move Out of Hawaii	0.0%	18.3%	17.9%	11.8%	22.3%	13.2%	10.3%	29.2%	17.5%
	Will Move Within Hawaii or Not Sure	100.0%	81.7%	82.1%	88.2%	77.7%	86.8%	89.7%	70.8%	82.5%
Effective Demand Households		80	2,865	5,395	1,291	3,597	3,579	366	152	17,324

Source: Housing Demand Survey, 2023

a Final Demand Movers are those who will move and have an idea about the time frame of their move.

b Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

Table D-6. Mover Tenancy Preferences, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao- Pukalani- Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Effective Demand Households		80	2,865	5,395	1,291	3,597	3,579	366	152	17,324
Planned Next Tenancy	Buying	58.4%	42.9%	44.6%	50.8%	55.1%	43.6%	4.8%	52.5%	46.1%
	Renting	0.0%	38.5%	41.1%	24.1%	34.0%	34.1%	45.0%	17.9%	36.2%
	Moving in with relative, friends	41.6%	1.5%	1.7%	1.0%	3.6%	.9%	18.0%	0.0%	2.3%
	Other	0.0%	3.8%	2.8%	9.2%	2.4%	4.0%	23.2%	10.5%	4.2%
	Don't Know / Refused	0.0%	13.4%	9.8%	14.9%	4.9%	17.4%	8.9%	19.0%	11.2%
Certain to Buy	Sure to buy	100.0%	64.1%	77.3%	50.2%	83.1%	55.0%	0.0%	0.0%	69.4%
	Might rent	0.0%	10.1%	10.8%	28.3%	11.5%	27.0%	0.0%	100.0%	16.2%
	Not sure	0.0%	25.9%	11.9%	21.5%	5.4%	18.0%	100.0%	0.0%	14.4%
Would Buy if Affordable	Yes	0.0%	90.9%	84.4%	100.0%	84.7%	92.5%	78.1%	100.0%	87.7%
	No	0.0%	7.9%	12.5%	0.0%	1.9%	5.4%	0.0%	0.0%	7.5%
	Not sure	0.0%	1.2%	3.1%	0.0%	10.9%	2.1%	21.9%	0.0%	4.3%
	Refused	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	.4%

Source: Hawai'i Demand Survey, 2023

Base for Preferred Next Tenancy is all effective demand households.

Base for Certain to Buy is all effective demand households that prefer to purchase their next home.

Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home.

Table D-7. Buyer Unit Preferences, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Pa'ia-Haiku	Kihei-Makena	West Maui	Moloka'i	Lana'i	Total
Total Buyer Households		47	1,203	2,457	752	2,072	1,643	22	82	8,260
Preferred Unit Type	Single-family house	71.2%	77.9%	87.5%	89.6%	81.7%	72.8%	0.0%	0.0%	81.4%
	Townhouse	0.0%	0.0%	1.9%	0.0%	1.0%	0.0%	0.0%	0.0%	.9%
	Condo	28.8%	14.5%	5.4%	3.8%	15.8%	16.7%	0.0%	100.0%	11.9%
	Apartment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Other	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	.5%
	Don't know/Refused	0.0%	7.5%	3.8%	6.6%	1.5%	10.5%	100.0%	0.0%	5.3%
Preferred Number of Bedrooms	None (studio)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	One	0.0%	0.0%	.8%	0.0%	1.5%	0.0%	0.0%	0.0%	.7%
	Two	28.8%	21.8%	17.4%	10.4%	25.0%	44.3%	100.0%	100.0%	24.7%
	Three	71.2%	62.6%	39.3%	76.7%	46.4%	34.1%	0.0%	0.0%	46.3%
	Four	0.0%	10.0%	39.7%	0.0%	25.3%	17.3%	0.0%	0.0%	24.4%
	Five or more	0.0%	5.7%	2.7%	12.8%	1.9%	4.4%	0.0%	0.0%	4.0%
Minimum Acceptable Bedrooms	None (studio)	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	One	28.8%	22.7%	4.9%	10.1%	16.9%	26.0%	100.0%	100.0%	15.4%
	Two	0.0%	47.2%	41.9%	44.8%	43.1%	32.4%	0.0%	0.0%	40.8%
	Three	0.0%	20.7%	45.7%	45.1%	32.9%	33.1%	0.0%	0.0%	36.4%
	Four	71.2%	6.9%	7.4%	0.0%	7.1%	8.5%	0.0%	0.0%	7.1%
Preferred Number of Bathrooms	One	0.0%	0.0%	0.0%	0.0%	4.6%	0.0%	100.0%	100.0%	2.4%
	One and one-half	0.0%	6.4%	11.3%	0.0%	4.0%	7.5%	0.0%	0.0%	7.0%
	Two	28.8%	57.0%	43.0%	58.3%	36.3%	63.5%	0.0%	0.0%	47.3%
	Two and one-half	0.0%	12.0%	25.8%	10.3%	26.2%	3.0%	0.0%	0.0%	18.5%
	Three	71.2%	17.5%	13.7%	31.4%	19.8%	19.0%	0.0%	0.0%	18.3%
	Three and one-half	0.0%	1.3%	2.9%	0.0%	9.0%	2.7%	0.0%	0.0%	3.8%
	Four or more	0.0%	5.7%	3.3%	0.0%	0.0%	4.4%	0.0%	0.0%	2.6%
Minimum Acceptable Bathrooms	One	28.8%	44.6%	12.0%	28.4%	17.2%	21.6%	0.0%	0.0%	21.0%
	One and one-half	0.0%	7.8%	23.8%	24.5%	16.7%	19.0%	0.0%	0.0%	19.0%
	Two	71.2%	36.7%	50.0%	47.1%	49.4%	46.7%	0.0%	0.0%	47.4%
	Two and one-half	0.0%	3.5%	6.4%	0.0%	14.1%	0.0%	0.0%	0.0%	6.2%
	Three	0.0%	7.4%	3.3%	0.0%	2.6%	9.8%	0.0%	0.0%	4.4%
	Three and one-half	0.0%	0.0%	2.2%	0.0%	0.0%	2.9%	0.0%	0.0%	1.2%
	Four or more	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	.8%

Source: Hawai'i Demand Survey, 2023

Table D-8. Renter Unit Preferences, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Pa'ia-Haiku	Kihei-Makena	West Maui	Moloka'i	Lana'i	Total
Total Renter Households		0	1,250	2,371	349	1,220	1,406	111	44	6,792
Preferred Unit Type	Single-family house	0.0%	61.7%	61.1%	59.5%	36.3%	50.9%	100.0%	100.0%	56.0%
	Townhouse	0.0%	0.0%	2.7%	0.0%	5.9%	0.0%	0.0%	0.0%	2.1%
	Condo	0.0%	11.3%	2.9%	0.0%	5.9%	3.9%	0.0%	0.0%	4.8%
	Apartment	0.0%	8.1%	23.6%	0.0%	31.5%	7.5%	0.0%	0.0%	17.9%
	Other	0.0%	3.1%	2.3%	40.5%	0.0%	0.0%	0.0%	0.0%	3.5%
	Don't know	0.0%	15.8%	7.4%	0.0%	20.4%	37.8%	0.0%	0.0%	15.6%
Preferred Number of Bedrooms	None (studio)	0.0%	0.0%	0.0%	0.0%	0.0%	9.7%	0.0%	0.0%	1.6%
	One	0.0%	11.2%	9.8%	40.5%	13.8%	0.0%	47.1%	0.0%	11.2%
	Two	0.0%	49.6%	43.1%	12.2%	39.0%	66.8%	0.0%	0.0%	44.8%
	Three	0.0%	36.5%	38.8%	36.1%	40.5%	20.9%	29.6%	100.0%	35.8%
	Four	0.0%	2.8%	5.5%	0.0%	0.0%	2.6%	23.3%	0.0%	3.6%
	Five or more	0.0%	0.0%	2.7%	11.2%	0.0%	0.0%	0.0%	0.0%	1.7%
	Don't know	0.0%	0.0%	0.0%	0.0%	6.8%	0.0%	0.0%	0.0%	1.2%
Minimum Acceptable Bedrooms	None (studio)	0.0%	0.0%	0.0%	0.0%	0.0%	53.0%	0.0%	0.0%	9.4%
	One	0.0%	27.8%	55.2%	20.5%	31.0%	17.1%	0.0%	0.0%	37.7%
	Two	0.0%	64.1%	35.6%	60.7%	61.4%	29.9%	0.0%	0.0%	43.8%
	Three	0.0%	6.4%	9.2%	18.8%	7.6%	0.0%	100.0%	100.0%	8.8%
	Four	0.0%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
Preferred Number of Bathrooms	One	0.0%	11.2%	15.8%	0.0%	26.2%	36.4%	45.5%	0.0%	20.3%
	One and one-half	0.0%	33.1%	21.2%	52.5%	4.0%	21.9%	0.0%	0.0%	21.4%
	Two	0.0%	46.6%	51.6%	36.0%	49.1%	23.1%	54.5%	100.0%	44.5%
	Two and one-half	0.0%	6.1%	6.9%	0.0%	14.7%	15.0%	0.0%	0.0%	9.2%
	Three	0.0%	3.0%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%
	Three and one-half	0.0%	0.0%	0.0%	11.5%	5.9%	3.6%	0.0%	0.0%	2.3%
Minimum Acceptable Bathrooms	One	0.0%	59.9%	79.2%	44.7%	19.1%	49.8%	56.0%	0.0%	57.6%
	One and one-half	0.0%	9.0%	13.6%	31.7%	32.4%	12.1%	0.0%	100.0%	18.1%
	Two	0.0%	31.1%	1.7%	23.6%	39.8%	38.1%	44.0%	0.0%	20.1%
	Two and one-half	0.0%	0.0%	0.0%	0.0%	8.7%	0.0%	0.0%	0.0%	1.8%
	Three	0.0%	0.0%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%

Source: Hawai'i Demand Survey, 2023

Base for Total Renter Households are effective demand households who plan to rent.

Table D-9. Preferred Next Location, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao-Pukalani-Kula	Wailuku-Kahului	Pa'ia-Haiku	Kihei-Makena	West Maui	Moloka'i	Lana'i	Total
Effective Demand Households		80	2,865	5,395	1,291	3,597	3,579	366	152	17,324
Preferred Next Location	Wailuku-Kahului	16.8%	5.0%	44.0%	17.2%	2.5%	0.0%	0.0%	0.0%	18.1%
	Makawao-Pukalani-Kula	0.0%	46.1%	5.7%	13.2%	13.4%	8.8%	0.0%	0.0%	14.4%
	West Maui	0.0%	4.3%	2.6%	0.0%	3.0%	59.8%	0.0%	0.0%	13.2%
	Kihei-Makena	0.0%	3.1%	9.7%	0.0%	44.9%	.7%	0.0%	0.0%	13.0%
	Pa'ia-Haiku	0.0%	8.5%	2.1%	44.4%	0.0%	1.1%	0.0%	0.0%	5.7%
	Maui-district unknown	0.0%	.7%	2.1%	0.0%	2.7%	.6%	0.0%	0.0%	1.5%
	Primary Urban Center	0.0%	1.3%	2.1%	0.0%	.7%	0.0%	12.7%	0.0%	1.4%
	Moloka'i	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.6%	0.0%	1.1%
	Ewa	0.0%	0.0%	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%
	Koolaupoko-Koolauloa	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%
	Oahu-district unknown	0.0%	0.0%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	.9%
	North Kona	0.0%	0.0%	.7%	0.0%	2.5%	.6%	0.0%	0.0%	.8%
	East Honolulu	0.0%	2.8%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.8%
	Lana'i	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	73.1%	.6%
	Central Oahu	0.0%	0.0%	.4%	0.0%	1.5%	0.0%	0.0%	14.9%	.6%
	Puna	0.0%	.9%	0.0%	0.0%	1.0%	0.0%	8.6%	0.0%	.5%
	Lihue	41.6%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	.4%
	Hana	41.6%	0.0%	.5%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	North & South Hilo	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	.3%
	Waimea	0.0%	.4%	.6%	0.0%	0.0%	0.0%	0.0%	0.0%	.3%
	South Kona to Ka'u	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.4%	0.0%	.1%
	Unknown/Refused	0.0%	25.4%	19.9%	25.1%	26.3%	28.4%	27.7%	12.0%	24.0%

Source: Hawai'i Demand Survey, 2023

Table D-10. Current Housing Payment, County and Districts of Maui, 2023

	Districts								
	Hana	Makawao- Pukalani-Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Average Current Mortgage Amount									
Single Family	\$2,459	\$2,184	\$2,310	\$2,572	\$3,167	\$2,749	\$1,515	\$1,842	\$3,003
Multifamily	\$650	\$1,990	\$2,067	\$2,199	\$1,998	\$2,561	\$950		\$2,019
Other	\$6,000	\$872	\$2,736	\$100	\$3,808	\$928			\$2,476
Average Current Rent Amount									
All units	\$1,400	\$2,151	\$1,973	\$2,360	\$2,712	\$2,076	\$1,631	\$3,804	\$1,731
Two-bedroom rent	\$1,850	\$2,015	\$1,814	\$2,738	\$2,475	\$1,929	\$950	\$963	\$2,026

Source: Hawai'i Demand Survey, 2023

Table D-11. Affordable Housing Payment, County and Districts of Maui, 2023 (continued)

		Districts								
		Hana	Makawao- Pukalani- Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Total Buyer Households		47	1,203	2,457	752	2,072	1,643	22	82	8,260
Affordable Mortgage Payment	\$500 to \$999		11.9%	7.0%		3.1%				4.8%
	\$1,000 to \$1,499		9.5%	8.4%			13.5%			6.4%
	\$1,500 to \$1,999	71.2%		9.4%		3.1%	23.2%	100.0%		8.6%
	\$2,000 to \$2,499		13.7%	20.9%	38.9%	7.0%	19.5%			17.6%
	\$2,500 to \$2,999	28.8%	17.1%	4.7%	9.5%	27.4%	3.5%		100.0%	13.1%
	\$3,000 to \$3,499		17.2%	19.6%	25.8%	15.1%	16.9%			17.9%
	\$3,500 to \$3,999		9.8%	6.7%	6.5%	10.2%	10.9%			8.5%
	\$4,000 to \$4,499			2.2%	9.1%	1.9%				2.1%
	\$4,500 to \$4,999		4.3%	7.9%		4.3%				4.4%
	\$5,000 to \$5,499		8.7%	1.6%		6.3%				3.2%
	\$5,500 or more		4.0%	3.9%		14.4%	4.4%			6.1%
	Don't Know/Refused		3.7%	7.9%	10.3%	7.3%	8.1%			7.3%
	Average	\$2,412	\$2,085	\$2,789	\$2,196	\$2,721	\$2,715	\$2,689	\$1,660	\$2,364
Total Renter Households		0	1,250	2,371	349	1,220	1,406	111	44	6,792
Affordable Rent Payment	Less than \$300			11.0%		5.5%	10.3%			7.3%
	\$300 to \$499			1.0%	12.2%	6.8%	3.8%			2.9%
	\$500 to \$799		10.0%	2.8%		6.6%	3.9%			4.6%
	\$800 to \$1,099		9.6%	18.9%	55.5%		8.0%	23.3%		14.1%
	\$1,100 to \$1,399		7.3%	9.3%		9.4%	8.1%	76.7%		9.4%
	\$1,400 to \$1,699		16.6%	11.6%			12.5%			9.7%
	\$1,700 to \$1,999		8.3%	12.5%		11.7%				8.6%
	\$2,000 to \$2,499		22.9%	18.0%	21.1%	2.4%	33.5%		100.0%	19.1%
	\$2,500 to \$2,999			7.7%		25.7%	19.9%			11.1%
	\$3,000 to \$3,999		17.8%	4.8%		22.6%				8.9%
	\$4,000 to \$4,999			1.2%	11.2%	6.1%				2.1%
	\$5,000 or more		7.6%	1.1%		3.2%				2.3%
	Don't Know/Refused		.3%	.7%			9.9%		3.8%	.3%
	Average		\$1,649	\$2,727	\$1,880	\$2,421	\$1,801	\$2,640	\$924	\$1,715

Source: Hawai'i Demand Survey, 2023

Table D-12. Down Payment and Real Estate Ownership, County and Districts of Maui, 2023

		Districts								
		Hana	Makawao- Pukalani- Kula	Wailuku- Kahului	Pa'ia- Haiku	Kihei- Makena	West Maui	Moloka'i	Lana'i	Total
Effective Demand Households		80	2,865	5,395	1,291	3,597	3,579	366	152	17,324
Amount Available for Down Payment	None	28.8%	5.7%	4.1%	9.1%	0.0%	13.3%	0.0%	0.0%	5.3%
	Less than \$25,000	0.0%	7.5%	12.3%	10.1%	9.9%	19.6%	0.0%	0.0%	11.9%
	\$25,000 to \$49,999	71.2%	13.9%	16.4%	12.8%	4.1%	11.3%	0.0%	0.0%	12.1%
	\$50,000 to \$74,999	0.0%	4.5%	11.8%	14.5%	10.3%	22.0%	100.0%	100.0%	13.4%
	\$75,000 to \$99,999	0.0%	8.2%	1.5%	0.0%	9.9%	7.4%	0.0%	0.0%	5.2%
	\$100,000 to \$149,999	0.0%	7.4%	18.8%	14.2%	19.3%	2.8%	0.0%	0.0%	14.1%
	\$150,000 to \$199,999	0.0%	12.1%	7.1%	0.0%	12.1%	6.7%	0.0%	0.0%	8.1%
	\$200,000 to \$299,999	0.0%	0.0%	4.6%	33.6%	7.7%	0.0%	0.0%	0.0%	6.5%
	\$300,000 to \$399,999	0.0%	11.1%	2.1%	0.0%	1.9%	0.0%	0.0%	0.0%	2.7%
	\$400,000 or more	0.0%	18.3%	13.0%	0.0%	14.0%	11.8%	0.0%	0.0%	12.3%
	Don't Know/Refused	0.0%	11.2%	8.3%	5.7%	10.7%	5.0%	0.0%	0.0%	8.4%
Own Other Residential Property	Yes	0.0%	14.7%	8.4%	11.6%	11.0%	7.3%	29.8%	26.9%	10.5%
	No	100.0%	85.3%	91.1%	88.4%	89.0%	91.2%	70.2%	73.1%	89.0%
	Don't Know/Refused	0.0%	0.0%	.6%	0.0%	0.0%	1.5%	0.0%	0.0%	.5%

Source: Hawai'i Demand Survey, 2023

APPENDIX E: COUNTY AND DISTRICTS TABLES – HAWAI'I COUNTY

The tables in Appendix E, referred to in prior HHPS as the “B Tables” or “County Districts Tables,” provide detailed demographic and housing-related data for the County and its districts. This data is taken from the Housing Demand Survey 2023.

Table E-1. Unit Descriptions, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Households		9,647	15,790	19,399	10,798	15,768	71,402
Tenancy	Own	75.8%	70.0%	58.2%	73.0%	69.2%	67.9%
	Rent	18.6%	25.3%	36.0%	24.4%	30.5%	28.3%
	Occupy without payment	4.5%	2.7%	3.9%	1.9%	0.0%	2.6%
	No home (homeless)	1.1%	1.8%	1.3%	.7%	.3%	1.1%
	Don't Know/Refused	0.0%	.2%	.5%	0.0%	0.0%	.2%
Unit Type	Single-family house	83.6%	92.7%	75.4%	80.4%	63.9%	78.5%
	Townhouse	1.1%	.5%	1.3%	2.3%	.3%	1.0%
	Condominium	2.8%	0.0%	2.1%	3.5%	12.1%	4.2%
	Duplex/multiplex	2.1%	2.3%	3.2%	5.1%	5.4%	3.6%
	Apartment	5.2%	1.4%	15.5%	5.4%	13.6%	9.0%
	Co-op	.5%	0.0%	.2%	0.0%	.3%	.2%
	Other	3.7%	2.7%	1.0%	2.8%	4.5%	2.8%
	Don't Know/Refused	1.1%	.3%	1.4%	.5%	0.0%	.6%
Bedrooms	None (Studio)	8.4%	5.4%	5.2%	3.2%	5.3%	5.4%
	One	10.5%	12.7%	16.5%	5.6%	10.0%	11.8%
	Two	20.4%	20.2%	14.7%	19.3%	31.7%	21.2%
	Three	41.1%	44.5%	41.2%	55.9%	34.7%	42.7%
	Four	13.0%	11.6%	15.6%	11.5%	10.9%	12.7%
	Five or more	5.6%	5.2%	6.8%	4.6%	7.4%	6.1%
	Don't Know/Refused	1.0%	0.4%	0.0%	0.0%	0.0%	0.2%
Bathrooms	One	34.5%	32.6%	30.6%	17.9%	20.0%	27.3%
	One and one-half	6.4%	8.7%	7.5%	7.0%	4.3%	6.8%
	Two	28.7%	40.9%	33.0%	41.3%	46.1%	38.3%
	Two and one-half	10.0%	3.5%	9.7%	10.1%	7.7%	8.0%
	Three	12.4%	9.6%	14.3%	10.7%	11.2%	11.8%
	Three and one-half	3.1%	0.0%	.9%	6.6%	.7%	1.8%
	Four or more	4.4%	4.2%	3.5%	6.5%	10.0%	5.7%
	Don't Know/Refused	.5%	.5%	.5%	0.0%	0.0%	.3%

Source: Housing Demand Survey, 2023.

Table E-2. Households Demographics, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Households		9,647	15,790	19,399	10,798	15,768	71,402
Household Types	Single Member	30.0%	28.3%	22.8%	28.4%	22.4%	25.8%
	Married, no children	36.8%	16.2%	16.2%	37.0%	22.9%	23.6%
	Parent(s) & children	4.6%	15.8%	16.0%	10.4%	14.1%	13.1%
	Unrelated Roomates	6.7%	5.6%	10.3%	3.0%	9.4%	7.5%
	Multiple Families	21.7%	33.3%	33.7%	21.1%	30.5%	29.4%
	Undetermined	.2%	.7%	1.0%	0.0%	.6%	.6%
Children in Household	None	86.8%	70.5%	63.6%	83.7%	71.1%	73.0%
	One	3.9%	14.8%	14.4%	6.9%	12.6%	11.5%
	Two	5.5%	8.5%	15.1%	5.4%	9.5%	9.6%
	Three	2.1%	4.0%	3.2%	1.2%	3.0%	2.9%
	Four or more	1.6%	2.3%	3.8%	2.8%	3.8%	3.0%
	Refused	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Seniors in Household	HH has Member(s) Age 65+	51.3%	46.3%	49.8%	56.0%	51.5%	50.5%
	All HH Members Under Age 65	48.7%	53.7%	50.2%	44.0%	48.5%	49.5%

Source: Housing Demand Survey, 2023.

Table E-3. Financial Characteristics, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Households		9,647	15,790	19,399	10,798	15,768	71,402
Household Income	Less than \$15,000	8.3%	16.1%	10.9%	3.4%	6.1%	9.5%
	\$15,000 to \$24,999	11.2%	17.4%	11.9%	5.2%	4.4%	10.3%
	\$25,000 to \$29,999	6.9%	5.9%	4.0%	4.2%	3.5%	4.7%
	\$30,000 to \$34,999	5.2%	4.4%	4.5%	3.9%	1.8%	3.9%
	\$35,000 to \$39,999	2.9%	4.4%	5.1%	4.1%	2.8%	4.0%
	\$40,000 to \$44,999	3.4%	3.4%	3.3%	5.5%	3.5%	3.7%
	\$45,000 to \$49,999	5.0%	5.4%	4.6%	2.5%	3.8%	4.4%
	\$50,000 to \$59,999	7.9%	7.9%	6.3%	9.4%	7.7%	7.7%
	\$60,000 to \$74,999	8.2%	6.4%	11.5%	8.6%	8.8%	8.9%
	\$75,000 to \$99,999	11.6%	12.3%	8.3%	12.0%	16.5%	12.0%
	\$100,000 to \$124,999	9.2%	7.6%	5.3%	10.4%	12.6%	8.7%
	\$125,000 to \$149,999	6.2%	2.8%	6.4%	7.6%	7.0%	5.9%
	\$150,000 to \$174,999	4.7%	1.7%	7.8%	10.4%	5.3%	5.9%
	\$175,000 to \$199,999	2.6%	2.3%	2.9%	1.3%	3.7%	2.7%
	\$200,000 to \$249,999	3.8%	.4%	2.6%	6.2%	6.1%	3.6%
	\$250,000 or more	3.0%	1.7%	4.5%	5.1%	6.3%	4.2%
HUD Income Level	Less than 30%	15.0%	30.0%	20.8%	7.5%	9.3%	17.5%
	30-50%	14.5%	15.2%	11.5%	6.9%	9.4%	11.6%
	50-60%	4.0%	3.2%	5.6%	5.0%	3.3%	4.3%
	60-80%	12.2%	18.3%	11.5%	14.1%	8.1%	12.8%
	80-120%	15.2%	14.4%	16.0%	16.4%	21.8%	16.9%
	120-140%	6.5%	2.3%	5.4%	7.6%	7.9%	5.8%
	140-180%	12.6%	6.8%	5.7%	9.2%	9.0%	8.2%
	More than 180%	19.9%	9.7%	23.5%	33.3%	31.1%	23.1%
Shelter-to-Income Ratio	No shelter cost	15.4%	11.4%	11.5%	7.5%	5.1%	10.0%
	less than 30 percent	53.9%	39.5%	51.9%	52.6%	46.2%	48.3%
	30 to 39 percent	12.3%	12.3%	12.8%	16.7%	20.5%	14.9%
	40 to 49 percent	2.7%	7.3%	4.6%	5.0%	7.5%	5.6%
	50 percent or more	11.9%	26.7%	15.3%	16.4%	16.6%	17.8%
	Not reported	3.7%	2.8%	3.8%	1.7%	4.1%	3.3%

Source: Housing Demand Survey, 2023.

Table E-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Households		9,647	15,790	19,399	10,798	15,768	71,402
Crowded Households	Less than 2 persons per bedroom	91.1%	87.9%	84.1%	92.6%	84.7%	87.3%
	More than 2 or more persons per bedroom	8.9%	12.1%	15.9%	7.4%	15.3%	12.7%
Doubled Up Households	No	92.6%	92.0%	86.0%	94.5%	89.6%	90.3%
	Yes	7.4%	8.0%	14.0%	5.5%	10.4%	9.7%
Households that are Crowded, Doubled, or Both	None of these	86.2%	82.1%	74.4%	89.2%	79.2%	81.0%
	Crowded, Doubled Up, or Both	13.8%	17.9%	25.6%	10.8%	20.8%	19.0%
Hidden Homeless	No	10.4%	20.3%	19.8%	18.0%	19.7%	18.4%
	Yes	89.6%	79.7%	80.2%	82.0%	80.3%	81.6%
At Risk of Homelessness	No	63.0%	45.1%	56.1%	72.2%	70.2%	60.2%
	Yes	37.0%	54.9%	43.9%	27.8%	29.8%	39.8%

Source: Housing Demand Survey, 2023.

Table E-5. Intention to Move, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Households		9,647	15,790	19,399	10,798	15,768	71,402
Want to Move	Yes	43.1%	58.2%	63.3%	64.2%	56.3%	58.0%
	No	56.9%	41.8%	36.7%	35.8%	43.7%	42.0%
Final Demand Movers		3,009	6,656	8,887	5,022	6,433	30,007
Soonest Will Move	In 1 Year	15.3%	25.4%	22.6%	12.2%	23.7%	21.0%
	In 2 Years	8.5%	15.3%	21.0%	13.5%	21.8%	17.4%
	3 to 5 Years	12.2%	15.0%	18.2%	20.4%	18.5%	17.3%
	More than 5 Years	22.6%	12.5%	15.4%	21.2%	16.7%	16.7%
	Not Sure When	41.4%	31.8%	22.8%	32.7%	19.3%	27.6%
Planned Next Location	Will Move Out of Hawaii	17.3%	16.1%	18.9%	22.4%	22.1%	19.4%
	Will Move Within Hawaii or Not Sure	82.7%	83.9%	81.1%	77.6%	77.9%	80.6%
Effective Demand Movers		3,067	4,857	7,493	3,984	3,687	23,088

Source: Housing Demand Survey, 2023

a Final Demand Movers are those who will move and have an idea about the time frame of their move.

b Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

Table E-6. Mover Tenancy Preferences, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Effective Demand Households		3,067	4,857	7,493	3,984	3,687	23,088
Planned Next Tenancy	Buying	50.7%	49.0%	31.7%	50.2%	59.0%	46.1%
	Renting	18.5%	32.4%	42.7%	28.8%	28.7%	33.1%
	Moving in with relative, friends	4.1%	1.4%	5.1%	2.1%	.7%	2.8%
	Other	12.9%	6.7%	10.6%	8.3%	3.5%	7.9%
	Don't Know/Refused	13.7%	10.5%	9.9%	10.6%	8.1%	10.1%
Certain to Buy	Sure to buy	66.3%	74.1%	73.8%	69.6%	56.5%	67.6%
	Might rent	19.9%	20.3%	15.9%	18.6%	28.4%	21.4%
	Don't Know/Refused	13.8%	5.6%	10.4%	11.8%	15.0%	11.0%
Would Buy if Affordable	Yes	86.0%	75.2%	84.7%	86.2%	90.8%	84.0%
	No	14.0%	20.9%	6.9%	8.3%	0.0%	9.3%
	Not sure	0.0%	3.9%	6.8%	5.5%	9.2%	6.1%
	Refused	0.0%	0.0%	1.5%	0.0%	0.0%	.6%

Source: Housing Demand Survey, 2023

Base for Preferred Next Tenancy is all effective demand households.

Base for Certain to Buy is all effective demand households that prefer to purchase their next home.

Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home.

Table E-7. Buyer Unit Preferences, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Buyer Households		901	2,523	2,236	1,682	3,310	10,652
Preferred Unit Type	Single-family house	74.4%	78.9%	97.4%	71.6%	68.3%	78.0%
	Townhouse	0.0%	2.3%	0.0%	2.9%	1.5%	1.5%
	Condo	4.3%	16.5%	0.0%	13.8%	26.8%	14.8%
	Apartment	0.0%	0.0%	0.0%	4.5%	0.0%	.7%
	Other	6.0%	2.3%	2.6%	2.6%	0.0%	2.0%
	Don't Know/Refused	15.3%	0.0%	0.0%	4.5%	3.4%	3.0%
Preferred Number of Bedrooms	None (studio)	0.0%	3.4%	0.0%	0.0%	0.0%	.8%
	One	0.0%	9.0%	10.6%	4.5%	5.4%	6.8%
	Two	47.5%	25.7%	23.3%	28.5%	37.6%	31.2%
	Three	29.4%	35.8%	48.5%	44.2%	40.2%	40.6%
	Four	12.2%	19.8%	17.5%	15.9%	16.9%	17.2%
	Five or more	3.9%	6.3%	0.0%	6.8%	0.0%	2.9%
Minimum Acceptable Bedrooms	Don't Know/Refused	7.0%	0.0%	0.0%	0.0%	0.0%	.6%
	None (studio)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	One	25.2%	9.3%	14.4%	12.9%	29.4%	18.7%
	Two	56.1%	46.9%	46.7%	55.5%	63.4%	54.3%
	Three	18.8%	37.7%	39.0%	28.8%	7.2%	25.1%
	Four	0.0%	6.1%	0.0%	0.0%	0.0%	1.4%
Preferred Number of Bathrooms	Five or more	0.0%	0.0%	0.0%	2.8%	0.0%	.5%
	One	22.7%	10.1%	7.9%	0.0%	3.9%	7.2%
	One and one-half	3.6%	5.7%	5.4%	4.5%	5.4%	5.2%
	Two	59.6%	54.6%	56.0%	62.5%	55.2%	56.8%
	Two and one-half	0.0%	16.9%	10.0%	11.8%	15.3%	12.7%
	Three	3.2%	9.6%	15.4%	9.7%	20.2%	13.6%
Minimum Acceptable Bathrooms	Three and one-half	0.0%	3.2%	0.0%	4.6%	0.0%	1.5%
	Four or more	3.9%	0.0%	5.4%	6.8%	0.0%	2.5%
	Don't Know/Refused	7.0%	0.0%	0.0%	0.0%	0.0%	.6%
	One	17.1%	23.7%	31.2%	13.2%	25.6%	23.6%
	One and one-half	52.8%	23.5%	11.1%	27.7%	7.0%	18.2%
	Two	30.0%	49.0%	48.0%	47.2%	54.4%	49.0%
Preferred Number of Bathrooms	Two and one-half	0.0%	3.8%	2.4%	0.0%	3.7%	2.6%
	Three	0.0%	0.0%	7.3%	4.4%	9.2%	5.3%
Minimum Acceptable Bathrooms	Three and one-half	0.0%	0.0%	0.0%	4.9%	0.0%	1.3%

Source: Hawai'i Demand Survey, 2023

Table E-8. Renter Unit Preferences, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Renter Households		335	1,869	3,407	886	1,630	8,128
Preferred Unit Type	Single-family house	30.9%	73.5%	61.4%	44.2%	58.1%	60.4%
	Townhouse	0.0%	0.0%	6.5%	16.6%	0.0%	4.5%
	Condo	19.6%	2.0%	6.1%	0.0%	6.9%	5.2%
	Apartment	27.1%	15.9%	18.4%	39.2%	28.0%	22.4%
	Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Don't Know/Refused	22.5%	8.6%	7.7%	0.0%	7.1%	7.5%
Preferred Number of Bedrooms	None (studio)	0.0%	0.0%	2.1%	13.5%	0.0%	2.3%
	One	15.6%	20.8%	7.1%	11.0%	28.7%	15.3%
	Two	53.5%	27.3%	36.0%	18.1%	35.2%	32.6%
	Three	30.9%	37.7%	45.7%	37.8%	36.1%	40.5%
	Four	0.0%	6.6%	6.9%	14.8%	0.0%	6.0%
	Five or more	0.0%	7.6%	2.2%	4.8%	0.0%	3.2%
Minimum Acceptable Bedrooms	None (studio)	23.2%	6.1%	7.7%	0.0%	9.4%	7.5%
	One	15.6%	21.2%	39.2%	11.1%	35.4%	30.9%
	Two	61.2%	59.8%	37.9%	58.5%	49.3%	47.6%
	Three	0.0%	6.8%	15.1%	30.4%	5.9%	12.6%
	Four	0.0%	6.1%	0.0%	0.0%	0.0%	1.3%
Preferred Number of Bathrooms	One	0.0%	50.7%	9.9%	27.9%	14.6%	21.8%
	One and one-half	46.4%	21.6%	25.4%	11.8%	25.4%	23.9%
	Two	53.6%	11.8%	44.2%	25.6%	60.0%	38.3%
	Two and one-half	0.0%	5.2%	10.0%	29.9%	0.0%	8.6%
	Three	0.0%	6.2%	5.4%	4.8%	0.0%	4.2%
	Three and one-half	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Four or more	0.0%	4.6%	5.1%	0.0%	0.0%	3.2%
Minimum Acceptable Bathrooms	One	69.1%	49.2%	47.5%	31.0%	79.6%	53.7%
	One and one-half	30.9%	23.2%	22.1%	26.0%	11.7%	20.7%
	Two	0.0%	11.1%	30.5%	43.0%	8.7%	23.7%
	Two and one-half	0.0%	16.5%	0.0%	0.0%	0.0%	1.9%

Source: Hawai'i Demand Survey, 2023

Base for Total Renter Households are effective demand households who plan to rent.

Table E-9. Preferred Next Location, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Effective Demand Households		3,067	4,857	7,493	3,984	3,687	23,088
Preferred Next Location	North Kona	30.6%	21.3%	6.9%	7.6%	68.6%	26.7%
	North & South Hilo	0.0%	22.6%	46.3%	7.5%	2.2%	21.1%
	North Hawai'i	0.0%	1.0%	4.2%	40.8%	2.7%	8.1%
	Puna	6.9%	24.5%	3.8%	0.0%	0.0%	7.2%
	Waimea	0.0%	4.1%	5.6%	12.1%	.8%	4.6%
	South Kona to Ka'u	20.0%	1.1%	0.0%	3.1%	2.7%	3.1%
	Primary Urban Center	2.7%	2.1%	2.2%	2.3%	4.9%	2.9%
	Makawao-Pukalani-Kula	0.0%	4.5%	4.7%	1.1%	0.0%	2.6%
	Oahu-any	1.0%	4.3%	2.4%	0.0%	0.0%	1.8%
	Hawaii-any	0.0%	1.7%	0.0%	0.0%	2.2%	.9%
	Koolaupoko-Koolauloa	0.0%	0.0%	1.9%	0.0%	1.1%	.9%
	Kauai-any	0.0%	0.0%	1.8%	0.0%	1.1%	.8%
	Wailuku-Kahului	2.2%	0.0%	1.2%	0.0%	0.0%	.6%
	East Kauai	0.0%	0.0%	1.5%	0.0%	0.0%	.5%
	Central Oahu	0.0%	0.0%	0.0%	2.7%	0.0%	.4%
	Maui-any	0.0%	0.0%	0.0%	0.0%	1.1%	.3%
	Ewa	2.3%	0.0%	0.0%	0.0%	0.0%	.2%
	Unknown/Refused	34.4%	12.8%	17.6%	22.6%	12.7%	17.6%

Source: Hawai'i Demand Survey, 2023

Table E-10. Current Housing Payment, County and Districts of Hawai'i, 2023

	Districts					
	South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Average Current Mortgage Amount						
Single Family	\$1,215	\$1,276	\$1,499	\$2,027	\$2,905	\$1,851
Multifamily	\$821	\$950	\$810	\$1,689	\$950	\$1,154
Other					\$1,250	\$1,149
Average Current Rent Amount						
All units	\$1,305	\$971	\$1,141	\$1,467	\$1,816	\$1,326
Two-bedroom rent	\$1,560	\$1,120	\$1,082	\$1,089	\$2,141	\$1,484

Source: Hawai'i Demand Survey, 2023

Table E-11. Affordable Housing Payment, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Total Buyer Households		901	2,523	2,236	1,682	3,310	10,652
Affordable Mortgage Payment	Less than \$500	5.8%	13.3%			3.9%	4.8%
	\$500 to \$999	8.1%	22.4%	18.5%	6.9%		10.9%
	\$1,000 to \$1,499	21.7%	20.9%	17.1%	8.7%	9.0%	14.5%
	\$1,500 to \$1,999	32.7%	22.4%	13.2%	5.3%	16.4%	16.8%
	\$2,000 to \$2,499	10.3%	11.9%	11.9%	24.5%	9.6%	13.0%
	\$2,500 to \$2,999		6.9%	8.2%	21.4%	8.3%	9.3%
	\$3,000 to \$3,499	9.2%		21.8%	9.1%	1.7%	7.3%
	\$3,500 to \$3,999			3.6%	2.6%	6.1%	3.1%
	\$4,000 to \$4,499			5.6%		24.1%	8.7%
	\$4,500 to \$4,999				8.3%		1.3%
	\$5,000 to \$5,499				4.5%	2.0%	1.3%
	\$5,500 or more				4.4%	19.0%	6.6%
	Don't know	12.2%	2.3%		4.3%		2.2%
	Average	\$1,221	\$991	\$1,735	\$1,868	\$2,612	\$1,761
Total Renter Households		335	1,869	3,407	886	1,630	8,128
Affordable Rent Payment	Less than \$300	6.9%	13.0%	11.1%		7.1%	9.3%
	\$300 to \$499	15.6%	8.5%	11.9%	5.6%		8.2%
	\$500 to \$799	25.9%	22.9%	18.6%	8.4%	9.1%	16.9%
	\$800 to \$1,099	23.8%	29.1%	24.3%	21.0%	6.3%	21.4%
	\$1,100 to \$1,399		11.9%	10.3%	17.6%	19.8%	12.9%
	\$1,400 to \$1,699		6.1%	5.4%	26.1%	4.2%	7.3%
	\$1,700 to \$1,999		2.3%	1.1%			1.0%
	\$2,000 to \$2,499	11.3%	6.2%	11.0%	5.4%	53.6%	17.8%
	\$2,500 to \$2,999	16.5%					.7%
	\$3,000 to \$3,999			1.0%	4.7%		.9%
	\$4,000 to \$4,999			2.1%			.9%
	\$5,000 or more			2.0%			.9%
	Not sure			1.2%	11.2%		1.7%
	Average	\$1,175	\$902	\$984	\$1,336	\$1,647	\$1,146

Source: Hawai'i Demand Survey, 2023

Table E-12. Down Payment and Real Estate Ownership, County and Districts of Hawai'i, 2023

		Districts					
		South Kona to Ka'u	Puna	North & South Hilo	North Hawai'i	North Kona	Total
Effective Demand Households		3,067	4,857	7,493	3,984	3,687	23,088
Amount Available for Down Payment	None	0.0%	6.8%	17.3%	0.0%	5.4%	6.9%
	Less than \$25,000	34.2%	22.8%	30.0%	12.3%	3.3%	17.6%
	\$25,000 to \$49,999	5.9%	23.5%	13.5%	22.6%	20.1%	18.7%
	\$50,000 to \$74,999	5.5%	10.5%	5.2%	4.6%	7.3%	7.1%
	\$75,000 to \$99,999	14.8%	4.5%	13.7%	2.7%	2.0%	6.2%
	\$100,000 to \$149,999	8.3%	3.7%	2.3%	4.5%	5.9%	4.6%
	\$150,000 to \$199,999	4.3%	0.0%	5.5%	0.0%	3.4%	2.6%
	\$200,000 to \$299,999	0.0%	8.0%	3.6%	17.1%	0.0%	5.3%
	\$300,000 to \$399,999	5.8%	5.0%	4.2%	4.7%	12.9%	7.3%
	\$400,000 or more	5.8%	9.0%	0.0%	26.9%	35.0%	17.7%
	Don't Know/Refused	15.4%	6.2%	4.7%	4.5%	4.8%	5.9%
Own Other Residential Property	Yes	12.4%	23.0%	16.3%	13.9%	19.4%	17.8%
	No	86.2%	77.0%	79.7%	86.1%	80.6%	80.8%
	Don't Know/Refused	1.4%	0.0%	4.0%	0.0%	0.0%	1.4%

Source: Hawai'i Demand Survey, 2023

APPENDIX F: COUNTY AND DISTRICTS TABLES – KAUA‘I COUNTY

Tables presented in Appendix F, referred to in prior iterations of HHPS as the “B Tables” or “County Districts Tables,” provide detailed demographic and housing-related data for the County and its districts. This data is taken from the Housing Demand Survey 2023.

Table F-1. Unit Descriptions, County and Districts of Kauaʻi, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Households		2,892	2,634	2,245	4,841	7,520	2,536	22,668
Tenancy	Own	50.9%	69.4%	59.7%	57.6%	69.1%	62.4%	62.7%
	Rent	47.0%	29.1%	37.2%	37.1%	28.7%	32.4%	34.1%
	Occupy without payment	1.2%	.9%	1.3%	3.1%	1.7%	5.2%	2.2%
	No home (homeless)	.9%	.6%	1.7%	1.9%	.5%	0.0%	.9%
	Don't Know/Refused	0.0%	0.0%	0.0%	.2%	0.0%	0.0%	.1%
Unit Type	Single-family house	80.8%	81.0%	69.5%	58.5%	84.8%	68.0%	74.9%
	Townhouse	2.9%	1.7%	0.0%	4.5%	0.0%	4.8%	2.0%
	Condominium	.9%	.7%	4.5%	13.2%	2.7%	10.7%	5.5%
	Duplex/multiplex	7.1%	11.5%	3.8%	4.4%	6.2%	4.1%	6.1%
	Apartment	6.1%	3.4%	22.1%	15.9%	2.7%	5.1%	8.2%
	Co-op	.5%	0.0%	0.0%	.8%	0.0%	0.0%	.2%
	Other	1.6%	1.7%	0.0%	1.7%	2.7%	4.4%	2.2%
	Don't Know/Refused	0.0%	0.0%	0.0%	1.0%	.9%	2.9%	.9%
Bedrooms	None (Studio)	2.0%	.9%	2.0%	1.9%	4.0%	5.4%	2.9%
	One	9.7%	10.0%	8.8%	11.0%	5.5%	16.7%	9.3%
	Two	17.6%	21.9%	24.6%	26.4%	23.2%	27.5%	23.6%
	Three	51.3%	43.2%	43.9%	45.8%	47.1%	38.0%	45.6%
	Four	16.8%	15.9%	15.1%	11.0%	16.3%	11.4%	14.5%
	Five or more	2.5%	7.2%	5.0%	3.7%	3.4%	1.0%	3.7%
	Don't Know/Refused	0.0%	.7%	.4%	.4%	.6%	0.0%	.4%
Bathrooms	One	31.2%	23.1%	26.3%	25.5%	21.6%	27.2%	24.9%
	One and one-half	10.9%	2.5%	2.8%	11.3%	6.3%	6.9%	7.2%
	Two	39.1%	37.1%	39.2%	33.4%	40.1%	27.0%	36.6%
	Two and one-half	6.1%	9.3%	8.0%	15.9%	9.5%	10.3%	10.3%
	Three	10.8%	16.3%	13.2%	11.8%	15.4%	16.9%	14.1%
	Three and one-half	1.6%	3.6%	6.5%	.3%	2.2%	7.3%	2.9%
	Four or more	.2%	7.5%	3.6%	1.8%	4.0%	3.8%	3.4%
	Don't Know/Refused	0.0%	.7%	.4%	0.0%	.9%	.6%	.5%

Source: Housing Demand Survey, 2023.

Table F-2. Households Demographics, County and Districts of Kauaʻi, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Households		2,892	2,634	2,245	4,841	7,520	2,536	22,668
Household Types	Single Member	17.2%	18.6%	23.0%	24.5%	18.3%	20.2%	20.2%
	Married, no children	19.5%	32.5%	31.9%	23.0%	30.3%	34.6%	28.3%
	Parent(s) & children	17.7%	7.8%	10.2%	14.5%	10.6%	14.0%	12.3%
	Unrelated Roomates	2.2%	4.4%	8.0%	3.6%	6.7%	6.5%	5.3%
	Multiple Families	39.8%	36.6%	26.9%	33.4%	33.5%	24.7%	33.0%
	Undetermined	3.6%	0.0%	0.0%	.9%	.7%	0.0%	.9%
Children in Household	None	66.1%	74.7%	74.6%	66.7%	73.0%	76.3%	71.5%
	One	13.9%	12.3%	6.3%	12.9%	12.2%	10.7%	11.8%
	Two	8.0%	6.3%	9.8%	10.0%	10.0%	9.8%	9.3%
	Three	7.0%	5.2%	2.9%	4.1%	3.8%	1.6%	4.1%
	Four or more	5.0%	1.5%	6.3%	6.2%	1.0%	1.6%	3.3%
	Refused	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Elderly in	HH has Member(s) Age 65+	57.4%	57.9%	48.7%	52.9%	57.6%	54.4%	55.3%
Household	All HH Members Under Age 65	42.6%	42.1%	51.3%	47.1%	42.4%	45.6%	44.7%

Source: Housing Demand Survey, 2023.

Table F-3. Financial Characteristics, County and Districts of Kauaʻi, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Households		2,892	2,634	2,245	4,841	7,520	2,536	22,668
Household Income	Less than \$15,000	9.2%	2.9%	8.1%	6.2%	3.2%	5.4%	5.3%
	\$15,000 to \$24,999	4.8%	1.6%	7.0%	7.8%	5.4%	4.5%	5.5%
	\$25,000 to \$29,999	1.6%	4.0%	5.2%	3.8%	3.9%	2.8%	3.6%
	\$30,000 to \$34,999	2.4%	4.6%	4.1%	6.4%	3.0%	1.8%	3.8%
	\$35,000 to \$39,999	3.9%	1.7%	6.3%	5.0%	2.7%	4.2%	3.7%
	\$40,000 to \$44,999	4.3%	1.3%	3.0%	5.5%	3.3%	4.9%	3.8%
	\$45,000 to \$49,999	3.4%	5.5%	3.2%	3.9%	4.9%	5.1%	4.4%
	\$50,000 to \$59,999	9.4%	3.7%	6.4%	4.2%	6.7%	4.0%	5.8%
	\$60,000 to \$74,999	17.3%	13.0%	11.5%	11.0%	16.3%	5.8%	13.2%
	\$75,000 to \$99,999	9.5%	7.9%	7.5%	12.1%	12.5%	17.3%	11.6%
	\$100,000 to \$124,999	13.7%	17.8%	11.1%	12.6%	13.8%	14.7%	13.8%
	\$125,000 to \$149,999	7.6%	9.0%	5.7%	7.2%	6.9%	7.8%	7.3%
	\$150,000 to \$174,999	6.0%	7.7%	8.0%	4.2%	4.4%	8.0%	5.7%
	\$175,000 to \$199,999	2.6%	5.2%	3.1%	3.6%	3.2%	1.9%	3.3%
	\$200,000 to \$249,999	2.4%	6.0%	4.7%	.3%	5.7%	3.5%	3.8%
	\$250,000 or more	1.8%	8.0%	5.1%	6.3%	4.1%	8.0%	5.3%
HUD Income Level	Less than 30%	13.1%	7.2%	17.1%	18.1%	10.5%	12.1%	12.9%
	30-50%	16.4%	12.1%	17.2%	16.8%	10.3%	10.2%	13.4%
	50-60%	2.8%	1.0%	0.0%	2.1%	3.6%	1.0%	2.2%
	60-80%	17.5%	10.7%	10.0%	13.8%	19.4%	14.7%	15.5%
	80-120%	22.8%	16.8%	19.8%	19.6%	17.8%	15.0%	18.6%
	120-140%	3.7%	8.2%	5.6%	6.0%	8.1%	9.1%	7.0%
	140-180%	11.4%	18.7%	8.6%	9.8%	11.2%	15.7%	12.1%
	More than 180%	12.3%	25.3%	21.7%	13.9%	19.1%	22.1%	18.4%
Shelter-to- Income Ratio	No shelter cost	2.5%	4.7%	8.2%	9.1%	6.3%	8.7%	6.7%
	less than 30 percent	52.5%	51.3%	41.3%	46.8%	45.9%	40.7%	46.5%
	30 to 39 percent	15.7%	14.8%	13.7%	14.2%	15.9%	16.4%	15.2%
	40 to 49 percent	9.2%	7.3%	8.3%	5.2%	7.2%	11.9%	7.7%
	50 percent or more	18.0%	14.3%	24.1%	23.3%	20.6%	18.1%	20.2%
	Not reported	2.1%	7.6%	4.4%	1.3%	4.0%	4.2%	3.7%

Source: Housing Demand Survey, 2023.

Table F-4. Doubling Up, Crowding, and Hidden Homeless, County and Districts of Kauaʻi, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Households		2,892	2,634	2,245	4,841	7,520	2,536	22,668
Crowded Households	Less than 2 persons per bedroom	86.9%	94.0%	88.5%	87.6%	92.1%	83.9%	89.4%
	More than 2 or more persons per bedroom	13.1%	6.0%	11.5%	12.4%	7.9%	16.1%	10.6%
Doubled Up Households	No	87.8%	88.9%	91.0%	90.9%	89.2%	93.8%	90.0%
	Yes	12.2%	11.1%	9.0%	9.1%	10.8%	6.2%	10.0%
Households that are Crowded, Doubled, or Both	None of these	76.3%	84.3%	83.1%	81.9%	83.4%	79.8%	81.9%
	Crowded, Doubled Up, or Both	23.7%	15.7%	16.9%	18.1%	16.6%	20.2%	18.1%
Hidden Homeless	No	36.4%	23.3%	17.4%	18.0%	23.3%	15.9%	22.4%
	Yes	63.6%	76.7%	82.6%	82.0%	76.7%	84.1%	77.6%
At Risk of Homelessness	No	65.1%	72.6%	60.8%	58.8%	73.7%	71.3%	67.7%
	Yes	34.9%	27.4%	39.2%	41.2%	26.3%	28.7%	32.3%

Source: Housing Demand Survey, 2023.

Table F-5. Intention to Move, County and Districts of Kaua'i, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Households		2,892	2,634	2,245	4,841	7,520	2,536	22,668
Want to Move	Yes	52.8%	55.4%	56.4%	50.2%	52.5%	63.3%	54.0%
	No	47.2%	44.6%	43.6%	49.8%	47.5%	36.7%	46.0%
Final Demand Households		986	1,026	923	1,460	2,437	1,042	7,874
Soonest Will Move	In 1 Year	16.3%	9.7%	16.6%	18.8%	13.8%	14.5%	15.0%
	In 2 Years	17.2%	21.2%	15.2%	11.9%	15.2%	16.0%	15.6%
	3 to 5 Years	20.6%	13.1%	20.0%	10.3%	17.4%	15.9%	16.0%
	More than 5 Years	10.7%	26.2%	20.7%	19.6%	15.1%	18.2%	17.7%
	Not Sure When	35.2%	29.9%	27.5%	39.4%	38.5%	35.4%	35.7%
Planned Next Locaiton	Will Move Out of Hawaii	10.3%	10.1%	18.4%	21.3%	17.8%	22.4%	17.3%
	Will Move Within Hawaii or Not Sure	89.7%	89.9%	81.6%	78.7%	82.2%	77.6%	82.7%
Effective Demand Households		848	934	741	1,181	1,953	821	6,478

Source: Housing Demand Survey, 2023

a Final Demand Movers are those who will move and have an idea about the time frame of their move.

b Effective Demand Movers are those who will move, have an idea about the time frame of their move, and plan to remain in the State of Hawai'i when they move.

Table F-6. Mover Tenancy Preferences, County and Districts of Kaua'i, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Effective Demand Households		848	934	741	1,181	1,953	821	6,478
Planned Next Tenancy	Buying	44.3%	52.0%	50.2%	45.4%	41.1%	31.7%	43.6%
	Renting	31.4%	23.7%	19.6%	30.1%	31.5%	38.0%	29.7%
	Moving in with relative, friends	5.9%	0.0%	7.3%	4.5%	3.8%	0.0%	3.7%
	Other	3.6%	2.3%	5.5%	2.9%	11.1%	8.3%	6.5%
	Don't Know/Refused	14.8%	21.9%	17.3%	17.1%	12.6%	21.9%	16.5%
Certain to Buy	Sure to buy	74.4%	75.1%	37.3%	72.1%	65.7%	85.1%	67.9%
	Might rent	6.5%	16.0%	29.7%	11.0%	16.5%	0.0%	14.1%
	Don't Know/Refused	19.1%	8.9%	33.0%	16.9%	17.8%	14.9%	18.0%
Would Buy if Affordable	Yes	87.5%	81.5%	84.3%	31.5%	66.8%	58.0%	64.7%
	No	6.4%	5.7%	0.0%	57.3%	14.0%	13.2%	19.1%
	Don't Know/Refused	6.1%	12.8%	15.7%	11.2%	19.2%	28.7%	16.2%

Source: Housing Demand Survey, 2023

Base for Preferred Next Tenancy is all effective demand households.

Base for Certain to Buy is all effective demand households that prefer to purchase their next home.

Base for Would Buy If Affordable is all effective demand households that prefer to rent their next home.

Table F-7. Buyer Unit Preferences, County and Districts of Kauaʻi, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Buyer Households		410	435	340	549	853	239	2,826
Preferred Unit Type	Single-family house	94.8%	69.0%	61.2%	74.1%	76.5%	75.5%	75.8%
	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Condo	5.2%	0.0%	5.8%	7.7%	7.8%	13.4%	6.4%
	Apartment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Other	0.0%	0.0%	0.0%	7.8%	0.0%	0.0%	1.5%
	Don't Know/Refused	0.0%	31.0%	33.0%	10.4%	15.7%	11.1%	16.3%
Preferred Number of Bedrooms	One	0.0%	0.0%	0.0%	3.9%	0.0%	6.5%	1.4%
	Two	22.5%	17.6%	12.2%	17.4%	24.6%	11.8%	18.6%
	Three	59.0%	72.8%	71.8%	34.1%	48.0%	55.3%	55.3%
	Four	18.6%	9.6%	9.2%	32.8%	27.4%	20.1%	20.7%
	Five or more	0.0%	0.0%	6.8%	11.9%	0.0%	0.0%	3.3%
	Don't Know/Refused	0.0%	0.0%	0.0%	0.0%	0.0%	6.3%	.6%
Minimum Acceptable Bedrooms	None (studio)	0.0%	0.0%	0.0%	3.4%	0.0%	6.2%	1.2%
	One	12.9%	21.5%	14.1%	12.4%	2.8%	0.0%	10.7%
	Two	62.0%	33.2%	73.2%	56.6%	64.2%	74.0%	60.0%
	Three	25.2%	35.7%	0.0%	19.5%	33.1%	19.8%	23.2%
	Four	0.0%	9.6%	0.0%	8.1%	0.0%	0.0%	2.9%
	Five or more	0.0%	0.0%	6.8%	0.0%	0.0%	0.0%	1.0%
	Don't Know/Refused	0.0%	0.0%	5.9%	0.0%	0.0%	0.0%	.9%
Preferred Number of Bathrooms	One	0.0%	0.0%	8.3%	3.9%	2.8%	15.2%	4.2%
	One and one-half	19.1%	15.4%	0.0%	8.1%	11.1%	3.2%	10.1%
	Two	57.2%	55.6%	57.0%	27.8%	54.6%	28.6%	47.8%
	Two and one-half	13.5%	19.5%	6.2%	28.1%	7.4%	25.0%	15.8%
	Three	3.5%	0.0%	21.7%	17.0%	15.3%	21.8%	12.9%
	Three and one-half	6.6%	9.6%	0.0%	7.7%	8.8%	0.0%	6.1%
	Four or more	0.0%	0.0%	6.8%	7.4%	0.0%	0.0%	2.4%
	Don't Know/Refused	0.0%	0.0%	0.0%	0.0%	0.0%	6.3%	.6%
Minimum Acceptable Bathrooms	One	29.1%	28.1%	38.0%	13.8%	21.8%	7.1%	23.7%
	One and one-half	20.8%	21.2%	27.7%	21.9%	12.7%	8.7%	19.2%
	Two	47.7%	50.6%	26.9%	55.4%	55.2%	77.7%	50.8%
	Two and one-half	2.4%	0.0%	0.0%	5.2%	10.3%	6.5%	4.4%
	Three	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%	.7%
	Four or more	0.0%	0.0%	7.4%	0.0%	0.0%	0.0%	1.2%

Source: Housing Demand Survey, 2023

Table F-8. Renter Unit Preferences, County and Districts of Kaua'i, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Renter Households		291	198	133	364	654	287	1,926
Preferred Unit Type	Single-family house	72.8%	77.8%	56.5%	48.6%	56.9%	57.9%	59.7%
	Townhouse	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Condo	0.0%	0.0%	0.0%	0.0%	7.5%	3.8%	3.0%
	Apartment	0.0%	0.0%	43.5%	14.4%	18.7%	5.2%	13.1%
	Other (please specify):	0.0%	22.2%	0.0%	0.0%	4.0%	6.7%	4.9%
	Don't Know/Refused	27.2%	0.0%	0.0%	37.0%	12.9%	26.4%	19.3%
Preferred Number of Bedrooms	None (studio)	0.0%	0.0%	0.0%	0.0%	5.8%	0.0%	1.9%
	One	24.1%	22.2%	23.9%	49.7%	16.9%	45.9%	30.0%
	Two	10.4%	20.4%	40.0%	23.6%	31.1%	6.7%	23.1%
	Three	65.4%	57.4%	36.1%	26.8%	34.2%	35.5%	39.5%
	Four	0.0%	0.0%	0.0%	0.0%	6.5%	11.9%	3.7%
	Five or more	0.0%	0.0%	0.0%	0.0%	5.4%	0.0%	1.8%
Minimum Acceptable Bedrooms	None (studio)	0.0%	0.0%	47.4%	0.0%	5.5%	0.0%	5.8%
	One	13.7%	31.8%	26.8%	30.8%	44.1%	12.3%	31.5%
	Two	66.0%	68.2%	25.8%	69.2%	35.9%	87.7%	54.6%
	Three	20.3%	0.0%	0.0%	0.0%	7.5%	0.0%	5.6%
	Four	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	2.6%
Preferred Number of Bathrooms	One	10.4%	15.7%	23.9%	65.1%	39.6%	33.2%	36.9%
	One and one-half	10.4%	0.0%	40.0%	8.1%	8.7%	12.7%	10.4%
	Two	51.1%	64.0%	36.1%	6.8%	40.4%	43.5%	37.2%
	Two and one-half	0.0%	20.3%	0.0%	0.0%	0.0%	10.6%	3.9%
	Three	15.4%	0.0%	0.0%	19.9%	11.2%	0.0%	10.1%
	Don't know	12.6%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%
Minimum Acceptable Bathrooms	One	20.6%	37.1%	100.0%	100.0%	47.0%	38.7%	48.5%
	One and one-half	56.2%	24.2%	0.0%	0.0%	29.1%	61.3%	31.8%
	Two	0.0%	38.7%	0.0%	0.0%	12.7%	0.0%	12.2%
	Two and one-half	23.1%	0.0%	0.0%	0.0%	11.2%	0.0%	7.4%

Source: Housing Demand Survey, 2023

Table F-9. Preferred Next Location, County and Districts of Hawai'i, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Effective Demand Households		848	934	741	1,181	1,953	821	6,478
Preferred Next Location	Koloa-Poipu-Kalaheo	14.9%	36.2%	45.1%	3.7%	1.4%	0.0%	13.4%
	North Shore Kauai	2.8%	2.2%	5.6%	2.3%	12.3%	60.7%	13.1%
	Lihue	11.5%	11.3%	5.6%	30.5%	9.7%	3.2%	12.7%
	East Kauai	0.0%	0.0%	0.0%	9.8%	34.6%	0.0%	12.2%
	Waimea	33.5%	2.4%	0.0%	1.4%	1.2%	0.0%	5.3%
	Hanapepe-Eleele	11.3%	11.0%	2.2%	0.0%	0.0%	0.0%	3.3%
	Kauai-district unknown	0.0%	0.0%	3.0%	9.1%	1.1%	1.5%	2.5%
	North & South Hilo	0.0%	0.0%	0.0%	1.3%	3.2%	8.1%	2.2%
	Primary Urban Center	2.0%	0.0%	6.4%	1.4%	2.1%	0.0%	1.9%
	Koolaupoko-Koolauloa	2.4%	0.0%	5.2%	0.0%	1.4%	0.0%	1.3%
	Hawaii-district unknown	3.0%	0.0%	0.0%	2.7%	0.0%	0.0%	.9%
	Maui-district unknown	1.5%	0.0%	0.0%	0.0%	2.2%	0.0%	.9%
	Waianae	0.0%	0.0%	0.0%	4.0%	0.0%	0.0%	.7%
	Puna	0.0%	0.0%	0.0%	1.9%	.7%	0.0%	.6%
	Lana'i	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	.5%
	Ewa	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	.5%
	South Kona to Ka'u	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	.3%
	East Honolulu	0.0%	1.7%	0.0%	0.0%	0.0%	0.0%	.2%
	North Kona	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	.2%
	Unknown/Refused	17.2%	35.3%	24.3%	26.5%	30.2%	25.0%	27.2%

Source: Housing Demand Survey, 2023

Table F-10. Current Housing Payment, County and Districts of Kauaʻi, 2023

	Waimea	Hanapepe- Eleele	Koloa-Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Average Current Mortgage Amount							
Single Family	\$2,096	\$2,569	\$2,529	\$2,180	\$2,221	\$2,728	\$2,323
Multifamily	\$2,756	\$2,134	\$1,918	\$2,178	\$2,516	\$2,534	\$2,281
Other	\$1,203	\$950			\$1,850	\$1,250	\$1,626
Not reported						\$350	350
Average Current Rent Amount							
All units	\$1,692	\$1,803	\$1,575	\$1,561	\$2,149	\$2,148	\$1,833
Two-bedroom rent	\$2,221	\$1,933	\$1,579	\$1,700	\$2,163	\$3,256	\$2,052

Source: Housing Demand Survey, 2023

Note. Base for Average Current Mortgage is current owners who specified the amount of their current monthly mortgage payment. Base for Average Current Rent is current renters who specified the amount of their current monthly rent payment. Base for Affordable Mortgage Payment is effective demand movers who plan to purchase their next home. Base for Affordable Rent Payment is effective demand movers who plan to rent their next home.

Table F-11. Affordable Housing Payment, County and Districts of Kauaʻi, 2023 (continued)

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Buyer Households		410	435	340	549	853	239	2,826
Affordable Mortgage Payment	Less than \$500	8.9%				2.8%		2.2%
	\$500 to \$999			11.9%	13.0%			4.3%
	\$1,000 to \$1,499	9.4%	15.4%	25.3%	17.5%	11.3%		13.7%
	\$1,500 to \$1,999	44.7%	13.0%	13.8%	22.9%	17.2%	3.2%	20.6%
	\$2,000 to \$2,499	5.3%	9.6%	8.1%	4.0%	21.3%	9.8%	10.3%
	\$2,500 to \$2,999		16.1%	17.5%	10.0%	4.5%	22.0%	10.2%
	\$3,000 to \$3,499	7.9%	22.6%	11.4%	9.7%	10.3%	10.9%	11.8%
	\$3,500 to \$3,999	12.2%	6.5%	6.1%	4.3%	13.6%	24.0%	10.5%
	\$4,000 to \$4,499		4.2%					.6%
	\$4,500 to \$4,999	6.8%				5.8%		2.6%
	\$5,000 to \$5,499		6.6%		14.5%	4.8%		4.8%
	\$5,500 or more		6.1%		4.1%	8.3%	6.6%	4.3%
	Don't know	4.9%		5.9%			23.5%	4.2%
	Average	\$1,731	\$2,010	\$1,527	\$1,445	\$1,969	\$2,447	\$1,803
Total Renter Households		32,936	7,632	1,407	3,830	4,061	482	438
Affordable Rent Payment	Less than \$300				35.9%	13.1%		12.5%
	\$300 to \$499	15.4%			14.4%		22.4%	8.0%
	\$500 to \$799			19.6%				1.4%
	\$800 to \$1,099	26.3%		36.1%	8.0%	2.9%	13.8%	10.2%
	\$1,100 to \$1,399	10.4%		23.9%	20.5%	13.3%		12.0%
	\$1,400 to \$1,699	16.7%	40.4%		13.1%	6.2%		12.1%
	\$1,700 to \$1,999		20.4%			20.1%		9.2%
	\$2,000 to \$2,499	31.1%		20.4%		20.6%	17.3%	14.2%
	\$2,500 to \$2,999					13.3%	14.2%	6.2%
	\$3,000 to \$3,999		12.3%		8.1%	6.5%	3.8%	6.0%
	\$4,000 to \$4,999		20.3%				17.8%	4.8%
	\$5,000 or more		6.5%			4.0%	10.6%	3.5%
	Average	\$1,401	\$1,962	\$1,227	\$929	\$1,812	\$1,588	\$1,488

Source: Housing Demand Survey, 2023

Note. Base for Average Current Mortgage is current owners who specified the amount of their current monthly mortgage payment. Base for Average Current Rent is current renters who specified the amount of their current monthly rent payment. Base for Affordable Mortgage Payment is effective demand movers who plan to purchase their next home. Base for Affordable Rent Payment is effective demand movers who plan to rent their next home.

Table F-12. Down Payment and Real Estate Ownership, County and Districts of Kaua'i, 2023

		Waimea	Hanapepe- Eleele	Koloa- Poipu- Kalaheo	Lihue	East Kauai	North Shore Kauai	Total
Total Buyer Households		410	435	340	549	853	239	2,826
Amount Available for Down Payment	None	9.2%	0.0%	6.8%	7.9%	3.6%	15.2%	6.6%
	Less than \$25,000	14.8%	11.5%	19.5%	6.1%	3.5%	6.5%	9.9%
	\$25,000 to \$49,999	21.8%	13.0%	0.0%	23.1%	7.0%	8.6%	12.7%
	\$50,000 to \$74,999	11.6%	17.6%	18.7%	11.3%	5.9%	0.0%	11.0%
	\$75,000 to \$99,999	18.8%	0.0%	6.5%	8.1%	11.4%	10.9%	9.6%
	\$100,000 to \$149,999	0.0%	29.1%	16.1%	0.0%	0.0%	0.0%	6.7%
	\$150,000 to \$199,999	3.7%	0.0%	6.5%	16.7%	12.5%	6.8%	8.4%
	\$200,000 to \$299,999	11.8%	12.6%	8.0%	0.0%	14.9%	0.0%	8.6%
	\$300,000 to \$399,999	0.0%	9.6%	0.0%	9.5%	0.0%	3.2%	3.5%
	\$400,000 or more	3.5%	0.0%	17.9%	13.2%	30.8%	43.8%	17.4%
	Don't Know/Refused	8.0%	1.1%	16.3%	17.0%	5.8%	0.0%	1.7%
Own Other Residential Property	Yes	12.7%	2.0%	4.0%	20.5%	15.7%	15.0%	12.8%
	No	87.3%	98.0%	96.0%	79.5%	83.3%	85.0%	86.9%
	Don't Know/Refused	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	.3%

Source: Housing Demand Survey, 2023

APPENDIX G: CONSOLIDATED PLAN

Table G-1. Comparison of HHPS 2016 and DBEDT Housing Demand 2015-2025

(SUMMARY GOALS)

	Support	Build/Rehab	Financial Assistance	Other Assistance
Hawai'i County	Home Ownership	Homeowner Housing Added for Education and Counseling (25 Household Housing Unit) Homeowner Housing Added (38 Household Housing Unit)		
	Low-Income Rentals	Rental units constructed (5 Household Housing Unit) Homeowner Housing Rehabilitated (50 Household Housing Unit)	Rapid Housing (100 Household Housing Unit)	Public Facility or Infrastructure Activities for Low/ Moderate Income Housing Benefit (2 Households Assisted)
	Homeless			Overnight Shelter (740 Persons Assisted)
	Special Needs Housing	Rental Units Constructed (100 Household Housing Unit) Rental Units rehabilitated (50 Household Housing Unit)		
Kaua'i County	Home Ownership	Homeowner Housing Added for low-cost financing (5 Household Housing Unit) Homeowner Housing Added for housing development financing (5 Household Housing Unit)		
	Low-Income Rentals			Public service activities for Low/Moderate Income Housing Benefit (60 Households Assisted)
	Homeless	Transitional Housing Added (50 Beds)	Homeless Prevention (75 Persons Assisted)	
	Special Needs Housing	5 Household Housing Unit		
Maui County	Home Ownership			
	Low-Income Rentals			
	Homeless			
	Special Needs Housing			Public service activities other than Low/Moderate Income housing Benefit for social service programs (100 Persons Assisted)
C&C Honolulu	Home Ownership	Homeowner Housing Rehabilitated (50 Household Housing Unit)	Direct Financial Assistance to Homebuyers (50 Households Assisted) Services to LMI Population (50 Persons Assisted)	
	Low-Income Rentals	Affordable Housing (400 Households Housing Unit)		
	Homeless	Housing for Homeless (250 Household Housing Unit) Homeless Shelter (5 Housing Unites)	Homelessness Prevention (30 Persons Assisted)	Public Service activities other than Low/Moderate Income Housing Benefit (3750 Persons Assisted)
	Special Needs Housing			Senior Services (50 Persons Assisted) Youth Services (50 Persons Assisted)

				Domestic Services Assisted (50 Persons)
Statewide	Home Ownership	Homeowner Housing Added (8 Household Housing Unit) Self Help Building Method Homeowner Housing Added (25 Household Housing Unit) 7 affordable homes for first-time buyers (non self-help)	Direct Financial Assistance to Homebuyers (2 Households Assisted)	
	Low-Income Rentals	Rental units constructed (46 Household Housing Unit) Rental units rehabilitated (2 Household Housing Unit) Rental units constructed for extremely low-income families (59 Household Housing Unit) Rental units rehabilitated for extremely low-income families (2 Housing Unit)	Tenant-based rental assistance / Rapid Rehousing (201 Households Assisted)	
	Homeless	Transitional Housing Units rehabilitated (500,000 Household Housing Unit)	Tenant-based rental assistance / Rapid Rehousing (875 Households Assisted) Homeless Prevention Financial Assistance (350 Persons Assisted) Financial assistance for homelessness prevention (350 Persons Assisted)	Emergency Shelter Operations: (10,000 Persons Assisted) Domestic Violence Emergency Shelter Operations (1,400 Persons Assisted)
	Special Needs Housing	Rental units constructed (22 Household Housing Unit) Rental units rehabilitated (6 Household Housing Unit)	HOPWA Tenant-based rental assistance / Rapid Rehousing (75 Households Assisted; 45 Prevention Households Assisted)	HOPWA Support Services (2,500 Persons Assisted)

Table G-2. State and Counties Consolidated Plan 2020 Annual Goals

	Support	Build/Rehab	Financial Assistance	Other Assistance
Hawai'i, County	Home Ownership	Homeowner Housing Rehabilitated (10 Household Housing Unit)	Loan program for low- and moderate-income homeowner occupied residences (10 Household Housing Unit)	
	Low-Income Rentals	Constructed multi-family apartment (60 Households Housing unit)		
	Homeless	Homeless shelter rehabilitation (299 Persons)		
	Special Needs Housing	Infrastructure construction (18 Persons)		
Kaua'i County	Home Ownership	Homeowner Housing added (1 housing units)	Direct Financial Assistance to Homebuyers (1 Household Assisted)	
	Low-Income Rentals	Rental units constructed (15 Household Housing Unit) Rental Units rehabilitated (21 Household Housing Unit)		Support services (61 persons assisted)
	Homeless			Public Facility or Infrastructure Activities: 100 Households Assisted
	Special Needs Housing			
Maui County	Home Ownership			
	Low-Income Rentals			
	Homeless			
	Special Needs Housing			Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit (1009 Households Assisted)
C&C Honolulu[4]	Home Ownership	Homeowner Housing Rehabilitated (17 Housing Units)	Direct Financial Assistance to Homebuyers (10 Housing Assisted)	
	Low-Income Rentals	Rental units constructed (52 Housing Units)		Public service activities other than Low/Moderate Income Housing Benefit (185 Assisted) Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (60059 Assisted) Service to benefits LMI (50 persons)
	Homeless	Housing for homeless added (250 housing units)	Tenant based rental assistance /Rapid Rehousing (50 Households Assisted) Tenant-based rental assistance/ Rapid Rehousing (155 Assisted) Homelessness Prevention (497 Assisted)	Low Moderate Income Housing Benefit (1333 Assisted) Homeless Person Overnight Shelter (2438 Assisted)

Statewide	Special Needs Housing			
	Home Ownership	Homeowner Housing Added (6 Household Housing Unit)		
	Low Income Rentals	Rental units constructed (16 Household Housing Unit) Extremely low-income rental units constructed (14 Household Housing Unit)	Tenant-based rental assistance / Rapid Rehousing (32 Households Assisted)	
	Homeless		Tenant-based rental assistance / Rapid Rehousing (175 Households Assisted) Homelessness Prevention Financial Assistance (70 Persons Assisted)	Emergency Shelter Operations (2,000 persons assisted) Transition to Permanent Housing (122 persons assisted) Homeless prevention support services (70 / 140? persons assisted)
	Special Needs Housing	Rental Housing (11 Household Housing Unit)	HOPWA tenant-based rental assistance / Rapid Rehousing (24 households assisted)	Domestic Violence Emergency Shelter Operations (280 Persons Assisted) HOPWA Support Services (500 persons assisted)

APPENDIX H: GLOSSARY

Adequately Housed: Households that are not classified as at-risk for homelessness or hidden homeless.

50% Hawaiian: An individual is 50 percent Hawaiian if they claimed that status in the Housing Demand Survey. Only Respondents were asked to self-report ethnic status. A household is classified as 50 percent Hawaiian if the household includes at least one adult member who is 50 percent or more Hawaiian. Respondents were asked if there were other members of the household who were 50 percent or more Hawaiian. 50 percent Hawaiian households may or may not be DHHL beneficiaries (lessees or applicants).

ADLs: Activities of Daily Living, which include assistance with eating, bathing, getting dressed, getting in or out of bed, or getting to the toilet.

Acceptable Bathrooms: The number of bathrooms that are absolutely required in a new unit. Typically, an acceptable bathroom is a more accurate measure of housing characteristics for planning than first-choice preferred bedrooms.

Acceptable Bedrooms: The number of bedrooms that are absolutely required in a new unit. Typically, an acceptable bedroom is a more accurate measure of housing characteristics for planning than first-choice preferred bedrooms.

Affordable Housing: refers to the generalized concept of housing that residents have enough income and financial resources to be able to purchase or rent.

In the U.S., a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for owners and usually include utility costs. When the monthly carrying costs of a home exceed 30–35 percent of household income, then the housing is considered unaffordable for that household.

Affordable Housing Cost: The average dollar amount that a respondent reported they would be able to pay per month for a new housing unit.

Apartment: Refers to an apartment building that contains residential suites in which each individual unit is leased to different occupants.

Applicant Only: Households in which at least one adult member has applied for, but has not yet been awarded, land from the Department of Hawaiian Home Lands.

At-Risk for Homelessness: Households in which members would become homeless is less than three months if they suddenly lost their primary source of income. Also called “precariously housed,” these people are three monthly paychecks away from homelessness.

Available Down Payment: The amount of money available to be used as a cash down payment for new housing.

Churn Rate: For any given period, the number of participants who discontinue their use of a service divided by the average number of total participants. Churn rate provides insight into the growth or decline of the subscriber base, as well as the average length of participation in the service.

COL %: Represents the percentage of the column total for an individual cell in a table [Also referred to as **Count Percent** or vertical percent].

Condominium/Condo: An apartment building with five units or more in which each owner owns a unit and holds a joint ownership in common areas with other owners in the building.

Contract Type: Refers to the two major ownership contracts: leasehold and fee simple.

Count Percent: [See Col %].

Crowding Ratio: The average number of household members per bedroom per household.

Crowding Ratio by Bedrooms: Number of persons per bedroom. Does not include any rooms other than bedrooms. Households with more than 1.01 persons per bedroom are considered overcrowded [See also **Overcrowded**].

Crowding Ratio by Rooms: Number of persons per room. Includes all rooms other than closets, hallways, utility rooms, foyers, and lanais.

DHHL: Department of Hawaiian Home Lands. This state agency has been responsible for administering the land trust that, in 1921, established about 200,000 acres of land for homesteading by Native Hawaiians. For more information visit: <http://www.Hawaii.gov/dhhl/>.

Doubled-up: Housing units that are occupied by two or more families or groups of persons who are not related by birth, marriage, or adoption.

Elderly: A person 62 years of age or older.

Elderly Alone: Single-member households, member is 62 years of age or older.

Elderly Couple: Two-member households, male and female, at least one of which is 62 years of age or older.

Emancipated foster youth: Youth who are aging out of the foster care system.

Equity Gap Funding: The amount of money needed to cover development costs for new or existing affordable rental or mixed-use project or projects for economic development activities directly related to affordable housing. These funds are intended to cover the difference between the projected

Exiting offender: Inmates released from the prison system.

Fee Simple: A fee simple estate is the least limited interest and the most complete and absolute ownership option. It is of indefinite duration, freely transferable and inheritable. The phrase "fee simple absolute" came about because the estate is of potentially infinite duration (thus "fee"); there are no limitations on its inheritability (thus "simple"); and it is inalienable and cannot be divested (thus "absolute").

Frail elderly: Elderly afflicted with physical or mental disabilities that may interfere with the ability to perform activities of daily living independently (i.e., bathing, dressing, toileting, and meal preparation).

Group quarters: A place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. Services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

Guamanian or Chamorro: Ethnicity of persons from Guam or the Mariana Islands region.

HH: Household, person residing in a housing unit for five or more months of the year.

Hidden Homeless: Households in which more than one family share accommodations. These households include families that are doubled up (two or more families or groups of persons who are related by birth, marriage or adoption) and those that are sharing (two or more families or groups whose members are not related by birth, marriage, or adoption).

Homestead Land: Land entrusted by the Hawaiian Homes Commission Act for homesteading by Native Hawaiians. This trust is currently administered by the Department of Hawaiian Homelands

Honolulu PUC: Honolulu Primary Urban Center, census tracts 4.01 through 72, 75.02, and 75.06. For information on Census Tracts visit: http://factfinder.census.gov/home/saff/main.html?_lang=en.

Housing Stock: The total housing stock includes all occupied housing units plus vacant housing units available for sale or rent. The stock excludes vacant units held for use for seasonal use, migratory workers, and “other” vacant units.

HUD: U.S. Department of Housing and Urban Development. HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships -- particularly with faith-based and community organizations that leverage resources and improve HUD's ability to be effective on the community level. For more information visit: <http://www.hud.gov/>

HUD Income Guidelines: [See **HUD Income Limits**]

HUD Income Limits: Calculates income as percentage of the HUD median income for a household of a given size in each geographic area. For information on the HUD median income and HUD income limits visit: <http://www.huduser.org/datasets/il/il06/BRIEFING-MATERIALs.pdf>

HUD Median Income: The median income for a household of a given size in a specific geographic area. For detailed information on the HUD median income and HUD income limits visit: <http://www.huduser.org/datasets/il/il06/BRIEFING-MATERIALs.pdf>

IADLs: Instrumental Activities for Daily Living which include preparing meals, taking medications, making phone calls, or managing money.

Imputation: A method of replacing missing values for specific variables in survey work. SMS uses a multivariate regression technique to replace missing values with the best estimate of the value for each case, based on reported values of several other related variables. For the Housing Demand Survey, imputation was applied to age and household income.

In-migration: The number of persons who move to Hawai'i from other areas in the United States.

Income: Self-reported household income for all sources, for all employed persons in the household, estimated before taxes, for the calendar year preceding the survey (2005). [See also **Imputation**].

Income as a % of HUD Median: [See **HUD Income Limits**].

Income Per Household Member: Household income divided by the number of persons living in the household.

Intention to Move: The desire to seek a new housing unit at some time in the future. Includes the desire to seek a new ownership unit and the desire to seek a new rental unit.

Leasehold: A less than freehold estate by which a tenant possesses real property. In a lease situation, the tenant possesses a leasehold and the landlord possesses the reversion estate; i.e., when the lease terminates, the property will revert to the landlord.

Lessee and Applicant: A classification of households used in the Native Hawaiian tabulations and reports referring to a household in which at least one member is a DHHL lessee and at least one is an applicant for a land award from DHHL.

Lessee Only: A households occupied by virtue of a Department of Hawaiian Home Lands lease, and having no adult member who is on a DHHL awards applicant list.

Military Housing Privatization Initiative:

In order to house active duty military personnel and their families, the Department of Defense (DoD) has traditionally relied on two methods. In locations where the local housing supply was adequate, the DoD provided military members with a stipend, the Basic Allowance for Housing (BAH), to defray the cost of residential housing near military installations. For those locations where local housing was extremely expensive or unavailable, quarters were built within the military installations to house military personnel and their dependents.

In 1996, a third option was created through the Military Housing Privatization Initiative (MHPI). Because many of the military family housing properties built during the 1950s and 1960s were old and deteriorating, the DoD partnered with private developers to take on the projects since they had the experience and expertise to do the job faster, cheaper, and better. Under the MHPI, private developers renovate or replace old, substandard military housing and, in some instances, build additional units. The developers then become the owners and managers of those properties and the landlords for the military families in those homes. Most important, military families get updated, repaired, or newly constructed homes that will be maintained for the next fifty years.

The MHPI program has made on-base privatized housing part of the local competitive housing market. Privatized housing operates similarly to any other private rental property business and the resulting competition can impact the local rental market and housing demand.

MFD: Multi-Family Dwelling. This includes townhouses, apartments, duplexes, and multiplexes.

Multi-Generation Household with Elderly Members: Households with at least two generations present and at least one member 62 years of age or older.

Non-Hawaiian: A non-Hawaiian individual is a person that reports no Hawaiian ancestry.

O'ahu SF Ads: The number of advertisements for single-family homes in the City & County of Honolulu.

O'ahu SF Rents: The number of advertisements for single-family homes for rent in the City & County of Honolulu.

Occupy without Payment: A type of tenancy in which the respondent occupies a housing unit without payment of cash rent. Includes persons living in rent-free public units, those living in private sector, family-owned units, property managers occupying units in exchange for services, clerics living in church owner units, military dependents in on-base units, etc. Does not include individuals who have paid off their mortgage.

Other Vacant: This category includes units held for settlement of an estate, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

Out-migration: The number of Hawai'i residents who move to other locations within the United States.

Overcrowded: A household with more than 1.01 persons per room.

Permanent Supportive Housing: Housing with indefinite leasing or rental with appropriate services for persons with higher acuity.

Persons with Alcohol or Other Drug Addictions: Persons whose impairment or disability is due to alcoholism or drug addiction.

Persons with Developmental Disability: Persons with a severe, chronic disability that: (1) is attributable to a mental or physical impairment or combination of mental and physical impairments; (2) is manifested before the individual attains age 22; (3) is likely to continue indefinitely; (4) results in substantial functional limitations in three or more of the following areas of major life activity: self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living; economic self-sufficiency; and (5) reflects the individual's need for a combination and sequence of special interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated. An individual from birth to age nine, inclusive, who has a substantial developmental delay or specific congenital or acquired condition, may be considered to have a developmental disability without meeting three or more of the criteria described above, if the individual, without services and supports, has a high probability of meeting those criteria later in life.

Persons with Disabilities: Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment. In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limit one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

Persons with HIV/AIDS: A person with the disease of acquired immunodeficiency syndrome or related diseases, or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome, including infection with the human immunodeficiency virus (HIV).

Persons with severe mental illness: Persons with a severe and persistent mental or emotional impairment that seriously limits his or her ability to live independently, and which impairment could be improved by more suitable housing conditions.

PLANNED HOUSING UNITS: Planned housing units are those that are registered or on record at government agencies as being scheduled for completion by a specified date. The official list of such units usually includes permitted or confirmed units, public and private sector. A major interest in planned units relates to their value in estimating future housing supply, often but not always including its relationship to housing demand.

Potential Movers: Households in which the Housing Demand Survey respondent reported an interest in moving to a new unit in the future.

Potential Owners: Households in which the Housing Demand Survey respondent reported intent to own their next home.

Potential Renters: Households in which the Housing Demand Survey respondent reported intent to rent their next unit.

Private Activity Bond: Private activity bonds (PAB) are tax-exempt bonds issued by or on behalf of a local or state government for the purpose of providing special financing benefits for qualified projects. The financing is most often for projects of a private user, and the government generally does not pledge its credit. Private activity bonds are sometimes referred to as conduit bonds.

Precariously Housed: [See **At Risk for Homelessness**]

Preferred Bathrooms: The number of bathrooms desired in a new unit.

Preferred Bedrooms: The number of bedrooms desired in a new unit.

RentRange: RentRange® is a premier provider of rentals data for the United States. We chose this provider because they provide data for 2019, it has been judged superior in provider comparison studies, they have

recently updated their data and software models (June 2019), and they were willing to share their historical data file. See comparative evaluation at <https://accidentalrental.com/5-best-rent-estimate-tools/>.

Seniors: See **Elderly**

Shelter to Income Ratio: The percentage of total monthly household income that is used to pay for shelter costs (rent or mortgage payments). In this study, a shelter-to-income ratio in excess of .30 is considered to indicate some level of financial disadvantage. A shelter-to-income ratio in excess of .40 indicates severe financial disadvantage.

Short-term Rental: A rental period for a residential unit lasting 30 days or less; also called transient rentals.

Single-family Dwelling (SFD): A single-family detached dwelling unit

Sustainable Housing: Housing that is designed to be affordable in perpetuity. Affordability is defined as having a sales or rental price below market values – usually at or below the price affordable to a family with a household income at the median or at specific HUD income qualification levels. Perpetuity is accomplished through limited-equity arrangements incorporated in the deed or lease agreement. [See also: **Sustainable Lease**]

Sustainable Lease: A housing contract that does not include ownership of the land. The perpetuity is accomplished through a lease agreement. Sustainable lease contracts may be used to eliminate high down payments, allow property to be passed on to heirs, require no ground rent, and typically have a lease term greater than 60 years. [See also **Leasehold** and **Fee Simple**]

Tenancy: There are three types of tenancy: own, rent, and occupy without payment

Townhouse: Side-by-side housing units that do not meet the definition of single-family dwellings

Unit Condition: Self-reported assessment of the overall condition of the current unit, rated on a scale from excellent to poor.

Unit Type: There are several different types of units reported in the Housing Demand Survey, including single-family detached units, duplexes, multiplexes, townhouses, condominiums, and apartments. We note that condominiums are in an ownership regime and not a unit type. Since nearly all condominiums in Hawai'i are multifamily units, this classification allows a distinction between condominium apartments and standard apartments in multi-family buildings.

Victims of Domestic Violence: Victims of felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic, violence or family violence laws of the jurisdiction.

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APPENDIX J: DETAILED ADJUSTMENTS TO HOUSING SUPPLY AND DEMAND

Information provided in Appendix L describes the exact nature of the adjustments made to the housing supply and housing demand when determining total needed housing units.

Adjustments to Supply

The literature identifies four adjustments required to transform the Census measure of total housing units into a reasonable surrogate for housing supply.

Vacant and Unavailable Housing Units: All currently occupied housing units are part of the housing stock – housing units that can be bought and sold at any time. Further, a well-functioning housing market requires a certain percentage of vacant units to facilitate the smooth transfer of homes from tenant to tenant. Vacant and available units include vacant for sale, vacant and sold but not occupied, vacant for rent, and vacant units rented but not occupied. Using ACS one-year estimates, we added vacant and available housing units to occupied housing units to produce our housing stock estimate. Vacant and available units added 21,415 housing units to the occupied housing.

Adjustment for Demolitions: All the shortage models we reviewed recognized the need to drop demolished units from housing stock each year. When we dropped the DBEDT estimate for permitted demolitions, we lost 320 housing units from the supply estimate.

Adjustment for Scheduled Construction: Housing units that are under construction but not yet counted among the existing housing supply are commonly referred to as units "in the pipeline". There are a total of 34,774 housing units in the pipeline statewide. Just over half of these pipeline housing units are scheduled for completion between 2023 and 2027 (17,798 units, 51.2%). The remaining 16,976 units are slated for completion after 2027 (48.8%).

Of the 17,798 units to be built between 2023 and 2027, 1,638 are on the Big Island (9.2%), 1,013 are on Kauai (5.7%), and 1,458 are on Maui (8.2%). The remaining 13,689 planned units will be constructed on Oahu (76.9%).

Knowing how many new housing units will be constructed each year between 2023 and 2027 allows us to increase the expected housing supply accordingly. We estimate that approximately 17,798 new housing units will be built during that five-year time frame, so our supply estimate was increased to account for those new units.

Visitor Rental Units (VRUs): Many new measures to address housing shortages do not account for visitor rentals. These measures address national, regional, state, or municipal shortages. Moreover, the impact of visitor rentals on the residential housing market is often a local issue, particularly in smaller communities with a high ratio of visitors to residents. Due to a lack of data on the subject, most reports only mention the possible impact of visitor rentals and do not delve further into the issue.

The issue of Visitor Rental Units (VRUs) is well-known in Hawaii, and it has been widely documented. Recent data suggest there may be as many as 30,000 TVUs in the state, equivalent

to 6.1 percent of the 2022 housing stock. It is worth noting that most TVUs are located outside of Visitor Destination Areas (VDAs). Hawaii's count of TVUs exceeds that of cities like LA, Seattle, San Francisco, New York City, Las Vegas, and Chicago. UHERO has provided maps that show that VRUs are not limited to tourist destination areas (TDAs). Almost every Hawaii census tract has VRUs, and except for Kauai, the highest concentrations of VRUs are outside of TDAs.

There are numerous issues related to VRUs. "Articles in the literature discuss the advantages and disadvantages of using residential housing units for temporary visitor rentals, including legal, economic, social, political, and technological aspects. However, for our purpose, we are concerned with estimating the number of housing units intended for residents but currently used by visitors for an extended period, making them unavailable for resident use. These units are still considered occupied housing units in the Census/ACS definition and should be removed if we want to arrive at an accurate measure of housing supply.

Our definition of a VRU is like the one used in a recent Harvard Law & Policy Review article¹. According to this definition. A VRU is (1) a housing unit that was (2) previously occupied by residents, (3) is now listed on one of the major booking platforms, (4) for at least six months of the year, (5) as a whole house. These units are no longer available on the rental market but are treated as part of the visitor accommodations stock.

All data sources agree that there were about 30,000 TVUs in Hawaii in 2023². Airbnb reported 33,339 units in 2023 and 30,531 (91.6%) of those were short-term rentals. Of those, 9,954 were recently or frequently used during the year, and 9,292 were rented as whole-house rentals. Using 33,339 total units instead of 30,531, we recalculated the recently or frequently used units (10,896) and the number rented as whole houses (10,147). Remember that Airbnb listings are 92 percent of all units, raising our total units to 36,238 and entire house rentals to 11,029.

We face a disadvantage in estimating the number of units removed from the residential rental market by Airbnb, as we must rely on the platform's "recently or frequently used" estimate. Unfortunately, we could not find concrete data on the number of units removed. It is worth noting that over half of all VRUs are used infrequently. The core question is at what point usage of a unit removes it from the residential rental market. For instance, if a unit is only used six times a year, and those occasions are spread equally across the year (every two months), the units will likely be lost to the local rental market since tenants would not want to move every two months.

Out-of-State Buyers: Hawaii has one of the nation's highest rates of out-of-state (OOS) buyers for residential real estate. In 2023, non-residents bought 7.3 percent of all housing units sold nationwide³, while the comparable figure for Hawaii was 19.4 percent. However, some people are concerned about the negative impact of OOS purchases and assume that all the units purchased outside the state are taken from our housing stock⁴.

Most new housing shortage measurements choose not to consider out-of-state real estate purchases. Some assume that the properties are held for seasonal or occasional use and, therefore, are unavailable for the local market. However, research shows that this may not always

¹ <https://journals.law.harvard.edu/lpr/>

² UHERO said there were 30,000, VPI said 28,970 in 2022. HTA data had the number at 30,531, and Appleseed says 23,000, 93% rented as entire homes. Airbnb had 33,339 in 2020, and 91.6% were short-term rentals

³ Ahokovi, Jensen, op. cit., p. 12.

⁴ In a recent article, Jensen Ahokovi has detailed coverage of how the public and government representatives believe out-of-state buyers affect availability and prices in Hawaii.

be the case. A survey of out-of-state owners⁵ showed that 51 percent rented their properties while not in use. Others kept them vacant, and others loaned them to family and friends. Among those who rented out those units, 62 percent rented them to Hawaii residents.

According to ACS data, housing units are classified as occupied or vacant, available or seasonal, without reference to the owner's residence. Therefore, the units bought by out-of-state owners are included in Hawaii's housing stock. In 2022, Hawaii recorded 5,207 home sales to people outside the state⁶. Applying the 2019 survey findings to 2022 home sales in Hawaii, we find that 51 percent of 5,207 yields 2,656 rental units, of which 62 percent (1,647) are available to Hawaii residents. Those units were removed from our supply estimate.

The current supply estimates were developed prior to the Maui wildfire on August 8, 2023. It is reported that the fire destroyed or severely damaged 3,498 homes in the Lahaina area.⁷ As such, those housing units lost to the fire would need to be added to the total needed units for Maui County.

Adjustments to Demand

Pent-up Demand: Pent-up demand is a multifaceted problem that arises from two separate but interrelated sources. In the short term, pent-up demand arises when households cannot fill their need or desire for a new unit due to personal, financial, or systemic circumstances. The demand exists within a sub-household and cannot be fulfilled at this time. This was indicated by demand survey questions regarding the presence and number of household members who wish to move out but are unable to do so. In the long term, pent-up demand stems from persistent pressure on household formation. High housing costs and limited inventory prevent households from forming, and the demand for new units never surfaces.

Critics argue that pent-up demand is one of the two most significant adjustments that need to be made to the supply side of any shortage estimate⁸. Yet, none of the estimates of the recent shortage measures are adjusted for pent-up demand⁹. Freddie Mac calculates a value for “missing units,” which is based on vacancy rates and measures the difference between the current year’s vacancy rate and the average vacancy rate calculated over 30 years (1970-2000). The Rosen Group notes that pent-up demand has a long-range aspect that most researchers overlook. The current market environment stunts household formation by making it difficult for young people to marry, move out of the parental home, and start a family. That makes the number of new households an inappropriate demand surrogate.

This year, we used Demand Survey data to develop an adjustment for pent-up demand. In 2022, that survey showed us there were about 55,000 households that would prefer to move to a new ownership or rental unit but cannot do so because they cannot afford it. They are “hidden households” within occupied housing units and will be a reasonable estimate for pent-up demand. To adjust our crude demand estimate, we added 54,998 units, boosting demand by about 11 percent.

⁵ SMS Research & Marketing Services, Inc., Out-of-State Property Owners Survey, August 2019. See Hawaii Housing Finance Development Corporation, The Hawaii Housing Planning Study: State of Hawaii, 2019, p. 16.

⁶ Hawaii Department of Business, Economic Development and Tourism, Housing Market Dashboard.

⁷ <https://mauicounty.legistar.com/View.ashx?M=F&ID=12337863&GUID=99C523C6-426D-4E6D-86F9-60A0D7D569B6>

⁸ The other is interstate migration. Citation needed.

⁹ Freddie Mac does not use any, nor do Rosen Consulting, Up for Growth, or JEC. Freddie Mac calculates “missing units,” an adjustment based on vacancy rates.

Interstate Migration: In the context of housing, in-migration is the number of housing units required to meet the demand from people who don't live in the state. On the other hand, outmigration refers to the number of housing units needed by Hawaii residents moving to other locations outside the state. It is predicted that by 2023, outmigration will exceed immigration, resulting in a reduced demand for housing. This condition may persist for at least the next five years.

Experts studying the housing shortage have identified interstate migration as the second crucial factor that needs to be taken into account for accurate measurement. However, only one of the latest measurement procedures adjusts the demand for interstate movements. Critics have pointed out that Freddie Mac's primary strength is their treatment of migration; they apply it after the ultimate measure is published as an alternative estimate of shortage. The Rosen Consulting Group's calculations were criticized for failing to adjust for migration(FN), and Up or Growth ignored it. The JEC model also ignored it, and Furth has stated that this is the major problem with their model and the reason they have the highest shortage estimates.¹⁰

We have adjusted our demand estimate data from the Hawaii Housing Demand Survey to obtain greater accuracy. According to the survey, 22.9 percent of people who plan to move want to relocate outside Hawaii. That shift will result in a decrease in the number of units needed to avoid serious shortages. After accounting for the demand, we put back five percent as an estimate of out-of-state movers who would maintain their units and put them on the rental market. We then removed the remaining 37,462 households that intend to relocate outside the state.

Homeless Persons: We also want to include housing units for homeless people in the supply estimate. On any given day, there were about 5,973 homeless persons in the State in 2022. Most were housed in institutionalized residential programs or unsheltered¹¹. We are concerned with the number of homeless people who re-enter the housing market in any given year. Those are the people who contribute to our estimate of needed units. Other homeless people are not involved in estimating housing shortages, as we have defined that process here.

We recognize that when we concentrate only on the re-housed homeless we ignore the need for new or expanded group quarters facilities. Homelessness drives the need for all three kinds of housing: supportive housing, which is part of group quarters; temporary housing with services; and market-level units. Nearly all in the latter group re-enter as renters.

None of the shortage estimating procedures we investigated deal with people experiencing homelessness, except for the HHPS study 2019. Few even mention the issue, and others do not see it as a significant problem in the estimating process.

All four of Hawaii's counties adopted the Housing First Treatment model in 2016. The record-keeping function of housing first requires that all participating institutions report the number of persons or households re-housed each month. In 2022, there were 744 unduplicated households moved to market-level housing. To adjust our crude demand estimate, we added units to account for this additional demand.

Residential Public Service Programs: Like the State's homeless programs, other residential public service programs contribute to yearly housing demand. Residential programs like (prisons, nursing homes, substance abuse treatment programs, foster care programs, battered women's

¹⁰ Furth, Salim. Housing Supply in the 2010s Mercatus Working Paper. George Mason University. February, 2019.

¹¹ Hidden homeless people who are doubled up with family or friends were included as "hidden households," which is part of the pent-up demand, so they are not included here.

shelters, etc.) release some clients each year to enter the housing market. Those who do not return to their existing household must acquire a place to stay, and a certain percentage of them will find new housing, usually in rental units, in Hawaii's housing markets.

We know of only one source that has considered these market entrants. The Hawaii Housing Planning Study has investigated the topic under the "Housing for Persons with Special Needs" rubric since 2016. In the 2023 edition of the Study, they estimated that about 700 housing units would be needed to accommodate persons exiting the programs. We adjusted our demand estimate to account for these units.

Additional Considerations: When we adjust the crude supply and demand measures for the above factors, we find that Hawaii had a shortage of 35,349 housing units at the end of 2022. This represents the number of units that would need to be available simply to satisfy the housing need at the end of 2022

The shortage of 35,349 housing units was 6.9 percent of the statewide housing stock. Our shortage estimate is much lower than the JEC estimate, but higher than all the other estimates for Hawaii. That is almost certainly the result of adjustments for pent-up demand and interstate migration. The estimate is, however, higher than we have reported in the past when we did not consider all the adjustments discussed above.

Distribution of Needed Units

The 2022 Housing Demand Survey was a probability sample of Hawaii households designed to measure the housing conditions, needs, qualifications, and preferences of Hawaii households in 2022. The sample size of 5,432 completed interviews and a sample error estimate of plus-or-minus 1.3 percentage points at the 95 percent confidence level. It was conducted without incident and provides a reliable picture of Hawaii's housing market at the end of 2022.

The Housing Demand Survey allowed us to identify households that would need a housing unit in the next five years. Those households comprised a sample of the units in our estimate of the housing shortage. The Survey also asked the sample where they wanted to live (Hawaii or elsewhere), the price range they could afford, whether they would own or rent their next unit, and the type of unit they would accept (single-family or multi-family.) We used the characteristics of the sample to develop the characteristics of households that define needed units.

The market segments described throughout the report are based on the divisions described in the table below.

Table J-1. Market Segment Definitions and Guidelines, 2022

Housing Categories		Market Segment Definition & Guidelines		
	Market Segment	Tenure	Income Limit family of 4, 2022	Mortgage or Rent Family of 4 x1000
Private Sector	Luxury	Owned	>180% AMI	\$1,021 to \$1,134
		Rental	\$235,126 or more	>\$4,898
	High-Market	Owned	160 to 180% AMI	\$999 to \$1,123
		Rental	\$188,101 to \$235,125	\$4,790 - \$5,388
	Mid-Market	Owned	140 to 160% AMI	\$953 - \$1,089
		Rental	\$182,876 to 1888,100	\$4,572 - \$5,388
	Low-Market	Owned	120 to 140% AMI	\$871 to \$1,016
		Rental	\$156,751 to \$182,875	\$4,180 - \$5,225
Private and/or Public Sector	Workforce Housing	Owned	100 to 120% AMI	\$749 to \$899
		Rental	\$130,626 to \$156,750	\$3,592 to \$4,311
	Moderate Income	Owned	80 to 100% AMI	\$635 to \$794
		Rental	104,501 to \$130,625	\$3,048 - \$3,810
	Low Income	Owned	60 to 80% AMI	\$420 to \$672
		Rental	\$65,301 to \$104,500	\$2,013 to \$3,222
	Very Low income	Owned	30 to 60% AMI	\$266 to \$443
		Rental	\$39,201 to \$65,300	\$1,274 - \$2,122
Public Sector	Extremely Low Income	Owned	Under 30% AMI	<\$191
		Rental	Under \$39,200	<\$1,307