

March 11, 2010

## 2010 Ocean View Dwelling Survey Results

The **Ocean View Community Development Corporation**, with the help of an all volunteer force, has completed the **2010 Ocean View Dwelling Survey**. Our purpose is to provide up to date statistics about Ocean View's subdivisions, and to give real indicators of the kind of growth and changes we are experiencing in our community.

For the purpose of definition, a dwelling is any structure in which people live. It can be a house, a cabin, a shack---or it could be a lava tube, a tent, a yurt, a trailer, a bus, an RV, or a cargo container. A shack is a small, generally one-room structure. A cabin has several rooms.

We also know that there are people living in places hidden from view from the public road. In this case, in which no structure is visible but there is clearly traffic into and out of the property, we call this an "active driveway". These "active driveways" are noted and recorded, but are not used to determine the number of dwellings, nor are they used in our population estimate.

We have created, through the efforts of our volunteers, a current year 2010 count that government is not yet able to provide. At present, the available official statistics the government uses are the numbers from the U.S. Year 2000 Census. The 2010 census is underway and is vital in establishing a count that will be used to allocate the \$400 billion in annual government funding to locations across the country. We are working closely with Census 2010 to assure a complete count so that Ocean View and Ka`u get their fair share of those monies.

We would like to thank all the volunteers who took time to drive the 200+ miles of the subdivisions in Ocean View required to produce this document. This count includes all eight subdivisions in Ocean View and was made possible only through the unselfish contributions of our volunteers.

First the objective data---the real numbers of dwellings in Ocean View from our 2010 survey compared with our 2006 and 2008 surveys. What follows is an analysis of trends in the community and how the dwelling count can be used to arrive at an estimate of our current population as well as growth from 2006-2008. The percentage changes noted are for the interval 2008→2010.

### 2006 - 2010 Ocean View Dwellings Count Results

	2006	2008	2010	Change(%) 2008→2010
<b>Existing Houses:</b>	<b>1,389</b>	<b>1,584</b>	<b>1,968</b>	<b>+24%</b>
<b>Cabins:</b>	<b>148</b>	<b>190</b>	<b>245</b>	<b>+29%</b>
<b>Shacks:</b>	<b>214</b>	<b>336</b>	<b>249</b>	<b>-26%</b>
<b>lava tube:</b>	<b>1</b>	<b>3</b>	<b>7</b>	<b>+133%</b>

<b>tents:</b>	<b>48</b>	<b>51</b>	<b>64</b>	<b>+25%</b>
<b>Yurts:</b>	<b>5</b>	<b>11</b>	<b>14</b>	<b>+27%</b>
<b>Travel Trailers:</b>	<b>16</b>	<b>17</b>	<b>32</b>	<b>+88%</b>
<b>Bus / RV:</b>	<b>9</b>	<b>18</b>	<b>13</b>	<b>-28%</b>
<b>Cargo Containers:</b>	<b>7</b>	<b>21</b>	<b>42</b>	<b>+100%</b>

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<b>TOTAL DWELLINGS</b>	<b>1,837</b>	<b>2,231</b>	<b>2,646</b>	<b>+19%</b>
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<b>Active Driveways:</b>	<b>208</b>	<b>161</b>	<b>228</b>	<b>+42%</b>
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**Houses Under Construction information:**

	<b>2006</b>	<b>2008</b>	<b>2010</b>	<b>Change 2008→2010(%)</b>
<b>foundation:</b>	<b>60</b>	<b>25</b>	<b>13</b>	<b>-48%</b>
<b>framing:</b>	<b>52</b>	<b>30</b>	<b>13</b>	<b>-57%</b>
<b>roofing / enclosed:</b>	<b>30</b>	<b>26</b>	<b>4</b>	<b>-85%</b>
<b>final finishing:</b>	<b>58</b>	<b>7</b>	<b>6</b>	<b>-14%</b>
<b>TOTAL UNDER CONSTRUCTION</b>	<b>200</b>	<b>88</b>	<b>36</b>	<b>-59%</b>

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**Vacant Lots Information:**

<b>Overgrown / graded:</b>	<b>415</b>	<b>303</b>	<b>200</b>	<b>-34%</b>
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We all know it only takes a year for a newly graded lot to become overgrown in some areas.

<b>Newly Graded:</b>	<b>345</b>	<b>204</b>	<b>168</b>	<b>-18%</b>
<b>Dozer on site:</b>	<b>18</b>	<b>6</b>	<b>20</b>	<b>+133%</b>

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**ANALYSIS**

Several trends are clear:

- 1) Ocean View continues to grow and there are significantly more dwellings, and therefore more people, in our community than there were in 2008---a trend that continues from 2006. One interesting fact was noted as the numbers were crunched. The growth was not uniform throughout Ocean View. The greatest percentage growth occurred in the upper elevations of Hawaiian Ocean View Estates. This is an area that has long been sparsely populated, the lots are much less expensive and many are off the power grid---using solar and alternative energies to a large degree. Within the 4 grids (106 blocks) counted at the higher elevations, the increase in number of houses 2008→2010 was 105% (159→326).
- 2) The pace of new home construction has slowed dramatically---almost certainly due to the changes in the housing market and the recent economic down-turn.
- 3) Our current population estimate.

First for the disclaimer---this was not a census. We didn't go onto anybody's property to count heads---we only counted dwellings visible from the roadway. Our best estimate of current population using our dwelling survey is based on the US Census Bureau's information concerning the average number of residents per dwelling. I spoke with Ellen Wilson at the US Census Bureau 7/14/08 in Washington, DC. She informed me that the multiplier for the state of Hawaii, as of their most recent evaluation is as follows:

Privately owned home:	2.77 residents/ dwelling
Rented home:	2.54 residents / dwelling
Other dwellings:	2.30 residents/ dwelling

Since the vast majority of the homes in Ocean View are privately owned, I used a multiplier of 2.7 residents/ home, and used a multiplier of 2.3 residents / dwelling for all other types of dwellings.

Using this information, our estimate of population based on our dwelling survey is:

2006	2008	2010	Change 2008→2010 (%)
4,780	5,765	6,873	+19%

The dwelling count is an objective measurement. The population estimate is just that---an estimate, based on the best information we could get regarding the average number of residents per dwelling. The most striking figure is a 19% increase in population within the last 2 years. This is virtually identical to the 21% increase seen between 2006→2008.

Hopefully, this information is useful to many of you. We encourage all of you to do everything possible to make the 2010 US census in our area a complete count. That's the count that really matters. For every person not counted, it is estimated that state county and local governments lose \$1200/year, or \$12,000 over the ten year interval until the next census. Please do your part to assure that Ka`u gets it's fair share. Mahalo once again to all the volunteers who made this survey possible.

**Rell M. Woodward, Committee Chairman, 2010 OV Dwelling Survey**  
**Loren Heck, President Ocean View Community Development Corp.**