

703.2
:303
722
Battle
Creek,
Mich.
1973

The

**CURRENT
HOUSING
MARKET
SITUATION-
BATTLE CREEK,
MICHIGAN**

as of October 1, 1973

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

AUG 12 1974

**LIBRARY
WASHINGTON, D.C. 20410**

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411
June 1974

The Current Housing Market Situation
Battle Creek, Michigan
As of October 1, 1973

Foreword

This current housing situation report has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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 report 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 Economic and Market Analysis Division of the Detroit office under the direction of John Terranella, Area Economist, on the basis of information available on the "as of" date from both local and national sources. Subsequent market developments may, of course, occasion modifications in the conclusions of this report.

The prospective demand estimates suggested in the report are based upon an evaluation of the factors available on the "as of" date. They should not be construed as forecasts of building activity, but rather as estimates of the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions for the "as of" date.

Department of Housing and Urban Development
Economic and Market Analysis Division

The Current Housing Market Situation
Battle Creek, Michigan
As of October 1, 1973

For this analysis the Battle Creek, Michigan, Housing Market Area (HMA) is defined as Calhoun County, Michigan. The Battle Creek Standard Metropolitan Statistical Area (SMSA), as defined by the Office of Management and Budget includes Barry and Calhoun Counties. Employment data used in this analysis as compiled by the Michigan Employment Security Commission include Barry County data and cannot be disaggregated. All other data and estimates apply to Calhoun County only.

The current population of the HMA was estimated to be about 143,450 as of October 1, 1973. The Battle Creek HMA is located in south central Michigan and is 115 miles west of Detroit and 170 miles northeast of Chicago.

Following a period of strong housing growth since 1970, it is anticipated that housing starts will be down over the next two-year period ending October, 1975. Even though population and household growth will take place, the rate will not be as rapid as during the 1970-1973 period, reflecting increased out-migration from Calhoun County. Out-migration will accelerate as a result of a decline in job opportunities anticipated during the forecast period. Unemployment is expected to increase but less rapidly than in other Michigan cities more dependent on the auto industry.

Economy of the Area

The Battle Creek economy is dominated by industries in primary metals, fabricated metals, nonelectrical machinery and food production. Nonelectrical machinery provides about 36 percent and food and kindred products about 28 percent of total manufacturing employment.

Since 1966, the Battle Creek industrial mix has changed slightly. There has been an absolute decline in employment in primary metals and food production and a relative decline in their respective shares of total manufacturing employment. Primary metals employment and food and kindred products employment declined from 7.9 percent and 28.7 percent, respectively, of total manufacturing employment in 1966 to 6.1 percent and 28.1 percent during the 12-month period ending October 1, 1973. During this period, employment in nonelectrical machinery increased from 8,500 in 1966 to a high of 9,800 in 1969

and declined slightly to 9,400 over the last 12-month period ending October 1, 1973. Overall, since 1966, the manufacturing sector share of total wage and salary employment has declined steadily while there was a constant increase in the nonmanufacturing sector, with services and government exhibiting the most rapid growth.

Total nonagricultural wage and salary employment in the Battle Creek SMSA averaged 65,400 over the twelve-month period ending October 1, 1973. This was up from the 1972 average of 62,600 and higher than in any previous year. Unemployment averaged 6.2 percent of the labor force in the twelve-month period ending October 1, 1973. This was down from the 7.6 percent average experienced in 1972 and 1971. Unemployment during the period 1966-1973 was at its lowest level of 3.1 percent in 1966, gradually increased to 3.8 - 3.9 percent in 1968-1969 and jumped to 6.2 percent in 1970. The total labor force has increased every year from its 1966 level of 69,900 to 78,500 in the twelve-month period ending October 1, 1973. Details on labor force and employment are provided in tables I and II.

Total nonagricultural wage and salary employment is expected to increase by about 1,150 annually in the Battle Creek Labor Market during the forecast period ending October 1, 1975. The total labor force is expected to be about 81,000 by October 1975, an annual increase of about 1,250 over the average for the 12-months ending October 1, 1973. A relatively slower rate of employment growth is anticipated over the forecast period. A major effort at attracting industry to Battle Creek's Fort Custer Industrial Park has resulted in an increase in jobs that are better aligned skill-wise with the skill mix of the unemployed. This effort is not on a large enough scale however, to significantly affect the level of unemployment if national demand for durable goods falls sharply. Most of the employment growth that is expected over the next two years will take place in government, retail trade and services.

Income

The median income in the Battle Creek HMA in 1973 was estimated at about \$12,100 for all families and \$10,200 for two-person or larger renter households. Median income in 1969 was \$10,789 and \$8,860 for all families and two or more person renter households respectively. In 1969, 11.5 percent of all families and 16.0 percent of two or more renter households had annual incomes below \$4,000. It was estimated that as of October 1, 1973 the proportion of all families and two or more person renter households with annual incomes below \$4,000 was 9.7 percent and 13.0 percent, respectively. For additional information see table III.

Demographic Factors

Population

As of October 1973, the population of the Battle Creek HMA was estimated at about 143,450. The population of the cities of Battle Creek and Albion were estimated at 38,700 and 12,000 respectively.

It was estimated that the city of Battle Creek has been losing population at an annual rate of about 65 since 1970. This rate of loss was substantially less than the yearly decrease from 1960 to 1970 of 524 annually. It is estimated that Battle Creek will continue to lose population at a rate of about 100 annually over the next two years. The HMA had been gaining population at an annual rate of about 425 since 1970. It is estimated that the HMA will grow by about 350 persons annually over the next two years. This represents a reduction in the growth rate for the HMA from 0.3 percent, 1970-1973 to 0.2 percent during the period 1973-1975 (See table IV).

It is anticipated that most of the population growth in the next two years will take place northwest and west of Battle Creek in Pennfield, Emmett and Marshall Townships.

Since 1970, total population growth in Calhoun County has been less than the net natural increase, suggesting net out-migration. It appears that the out-migration since 1970 has slowed from the average annual out-migration of 1,318 experienced from 1960 to 1970. In recent years resident births have declined significantly which is an indication of a trend toward a smaller household size.

Households

From 1970 to 1973, the number of households in the Battle Creek HMA increased at a rate of 510 a year. Between 1960 and 1970, the number of households increased at an annual rate of 341 from 41,010 in 1960 to 44,422 in 1970. The annual increase in the number of new households in the HMA was partially the result of a larger number of persons in the household formation age group and a slower rate of out-migration of persons in this age group.

The city of Battle Creek gained about 110 households annually between 1970 and 1973. This was a substantial change from the annual loss of 91 households between 1960 and 1970. This change from loss to gain resulted from the substantial increase in housing units built in the city since 1969. The increase in households was not enough, because of the decreasing family size, to result in a gain in population during this period.

Housing Market Factors

Housing Supply

Current Estimate and Past Trends As of October 1, 1973, there were about 48,900 housing units in the Battle Creek HMA, an increase of about 2,040 since 1970 or an annual increase of about 580. The increase in housing units since 1970 of 2,040 is made up of 2,700 new housing units constructed, less 1,000 demolitions and a 340 net gain in mobile homes. As of October 1, 1973, the city of Battle Creek had a housing inventory of about 15,100 representing a gain of about 500 units since 1970. Between 1960 and 1970 the housing inventory increased annually by 285 for the HMA.

In 1960, owner and renter occupied units as percentages of total occupied were 74.4 percent and 25.6 percent, respectively. By 1970 these proportions had changed to 77.0 percent for owner occupied and 23.0 percent for renter occupied. It is estimated that the proportions are currently about 77.1 percent owner-occupied and 22.9 percent renter-occupied.

Residential Building Activity

From 1967 to 1972, residential building activity in the Battle Creek HMA fluctuated from a low of 549 units authorized in 1968 to a high of 888 units authorized in 1971. From 1971 to 1972, residential construction authorized decreased by 294 units to a total of 594 units. Of the 594 units authorized in 1972, 430 were single-family and 164 were multifamily dwelling units. It appears that multifamily units authorized in 1973 will outnumber single-family units authorized for the first time. As of October 1, 1973 it was estimated that there had been about 625 units authorized for the first nine months of 1973 and of the 625, 327 were multifamily units and 298 were single-family units. (see table V).

From January 1, 1970 until October 1, 1973 there had been 2,882 housing units authorized in the HMA. Of these 1,905 were single-family houses, and 977 were multifamily units, of which over half were being built under HUD subsidy programs.

New Residential Construction Authorized 1970 - October 1973

HMA Total	2,882
Single-Family (Section 235)	1,905 (147)
Multifamily (Section 236) (Section 221 (d)(3))	977 (345) (165)

Vacancy

According to the 1970 Census there were 1,072 vacant housing units available in the Battle Creek HMA, an available vacancy rate of 2.4 percent. Of these units 344 were available for sale and 728 were available for rent, equivalent to homeowner and renter vacancy rates of 1.0 and 6.7 percent, respectively. There were an additional 1,362 vacant units which were seasonal, held for occasional use, or held off the market for other reasons.

It was estimated that by October 1973 the available vacancy rate for the HMA had increased for both units available for sale and units available for rent. For additional information see table VI.

Sales Market

The sales market in the Battle Creek HMA for the first nine months of 1973 was reported to be strong and activity was up from 1972 levels. According to local sources listed sales were up about 15-20 percent over the same nine month period in 1972. Despite the strong sales market there was a general hesitancy indicated by single-family builders. It was felt that, although the mortgage market was showing signs of lower interest rates, the energy shortage would have a profound effect on new housing demand in the Battle Creek area. Most builders that usually build on speculation and on contract had curtailed speculative construction.

It was indicated by local financial experts that mortgage funds were more available as of October 1, 1973, than they had been since July 1973. One savings and loan institution had resumed approving low down payment loans insured with private mortgage insurance after a curtailment of sixty days. At least one local bank was approving loans insured through FHA but not through private mortgage insurance companies. As of October 1973, interest rates for 80 percent loans were around 9 percent for 25 years and up to 9 1/4 and 9 1/2 percent for 90 percent and 95 percent loans respectively.

Most single-family development has been taking place north, southwest and south of Battle Creek in Bedford, Pennfield, Marshall, Emmett and Battle Creek Townships. Several builders believe that single-family demand is shifting west from Pennfield and Battle Creek Townships.

The majority of new single-family housing is priced between \$25,000 and \$45,000 with the average being around \$30,000. The combined average price of new and existing houses listed for sale has been in the \$21,000 - \$24,000 range.

Rental Market

Multifamily activity in the HMA has been sporadic since 1966, the result of a high proportion of subsidized units constructed. Multifamily units authorized in the HMA reached a high of 361 units in 1969 but declined to 153 units authorized in 1970. It appears that a new high number of units authorized may be established in 1973 as approximately 330 units had already been authorized by October 1973. The large number of multifamily units constructed in recent years has caused the rental vacancy rate to increase substantially beyond the 5 percent that would be necessary for a balanced market. In particular, the occupancy of the new subsidized housing has been slowed by the circumstance that two projects were completed within a relatively short time and that they are close to each other geographically, as well.

Most multifamily construction is of the garden and townhouse variety. The typical gross rent for existing apartments built in the last five years are as follows:

Efficiencies	\$125 - \$160
One Bedroom	140 - 210
Two Bedrooms	165 - 250
Three Bedrooms	190 - 300

Most rental housing has been built in the cities of Battle Creek and Albion and north and south of Battle Creek in Pennfield and Battle Creek Townships.

Condominium Market

Condominium activity in the Battle Creek area has essentially been nonexistent. One condominium development was converted to rentals for reasons not related to market preferences. It is believed that a small number of condominiums priced \$25,000 to \$35,000 could be successful.

Mobile Homes

As of October 1973, mobile homes constituted less than four percent of the housing inventory of the Battle Creek HMA. According to the 1970 Census there were 1,378 mobile homes in Calhoun county, an increase of 477 since 1960. It was estimated that there had been a net increase of about 340 units since 1970.

Demand for Nonsubsidized Housing

Quantitative Demand

Demand for additional new housing in the Battle Creek HMA during the forecast period of October 1973 to October 1975, is dependent on an annual increase of 450 households and expected annual losses of about 225 units from the housing inventory. Based on these factors, current construction,

and recent vacancy estimates, it is anticipated that there will be an annual demand for about 630 new nonsubsidized housing units over the next two year period. The annual demand should include 400 single-family units, 180 multifamily rental units, and 50 condominium units. There should also be an annual demand for about 100 additional mobile homes over the next two years.

The estimated demand for single-family units is lower than the number of units authorized in any year since 1969, although only 430 single-family units were authorized in 1972, and only about 300 units were authorized for the first nine months of 1973. This reduction in demand for single-family units is the result of a combination of factors all affecting the single-family market simultaneously. These factors include continued high interest rates, unavailability of natural gas permits, lack of long term commitments by fuel oil suppliers, and an anticipated increase in the level of unemployment. The reduction in single-family demand is also partially due to an anticipated increase in demand for condominium units.

The estimated annual demand for 180 multifamily units over the next two years is substantially below the number of unsubsidized units authorized for the first nine months in 1973 but greater than the 164 unsubsidized units authorized in 1972. This anticipated decline in multifamily activity is expected to be the result of higher multifamily vacancy rates and an indication that, due to a rising unemployment rate, out-migration will be most significant in the household formation age group that usually provides a significant share of multifamily demand.

Quantitative Demand

Single-Family Houses

The annual demand for 400 new single-family homes is expected to approximate the sales price distribution presented in Table VII. This distribution is reflective of current family incomes, recent market experience and current prices in the Battle Creek HMA.

Multifamily Units

It is estimated that the annual demand for 180 multifamily units would be best absorbed if the majority of units were one-bedroom apartments renting for \$170 to \$200 and two-bedroom units renting from \$200 to \$240. Table VII shows the suggested distribution.

Occupancy Potential for Subsidized Housing

In view of the cut-off of funds for Section 235 and Section 236, no occupancy potentials for these programs are included in this report. As indicated above, some Section 236 projects in this area have had poor marketing experience. In addition, as of October 1973 there were about 150 homes in the HMA which had been financed as new homes under Section 235. The rate of default for the homes financed under Section 235 has been greater than the national average rate of default. As of October 1973, there had been 620 units of Section 236 rental housing authorized in the HMA, 175 units of which are still under construction. In addition there had been about 165 units built under Section 221(d)(3) BMIR in the HMA.

Public Housing and Rent Supplement

There are two local housing authorities in Calhoun County. One is located in the city of Battle Creek and one is located in the city of Albion. The Albion Housing Authority has 200 units under management and the Battle Creek Housing Authority has 350 units under management including 100 units of scattered site Turnkey III housing.

All of the units for the elderly managed by the Battle Creek Authority were fully occupied as of October 1973 but there was a 5 percent vacancy rate in the scattered site Turnkey housing and a 37 percent vacancy rate in the 100 family rental units. The Albion Housing Authority had a vacancy rate in excess of 10 percent in the summer of 1973 but had improved the situation substantially by the fall of 1973. All of the units for the elderly have been fully occupied and a waiting list has been necessary.

For the Battle Creek HMA the annual occupancy potential for low-rent public housing is estimated at 40 units for families and 100 units for the elderly.

Table I
 Labor Force Components
 Battle Creek, Michigan, Labor Market Area ^{a/}
1966 - 1973

	1966	1967	1968	1969	1970	1971	1972	Twelve Months Ending Oct. 1, 1973
<u>Total Labor Force</u>	<u>69,900</u>	<u>71,700</u>	<u>72,100</u>	<u>73,600</u>	<u>73,900</u>	<u>74,600</u>	<u>76,600</u>	<u>78,500</u>
Agr. Employment	2,400	2,400	2,400	2,200	2,100	2,000	1,900	1,800
Nonfarm Labor Force	67,500	69,300	69,700	71,400	71,800	72,600	74,700	76,700
Unemployment	2,200	2,800	2,800	2,800	4,600	5,700	5,800	4,900
Percent	3.1	3.9	3.9	3.8	6.2	7.6	7.6	6.2
Workers involved in Labor-mgt. disputes	100	-	200	100	-	200	300	400
Nonfarm Employment	65,200	66,500	66,700	68,500	67,200	66,700	68,600	71,400
Wage & Salary	58,600	60,200	60,700	62,500	61,400	60,600	62,600	65,400
Other	6,600	6,300	6,000	6,000	5,800	6,100	6,000	6,000

a/ Includes Calhoun and Barry Counties.

b/ Includes self employed and domestics.

NOTE: Totals may not add because of rounding.

Source: Michigan Employment Security Commission.

Table II
Nonagricultural Wage and Salary Employment by Industry
Battle Creek, Michigan, Labor Market Area a/
1966 - 1973

<u>Industry</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>Twelve Months Ending Oct. 1, 1973</u>
Wage & Salary Empl.	58,600	60,200	60,700	62,500	61,400	60,600	62,600	65,400
<u>Manufacturing</u>	<u>26,500</u>	<u>26,500</u>	<u>26,300</u>	<u>26,700</u>	<u>25,000</u>	<u>24,300</u>	<u>24,900</u>	<u>26,400</u>
<u>Durable Goods</u>	<u>16,400</u>	<u>16,300</u>	<u>16,300</u>	<u>17,000</u>	<u>15,400</u>	<u>14,500</u>	<u>15,600</u>	<u>16,800</u>
Primary Metals	2,100	2,000	1,800	2,000	1,700	1,400	1,600	1,600
Fabricated Metals	2,800	2,900	2,900	3,000	2,600	2,300	2,600	2,800
Machinery (Nonelec)	8,500	9,100	9,200	9,800	9,100	8,200	8,800	9,400
Other Durables	3,000	2,300	2,400	2,200	2,100	2,600	2,600	3,000
<u>Nondurable Goods</u>	<u>10,100</u>	<u>10,200</u>	<u>10,000</u>	<u>9,800</u>	<u>9,700</u>	<u>9,800</u>	<u>9,300</u>	<u>9,500</u>
Food & Kindred	7,600	7,800	7,600	7,400	7,400	7,600	7,200	7,400
Paper & Allied	1,600	1,600	1,500	1,500	1,400	1,300	1,300	1,300
Other	900	800	800	800	800	800	800	800
<u>Nonmanufacturing</u>	<u>32,100</u>	<u>33,700</u>	<u>34,300</u>	<u>35,800</u>	<u>36,400</u>	<u>36,300</u>	<u>37,700</u>	<u>39,000</u>
Construction	1,800	1,800	1,900	2,000	1,800	1,700	1,700	1,900
Trans. Comm. & Util.	2,500	2,600	2,500	2,600	2,700	2,600	2,500	2,500
Retail & Wholesale trade	8,800	8,900	8,900	9,400	10,000	9,400	9,800	10,200
Fin., Real Est., & Ins.	3,100	3,300	3,400	3,600	3,800	3,100	3,700	3,700
Service	6,800	7,500	7,600	7,700	7,800	8,000	8,700	9,200
Government	9,100	9,600	10,000	10,600	10,700	10,900	11,300	11,500

Note: Summations may not equal totals due to rounding.

Source: Michigan Employment Security Commission.

a/ Includes Calhoun and Barry Counties.

Table III
Percentage Distribution Of All Families And Renter Households
By Gross Income
Battle Creek, Michigan, Housing Market Area

<u>Annual Income</u>	<u>1969</u>		<u>1973</u>	
	<u>All Families</u>	<u>Renter Hhlds ^{a/}</u>	<u>All Families</u>	<u>Renter Hhlds ^{a/}</u>
Under \$2,000	4.7	7.0	4.2	6.0
\$2,000 - 2,999	3.2	4.0	2.6	2.0
3,000 - 3,999	3.6	5.0	2.9	5.0
4,000 - 4,999	3.7	5.0	3.2	5.0
5,000 - 5,999	5.0	5.0	3.6	5.0
6,000 - 6,999	5.0	10.0	4.3	5.0
7,000 - 7,999	5.9	7.5	4.4	7.5
8,000 - 8,999	7.3	12.0	5.1	5.5
9,000 - 9,999	7.4	5.5	6.1	10.0
10,000 -11,999	15.0	15.0	12.9	14.5
12,000 -14,999	17.0	9.0	17.7	12.5
15,000 -19,999	9.1	11.0	16.1	13.0
20,000 -24,999	9.5	3.5	7.4	8.0
25,000 - Over	3.6	.5	9.5	1.0
	100.0	100.0	100.0	100.0
Median	\$10,789	\$8,860	\$12,100	\$10,200

a/ Excludes one-person renter households.

Sources: 1970 Census and Estimates by Housing Market Analyst.

TABLE IV
 DEMOGRAPHIC TRENDS
 BATTLE CREEK, MICHIGAN, HOUSING MARKET AREA
 1960 - 1975

	April 1960	April 1970	Oct. 1973	Oct. 1975	Annual Average Change ^{a/}					
					April 1960 - April 1970		April 1970 - Oct. 1, 1973		Oct. 1973 - Oct. 1975	
					No.	%	No.	%	No.	%
<u>Population</u>										
HMA Total	<u>138,885</u>	<u>141,963</u>	<u>143,450</u>	<u>144,150</u>	<u>310</u>	<u>.2</u>	<u>425</u>	<u>.3</u>	<u>350</u>	<u>.2</u>
Battle Creek	44,169	38,931	38,700	38,500	-524	-1.3	-65	-.2	-100	-.3
Albion	12,749	12,112	12,000	11,900	-64	-.5	-30	-.3	-50	-.4
Rest of county	81,940	90,920	92,750	93,750	898	1.0	520	.5	500	.5
<u>Households</u>										
HMA Total	<u>41,010</u>	<u>44,422</u>	<u>46,200</u>	<u>47,100</u>	<u>341</u>	<u>.8</u>	<u>510</u>	<u>1.1</u>	<u>450</u>	<u>1.0</u>
Battle Creek	14,677	13,767	14,160	14,310	-91	-.6	110	.8	75	.5
Albion	3,378	3,296	3,380	3,400	-8	-.2	25	.7	10	.3
Rest of county	22,955	27,359	28,660	29,390	440	1.6	375	1.3	365	1.3

a/ Derived through the use of a formula designed to calculate the percentage rate of change on a compound basis.

Source: 1960 and 1970 Censuses of Population and Housing. 1973 and 1975 estimated by Housing Market Analyst.

TABLE V
RESIDENTIAL BUILDING ACTIVITY
BATTLE CREEK, MICHIGAN, HOUSING MARKET AREA
ANNUAL TOTALS 1967 - 1973 ^{a/}

	1967	1968	1969	1970	1971	1972	9 Months 1973	
<u>HMA Total</u>	<u>735</u>	<u>549</u>	<u>742</u>	<u>775</u>	<u>888</u>	<u>594</u>	<u>625</u>	Est
Single family	477	433	381	622	555	430	298	
Multifamily	258	116	361	153	333	164	327	
<u>Battle Creek</u>	<u>26</u>	<u>68</u>	<u>296</u>	<u>418</u>	<u>262</u>	<u>55</u>	<u>262</u>	
Single family	22	18	75	346	146	7	3	
Multifamily	4	50	221	72	120	48	259	
<u>Albion</u>	<u>12</u>	<u>3</u>	<u>20</u>	<u>87</u>	<u>124</u>	<u>3</u>	<u>3</u>	
Single family	12	3	16	6	50	3	3	
Multifamily	-	-	4	81	74	-	-	
<u>Remainder</u>	<u>697</u>	<u>478</u>	<u>426</u>	<u>270</u>	<u>502</u>	<u>536</u>	<u>360</u>	
Single family	443	412	290	270	363	423	292	
Multifamily	254	66	136	-	139	116	68	

a/ Includes subsidized housing units.

Source: U. S. Bureau of the Census C-40 Construction Reports, Local Building Inspectors and estimates by Housing Market Analyst.

TABLE VI
BATTLE CREEK, MICHIGAN, HOUSING MARKET AREA
April 1970 - October 1973

<u>Tenure & Vacancy</u>	<u>HMA</u>	<u>Battle Creek</u>	<u>Albion</u>	<u>Remainder of county</u>
<u>April 1970</u>				
Total Housing Supply	46,856	14,604	3,469	28,783
Occupied Hsg Units	44,422	13,767	3,296	27,359
Owner Occupied	34,215	9,021	2,111	23,083
Percent	77.0%	65.5%	64.1%	84.4%
Renter Occupied	10,207	4,746	1,185	4,276
Percent	23.0%	34.5%	35.9%	15.6%
<u>Vacant Housing Units</u>				
Available	2,434	837	173	1,424
For Sale	1,072	551	117	404
Homeowner Vacancy Rate	344	134	28	182
For Rent	1.0%	1.5%	1.3	.8%
Renter Vacancy Rate	728	417	89	222
Other Vacant a/	6.7%	8.1%	7.0%	4.9%
	1,362	286	56	1,020
<u>October 1973</u>				
Total Housing Supply	48,900	15,100	3,630	30,170
Occupied Housing Units	46,200	14,160	3,380	28,660
Owner Occupied	35,620	9,335	2,145	24,140
Percent	77.1%	65.9%	63.5%	84.2%
Renter Occupied	10,580	4,825	1,235	4,520
Percent	22.9%	34.1%	36.5%	15.8%
<u>Vacant Housing Units</u>				
Available	2,700	940	250	1,510
For Sale	1,290	650	180	400
Homeowner Vacancy Rate	440	180	50	210
For Rent	1.2%	1.9%	2.3%	.9%
Renter Vacancy Rate	850	470	130	250
Other Vacant a/	7.4%	8.9%	9.5%	5.2%
	1,410	290	70	1,050

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

Source: 1970 Census of Housing. 1973 Estimated by Housing Market Analyst

Table VII

Estimated Annual Demand For New Nonsubsidized Housing
Battle Creek, Michigan, HMA
October 1, 1973-October 1, 1975

A. Single-family Homes

<u>Sales Price</u>	<u>Number of Units</u>	<u>Percent of Total</u>
Under \$22,000	50	12.5
\$22,000-23,999	20	5.0
24,000-25,999	20	5.0
26,000-27,999	20	5.0
28,000-29,999	30	7.5
30,000-31,999	40	10.0
32,000-35,999	70	17.5
36,000-39,999	40	10.0
40,000-49,999	70	17.5
50,000 and Over	40	10.0
Total	400	100.0

B. Multifamily Units

<u>Gross Monthly Rent</u> ^{a/}	<u>Efficiency</u>	<u>1BR</u>	<u>2BR</u>	<u>3 or more BR</u>
Under \$150	10	-	-	-
\$150-159	5	-	-	-
160-169	-	-	-	-
170-179	-	30	-	-
180-189	-	20	-	-
190-199	-	10	20	-
200-219	-	10	20	-
220-239	-	10	20	5
240-260	-	-	10	5
260 and over	-	-	-	5
Total	15	80	70	15

^{a/} Gross rent includes the cost of utilities.

Source: Estimated by Housing Market Analyst.

728-1
:308
F22
Battle Creek,
Mich.
1973

728.1 :308 F22 Battle Creek, Mich.
1973

U.S. Federal Housing Administra-
tion
Analysis of the...housing market
...

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, \$300

POSTAGE AND FEES PAID
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HUD-401



Library
HUD
Room 8141

MA
2 copies