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Analysis of the
AUSTIN, TEXAS
HOUSING MARKET

as of August 1, 1969

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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**A Report by the
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FEDERAL HOUSING ADMINISTRATION
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December 1969

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FHA Housing Market Analysis
Austin, Texas, as of August 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - AUSTIN, TEXAS
AS OF AUGUST 1, 1969^{1/}

The Austin, Texas, Housing Market Area (HMA) is coterminous with the Austin Standard Metropolitan Statistical Area (SMSA), which consists of Travis County. The HMA, with a population of about 305,500 as of August 1, 1969, is located 160 miles west of Houston and about 200 miles southwest of the Dallas and Fort Worth metropolitan areas. Other metropolitan areas in proximity to Austin are San Antonio (75 miles southwest) and Waco (100 miles northeast).

Austin, the capital of Texas and the site of the University of Texas, is the center of government and education activities in Texas. State functions continue to increase and to require more workers; local government employment has increased in line with additional services required by the local population growth and the expanding economy of the Austin area. Student enrollment and staff at the University of Texas at Austin have increased significantly each year. In addition, light industry has expanded sharply during the past few years. Expansion of the Austin economy, as reflected by substantial gains in employment and population, served to strengthen the demand for single-family and multifamily housing, and the level of residential construction increased significantly during the past few years.

^{1/} Data in this analysis are supplementary to a previous FHA analysis of the area as of June 1, 1967.

Anticipated Housing Demand

Based on anticipated trends in economic and demographic factors taken into consideration in this analysis, and giving consideration to current housing supply-demand relationships and the number of housing units expected to be demolished, there will be a demand for an average of 4,700 new private, nonsubsidized housing units a year in the Austin Housing Market Area during the period from August 1, 1969 to August 1, 1971. The nonsubsidized housing units would be most readily absorbed if the annual construction volume included 1,700 single-family houses and 3,000 multifamily housing units (see table I for price and rent distributions).

Based on the rate of economic growth anticipated in the housing market area during the next two years and current and anticipated supply-demand factors, it appears that construction of new nonsubsidized housing units (particularly multifamily units) should be held to a rate substantially below the 1968-1969 level in order to maintain the proper balance in the market and to permit the absorption of the unusually large volume of multifamily units under construction. New multifamily construction authorized in 1968 and the first seven months of 1969 was substantially above the estimated 1969-1971 annual demand estimate. As a result, demand appears to have softened in some segments of the market. The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to provide stability in the housing market based on long-term trends evident in the area. However, any long-term deviation in the level of construction from the level of demand would hamper the restoration and maintenance of balance of supply-demand forces in the housing market.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low or moderate income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest-rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each

program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials^{1/} discussed in the following paragraphs reflect estimates adjusted for housing provided under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on August 1, 1969 income limits, and on available market experience.^{2/} The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3) BMIR. If federal funds are available an annual total of about 625 units of Section 221(d)(3) BMIR housing probably could be absorbed during the next two years.^{3/} Approximately 80 percent of all eligible families also are eligible under the Section 235 and 236 programs. Two projects, containing 240 units, were completed in 1966. A third project, containing 200 units, was completed in 1967. These three projects have had a favorable occupancy experience. Within the past 60 days, a fourth project has been completed in the Austin HMA under the Section 221(d)(3) BMIR program. This fourth project, containing 200 units, reported an occupancy rate of 100 percent.

Rent-Supplement. Under the rent-supplement program there is an annual occupancy potential for approximately 225 units for families and 180 units for elderly persons. All families eligible for rent-

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

^{3/} At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

supplement also are eligible for public housing. To date, 100 units of rent-supplement housing have been placed on the market in the Austin area in a project completed in March 1969. These units are 96 percent occupied. A second rent-supplement project, consisting of 68 units, has been placed under construction and reduces the potential during the first year of the forecast period to about 155 units. An allocation of funds has been received for a third project consisting of 130 units, and applications have been received for two projects aggregating 256 units.

Section 235, Sales Housing. Sales housing could be provided for low- to moderate-income families under Section 235. With exception income limits, there is an occupancy potential for about 300 homes during each of the next two years. Under regular income limits the potential would be about 40 percent of that number. All of the families eligible for Section 235 housing also are eligible under the Section 236 program (the two programs are not additive) and about 65 percent are eligible for Section 221(d)(3) BMIR housing.

Section 236, Rental Housing. Under Section 236, the annual occupancy potential under exception income limits is estimated at 300 units for families and 75 units for elderly households (about 40 percent of that number under regular income limits for families and 65 percent for elderly). The potential does not take account of one project of 128 units for families with a commitment outstanding nor of two projects for 408 families now in process. Should all of the 536 units involved in these three projects come on the market in the coming year, the potential for families would be exceeded by over 225 units. If successfully absorbed in a reasonable time, the calculated potential may require upward adjustment.

About 65 percent of the families and 50 percent of the elderly households eligible under this program also are eligible under Section 221(d)(3) BMIR and about 10 percent (mostly elderly) are eligible for public housing. Generally, families eligible under this program also are eligible for Section 235 (the two programs are not additive).

The Sales Market

The market for single-family sales housing in the Austin HMA has been quite active during the past several years. A strengthened sales market was reflected by an increased rate of single-family construction and by the decline in the homeowner vacancy rate in most segments of the HMA. As indicated by the declining homeowner vacancy rate from 2.6 percent in January 1966 to 2.1 percent in June 1967, and to 1.5 percent in August 1969, demand for sales housing remains strong. Also, postal vacancy surveys reflect a decrease in vacancies in existing residences between 1967 and 1969, and an increase in vacancies in new residences during the period. Stimulated by an expanding economy and a strong demand, single-family construction increased sharply from an average of about 1,200 units in 1965-1966 to about 1,700 units in 1967-1968, and to an annual rate of about 2,000 during the January-July 1969 period. As a result, and in part due to increased costs and mortgage financing, the number of unsold new houses has increased somewhat.

A special survey in June 1969 by the San Antonio FHA Insuring Office of houses for sale in active subdivisions in the Austin HMA found some 223 completed vacant houses, up from 136 in March 1969 and 118 in June 1968. The surveys indicate a significant increase during the period in the number of houses under construction. However, only nine percent of the 1,109 speculatively built houses covered by the January 1969 unsold inventory survey conducted by the San Antonio Insuring Office remained unsold at the end of the year, up slightly from seven percent in January 1968. Both rates were relatively low. But the recent increase in vacant new houses coupled with increased costs of mortgage financing suggests the absorption of the increased volume of single-family construction in the HMA should be observed carefully. In 1968, pre-sold new construction accounted for about one-third of the completions in the subdivisions in the HMA.

The greatest activity in 1968 took place in the \$20,000 to \$25,000 price range, which accounted for 29 percent of all completed homes; the \$25,000 to \$30,000 range accounted for 19 percent of the completions. These price ranges also included the highest unsold ratios, 10 percent and 17 percent, respectively. The \$12,500 to \$20,000 range had over one-third of all completions, and about 17 percent were priced at \$30,000 and over. One-third of all residential subdivision activity occurred south of the Colorado River in June 1969; the northwest and northeast sections of the HMA accounted for 40 percent and 28 percent, respectively.

The Rental Market

The rental market in the Austin HMA during the past several years has reflected an increased demand for rental units in multifamily structures. Because of the increased demand and the availability of financing, private multifamily construction increased from less than 1,100 units in 1965 to over 4,350 units in 1968 and, based on building permit authorizations, to an annual rate of over 6,100 units during the January-July 1969 period. On August 1, 1969, about 3,400 multifamily units were under construction in the HMA, an indication that a substantial volume of rental units will become available to the market this year. Furthermore, the increased rate of multifamily completions in 1969 required a longer period to attain initial occupancy than previously, and units were available throughout the 1968-1969 term in most apartment projects appealing to university students. As indicated in table III, of the 2,308 new multifamily units in the HMA that had been exposed to the market for over one year in June 1969, about 12.5 percent were vacant; 17.7 percent of the 1,118 units three months to one year old were vacant. The June 1969 survey indicated a vacancy ratio of 12.7 percent in one-bedroom units and 17.9 percent in two-bedroom units; vacancy was insignificant in efficiency and larger units.

Gross monthly rents for the new garden apartments generally range from about \$130 to \$160 for one-bedroom units and from \$140 to \$225 for two-bedroom units, with three-bedroom and efficiency units competitively priced depending on design appeal, location, and amenities offered.

The rental vacancy rate, which had declined slightly from 7.7 percent in January 1966 to 7.5 percent in June 1967, had increased to 8.5 percent by August 1969. The current rate reflects the increase in the level of vacancies during the summer months, when vacancies in apartments rise seasonally because of reduced student occupancy. Demand for rental units by university student households during the 1969-1970 regular and summer terms is expected to be limited by the availability of 3,750 additional dormitory spaces.

Because of the vacancy levels in recently completed projects, the large number of units under construction, and the prospective impact of new dormitory facilities, the rate of absorption of new apartment units should be observed carefully. Further softening of absorption may suggest reduction of multifamily approvals and starts below the estimated annual demand levels.

Employment Trends. Nonagricultural wage and salary employment in the Austin HMA averaged 103,400 during the 12-month period ending June 1969. Employment represented a gain of 7,900, 8.3 percent, over the monthly average during the 12-month period ending in June 1968. This employment increase was the highest recorded in the area since estimates have been made. As reflected by table IV, the increase each year since 1966 was quite substantial. Sharp employment gains during each of the past several years reflect major employment expansion in manufacturing, construction, trade, services, and in state and local government activities, aided of course by expansion at Bergstrom AFB. Continued growth of student enrollment and staff at the University of Texas, the largest single employer in the area, also has aided the Austin economy.

Bergstrom Air Force Base, located southeast of Austin, changed mission from a Strategic Air Command base to a Tactical Air Command base as of January 1, 1967. Bergstrom AFB now serves as the headquarters for the 75th Tactical Reconnaissance Wing and for the 12th Air Force, which was transferred from Waco to Austin in 1968 upon completion of a new headquarters building. The latest military strength figure provided by Bergstrom AFB indicates a military complement of about 5,000 in July 1969, a net gain of about 400 since June 1967 and a gain of about 1,300 since January 1967. Civil service employment at Bergstrom AFB was reported at 559 in July 1969, a gain of 124 since June 1967. Subsequent to the completion of the field work for this analysis, the Department of Defense announced a new squadron will be organized at Bergstrom AFB (with an estimated 500 men) to replace a squadron transferred from the 75th Wing last fall.

The outlook is good for continued substantial gains in employment in the area. It is expected that nonagricultural wage and salary employment will expand by an average of about 6,500 to 7,000 workers a year during the next two years with major gains occurring in manufacturing, trade, services, and state and local government. A public announcement by Texas Instruments indicates that the company plans to increase its Austin work force by about 1,000 persons by December 1969, and additional workers are expected to be hired during the next two years. Other major manufacturing employers that have recently expanded and that are expected to expand employment during the next two years include IBM, Tracor, and Galaston Boat Company. Several other manufacturing firms will expand. State and local government employment gains are expected to result from increased enrollment at the University of Texas and from expanding services performed by the state and local governments. Increases in manufacturing employment, government employment, and increased student enrollment at the university are expected to result in significant increases in trade and service employment. Projections indicate stability in the operation of Bergstrom AFB and federal government activities in the Austin area during the next two years.

Income. The average family income has increased sharply during the past two years in the Austin HMA. In August 1969, the median annual income of all families in the Austin HMA was about \$7,400, after deduction of federal income taxes, up from \$6,325 in June 1967. The median after-tax income of renter households of two or more persons was \$5,175 a year as of August 1969, up from \$4,400 in 1967. Detailed distributions of families and renter households by annual after-tax income as of June 1967 and August 1969 are presented in table V.

Population and Household Trends. As of August 1, 1969, the population of the Austin HMA was approximately 305,500, reflecting an average annual gain of about 14,300 persons since June 1, 1967. This average gain was about 40 percent above the average annual gain during the January 1966-June 1967 period and almost 72 percent above the average annual gain during the April 1960-January 1966 period. Expansion of employment opportunities during the past several years, increased enrollment at the University of Texas in Austin, and increases at Bergstrom AFB, resulted in relatively high rates of population increase (see table VI).

Based on preliminary enrollment data, approximately 34,000 students attended the University of Texas during the 1968-1969 session, an increase of about 4,100 over the 1966-1967 session. Table VII, which represents incomplete coverage, shows the increase in married student population and the increase in the number of students in apartments. Based on the prospects of economic growth and the outlook for

increasing employment opportunities and student enrollment, it is expected that the population of the Austin HMA will increase by an average of about 16,200 persons annually over the next two years to approximately 337,900 by August 1, 1971. Planning estimates announced in September 1969 by the Department of Defense suggest that a reconnaissance squadron with about 500 men will be organized at Bergstrom AFB. The new squadron will replace a squadron transferred to Thailand last fall; no significant change in military-connected population is expected.

There were approximately 87,000 households in the Austin HMA as of August 1, 1969. Total households included 8,650 student households and 3,300 military-connected households, including 600 military households on base at Bergstrom AFB. Total households have increased by 10,250, 4,725 annually, since June 1967. The average annual gains represented sharp increases in student households, in military-connected households, and in all other households (see table VI).

Based on projected employment and population increases, it is expected that during the next two years the total number of households in the Austin HMA will increase by about 4,350 annually. The number of students in households is expected to show only moderate gains, principally as a result of the 3,750 additional dormitory spaces that are being provided. No major change is expected in the number of military-connected households. It is expected that other households will account for the bulk of the expected gain in households during the next two years.

Housing Inventory and Residential Construction Trends. As of August 1, 1969, there were approximately 94,400 housing units in the Austin HMA, reflecting a net increase of about 10,950 units over the June 1, 1967 inventory of 83,450 (see table VIII). This increase in the housing inventory resulted from the construction of approximately 11,700 new units and the loss of about 750 units through demolition and other causes. Most of the new units were built in the city of Austin and were covered by building permits. The year-to-year trend in residential construction is shown in the following table. The sharp increase in residential construction during the past few years has resulted in about 4,050 housing units under construction in the Austin HMA on August 1, 1969. The total included about 650 single-family houses and about 3,400 units in multifamily structures; some 1,200 multifamily units were reported by mortgagees as being planned for construction.

Trend of Residential Construction by Type of Structure
in the Austin, Texas, HMA, 1965-1969

| <u>Year</u> | <u>Units in structure</u> | | | <u>Total units</u> |
|------------------|---------------------------|------------------|----------------------------|--------------------|
| | <u>Single-family</u> | <u>Two units</u> | <u>Three units or more</u> | |
| 1965 | 1,241 | 274 | 1,004 ^{a/} | 2,519 |
| 1966 | 1,159 | 232 | 2,005 | 3,396 |
| 1967 | 1,670 | 454 | 2,827 | 4,951 |
| 1968 | 1,764 | 438 | 3,918 | 6,120 |
| <u>Jan.-July</u> | | | | |
| 1968 | 1,086 | 224 | 2,179 | 3,489 |
| 1969 | 1,162 | 182 | 3,399 | 4,743 |

a/ Includes 196 units of public housing for the elderly.

Sources: Bureau of the Census, Construction Report C-40;
Austin City Permit Department; University of
Texas, Construction Reports.

Vacancy. In general, vacancies declined in single-family houses and increased somewhat in multifamily structures in most segments of the Austin HMA during the past two years (see table VIII). There were 7,400 vacant housing units in the HMA as of August 1, 1969; 750 were for sale (equivalent to a homeowner vacancy ratio of 1.5 percent), 3,500 units were available for rent (a rental vacancy ratio of 8.5 percent), and 3,150 were vacant but were unsuitable or unavailable. Of the 4,250 available vacancies as of August 1969, about 725 sales units and 3,100 rental units were nondilapidated and had all plumbing facilities. Rental vacancy in August was between one and two percent higher than average rental vacancy during the University of Texas regular school term; regular school year enrollment is more than double summer school enrollment.

Table I

Annual Demand for New Nonsubsidized Housing
Austin, Texas, Housing Market Area
August 1, 1969 to August 1, 1971

A. Single-family Houses

| <u>Sales price</u> | <u>Number of units</u> | <u>Percent of total</u> |
|--------------------|----------------------------|-----------------------------|
| Under \$15,000 | 225 | 13 |
| \$15,000 - 17,499 | 450 | 27 |
| 17,500 - 19,999 | 270 | 16 |
| 20,000 - 22,499 | 170 | 10 |
| 22,500 - 24,999 | 135 | 8 |
| 25,000 - 29,999 | 175 | 10 |
| 30,000 - 34,999 | 115 | 7 |
| 35,000 and over | <u>160</u> | <u>9</u> |
| Total | 1,700 | 100 |

B. Multifamily Units

| <u>Monthly gross rent^{a/}</u> | <u>Efficiency</u> | <u>One bedroom</u> | <u>Two bedrooms</u> | <u>Three or more bedrooms</u> |
|--|-------------------|------------------------|-------------------------|-----------------------------------|
| \$120 - \$139 | 90 | - | - | - |
| 140 - 159 | 60 | 720 | - | - |
| 160 - 179 | - | 300 | 600 | - |
| 180 - 209 | - | 150 | 450 | 80 |
| 210 - 239 | - | 60 | 180 | 70 |
| 240 - 269 | - | - | 90 | 60 |
| 270 and over | <u>-</u> | <u>-</u> | <u>60</u> | <u>30</u> |
| Total | 150 | 1,230 | 1,380 | 240 |

^{a/} Gross rent is shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing^{a/}
Austin, Texas, Housing Market Area
August 1, 1969 to August 1, 1971

A. Subsidized Sales Housing, Section 235

| <u>Family size</u> | <u>Number of units</u> |
|----------------------|------------------------|
| Four persons or less | 225 |
| Five persons or more | <u>75</u> |
| Total | 300 |

B. Privately-financed Subsidized Rental Housing

| <u>Unit Size</u> | <u>Rent-Supplement</u> | | <u>Section 236</u> | |
|-----------------------|------------------------|----------------|--------------------|----------------|
| | <u>Families</u> | <u>Elderly</u> | <u>Families</u> | <u>Elderly</u> |
| Efficiency | - | 135 | - | 45 |
| One bedroom | 25 | 45 | 50 | 30 |
| Two bedrooms | 80 | - | 130 | - |
| Three bedrooms | 75 | - | 80 | - |
| Four or more bedrooms | <u>45</u> | - | <u>40</u> | - |
| Total | 225 | <u>180</u> | 300 | <u>75</u> |

^{a/} All of the families eligible for Section 235 housing also are eligible for the Section 236 program and vice versa; the two Sections are not additive. About 65 percent are eligible for Section 221(d)(3) BMIR housing, and virtually none are eligible for low-rent public housing. The estimates are based upon the exception income limits established by legislative authority; under regular income limits the potential would be about 60 percent lower.

Table III

Rental Vacancy Survey
Austin, Texas, Housing Market Area
As of June 18-27, 1969

| Area and number of bedrooms | Units surveyed by age group | | | | | |
|-----------------------------------|-----------------------------|-------------|---------------------------------|-------------|-----------------------------|-------------|
| | Units over one year old | | Three months to one year old | | Three months old or less | |
| | Percent | | Percent | | Percent | |
| | Number | vacant | Number | vacant | Number | vacant |
| <u>North of</u> | | | | | | |
| <u>38th Street</u> | <u>1,426</u> | <u>10.7</u> | <u>631</u> | <u>23.0</u> | <u>21</u> | <u>61.9</u> |
| Eff. | 8 | 0 | 8 | 0 | - | - |
| 1 BR | 793 | 12.4 | 345 | 17.4 | - | - |
| 2 BR | 574 | 9.6 | 276 | 30.8 | 21 | 61.9 |
| 3 BR | 51 | 0 | 2 | 0 | - | - |
| <u>West</u> | <u>80</u> | <u>8.8</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Eff. | - | - | - | - | - | - |
| 1 BR | 58 | 6.9 | - | - | - | - |
| 2 BR | 21 | 14.3 | - | - | - | - |
| 3 BR | 1 | 0 | - | - | - | - |
| <u>Central</u> | <u>399</u> | <u>16.5</u> | <u>-</u> | <u>-</u> | <u>65</u> | <u>13.8</u> |
| Eff. | 29 | 0 | - | - | - | - |
| 1 BR | 291 | 17.5 | - | - | 14 | 0 |
| 2 BR | 78 | 19.2 | - | - | 51 | 17.6 |
| 3 BR | 1 | 0 | - | - | - | - |
| <u>East</u> | <u>72</u> | <u>11.1</u> | <u>-</u> | <u>-</u> | <u>100</u> | <u>4.0</u> |
| Eff. | 12 | 0 | - | - | - | - |
| 1 BR | 32 | 0 | - | - | 24 | 16.7 |
| 2 BR | 28 | 28.6 | - | - | 36 | 0 |
| 3 BR | - | - | - | - | 24 | 0 |
| 4 BR | - | - | - | - | 16 | 0 |
| <u>South of River</u> | <u>331</u> | <u>16.3</u> | <u>487</u> | <u>10.9</u> | <u>547</u> | <u>15.0</u> |
| Eff. | 1 | 0 | - | - | - | - |
| 1 BR | 195 | 13.3 | 239 | 8.4 | 138 | 4.3 |
| 2 BR | 131 | 21.4 | 240 | 13.8 | 343 | 21.0 |
| 3 BR | 4 | 0 | 8 | 0 | 66 | 6.1 |
| <u>HMA total</u> | <u>2,308</u> | <u>12.5</u> | <u>1,118</u> | <u>17.7</u> | <u>733</u> | <u>14.7</u> |
| Eff. | 50 | 0 | 3 | 0 | - | - |
| 1 BR | 1,369 | 13.1 | 584 | 13.7 | 176 | 5.7 |
| 2 BR | 832 | 13.1 | 516 | 22.9 | 451 | 20.8 |
| 3 BR | 57 | 0 | 10 | 0 | 90 | 4.4 |
| 4 BR | - | - | - | - | 16 | 0 |

Source: FHA Insuring Office, San Antonio, Texas.

Table IV

Work Force and Employment Trends
Austin, Texas, Housing Market Area, 1966-1969^{a/}

| <u>Work force components</u> | <u>1966</u> | <u>1967</u> | <u>1968</u> | <u>1969</u> |
|------------------------------|----------------|----------------|----------------|----------------|
| Total civilian work force | <u>100,600</u> | <u>107,000</u> | <u>113,850</u> | <u>121,900</u> |
| Unemployment | 2,700 | 2,500 | 2,250 | 2,200 |
| Percent of work force | 2.7 | 2.3 | 2.0 | 1.8 |
| Employment | <u>97,900</u> | <u>104,500</u> | <u>111,600</u> | <u>119,700</u> |
| Nonagricultural | <u>96,400</u> | <u>103,000</u> | <u>110,100</u> | <u>118,200</u> |
| Wage and salary | <u>81,700</u> | <u>88,800</u> | <u>95,500</u> | <u>103,400</u> |
| Manufacturing | <u>6,450</u> | <u>7,500</u> | <u>8,850</u> | <u>10,000</u> |
| Durable goods | <u>2,900</u> | <u>3,300</u> | <u>4,600</u> | <u>5,600</u> |
| Stone, clay, and glass | 550 | 550 | 550 | 550 |
| Machinery, except electric | 100 | 100 | 800 | 1,350 |
| Other durable goods | 2,250 | 2,650 | 3,250 | 3,700 |
| Nondurable goods | <u>3,550</u> | <u>4,100</u> | <u>4,250</u> | <u>4,400</u> |
| Food products | <u>1,500</u> | <u>1,800</u> | <u>1,900</u> | <u>1,950</u> |
| Printing and publishing | 1,450 | 1,600 | 1,650 | 1,700 |
| Other nondurable goods | 600 | 700 | 700 | 750 |
| Nonmanufacturing | <u>75,250</u> | <u>81,400</u> | <u>86,650</u> | <u>93,400</u> |
| Mining | 200 | 200 | 200 | 200 |
| Construction | 5,300 | 5,550 | 6,250 | 7,500 |
| Trans., comm., and util. | 2,850 | 3,000 | 3,000 | 3,050 |
| Wholesale trade | 3,700 | 3,550 | 3,400 | 3,600 |
| Retail trade | 14,100 | 15,450 | 16,600 | 17,800 |
| Fin., ins., and real estate | 4,300 | 4,450 | 4,600 | 4,700 |
| Bus. and personal services | 7,100 | 7,900 | 8,550 | 4,700 |
| Medical and prof. services | 4,550 | 4,950 | 5,050 | 5,250 |
| Government | <u>33,100</u> | <u>36,250</u> | <u>38,900</u> | <u>42,200</u> |
| Federal | 3,900 | 4,700 | 5,500 | 5,850 |
| State and local | 29,200 | 31,550 | 33,400 | 36,350 |
| Other | 50 | 100 | 100 | 100 |
| All other nonagricultural | 14,700 | 14,200 | 14,600 | 14,800 |
| Agriculture | 1,500 | 1,500 | 1,500 | 1,500 |

^{a/} Annual averages for year ending June 30 computed from monthly data estimated by Texas Employment Commission.

Source: Texas Employment Commission.

Table V

Percentage Distribution of All Families and Renter Households
by Annual Income After Deduction of Federal Income Tax
Austin, Texas, HMA, 1967 and 1969

| <u>Family income</u> | <u>1967</u> | | <u>1969</u> | |
|----------------------|---------------------|---------------------------------------|---------------------|---------------------------------------|
| | <u>All families</u> | <u>Renter households^{a/}</u> | <u>All families</u> | <u>Renter households^{a/}</u> |
| Under \$2,000 | 9 | 17 | 5 | 13 |
| \$2,000 - 2,999 | 9 | 12 | 7 | 9 |
| 3,000 - 3,999 | 10 | 15 | 8 | 12 |
| 4,000 - 4,999 | 11 | 13 | 9 | 14 |
| 5,000 - 5,999 | 8 | 11 | 9 | 10 |
| 6,000 - 6,999 | 10 | 9 | 9 | 9 |
| 7,000 - 7,999 | 10 | 7 | 8 | 8 |
| 8,000 - 8,999 | 7 | 5 | 9 | 6 |
| 9,000 - 9,999 | 6 | 3 | 7 | 6 |
| 10,000 - 11,999 | 6 | 4 | 10 | 6 |
| 12,000 - 14,999 | 5 | (4 | 7 | 4 |
| 15,000 and over | 9 | (| 12 | 3 |
| Total | <u>100</u> | <u>100</u> | <u>100</u> | <u>100</u> |
| Median | \$6,325 | \$4,400 | \$7,400 | \$5,175 |

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends
Austin, Texas, Housing Market Area
January 1, 1966-August 1, 1969

| <u>Population</u> | <u>January 1966</u> | <u>June 1967</u> | <u>August 1969</u> | <u>Average annual change</u> | |
|--------------------|-------------------------|----------------------|-----------------------------|--------------------------------|---------------------------------|
| | | | | <u>Jan.1966- June 1967</u> | <u>June 1967- Aug. 1969</u> |
| Total population | <u>260,000</u> | <u>274,500</u> | <u>305,500</u> | <u>10,200</u> | <u>14,300</u> |
| Student enrollment | <u>28,800</u> | <u>29,900</u> | <u>34,000</u> ^{a/} | <u>775</u> | <u>1,900</u> |
| In households | <u>16,500</u> | <u>18,000</u> | <u>22,000</u> | <u>1,050</u> | <u>1,850</u> |
| Nonhousehold | <u>12,300</u> | <u>11,900</u> | <u>12,000</u> | <u>-275</u> | <u>50</u> |
| Military connected | <u>9,300</u> | <u>11,100</u> | <u>13,200</u> | <u>1,275</u> | <u>950</u> |
| In households | <u>7,600</u> | <u>8,600</u> | <u>10,900</u> | <u>700</u> | <u>1,050</u> |
| Nonhousehold | <u>1,700</u> | <u>2,500</u> | <u>2,300</u> | <u>575</u> | <u>-100</u> |
| Other population | <u>221,900</u> | <u>233,500</u> | <u>258,300</u> | <u>8,150</u> | <u>11,450</u> |
| In households | <u>210,600</u> | <u>222,000</u> | <u>246,500</u> | <u>8,025</u> | <u>11,300</u> |
| Nonhousehold | <u>11,300</u> | <u>11,500</u> | <u>11,800</u> | <u>125</u> | <u>150</u> |
| <u>Households</u> | | | | | |
| Total households | <u>72,400</u> | <u>76,750</u> | <u>87,000</u> | <u>3,075</u> | <u>4,725</u> |
| Student | <u>6,650</u> | <u>7,100</u> | <u>8,650</u> ^{a/} | <u>315</u> | <u>725</u> |
| Military-connected | <u>2,350</u> | <u>2,650</u> | <u>3,350</u> | <u>210</u> | <u>325</u> |
| Other | <u>63,400</u> | <u>67,000</u> | <u>75,000</u> | <u>2,550</u> | <u>3,675</u> |

^{a/} The August 1969 population and household estimates represent regular school year levels rather than summer school levels; summer school enrollment is usually less than one-half of the regular school year enrollment.

Source: Estimated by Housing Market Analyst.

Table VII

Place of Residence of Undergraduate Students^{a/}
and Number of Married Graduate and Undergraduate Students
University of Texas, Austin, Texas
Fall Semester, 1966-1967 and 1968-1969

| <u>Place of residence</u> | <u>Students reporting</u> | | <u>Percentage distribution</u> | |
|------------------------------------|---------------------------|------------------|--------------------------------|------------------|
| | <u>1966-1967</u> | <u>1968-1969</u> | <u>1966-1967</u> | <u>1968-1969</u> |
| Total students reporting | <u>24,588</u> | <u>29,735</u> | <u>100.0</u> | <u>100.0</u> |
| Single students reporting | <u>20,182</u> | <u>23,524</u> | <u>82.1</u> | <u>79.1</u> |
| University dormitory | 2,718 | 2,816 | 11.1 | 9.5 |
| Private dormitory | 2,744 | 3,320 | 11.2 | 11.2 |
| Apartments | <u>8,188</u> | <u>10,000</u> | <u>33.3</u> | <u>33.6</u> |
| Supervised | 672 | 511 | 2.7 | 1.7 |
| Unsupervised | 7,516 | 9,489 | 30.6 | 31.9 |
| Fraternity or sorority | 1,742 | 1,770 | 7.1 | 5.9 |
| Rooming and boarding ^{b/} | 1,537 | 1,824 | 6.2 | 6.1 |
| Own home or with relative | 2,316 | 2,544 | 9.4 | 8.6 |
| Private residence | 436 | 780 | 1.8 | 2.6 |
| Other residence | 501 | 470 | 2.0 | 1.6 |
| Married students | <u>4,406</u> | <u>6,211</u> | <u>17.9</u> | <u>20.9</u> |
| Married undergraduates | 2,071 | 3,435 | 8.4 | 11.6 |
| Married graduate students | 2,335 | 2,776 | 9.5 | 9.3 |

^{a/} Based on housing registration cards

^{b/} Includes cooperative houses.

Source: Computed from Place of Residence data from the Dean of Students Office.

Table VIII

Housing Inventory, Tenure, and Vacancy Trends
Austin, Texas, Housing Market Area
April 1, 1960-August 1, 1969

| <u>Supply, tenure, and vacancy</u> | <u>April 1960</u> | <u>January 1966</u> | <u>June 1967</u> | <u>August 1969</u> |
|------------------------------------|-----------------------|-------------------------|----------------------|------------------------|
| Total housing supply | <u>65,439</u> | <u>79,150</u> | <u>83,450</u> | <u>94,400</u> |
| Occupied housing units | <u>59,056</u> | <u>72,400</u> | <u>76,750</u> | <u>87,000</u> |
| Owner-occupied | 35,663 | 43,600 | 45,500 | 49,300 |
| Percent owner | 60.4% | 60.2% | 59.3% | 56.7% |
| Renter-occupied | 23,393 | 28,800 | 31,250 | 37,700 |
| Percent renter | 39.6% | 39.8% | 40.7% | 43.3% |
| Vacant housing units | <u>6,383</u> | <u>6,750</u> | <u>6,700</u> | <u>7,400</u> |
| Available vacant | <u>3,150</u> | <u>3,575</u> | <u>3,500</u> | <u>4,250</u> |
| For sale | 1,031 | 1,175 | 975 | 750 |
| Homeowner vacancy rate | 2.8% | 2.6% | 2.1% | 1.5% |
| For rent | 2,119 | 2,400 | 2,525 | 3,500 |
| Renter vacancy rate | 8.3% | 7.7% | 7.5% | 8.5% |
| Other vacant ^{a/} | 3,233 | 3,175 | 3,200 | 3,150 |

^{a/} Includes seasonal units, vacant dilapidated units, units sold or rented awaiting occupancy, and units held off the market.

Sources: 1960 Census of Housing and estimates of Housing Market Analyst.

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