Hawai‘i Renters Survey 2013
Part 1. Differentiating the Housing Needs of Native Hawaiians on the Section 8 Wait List

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ABSTRACT

OBJECTIVE. The purpose of this study was to compare the housing needs of Native Hawaiians who were receiving Section 8 (S8), or on a County Section 8 Wait List (WL), with those households classified as non-Hawaiian.

METHODOLOGY. A survey was mailed to a random 10% of Section 8 and Wait List households across four counties in spring 2013: 1,940 surveys were sent, 31% (n=603) were returned. Various analysis were applied.

RESULTS. The key differences between Native Hawaiian and non-Hawaiians were their desire for homeownership, preferred location of residence, and the number of bedrooms needed in their rental unit. Differences in housing needs between ethnic groups were directly related household size: 52% of Native Hawaiians had households greater than three members, while 56% of non-Hawaiians were single.

IMPLICATIONS.

• Results which document the household size, composition and bedrooms needed by preferred area to live are noteworthy for housing planners.

• Additional efforts are needed to meet the housing assistance needs of Native Hawaiians, particularly families.
OHA, Hawai‘i Renters Study 2013: See Paper Reference, pp. 18-21 for precise populations for both Section 8 and Wait List as of December 2012.
Quantitative Methods and Survey

- Descriptive Statistics
- Pearson’s Chi-Square: Happy vs. Unhappy & Section 8 vs. Wait List
- “Matched” Housing Costs County Comparisons vs. Fair Market Rent (n=432)
- Preferred Zip code ➔ Districts ➔ 9 most popular districts

By Native Hawaiians vs. Non-Hawaiians: Household size, composition and number of bedrooms needed
The sample was representative of the actual populations studied: Thus, findings are generalizable overall.
Generalizable Sample
(Section 8, Wait List and by County)

Sample
[N=603]

Hawai’i
257
43%

Kaua’i
58
10%

Maui
139
23%

Honolulu
150
25%

Actual
[N=18,820]

Hawai’i
8,403
45%

Kaua’i
1,281
7%

Maui
5,094
27%

Honolulu
4,042
21%

Hawai’i Renters Study 2013 Paper Reference: Figure 4-5.2 (pp.20-21)
Key differences between groups were size and composition of household.

70% of sample households look like this:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Native Hawaiians</th>
<th>Non-Hawaiians</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single</td>
<td>31.0%</td>
<td>56.1%</td>
</tr>
<tr>
<td>2</td>
<td>20.7%</td>
<td>21.6%</td>
</tr>
<tr>
<td>3</td>
<td>20.1%</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>13.6%</td>
<td></td>
</tr>
<tr>
<td>5+</td>
<td>14.6%</td>
<td></td>
</tr>
</tbody>
</table>
Finding #1. Section 8 Vouchers enhanced housing satisfaction & “housing security”

% Reporting they were “happy with current unit”

<table>
<thead>
<tr>
<th></th>
<th>Native Hawaiian</th>
<th>Non-Hawaiian</th>
<th>Native Hawaiian</th>
<th>Non-Hawaiian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8</td>
<td>81</td>
<td>81</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wait List</td>
<td>41</td>
<td>46</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Happiness with current housing was significantly associated with a Section 8 voucher (*Pearson Chi Square* = 79, df = 1, *p* < 0.001)

OHA, Hawai‘i Renters Study, 2013. Figure 22, p. 48.
Finding #2. Disparities in years on Wait List

Across counties: Reported spent 4+ years on the Wait List
- 90% of City and County of Honolulu
- 47% in Hawaiʻi County
- 40% in Maui County
- 30% in Kauaʻi County

Possibly across ethnic groups:
Reported spent 3+ Wait List:
- 70% of Native Hawaiians
- 52% of Non-Hawaiians

Findings do not indicate why discrepancies exist.
Finding # 3. The **relative value** of Section 8 vouchers & housing costs varied by county (n=432)

OHA, Hawai’i Rental Study, 2013. %=$ S8 or Added WL Housing cost/$Wait List Housing Cost.

Finding #4. Differences in household size
Native Hawaiians: 52% = 4+ people vs. non-Hawaiians = 56% singles

Mean Value of Wait Listed (n=340)

<table>
<thead>
<tr>
<th>Current #/BR</th>
<th>Native Hawaiian</th>
<th>Non-Hawaiian</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>31.0%</td>
<td>51.7%</td>
</tr>
<tr>
<td>1.7</td>
<td>8.3%</td>
<td>15.7%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current # BR</th>
<th>Native Hawaiian</th>
<th>Non-Hawaiian</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.7</td>
<td>20.7%</td>
<td>21.6%</td>
</tr>
<tr>
<td>2.1</td>
<td>6.5%</td>
<td>56.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Needed # BR</th>
<th>Native Hawaiian</th>
<th>Non-Hawaiian</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.0</td>
<td>20.1%</td>
<td>14.6%</td>
</tr>
<tr>
<td>2.8</td>
<td>13.6%</td>
<td>56.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Native Hawaiian</th>
<th>Non-Hawaiian</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2</td>
<td>14.6%</td>
<td>56.1%</td>
</tr>
<tr>
<td>3.6</td>
<td>8.3%</td>
<td>8.3%</td>
</tr>
</tbody>
</table>

Mean Value of Wait Listed (n=603)
Native Hawaiians have more keiki:
Non-Hawaiians more kūpuna

Age Ranges of Household Members
% of Household Members Between the Ages of ...
HOUSING IMPLICATIONS

Hawaiians need larger Section 8 units & prefer more rural areas
50% of non-Hawaiians are older, singles OK with studio or one bedroom

Native Hawaiians

• Need more 3-4 bedroom units
• Prefer outside metro areas

Non-Hawaiians

• Prefer metro areas
• OK with studio or 1 bedroom
Native Hawaiians Prefer Leeward O‘ahu and Puna: Non-Hawaiians prefer Honolulu, Kauai & Central O‘ahu

Overall Nine “Most Preferred Districts:” Pink, Purple & Dark Blue

- Anahola To Lihue
- Central Maui & Makawao
- Leeward & Central O‘ahu & Honolulu
- N.Kona
- Hilo
- Puna

Paper Reference, (pp.61-65)

OHA, Hawai‘i Renters Study 2013
Districts Most Preferred by Native Hawaiians Respondents (n=304)

Paper Reference, (pp.61-65)
## Households Size by Preferred Districts: Native Hawaiians vs. Non-Hawaiians

<table>
<thead>
<tr>
<th>District</th>
<th>Hawaiian</th>
<th>Mean number of</th>
<th>% of HH with child</th>
<th>Preferred no. of bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>County</td>
<td>No.</td>
<td>Household</td>
<td>HH* Size</td>
</tr>
<tr>
<td>Hilo</td>
<td>Native Hawaiian</td>
<td>76</td>
<td>3.6</td>
<td>0.3</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>43</td>
<td>2.0</td>
<td>0.7</td>
</tr>
<tr>
<td>Puna</td>
<td>Native Hawaiian</td>
<td>38</td>
<td>3.6</td>
<td>0.3</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>16</td>
<td>1.9</td>
<td>0.7</td>
</tr>
<tr>
<td>Hawaii'i</td>
<td>Native Hawaiian</td>
<td>20</td>
<td>3.8</td>
<td>0.4</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>18</td>
<td>1.4</td>
<td>0.8</td>
</tr>
<tr>
<td>Central</td>
<td>Native Hawaiian</td>
<td>34</td>
<td>3.6</td>
<td>0.3</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>21</td>
<td>2.6</td>
<td>0.4</td>
</tr>
<tr>
<td>Makawao</td>
<td>Native Hawaiian</td>
<td>17</td>
<td>3.5</td>
<td>0.2</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>11</td>
<td>2.6</td>
<td>0.5</td>
</tr>
<tr>
<td>Maui</td>
<td>Native Hawaiian</td>
<td>17</td>
<td>2.5</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>46</td>
<td>2.5</td>
<td>0.7</td>
</tr>
<tr>
<td>Leeward O'ahu</td>
<td>Native Hawaiian</td>
<td>28</td>
<td>4.1</td>
<td>0.4</td>
</tr>
<tr>
<td>Honolulu</td>
<td>Native Hawaiian</td>
<td>17</td>
<td>3.5</td>
<td>0.2</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>11</td>
<td>2.6</td>
<td>0.5</td>
</tr>
<tr>
<td>Lihue/Anahola</td>
<td>Native Hawaiian</td>
<td>16</td>
<td>3.8</td>
<td>0.5</td>
</tr>
<tr>
<td>Kaua'i</td>
<td>Native Hawaiian</td>
<td>23</td>
<td>2.5</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>Non-Hawaiian</td>
<td>10</td>
<td>2.1</td>
<td>0.6</td>
</tr>
</tbody>
</table>

**Note.** This table documents that differences in household size, composition and bedrooms needed across the nine most preferred districts to live in between Native Hawaiians and Non-Hawaiians. For more detailed description of districts refer to Appendix C12-17. Legend. X= 50% of household reported one child within this age range. XX either >75% of households reported a child this age or at least a 50% chance of two children in this age range. HH *=Household size.
More Native Hawaiians Want 3 or 4 Bedrooms

- Hilo District: Native Hawaiians 61%, Non-Native Hawaiians 26%
- Puna District: Native Hawaiians 14%, Non-Native Hawaiians 7%
- Kona District: Native Hawaiians 5%, Non-Native Hawaiians 0%
- Central Maui: Native Hawaiians 65%, Non-Native Hawaiians 39%
- Makawao District: Native Hawaiians 19%, Non-Native Hawaiians 10%
- Honolulu District: Native Hawaiians 44%, Non-Native Hawaiians 18%
- Leeward O'ahu: Native Hawaiians 89%, Non-Native Hawaiians 30%
- Central O'ahu: Native Hawaiians 88%, Non-Native Hawaiians 30%
- Līhue/Anahola: Native Hawaiians 67%, Non-Native Hawaiians 40%

More Non-Hawaiians Just Need a Studio or 1 Bedroom

- Hilo District: Native Hawaiians 9%, Non-Native Hawaiians 41%
- Puna District: Native Hawaiians 19%, Non-Native Hawaiians 67%
- Kona District: Native Hawaiians 35%, Non-Native Hawaiians 89%
- Central Maui: Native Hawaiians 9%, Non-Native Hawaiians 24%
- Makawao District: Native Hawaiians 38%, Non-Native Hawaiians 70%
- Honolulu District: Native Hawaiians 31%, Non-Native Hawaiians 63%
- Leeward O'ahu: Native Hawaiians 4%, Non-Native Hawaiians 50%
- Central O'ahu: Native Hawaiians 12%, Non-Native Hawaiians 12%
- Līhue/Anahola: Native Hawaiians 20%, Non-Native Hawaiians 30%

Suggested Citation of Presentation.

Suggested Citation of Hawai‘i Renters Study 2013

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