

72 8.1

308

F22

Auburn, Ala.

Nov. 1, 1967

Analysis of the
**AUBURN, ALABAMA
HOUSING MARKET**

as of November 1, 1967

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

June 1968

ANALYSIS OF THE
AUBURN, ALABAMA, HOUSING MARKET
AS OF NOVEMBER 1, 1967

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

RECEIVED
AND
WASHINGTON, D.C. 20410
NOV 4 1967

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Economy of the Area	
Character	2
Employment	2
Principal Employers	4
Unemployment	5
Employment Prospects	5
Family Incomes	6
Demographic Factors	
Population	7
Households	9
Housing Market Factors	
Housing Supply	11
Principal Characteristics	11
Tenure of Occupancy	13
Vacancy	13
Sales Market	14
Rental Market	15
Public Housing	16
Urban Renewal	17
Demand for Housing	
Quantitative Demand	18
Qualitative Demand	19

ANALYSIS OF THE
AUBURN, ALABAMA, HOUSING MARKET
AS OF NOVEMBER 1, 1967

Summary and Conclusions

1. Auburn University is the dominant economic force in the Auburn HMA; however, the accelerated rate of growth in recent years resulted from a moderate industrial expansion as well as from the constantly increasing enrollment at the university. Although the large annual employment increases of 1,000, 1,010 and 1,210 wage and salary jobs from 1963 through 1966 probably will not be repeated, the recent expansion in both manufacturing and nonmanufacturing industries has provided the basis for continued employment growth. It is anticipated that nonagricultural wage and salary employment will increase by 750 annually during the two-year period ending November 1969.
2. As of November 1967, the estimated median annual income of all nonfarm families in the HMA, after deduction of federal income taxes, was about \$5,700; the median after-tax income of nonfarm renter households of two or more persons was approximately \$4,850. By 1969, median after-tax incomes of all nonfarm families and nonfarm renter households are expected to rise to \$6,000 and \$5,100, respectively.
3. The estimated nonfarm population of the Auburn HMA as of November 1967 was 61,450, an average gain of 1,950 persons annually since April 1960. Because of the rapid expansion at the university and the larger employment gains in local industries, increases since 1963 have been larger than the 1,950-person average. By November 1969, the population of the HMA is expected to total 66,450, an anticipated gain of 2,500 a year.
4. As of November 1967, there were about 15,550 nonfarm households in the HMA, reflecting an average increase of about 500 a year since April 1960. During the two-year forecast period ending November 1969, it is expected that nonfarm households will increase by 650 annually.
5. As of November 1967, there were an estimated 17,150 nonfarm housing units in the HMA, reflecting a net gain of about 3,900 since the 1960 Census. About 3,750 units were constructed, approximately 950 mobile homes were moved into the HMA, and about 800 housing units were demolished. In November 1967, there were about 410 housing units under construction, including 105 single-family houses and 305 units in multifamily structures.
6. There were an estimated 200 available vacant housing units for sale or rent in the Auburn HMA as of November 1967. Of that total, 50 units were available for sale and 150 units were available for rent, indicating homeowner and renter vacancy rates of 0.6 percent and 1.9 percent, respectively. The homeowner and renter vacancy ratios have declined from the April 1960 vacancy levels of 1.1 percent and 4.8 percent, respectively.

7. Demand for additional privately-owned housing that will meet the needs of the market and result in a balanced demand-supply relationship is approximately 390 single-family houses and 190 multifamily units a year during the forecast period from November 1967 to November 1969. Because a significant part of the demand for multifamily units is expected to represent student households and that segment of demand has not been fully tested, a continuing check of the absorption of new multifamily units should be maintained. An additional annual demand for 50 multifamily units could be realized at the lower rents possible through the use of public benefits or assistance in financing or land acquisition and cost, exclusive of public low-rent housing and rent-supplement accommodations. The annual demand for single-family houses by price ranges is presented in the table on page 19. Demand for units in multifamily projects is discussed on page 19..

ANALYSIS OF THE
AUBURN, ALABAMA, HOUSING MARKET
AS OF NOVEMBER 1, 1967

Housing Market Area

The Auburn Housing Market Area (HMA) is coextensive with Lee County, Alabama, which had 46,700 nonfarm residents in 1960 (see "Appendix A", Paragraph 1). Lee County is located in east-central Alabama; its eastern boundary follows the contour of the Chattahoochee River, the Alabama-Georgia border. In 1960, approximately 68 percent of the non-farm population lived in the principal cities of Auburn (16,275 persons) and Opelika (15,675 persons) which are located in the central portion of the county. Opelika serves as the government seat and primary industrial area for Lee County, while Auburn is a major educational center. Montgomery, Alabama is 45 miles west of the HMA; the Columbus, Georgia-Phoenix City, Alabama, Standard Metropolitan Statistical Area adjoins the southeast boundary of the HMA.

Economy of the Area

Character

The primary economic support of the Auburn HMA is derived from Auburn University and from industry in the Opelika area. In recent years, the manufacturing sector of the local economy has grown as a result of the addition of several new firms and steady expansion of the work forces at some existing plants. New industry has added to the diversification of the economy; a variety of products are manufactured, including textiles, rubber and plastic products, magnetic recording tape, sporting goods, and health equipment. Auburn University, with a fall quarter 1967 enrollment of 13,300, is the largest employer in the HMA. The constantly expanding student enrollment has provided a healthy business climate in Auburn, stimulating job additions in supporting trade and services industries.

Employment

Current Estimate. Nonagricultural wage and salary employment averaged 16,330 during the twelve months from October 1, 1966 to September 30, 1967. Employment of an average of 4,260 domestics, self-employed, and unpaid family workers brought the nonagricultural job total to 20,590 for the recent twelve months. In addition, there were an average of 1,020 agricultural workers. Components of the work force are shown in detail in table I.

Past Trend. From 1960 through 1966, nonagricultural wage and salary employment grew from 11,810 to 15,900, an increase of 4,090 jobs. Approximately four-fifths of the increase occurred from 1963 through 1966, when there were successively larger annual gains of 1,000, 1,010, and 1,210 jobs. Employment in manufacturing during those three years increased by 1,420 jobs, of which a major portion was in the rubber and plastics industry and in the "other" manufacturing classification. The largest sources of the employment growth in nonmanufacturing industries from 1963 through 1966 were government (990 jobs), trade (470 jobs), and services (320 jobs).

Preliminary estimates provided by the Alabama State Employment Service reveal that during the twelve months ending September 30, 1967, wage and salary employment averaged 890 jobs above the corresponding period ending September 30, 1966. Increases of 200 and 380, respectively, were reported in trade and government, and there was a reduction of 160 construction workers. This decline came as a result of completion of road building and industrial and commercial construction projects. Manufacturing employment continued to expand, although the increase of 420 jobs during the recent twelve months was about the same as the average of 420 jobs added annually from 1964 through 1966. The following table presents nonagricultural wage and salary employment changes since 1960.

Trend of Nonagricultural Wage and Salary Employment
Auburn, Alabama, HMA
1960-1967

<u>Year</u>	<u>Manu- facturing</u>	<u>Nonmanu- facturing</u>	<u>Total</u>	<u>Change in total from previous year</u>	
				<u>Number</u>	<u>Percent</u>
1960	4,070	7,740	11,810	-	-
1961	4,030	7,880	11,910	100	0.8
1962	4,090	8,100	12,190	280	2.4
1963	4,130	8,550	12,680	490	4.0
1964	4,700	8,980	13,680	1,000	7.9
1965	5,170	9,520	14,690	1,010	7.4
1966	5,550	10,350	15,900	1,210	8.2

Twelve months ending

9/30/66	5,380	10,060	15,440	-	-
9/30/67	5,800	10,530	16,330	890	5.8

Source: Alabama State Employment Service.

Employment by Major Industry Groups. Manufacturing employment averaged 5,800 workers during the twelve months ending September 30, 1967, constituting 35.5 percent of nonagricultural wage and salary employment; the proportion was 34.5 percent in 1960. Manufacturing industries have recorded a gain of 1,730 jobs since 1960, 38 percent of the total increase in wage and salary employment. Nearly all of the growth (1,670 jobs) has occurred since 1963. Job additions have been largest in the rubber, plastics, and stone industries and in the "other" manufacturing group. Two new firms in the area, a manufacturer of automobile tires and a producer of plastic products, have accounted for a large portion of the new jobs in the rubber, plastics, and stone industry group since 1963. This industry had an average employment of about 770 during the twelve months ending September 30, 1967. Two textile firms are the largest employers in the "other" manufacturing classification. However, many of the 500 jobs added in this category since 1963 were with a firm producing audio-video recording tape. Employment in "other" manufacturing averaged 3,350 for the October 1, 1966 to September 30, 1967 period, or 160 jobs above the twelve months ending September 30, 1966. From 1964 through 1966, employment in this category increased by an average of 165 jobs a year. Sizable growth has occurred, also, in the machinery industry, where employment averaged 720 during the twelve months ending September 30, 1967, 150 above the average for the previous 12-month period and 220 above the 1963 level.

Wage and salary employment in nonmanufacturing industries averaged 10,530 from October 1, 1966 to September 30, 1967, or 470 jobs above the corresponding period ending September 30, 1966. The most consistent nonmanufacturing employment gains since 1960 have been in government, reflecting primarily the expansion of educational facilities at Auburn University. An average of 5,100 workers in government during the 12 months ending September 30, 1967 was 1,750 above the average in 1960, representing approximately three-fifths of the total gain in nonmanufacturing jobs. Trade and services employment grew very little during the early 1960's because of a slump in local business conditions. Since 1963, however, there have been consistent gains in both categories. Employment in trade increased by 80 jobs a year from 1963 through 1965, then by 310 jobs from 1965 to 1966, when a new shopping center opened. The twelve-month average of 2,360 workers in trade for the period ending September 30, 1967 is 200 above the corresponding twelve months ending September 30, 1966, indicating a reduction of hiring after the initial staffing at the shopping center.

Employment in service industries has increased annually since 1960; the 1966 average of 1,490 was 430 jobs above the average in 1960. The largest gains in services were reported from 1963 through 1965, when job additions averaged 145 annually. Judging from the decline in the rate of increase since 1965 (there were 30 jobs added from 1965 to 1966 and 30 during the recent twelve-month period), the earlier gains have been adequate to satisfy the demand from the current population. Continued increments to population growth, however, should result in higher rates of gain during the next two years.

Principal Employers

West Point-Pepperell, Incorporated (sheets and pillow cases) and the Opelika Manufacturing Corporation (textiles for linen supply services) are the largest manufacturing employers in the HMA. West Point-Pepperell has not increased its work force in several years and over the past ten years has lost employment. The Opelika Corporation, which specializes in the production of barber, doctor, and beauty shop linens, has added workers in the past two years. Some increase in employment above the current level is forecast during the next two years.

Three firms which have located in the area within the past five years have added substantially to the growth in manufacturing employment. Ampex Corporation (audio-video recording tape) has increased employment steadily in the last four years. The U.S. Rubber Tire Company began manufacturing automobile tires in 1964. The work force at the firm has held steady since the full production level of employment was achieved during 1965. The Perfection Plastics Company, producing a variety of custom made plastic products, has been in Lee County about three years. Employment has increased steadily and future growth is anticipated.

Enrollment at Auburn University rose from about 8,500 in the fall of 1959 to about 13,300 in the fall of 1967. Since 1959, there has been a substantial increase in dormitory spaces and other physical facilities, which have resulted in sharp employment gains. In September 1967, about 3,500 persons were employed by the university. The total was comprised of about 1,800 faculty and administrative personnel, 650 clerical and office workers, 350 service workers, and about 700 technicians, craftsmen, and laborers. Employment has increased by about 800 since 1964, including about 400 faculty and administrative personnel. Sources at the university report that on the basis of projected enrollment growth and planned building programs, approximately 200 jobs will be added annually during the next two years.

Unemployment

Reflecting the stability of the local economy, the annual average of unemployed persons has not exceeded 720, or 4.0 percent of the work force, in Lee County during the post-1960 period (see table I). That high was reported in 1961, a time of nation-wide economic recession. Unemployment averaged 570 (2.6 percent) during the twelve months ending September 30, 1967. Many of the trainable workers have been absorbed by the employment expansion and there now is evidence of a developing labor shortage, particularly in manufacturing industries.

Employment Prospects

The economy of Lee County will continue to expand during the next two years. Annual employment increases are not expected to approach the average gains of the past three years, primarily because of the reduced hiring forecast in manufacturing. The new firms, which have contributed a large part of the increase, now have completed hiring for initial production, and it is anticipated that additions to their work forces will be smaller. Employment in the machinery industry will continue to grow, and there will be some increase in remaining manufacturing categories. An average increase of about 250 workers a year in manufacturing is expected.

The major share of employment growth will be nonmanufacturing jobs, with government, services, and trade absorbing most of the increase. The increase in government will reflect enrollment growth at Auburn University, as well as some increase in federal and local government jobs. Employment in services and trade will rise to meet the needs of a growing population. Average gains of about 500 workers a year are expected in nonmanufacturing activities.

Based on the preceding considerations and on past employment trends, it is anticipated that nonagricultural wage and salary employment in the Auburn HMA will increase by an average of 750 jobs annually during

the two-year period ending November 1, 1969. Because manufacturing industries have absorbed many of the skilled workers in the area, the local supply of labor will require augmentation from in-migrants if the projected increase in employment in manufacturing is achieved. Much of the anticipated employment requirements in nonmanufacturing can be filled by part-time workers from the student population, by the wives of married students, and by resident women not now in the labor force who will be encouraged to seek employment.

Family Incomes

As of November 1967, the estimated median annual income of all nonfarm families in the HMA, after deduction of federal income taxes, was about \$5,700; the median after-tax income of nonfarm renter households of two or more persons was approximately \$4,850. By 1969, median after-tax incomes of all nonfarm families and nonfarm renter households are expected to rise to \$6,000 and \$5,100, respectively.

Table III presents distributions of nonfarm families and renter households by income classes at the 1967 and 1969 income levels.

Demographic Factors

Population

HMA Total. The nonfarm population of the Auburn HMA as of November 1, 1967 was an estimated 61,450 persons, reflecting an increase of about 1,950 persons annually since April 1960. The growth in population was composed of an average increase of about 450 persons yearly in the nonhousehold population (virtually all student population) and an average gain of 1,500 annually in the population in households. Paralleling the pattern of economic growth and college enrollment gains, population rose much more rapidly in the later years of the period than during the early 1960's.

From 1950 to 1960, the total population of the HMA increased by 468 persons annually. Nearly all (97 percent) of the increase in population from 1950 to 1960 was persons in households. Largely reflecting the definitional change in "farm" (see Appendix A, paragraph 3), a decline in farm population of 6,125 and an increase of 10,800 in nonfarm population were recorded between census dates in 1950 and 1960.

Population Trends Auburn, Alabama, HMA 1950-1969

<u>Date</u>	<u>Total</u> <u>Population</u>	<u>Nonfarm</u> <u>Population</u>	<u>Nonfarm population</u> <u>average annual change</u> <u>from preceding date</u>
April 1, 1950	45,073	35,896	-
April 1, 1960	49,754	46,704	1,081
November 1, 1967		61,450	1,950
November 1, 1969		66,450	2,500

Sources: 1950 and 1960 Censuses of Population.

1967 and 1969 population estimated by Housing Market Analyst.

Auburn. The population of Auburn was an estimated 25,200 as of November 1, 1967, an average increase of about 1,175 persons annually since 1960. Population growth has been heavily influenced by enrollment growth in the university; about 37 percent of the increase since 1960 has been nonhousehold population (virtually all students in dormitories and boarding houses). In addition, a substantial part of the increase in the population in households has resulted from households formed by students, faculty members, and full-time employees of the university. The increment to population also includes about 1,000 persons residing in an area annexed to Auburn in 1960.

Population in Auburn increased from about 12,950 to 16,275 during the 1950-1960 decade. Enrollment growth at Auburn University was much smaller during that period and there was an out-migration of population not directly connected with the university.

Opelika. Opelika had an estimated 19,100 residents in November 1967, reflecting an increase of 450 annually since 1960. Between 1950 and 1960, population increased from about 12,300 to 15,675, an annual gain of 340 persons. The more rapid growth of the post-1960 period compared with that of the 1950-1960 decade is attributed to the recent expansion of employment opportunities in the Opelika area.

Remainder of the HMA. As of November 1, 1967, the nonfarm population in the portion of the HMA outside the cities of Auburn and Opelika was an estimated 17,150; an average increase of about 310 persons a year has occurred since 1960, primarily in unincorporated areas in the vicinity of Auburn and Opelika. The gain would have been larger had it not been for the annexation to Auburn.

Between 1950 and 1960, the population of areas outside Auburn and Opelika increased from 10,650 to 14,775. As mentioned previously, a substantial portion of this increase was the result of the change in definition of "farm" in the two censuses which tended to inflate the increase in nonfarm population over the 1950-1960 decade.

Student Population. The number of students at Auburn University increased moderately from 6,650 in the fall of 1950 to about 8,800 in the fall of 1960, an average gain of about 215 annually. Since 1960, the enrollment has risen sharply and, as of September 1967, about 13,300 students were enrolled. The growth since the fall of 1960 represents an increase of about 4,500, of which approximately 72 percent has occurred since the fall of 1963.

Nonhousehold Population. Persons living in university residence halls, fraternity houses, private dormitories, and boarding houses account for almost all of the nonhousehold population in the HMA. In April 1960, the census reported a nonhousehold population of about 4,350 persons. University-controlled and private housing facilities constructed since 1960, as well as a slight increase of the population in area institutions, raised the nonhousehold population to a total of 7,700 in November 1967, about 13 percent of the total nonfarm population in the HMA.

Future Population Growth. It is anticipated that the nonfarm population of the Auburn HMA will increase by an average of 2,500 persons annually to a total of 66,450 by November 1969. The increase in population is projected on the basis of the expected employment gains and the increase in the number of students forecast over the next

two years by Auburn University. Although the projected average gain probably is below those of the past three years, it is considerably above the average of the post-1960 period. The projection reflects the increased rate of growth of the student population and the general improvement of the economy of the area in recent years.

Households

HMA total. In November 1967, there were an estimated 15,550 nonfarm households in the HMA, an average gain of about 500 annually since April 1960. Between 1950 and 1960, the number of nonfarm households in the area increased by 299 annually.^{1/} Household growth has accelerated since 1960 in all areas of the HMA; however, the gains have been largest in Auburn, reflecting the influence of the university.

Nonfarm Household Trends Auburn, Alabama, HMA 1950-1969

<u>Date</u>	<u>Households</u>	<u>Average annual change from preceding date</u>
April 1, 1950	8,795	-
April 1, 1960	11,787	299
November 1, 1967	15,550	500
November 1, 1969	16,850	650

Sources: 1950 and 1960 Censuses of Housing.
1967 and 1969 estimated by Housing Market Analyst.

Auburn. From April 1960 to November 1967, the number of households in Auburn increased by about 2,000 (265 a year) to a total of 5,750. A large share of the increase has occurred in the past three years as a result of increases in student households and increased employment at the university. In addition, growth at the university has substantially increased academic and nonacademic employment, further stimulating household formations in the community. Approximately 300 households were added to Auburn as a result of an annexation in 1960. The number of households in Auburn rose from about 2,725 in 1950 to 3,750 in 1960, a gain of 1,025.

Opelika. There were an estimated 5,475 households in Opelika as of November 1967, an increase of 140 annually since April 1960, compared with an increase of about 105 a year during the 1950-1960 decade.

^{1/} See Appendix A , Paragraphs 4 and 5.

Remainder of HMA. As of November 1967, there were an estimated 4,325 nonfarm households in the areas outside the corporate limits of Auburn and Opelika, indicating an average increase of about 95 a year since 1960. The gain would have been larger had it not been for the annexation of territory to Auburn. Between 1950 and 1960, the gain in households outside Auburn and Opelika averaged about 90 a year, a large portion of which was the result of the census definitional changes discussed previously.

Student Households. As of November 1967, there were about 2,000 households headed by married students attending Auburn University full time and households comprised of students sharing living quarters. Student households represent approximately 13 percent of the total nonfarm households in the county. The number of student households represents a gain of approximately 1,000 households (130 a year) since 1960, constituting about 27 percent of the total increase in nonfarm households. The largest share of the student households are located in Auburn and its immediate environs. A shortage of housing in this area, however, has necessitated that some incoming students, particularly married students, find housing in other areas of the HMA.

Household Size Trends. In November 1967, the average size of all nonfarm households in the Auburn HMA was 3.46 persons. This average represents a continuation of the trend toward smaller average household size that was in evidence from 1950 to 1960, when the average number of persons in nonfarm households declined from 3.63 to 3.59. Since 1960, there has been a substantial increase in the number of multifamily housing units and mobile homes in the HMA. Many of these housing units are occupied by university student households which tend to be smaller than nonstudent households.

Estimated Future Households. Based on the anticipated increase in population, including the increase in the number of students forecast by the university, and on the assumption that average household size will decline somewhat during the next two years, there are expected to be 16,850 households in the HMA by November 1969. This reflects an average addition of about 650 households a year during the two-year forecast period, about 200 of which will be student households. It is expected that the location patterns established in recent years will continue and that most of the increase in households will occur in Auburn and Opelika.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of November 1967, there were approximately 17,150 nonfarm housing units in the Auburn HMA, reflecting a net gain of about 3,900 units since the 1960 Census. About 3,750 units have been constructed, 950 mobile homes have been moved into the HMA, and about 800 units have been lost as a result of building code enforcement demolitions and other causes. From 1950 to 1960, the nonfarm housing inventory increased by 3,950 units. A part of the decennial change resulted from the census definitional changes discussed in Appendix A, Paragraphs 4 and 5.

Principal Characteristics

Type of Structure. The following table presents distributions of the nonfarm housing supply for April 1960 and November 1967 by the number of units in structures. As shown in the table, the construction and demolition of housing units since 1960 have resulted in an increase in the proportion of units in structures with five or more units. The addition of 950 house trailers has resulted in a sharp rise in the proportion of trailers in the HMA.

Nonfarm Housing Inventory by Units in Structures
Auburn, Alabama, HMA
1960 and 1967

<u>Units in</u> <u>structures</u>	<u>April 1960</u>		<u>November 1967</u>	
	<u>Number</u> <u>of units</u>	<u>Percent</u> <u>of total</u>	<u>Number</u> <u>of units</u>	<u>Percent</u> <u>of total</u>
1 unit	10,648	80.4	12,600	73.5
2 to 4 units	1,782	13.5	2,000	11.6
5 or more units	576	4.4	1,375	8.0
Trailers	228	1.7	1,175	6.9
	13,234	100.0	17,150	100.0

Sources: 1960 Census of Housing.
1967 estimated by Housing Market Analyst.

Age of Structure. The significant increase in residential construction and in mobile homes is reflected in the fact that 27 percent of the nonfarm inventory in the HMA has been added since 1960, compared with 24 percent during the ten-year period from 1950-1960. Twenty-four percent of the housing supply was constructed from 1930 to 1950, and about one-fourth of the nonfarm housing units in Lee County are at least 37 years old.

Condition of the Inventory. The proportion of the units in the inventory classified as substandard (dilapidated or lacking one or more plumbing facilities) has declined since 1960 because of new construction, the demolition of substandard units, and the modernization and repair of some existing units. In April 1960, the census reported that 37 percent of the nonfarm housing units in the HMA were substandard. It is estimated that about 24 percent of all units in the HMA were dilapidated or lacked plumbing facilities in November 1967.

Residential Building Activity. There are no accurate data available on the levels of residential construction activity for the Auburn HMA. The unincorporated portion of Lee County, where an estimated 27 percent of the private residential construction occurred from 1960 to 1967, does not require building permits for new construction. On the basis of information obtained from local sources and on building permit data available for Auburn and Opelika, it is estimated that there have been about 3,750 residential units completed in the HMA since 1960. Included in the total are 150 public housing units; 100 were built in Opelika during 1963 and 50 were constructed in Auburn in 1964. From 1960 through 1966, total construction volume averaged 450 private units annually, of which approximately 360 were single-family houses. A sharp increase in the total number of units constructed has been noted since 1963, reflecting mainly increased apartment building. Residential construction averaged about 330 private units a year from 1960 through 1963, compared with 520 private units from 1964 through 1966. During the first nine months of 1967, approximately 480 units were completed and construction starts totaled about 890 units, far surpassing the average for the previous seven years. Table IV presents estimates of annual residential construction volume from 1960 to 1967.

After a period of little activity during the early 1960's, apartment construction has risen markedly. Excluding the 150 units of public housing, there were about 200 private multifamily units built in 1963, and an average of about 130 units were constructed annually during the three years from 1964 through 1966. Apartment construction reached a peak in 1967; there were 590 units started during the first nine months. Nearly all of the new multifamily projects are located in Auburn, and a large proportion contain small efficiency units designed for students. Of the 550 multifamily units authorized for construction in Auburn from January to October 1967, approximately 390 units were of this type.

Units Under Construction. Based on the results of the postal vacancy survey (adjusted to reflect units completed since September 1967), on building permit data, and on information obtained while in the area, it is judged that there were about 410 units under construction in November 1967. The total included about 105 single-family houses and 305 multifamily units. Of the apartment units under construction, 290 were located in Auburn.

Demolitions. There have been approximately 800 housing units lost from the inventory since 1960 through highway right-of-way clearance, demolitions resulting from building code enforcement, urban renewal activity in Opelika, and other losses. It is anticipated that about 200 units will be removed from the inventory during the next two years.

Tenure of Occupancy

In November 1967, about 7,850 (50.5 percent) of the occupied nonfarm housing units in the HMA were owner-occupied, and 7,700 were renter-occupied (see table V). Owner-occupancy increased from 34.1 percent in 1950 to 48.6 percent in 1960. The upward trend has been slowed since 1960 because of the volume of multifamily units constructed recently, the large increase in the number of mobile homes occupied by renters, and the renting of previously owner-occupied single-family housing units.

Vacancy

1960 Census. In April 1960, there were about 1,450 vacant housing units in the HMA. About 1,075 of these units were not available for sale or rent because they were seasonal, dilapidated, rented or sold awaiting occupancy, or were held off the market for occasional use or for other reasons. Of the 375 available vacant units, 65 were available for sale, a sales housing vacancy rate of 1.1 percent; and about 310 units were available for rent, a rental housing vacancy rate of 4.8 percent. Twenty of the sales vacancies and 85 of the rental vacancies lacked one or more plumbing facilities.

Postal Vacancy Survey. The results of a postal vacancy survey conducted on September 1, 1967 by the Auburn and Opelika Post Offices are summarized in table VI. The survey covered deliveries to 11,025 residences and apartments and to 1,180 trailers, equal to 71 percent of the nonfarm housing supply. At the time of the survey, about 130 residences and apartment units were vacant, an over-all vacancy rate of 1.2 percent; there were 26 vacant trailers, 2.2 percent of the trailers surveyed. See Appendix A, Paragraph 7 for limitations on the use of these data.

Current Estimate. Based on the results of the postal vacancy survey (adjusted for incomplete coverage and converted to census concepts) and on information obtained in the area, it is estimated that, as of November 1967, there were about 200 available vacancies in the HMA, an over-all vacancy rate of 1.3 percent. About 50 of the vacancies were available for sale, a homeowner vacancy rate of 0.6 percent, and 150 units were available for rent, a rental vacancy rate of 1.9 percent. Both the homeowner and renter vacancy rates represent reductions from the 1.1 percent homeowner and the 4.8 percent rental vacancy rates reported in the 1960 Census (see table V).

Sales Market

The market for sales housing in the Auburn HMA was sound in November 1967; builders' inventories were small and the over-all sales housing vacancy rate was low (0.6 percent). Families entering the area in response to expanded job opportunities in manufacturing and those connected with the university have strengthened the market considerably, both by renting existing single-family homes previously for sale only and by purchasing new homes. Despite a temporary cutback in the production of new homes during 1966 and the early months of 1967 because of the high cost of mortgage funds and the shortage of construction financing, the output of single-family houses has risen during the past four years. The increased supply of houses has been readily absorbed and foreclosures remain minimal. The market for existing properties in all price ranges is extremely tight, and area realtors report difficulty in obtaining listings. Used homes placed on the market are sold rapidly and the sales prices of good quality houses have risen noticeably.

Price trends discernible in the area indicate a gradual increase in the cost of new homes. Local realtors report that the most marketable homes built in recent years have been priced from \$18,000 to \$24,000 and that there has been an increase in the number of homes priced above \$24,000. The proportion of houses priced in the \$16,000-\$18,000 price range has declined; however, a stronger demand for moderately priced housing has been generated recently by the rising number of production workers employed in the Opelika area.

The majority of new homes in the lower price ranges (\$15,000 and under) are located in developments in the outlying fringe areas of Auburn and Opelika and in scattered locations throughout the HMA where land is inexpensive. Sales of houses priced below \$12,000 are principally existing properties.

Tract building in the HMA is limited, for the most part, to areas in Auburn and Opelika. The most active subdivisions in Opelika are in the northern fringe of the community, where production has averaged about 50 homes a year during the past three to four years. Sales prices start at \$17,000, but most houses are in the \$18,000-\$22,500 range. Several active developments in the south and southwest sections of Opelika have provided low-to moderately-priced housing. These areas have been the location of new homes selling from \$13,000 to \$17,500. There are no large volume builders and production by most has been limited to fewer than ten homes a year.

Subdivision development in Auburn has increased in most sections of the community, except in the southwest quadrant, a large part of which is owned by the university. The southeast area of Auburn, which developed as the prestige location in the community, has been the site for many of the custom-built homes priced at \$30,000 and above. In recent years, the northeast quadrant of Auburn has become a popular area for tract building, as evidenced by increased activity in several small developments. Most homes in this area are priced from about \$18,000 to \$25,000.

As mentioned previously, subdivision activity is limited and, in most areas of the HMA, random growth on scattered individual sites or in small developed plats prevails. A large number of new houses (including many in the lower price ranges) have been built in areas of this type.

Rental Market

The market for rental units in the Auburn HMA was exceptionally tight in November 1967. There were few vacant multifamily units, and the supply of single-family houses available for rent was extremely limited. Although there has been some increase in the number of local families seeking rental accommodations, the principal stimulus to growth of the rental market has been the in-migration of population affiliated with the university as students, faculty members, or full-time employees. The increase in the volume of apartment construction in recent years was occasioned by the shortage of multifamily units suitable for the increased demand generated by these new arrivals. Nearly all of the projects cater to the university-connected population, and managing firms have experienced no difficulty in renting new units.

Most of the apartment projects are located in Auburn. A large proportion of the units have been directed toward the student market and are typically one-room apartments with bath and limited kitchen facilities. Most have the minimal furnishings necessary for student living and are intended for occupancy by two students who pay rents (excluding utilities) ranging from about \$100 to \$125 per student for a university quarter. Two projects which opened in the fall of 1967 are representative of this type of accommodation. One, which is located within walking distance from the campus, contains 120 efficiency units in two motel-type structures. The management requires a \$50 damage deposit and charges each student rents of \$120, plus utilities, for a university quarter. Another project has 50 units completed and 50 units that will be available for the second quarter of the school year. Shelter rents are \$125 per quarter for each student. All of the available units in these two projects are occupied, as are units in similar projects located throughout the community.

Although the supply has increased in recent years, there remains a shortage of rental units available at the low rents married students can afford to pay. This situation should improve, however, as a result of units under construction and those planned for construction in the near future. Auburn University has 336 units of married student housing in the Carolyn Draughon Village. The project was constructed in 1958 and contains 160 one-bedroom units and 176 two-bedroom units with rents ranging from \$66 to \$81 a month, plus utilities. All units are occupied, and there is an extensive waiting list of prospective tenants. The university plans construction of an additional 48 units to be completed by the fall of 1968. There are several privately-owned apartments which have attracted a mixed group of tenants from incoming married students, faculty members, and from local residents of the area. Shelter rents start at around \$70 a month for units in the smaller projects and range to as high as \$120 for a two-bedroom unit in one project. Furnished units are available in most projects for an additional \$15-\$20 a month. Managers of the various projects reported that all units were leased for the fall quarter at the university.

An increasing number of married students rent mobile homes in the Auburn area, to a large degree, because of the shortage of rental units with low rents. University sources report that there are a dozen trailer courts within a five-mile radius of Auburn and that one large court with 250 trailers is completely occupied by students, the majority of whom are married.

Units Under Construction. As of November 1967, there were approximately 305 multifamily units under construction in the HMA. The major share of this total consisted of 110 efficiency units in one project for students and 124 units in two projects that are intended for occupancy by married students and faculty members. One project, scheduled for completion in December 1967, contains 40 one-bedroom units and 4 two-bedroom units. Tenants will pay the cost of utilities and monthly rents of \$100 to \$115. Furnished units will be available for an additional \$20 monthly. The other project will have 80 units and is scheduled to begin operating in early 1968. It will have one-, two-, and three-bedroom units renting from \$125 to \$150 a month, plus utilities. In addition to the projects mentioned, construction of a 37-unit garden apartment was started in October 1967. Details are not available as to distribution by unit size and rent ranges.

Public Housing

Local housing authorities in Auburn and Opelika have 485 low-rent public housing units under management; 175 units are in Auburn and 310 in Opelika. The most recent additions to the public housing inventory are 100 units built in Opelika during 1963 and 50 units constructed in Auburn in 1964. All projects have maintained high occupancy, and local sources report waiting lists of prospective tenants.

As of September 15, 1967, annual contributions contracts had been executed for 136 units to be built in Opelika. Final plans had as yet not been approved by the Housing Assistance Administration. In addition, an application for 200 units of public housing (including 40 units for the elderly) had been submitted by the Auburn Housing Authority.

Urban Renewal

There are three urban renewal projects in Opelika. The Toomer Street R-53 project, located north of Interstate Highway 85 in the general vicinity of Toomer Circle, began execution in January 1965. To date, about half of the properties in the 64 acres have been acquired. Completion of the project will result in the displacement of 95 families, of whom 26 already have been relocated. Re-use will be residential, including public housing.

The Lockhart Street R-36 project contains 36 acres in east Opelika. The project area is bounded generally on the north by Victoria Avenue, on the south by Sixth Avenue, on the west by Lakewood Avenue, and on the east by North Tenth Street. The relocation of 52 families and 19 individuals has been completed; nearly half of the families were moved into low-rent public housing units. Primary re-use of the project area will be residential.

The Central Business District R-54 urban renewal project is in the planning stage. Tentatively, the project will entail the rehabilitation of the commercial and shopping district in downtown Opelika.

Demand for Housing

Quantitative Demand

Demand for additional new housing in the Auburn HMA is primarily a function of the projected level of household growth, estimated at 650 a year during the forecast period from November 1, 1967 to November 1, 1969. To this basic growth factor, adjustments have been made to reflect additional demand occasioned by units that will be lost from the inventory as a result of planned demolitions and other causes. Consideration also is given to the tenure of occupancy, which is expected to change little during the forecast period, to the availability of vacant housing units, and to the large number of multifamily units under construction.

On the basis of these factors, it is estimated that 640 housing units can be absorbed annually over the next two years, of which an estimated 60 units will be satisfied by mobile homes. The annual demand (excluding trailers) includes 390 single-family houses and 190 multifamily units at rents achievable with market-interest-rate financing. An additional 50 multifamily units may be marketed only at rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. The estimates do not include demand for public low-rent housing or rent-supplement accommodations.

The projected annual demand for 390 single-family units is about equivalent to the level of production during the last five years, including both single-family units authorized by building permits and the estimated number of units constructed outside permit-issuing areas. Recent and anticipated rates of economic and household growth and the successful marketing experience of new construction indicate that the demand forecast is compatible with a balanced long-term demand-supply relationship in the sales market.

The projected annual demand for 190 multifamily units is well below the level of production for 1967. The rate of construction during the past year represents the delayed response of the market to the sizable enrollment gains since 1964 at Auburn University. As enrollment continues to grow, this source of demand will support a level of demand above the pre-1967 level. However, this segment of the market has not been fully tested, and additional units should be supplied only as demand is determined to be firm. There are over 300 multifamily units under construction and the absorption of units in multifamily structures that will come on the market in the next several months should be observed carefully.

Qualitative Demand

Single-family Housing. The annual demand for 390 single-family housing units is expected to approximate the sales price distribution presented in the following table. The distribution is based on the distribution of families by current annual after-tax incomes, on the proportion of income that families in the Auburn area typically pay for sales housing, and on recent market experience.

Estimated Annual Demand for Single-Family Houses
Auburn, Alabama, Housing Market Area
November 1, 1967 to November 1, 1969

<u>Price range</u>	<u>Number of houses</u>
Under \$14,000	40
\$14,000 - 15,999	50
16,000 - 17,999	70
18,000 - 19,999	85
20,000 - 24,999	100
25,000 and over	45
Total	390

Few adequate sales houses can be built in the area at selling prices below \$12,000. The demand for sales housing priced below this level will be satisfied, for the most part, from the existing inventory. Demand for single-family houses will be distributed in areas throughout the HMA similar to the patterns established in recent years. The major portion of the new houses should continue to be located in Auburn and Opelika and the unincorporated areas near those two cities.

Multifamily Housing. The annual demand for 190 multifamily units at rents achievable with market-interest-rate financing will continue to come predominantly from students and university employees. It is estimated that approximately 100 units of the annual demand will be for one-room efficiency apartments designed to accommodate two students. These units should be provided at the lowest rents achievable, which will require minimum cost construction, thereby restricting the amenities offered. Although there will be some increase in the number of area families who will rent multifamily units, the major portion of the annual demand for the remaining 90 family-type units will be occasioned by the increase in households comprised of married students and faculty members. These units should be in small well-designed projects containing one- and two-bedroom units. Preferably, they should be in the lower ranges of achievable rents; proximity to the university is a necessary consideration.

At the lower rents achievable only with public benefits or assistance in financing, an additional 50 units of new rental housing probably can be absorbed each year. About 75 percent of this demand will be for one- and two-bedroom units (see Appendix A, paragraph 12).

APPENDIX A
OBSERVATIONS AND QUALIFICATIONS
APPLICABLE TO ALL FHA HOUSING MARKET ANALYSES

1. When the rural farm population constitutes less than five percent of the total population of the HMA, all demographic and housing data used in the analysis refer to the total of farm and non-farm data; if five percent or more, all demographic and housing data are restricted to non-farm data.
2. All average annual percentage changes used in the demographic section of the analysis are derived through the use of a formula designed to calculate the rate of change on a compound basis.

Because of the change in definition of "farm" between 1950 and 1960 censuses, many persons living in rural areas who were classified as living on farms in 1950 would have been considered to be rural nonfarm residents in 1960. Consequently, the decline in the farm population and the increase in nonfarm population between the two census dates is, to some extent, the result of this change in definition.
4. The increase in nonfarm households between 1950 and 1960 was the result, in part, of a change in the definition of "farm" in the two censuses.
5. The increase in the number of households between 1950 and 1960 reflects, in part, the change in census enumeration from "dwelling unit" in the 1950 census to "housing unit" in the 1960 census. Certain furnished-room accommodations which were not classed as dwelling units in 1950 were classed as housing units in 1960. This change affected the total count of housing units and the calculation of average household size as well, especially in larger central cities.
6. The basic data in the 1960 Census of Housing from which current housing inventory estimates are developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.
7. Postal vacancy survey data are not entirely comparable with the data published by the Bureau of Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.
8. Because the 1950 Census of Housing did not identify "deteriorating" units, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" on the basis of the 1960 enumeration procedures.
9. The distribution of the qualitative demand for sales housing differs from any selected experience such as that reported in FHA unsold inventory surveys. The latter data do not include new construction in subdivisions with less than five completions during the year reported upon, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-value homes are concentrated in the smaller building operations, which are quite numerous. The demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.
10. Monthly rentals at which privately owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the demand section of each analysis. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result of the availability of an ample rental housing supply.
11. Distributions of average annual demand for new apartments are based on projected tenant-family incomes, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorptive experience of new rental housing. Thus, they represent a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. However, individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements. Specific market demand opportunities or replacement needs may permit the effective marketing of a single project differing from these demand distributions. Even though a deviation from these distributions may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless a thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.
12. The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships. Proximity to or quick and economical transportation to place of work frequently is a governing consideration in the place of residence preferred by families in this group.

Table I

Trend of Civilian Work Force Components
Auburn, Alabama, HMA 1960-1967
 (annual averages)

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	Twelve months ending ^{a/} Sept. 30, Sept. 30,	
								<u>1966</u>	<u>1967</u>
Total work force	<u>17,740</u>	<u>18,030</u>	<u>18,050</u>	<u>18,650</u>	<u>19,780</u>	<u>20,760</u>	<u>21,810</u>	<u>21,360</u>	<u>22,300</u>
Unemployed	620	720	620	670	620	590	530	540	570
Percent of work force	3.5	4.0	3.4	3.6	3.1	2.8	2.4	2.5	2.6
Total employment	<u>17,120</u>	<u>17,310</u>	<u>17,430</u>	<u>17,980</u>	<u>19,160</u>	<u>20,170</u>	<u>21,280</u>	<u>20,820</u>	<u>21,610</u>
Agricultural	<u>1,400</u>	<u>1,370</u>	<u>1,290</u>	<u>1,350</u>	<u>1,280</u>	<u>1,160</u>	<u>1,040</u>	<u>1,060</u>	<u>1,020</u>
Nonagricultural	<u>15,720</u>	<u>15,940</u>	<u>16,140</u>	<u>16,630</u>	<u>17,880</u>	<u>19,010</u>	<u>20,240</u>	<u>19,760</u>	<u>20,590</u>
Wage and salary	<u>11,810</u>	<u>11,910</u>	<u>12,190</u>	<u>12,680</u>	<u>13,680</u>	<u>14,690</u>	<u>15,900</u>	<u>15,440</u>	<u>16,330</u>
All other ^{b/}	<u>3,910</u>	<u>4,030</u>	<u>3,950</u>	<u>3,950</u>	<u>4,200</u>	<u>4,320</u>	<u>4,340</u>	<u>4,320</u>	<u>4,260</u>
Involved in labor disputes	0	0	0	0	0	0	0	0	120

^{a/} Preliminary data

^{b/} Includes self-employed, domestic workers in private households, and unpaid family workers.

Source: Alabama State Employment Service.

Table II

Nonagricultural Wage and Salary Employment by Industry Group
Auburn, Alabama, HMA 1960-1967
 (Annual averages)

<u>Industry</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>Twelve months ending^{a/}</u>		
							<u>Sept. 30,</u>	<u>Sept. 30,</u>	<u>Sept. 30,</u>
							<u>1966</u>	<u>1966</u>	<u>1967</u>
Nonagricultural wage and salary	<u>11,810</u>	<u>11,910</u>	<u>12,190</u>	<u>12,680</u>	<u>13,680</u>	<u>14,690</u>	<u>15,900</u>	<u>15,440</u>	<u>16,330</u>
Manufacturing	<u>4,070</u>	<u>4,030</u>	<u>4,090</u>	<u>4,130</u>	<u>4,700</u>	<u>5,170</u>	<u>5,550</u>	<u>5,380</u>	<u>5,800</u>
Food and kindred products	420	380	350	340	330	350	370	360	370
Lumber and wood	230	200	190	180	210	220	230	230	200
Paper and printing	90	80	80	80	80	90	90	90	110
Rubber, plastics, and stone	50	60	80	60	480	600	730	680	770
Primary and fabricated metals	100	110	120	130	240	240	260	260	280
Machinery	350	380	420	500	420	530	600	570	720
Other ^{b/}	2,830	2,820	2,850	2,840	2,940	3,140	3,270	3,190	3,350
Nonmanufacturing	<u>7,740</u>	<u>7,880</u>	<u>8,100</u>	<u>8,550</u>	<u>8,980</u>	<u>9,520</u>	<u>10,350</u>	<u>10,060</u>	<u>10,530</u>
Construction	680	670	700	880	750	740	780	780	620
Transportation, comm, pub. utils.	410	380	390	380	410	450	480	470	500
Wholesale and retail trade	1,820	1,810	1,850	1,840	1,910	2,000	2,310	2,160	2,360
Finance, insurance & real est.	280	280	300	320	300	290	330	310	310
Service	1,060	1,090	1,110	1,170	1,330	1,460	1,490	1,470	1,500
Government	3,350	3,520	3,640	3,820	4,160	4,430	4,810	4,720	5,100
Other	140	130	110	140	120	150	150	160	140

^{a/} Preliminary data

^{b/} Includes textile industries.

Source: Alabama State Employment Service

Table III

Estimated Percentage Distribution of Nonfarm Families and Renter Households
By Income After Deducting Federal Income Taxes
Auburn, Alabama, HMA 1967 and 1969

<u>Annual</u> <u>after-tax income</u>	<u>1967 incomes</u>		<u>1969 incomes</u>	
	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>
Under \$3,000	22	28	21	26
\$3,000 - 3,999	11	13	10	12
4,000 - 4,999	10	10	11	10
5,000 - 5,999	9	9	8	9
6,000 - 6,999	7	10	7	9
7,000 - 7,999	9	6	8	8
8,000 - 8,999	7	7	8	7
9,000 - 9,999	5	7	5	7
10,000 - 12,499	12	8	13	9
12,500 - 14,999	5	(2	6	(3
15,000 and over	3	(3	(
Total	100	100	100	100
Median	\$5,700	\$4,850	\$6,000	\$5,100

^{a/} Renter households of two or more persons.

Source: Estimated by Housing Market Analyst.

Table IV

Estimated Residential Unit Construction Starts and
Units Authorized by Building Permits
Auburn, Alabama, Housing Market Area^{a/}
1960-1967

<u>Year</u>	<u>Units Authorized by Building Permits</u>		<u>Estimated total construction starts</u>
	<u>Auburn</u>	<u>Opelika</u>	
1960	103	106	310
1961	95	103	320
1962	111	111	360
1963	125	322	580
1964	228	131	540
1965	291	147	540
1966	220	106	480
1967 (1st 10 mos.)	667	84	890

^{a/} Excludes 150 units of public housing built in 1963 and 1964.

Sources: U.S. Bureau of the Census, C-40 Construction Reports
 estimates obtained from Lee County Board of Health
 septic tank inspection records, and other local sources.

Table V

Tenure and Vacancy in the Nonfarm Housing Inventory
Auburn, Alabama, HMA
April 1, 1950 - November 1, 1967

<u>Tenure and Vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>November 1967</u>
Total housing supply	<u>9,274</u>	<u>13,234</u>	<u>17,150</u>
Occupied housing units	<u>8,795</u>	<u>11,787</u>	<u>15,550</u>
Owner occupied	2,999	5,733	7,850
Percent of all occupied	34.1	48.6	50.5
Renter occupied	5,796	6,054	7,700
Percent of all occupied	65.9	51.4	49.5
Vacant housing units	<u>479</u>	<u>1,447</u>	<u>1,600</u>
Available vacant	<u>149</u>	<u>372</u>	<u>200</u>
For sale	14	66	50
Homeowner vacancy rate	0.5%	1.1%	0.6%
For rent	135	306	150
Renter vacancy rate	2.3%	4.8%	1.9%
Other vacant	330	1,075	1,400

a/ Includes seasonal units, vacant dilapidated units, units rented or sold awaiting occupancy, and units held off the market for absentee owners or for other reasons.

Sources: 1950 and 1960 Censuses of Housing; 1967 estimated by Housing Market Analyst.

Table VI

Auburn, Alabama, Area Postal Vacancy Survey

September 1, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	11,022	130	1.2	119	11	654	10,812	104	1.0	98	6	94	210	26	12.4	21	5	560	1,179	26	2.2
Auburn	5,446	44	0.8	39	5	587	5,349	44	0.8	39	5	47	97	-	0.0	-	-	540	650	4	0.6
Opelika	5,576	86	1.5	80	6	67	5,463	60	1.1	59	1	47	113	26	23.0	21	5	20	529	22	4.2

The distributions of total possible deliveries to residences, apartments, and house trailers were estimated by the postal carriers. The data in this table, therefore, are not strictly comparable to the distribution of deliveries by structural type for surveys prior to 1966. The total possible deliveries for the total of residences, apartments, and house trailers, however, are as recorded in official route records.

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).