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Analysis of the

**BAY CITY,
MICHIGAN,
HOUSING
MARKET**

as of January 1, 1971

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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

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Housing Market Analysis
Bay City, Michigan, as of January 1, 1971

Foreword

This analysis 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 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 Economic and Market Analysis Division 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
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - BAY CITY, MICHIGAN
AS OF JANUARY 1, 1971

The Bay City, Michigan, Housing Market Area (HMA) is defined as Bay County, Michigan, and is coextensive with the Bay City Standard Metropolitan Statistical Area (SMSA) and the Bay City Labor Market Area. There were an estimated 117,150 persons living in the HMA as of January 1, 1971. Bay City, located in central Michigan about 100 miles northwest of Detroit, forms an integral part of the "Golden Triangle" of cities (Midland, Saginaw, and Bay City) positioned at the end of Saginaw Bay. The degree of economic integration among the cities is suggested by the amount of current out-commutation of workers from Bay City to Saginaw and Midland Counties, amounting to an estimated 10 percent of the Bay County labor force.

The economy of Bay City is somewhat defense oriented and much of the area's growth during the last ten years, especially during the peak growth period of 1964-1966, is attributed to receipt of government contracts by area employers. Growth has slowed in recent years, culminating in a marked decline in employment, and a high unemployment rate (9.8 percent) in 1970. Modest economic recovery is anticipated over the next two years, and some population gains are expected.

There is a high preference for homeownership in the Bay City housing market. The homeowner vacancy ratio indicates a balanced sales market. The anticipated demand for new single-family houses over the next two years is somewhat below that in recent years, mainly because of the slower rate of household growth. A high rental vacancy ratio is evidence of an overall loose rental market. However, there is a demand for a small number of new multifamily units.

Anticipated Housing Demand

During the January 1, 1971 to January 1, 1973 forecast period, there will be an annual demand for 410 new private, nonsubsidized housing units in the Bay City HMA. This estimate is premised on the present and anticipated economic conditions and on current housing market conditions. The annual demand forecast

for 410 new units include 330 single-family houses, 60 units in multifamily structures, and a net addition of about 20 mobile homes a year. The most favorable market experience will be achieved if the single-family homes are provided according to the sales prices shown in table I. The 60 units of multifamily housing might best be absorbed if offered as one-bedroom units renting for \$155 to \$175 and two-bedroom units renting for \$175 to \$195, including utilities.

The forecast annual rates of demand are below the annual volume of construction during the 1960-1970 period. From 1960 to 1970, there has been a net addition of about 450 households a year, but a net addition of only about 250 households a year is anticipated during the forecast period. In addition to household growth, demand arises from other sources, such as demolitions, obsolescence, and qualitative shifts in demand. If the anticipated improvement of economic conditions in the area does not materialize, the demand estimates may need to be revised downward. The trend in employment should be watched closely for evidence of further deterioration or improvement in economic conditions.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program, and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Bay City HMA, the total occupancy potential is estimated to be 235 units annually, including 60 units for elderly (see table II). Future approvals under each program should take into account any intervening approvals under each program which serve the same families and individuals.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1971 incomes, the occupancy of substandard housing, income limits in effect on January 1, 1971, and on available market experience.^{2/}

Section 235 and Section 236. Subsidized housing for households with low-to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains provisions for subsidized rental units for elderly couples and individuals. In the Bay City HMA, it is estimated (based on regular income limits) that, for the period January 1, 1971-January 1, 1973, there is an occupancy potential for an annual total of 65 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 15 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase this potential somewhat.

Since 1969, there have been about 36 new and two existing houses insured under Section 235 in the HMA. Currently, there are 85 reservations for Section 235 housing units in Bay County, and there are plans for the construction of approximately that many units in the extreme north portion of the city. There are currently under construction in Bangor Township 180 units of Section 236 housing, 36 of which have been designated for the elderly. Occupancy experience in these units will assist in determining whether or not additional construction under either of these programs would be advisable during the forecast period.

Rental Housing Under the Public Housing and Rent-Supplement Programs.

These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Bay City HMA, the annual occupancy potential for public housing is estimated at 130 units for families and 55 units for the elderly. About ten percent of the elderly households are eligible for housing under Section 236. In the case of the somewhat more restrictive rent-supplement program, the potential for families would be about two-thirds of the figure shown above, but the market among the elderly would be unchanged.

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

^{2/} Families with income inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

The Bay City Housing Authority has 381 public housing units under management, 254 of which are designated for elderly occupancy. Twenty-three additional units are being acquired for nonelderly occupancy. There is a current waiting list of over 100 applicants both elderly and nonelderly.

Sales Market

The homeowner vacancy rate of 0.9 percent in the Bay City area is evidence of an over-all well balanced sales market. The single-family home market in the Bay City HMA is characterized by stability and a slow turnover of houses. It is stated in a recent Community Renewal Program report that six out of ten households in Bay City have lived at the same address for ten years or more. A large proportion of the used sales housing is priced in the \$15,000 to \$18,000 price range at scattered locations throughout the city and county.

Most of the newer sales housing is in the suburban townships. In past years, there was considerable subdivision activity, but in 1970 building on scattered lots was more prevalent. A large proportion of the new housing is priced below \$25,000. There has been some overbuilding in the \$40,000 to \$50,000 price range and marketing problems have been encountered. There is reported reluctance among many people to buy new housing because of high interest rates and rising real estate taxes. Also, construction costs have risen significantly over the last five years.

Rental Market

The market for rental accommodations in the Bay City HMA has weakened considerably since 1960. An increased rental vacancy ratio (up from 5.9 percent in 1960 to an estimated 9.0 percent in January 1971) manifests the loosening of the market. The continuing preference for owner-occupancy and the recent stagnation of economic growth in the HMA are contributing factors to the current weakness of the rental market. More particularly, the formation of households with a propensity for renter-occupancy (such as newly married couples or recent in-migrants) has been inhibited by the dearth of new employment opportunities in the HMA. Vacancy rates in the newer apartment units are lower than for any other section of the rental market. Most of the older rental units are two-unit conversions, formerly single-family structures, and are experiencing a high rate of vacancy. Only within the past decade have units in multifamily structures been available. Although monthly charges are higher for newer units, absorption has been better than for converted rental accommodations.

Newer apartment units in the HMA typically are in garden-type projects in one- and two-story structures. Most are located in the near-in suburban fringes of Bay City; two-bedroom units predominate. In these newer structures, gross monthly rentals start at \$135 for efficiency units and range from \$135 to \$185 for one-bedroom units and \$145 to \$235 for two-bedroom units. In older converted units rentals are considerably less (\$60 to \$160 for one-and two-bedroom units).

Economic, Demographic, and Housing Factors

The projected demand for new nonsubsidized housing in the Bay City HMA is based on the current conditions and trends discussed in the economic, demographic, and housing sections which follow.

Economic Factors.^{1/} Total nonagricultural wage and salary employment in Bay County averaged 31,500 during 1970, according to the Michigan Employment Security Commission. This represents a substantial decrease of 500 jobs from the 1969 average of 32,000. Moreover, this is the first year since 1962 that total employment has declined. Bay City has a fairly diversified industrial composition; however, much of the manufacturing employment is heavily defense oriented. The cutback of defense expenditures, the expiration of defense contracts, and the slowdown of the national economy have created the recent employment declines. Unemployment rose from an annual average of 4.8 percent of the work force in 1969 to 9.6 percent in 1970. The figure for the first quarter of 1971 was 12.9 percent, compared to 8.7 percent for the first quarter of 1970.

From 1960 to 1970 total nonagricultural wage and salary employment increased by 5,600 jobs. Total nonmanufacturing wage and salary employment increased by 4,600, the largest growth sectors being local government with an increase of 2,200 (110 percent) and retail trade with an increase of 1,000 over the ten year period. Total manufacturing employment increased by about 900 jobs.

In 1970, nonmanufacturing wage and salary employment, with 19,400 jobs, accounted for about 63 percent of total nonagricultural wage and salary employment. There were 5,500 employed in retail trade, 4,700 in government, and 3,800 in services. Employment in nonmanufacturing increased by only 100 jobs from 1960 to 1964, despite growth in government of 400 jobs, as a result of the general recession in 1961. Recovery and growth in nonmanufacturing lagged behind that in manufacturing, but increases averaged 900 per year from 1964 to 1966 in response to greater consumer buying power and growth in population during those years. Increases were considerably lower, averaging 730 per year, from 1966 through 1969, culminating in a gain of only 300 jobs in 1970. Retail trade accounted for much of the fluctuation in nonmanufacturing employment. Employment in services grew by 500 since 1960. Local government employment, which is fairly independent of the rest of the nonmanufacturing sector, increased by about 130 jobs a year from a total of 2,000 in 1960 to 2,800 in 1967. However, increases averaged about 470 a year over the last three years, resulting in a total of 4,200 in 1970. Most of the increase in recent years has been in county government--Welfare Department, District Court, and new legislation implementation.

Manufacturing employment accounted for about 37 percent of total nonagricultural wage and salary employment with 12,100 jobs in 1970, including about 900 involved in the GM strike. About 80 percent of these jobs were in durable goods. Nondurable goods employment has been very stable and showed a net

^{1/} In this section, the employment figures from table III have been adjusted, where significant, to include those involved in labor disputes in order to make the figures more comparable.

increase of only 100 jobs since 1960. Therefore, the fluctuations in manufacturing employment have been caused almost entirely by changes in the durable goods sector. Manufacturing employment fell by 2,100 from a total of 11,100 in 1960 to 9,000 in 1962, mostly because of contractions in transportation equipment industries. Thereafter, employment rose steadily, with increases in all of the durable goods categories, and leveled off at 12,300 in 1966 and 1967. Employment then increased to a 1969 average of 12,900 after which it dropped by 800 to a total of 12,100 in 1970. Declines in defense and conventional demand caused sharp declines in employment in the transportation equipment, metals, and other durable goods industries. Some smaller firms have been forced to close. Examples of large area employers with a heavy defense production are Wellman Dynamics (aircraft parts), Prestolite (automotive), Defoe Shipbuilding, and Dow Chemical.

It is probable that the current trend of decreasing total employment will continue through at least the first half of 1971, because of reduced employment in manufacturing and only moderate gains in nonmanufacturing employment. However, by the end of the two-year forecast period it is estimated that total employment will have increased by approximately 300 jobs over the 1970 figure.

Incomes. As of January 1, 1971, the estimated median annual income of all families in the Bay City HMA, after deducting federal income tax, was \$8,725, and the median after-tax income of two- or more-person renter households was \$7,025. In 1959, the median incomes, after deduction of federal income tax, of all families in the HMA was \$5,350, and the median after-tax income of renter households of two or more persons was \$4,325. Detailed distributions of all families and of renter households in the Bay City HMA by annual income classes for 1959 and January 1971 are presented in table IV.

Population and Households. As of January 1971, the population of the Bay City HMA was about 117,150 people. This represents an average annual increase of about 940 a year since April 1960. The net natural increase (excess of resident births over resident deaths) has averaged 1,700 per year from 1960 to 1970, indicating that net out-migration has occurred. It is probable that population actually declined in the beginning of the decade, because of a lack of employment opportunities and heavy out-migration, reaching a low in 1963. The years 1965 and 1966 undoubtedly were years of significant population growth, concomitant with a prosperous economy. It is likely that the population of the HMA has declined slightly since the 1970 Census because of the high rate of unemployment, heavier out-migration, and a declining birth rate.

In view of the modest economic recovery anticipated during the next two years, the population is expected to increase by 1,250 persons from the January 1, 1971 total of 117,150 to 118,400 by January 1, 1973. Since 1960, the proportion of the total population of the HMA living in Bay City has declined from 50 percent to about 42 percent. It is expected that this trend will continue, though at a much slower rate, during the forecast period; the population of the city is expected to decrease by about 250 persons a year

to a total of 48,650 in January 1973, and the county outside Bay City will gain about 875 persons a year to a total of 69,750 persons. Table V shows population changes since 1960.

As of January 1971, there were about 34,550 households in the Bay City HMA. This represents an average annual increase of about 420 households since 1960. This increase resulted from a loss of 240 households in Bay City and a gain of 4,725 households in the county outside Bay City. The number of households increased at a greater rate than population because the average number of persons per household decreased from 3.54 in 1960 to 3.37 in January 1971. This decrease was caused by the preponderance of out-migrants consisting of large, young families, the natural aging of the population, and a declining birth rate. The same factors are expected to further reduce household size over the next two years to 3.35 by January 1973. Households are expected to increase by 250 a year to a total of 35,050 at the end of the forecast period. The number of households within the Bay City limits is expected to decrease by an annual average of 25, while the number of households in the county is expected to rise by about 275 per year. Table V shows household changes since 1960.

Housing Inventory. There were 36,700 housing units in the Bay City HMA on January 1, 1971. This number represents a net increase of 4,400 units since the April 1960 Census count. The increase resulted from the construction of about 5,675 housing units, the loss of about 2,125 units through demolition or other causes, and the net addition to the inventory of about 850 mobile homes. Bay City lost approximately 90 housing units over the period, resulting in a current inventory of 16,600; whereas the remainder of the county gained about 4,500 units for a current total of 20,100 housing units. The entire increase in mobile homes took place in the county outside Bay City, bringing its mobile home inventory to 1,400. There are only about 50 mobile homes in Bay City.

The annual rate of nonsubsidized residential construction, as shown by building permits,^{1/} has averaged 480 per year since 1960, but has shown fairly wide fluctuations (see table VI). From an eleven year low of 335 in 1962, the rate of construction increased gradually, reaching a total of 585 in 1965. Construction maintained a high level through 1968, then dropped from 630 units in 1968 to 480 in 1969, and to 446 in 1970.

Most of the new construction is taking place in the townships immediately bordering the city. Bangor Township, to the north of the city, is by far the largest volume area. Next in order are Monitor Township to the west of the city, Bay City, and Hampton Township to the east of the city. Multifamily construction has amounted to less than 15 percent of total nonsubsidized construction since 1960. About 90 percent of the apartment construction has taken place within Bay City and these three suburban townships.

^{1/} The entire area of the HMA is covered by building permits.

Urban Renewal. Planning has been completed and approval is pending for the area's first urban renewal project, the 650-acre (Patterson-Belinda Project No. 1 Mich. R-158). Proposed re-use includes a new bridge over the Saginaw River, highway realignments, and possible expansion of the Chevrolet plant. Thirty housing units are scheduled for rehabilitation, and 417 are to be demolished for code enforcement and highway right-of-way. Total project completion should be accomplished by 1973.

Vacancy. On January 1, 1971, there were an estimated 2,150 vacant housing units in the Bay City HMA. Included in this total were 250 units that were vacant and available for sale, 640 units that were vacant and available for rent, and 1,260 units that were either not available or were of substandard quality (see table VII). The available vacant sales and rental units represented vacancy ratios of 0.9 percent and 9.0 percent, respectively. The level of sales vacancy is adequate to maintain a balanced sales market. The renter vacancy ratio has risen since the April 1970 Census, and it is significantly higher than the ratio in April 1960. The current number of renter vacancies exceeds a reasonable over-all supply-demand relationship in the Bay City rental market.

Table I

Estimated Annual Demand for New Nonsubsidized Single-Family Housing
Bay City, Michigan, Housing Market Area
January 1, 1971 to January 1, 1973

<u>Sales price</u>	<u>Number of houses</u>
Under \$20,000	25
\$20,000 - 22,499	55
22,500 - 24,999	60
25,000 - 29,999	85
30,000 - 34,999	65
35,000 and over	<u>40</u>
Total	330

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Bay City, Michigan, Housing Market Area
January 1, 1971-January 1, 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	15	-	20	35
2 bedrooms	30	-	55	85
3 bedrooms	10	-	35	45
4+ bedrooms	<u>10</u>	<u>-</u>	<u>20</u>	<u>30</u>
Total	65	-	<u>130^{c/}</u>	195
B. <u>Elderly</u>				
Efficiency	5	5	30	35
1 bedroom	<u>5</u>	<u>0</u>	<u>20</u>	<u>25</u>
Total	<u>10^{b/}</u>	<u>5^{d/}</u>	<u>50^{d/}</u>	60

a/ Estimates are based on regular income limits.

b/ Applications and commitments under Section 202 are being converted to Section 236.

c/ About two-thirds of these families also are eligible under the rent-supplement program.

d/ All of the elderly couples and individuals also are eligible for rent-supplements.

Table III

Labor Force Trends
Bay City, Michigan, Housing Market Area
1960-1971
(Annual averages in thousands)

<u>Components</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>First Quarter</u>	
												<u>1970</u>	<u>1971</u>
Total civilian labor force	<u>34.8</u>	<u>34.5</u>	<u>32.8</u>	<u>32.3</u>	<u>32.1</u>	<u>34.1</u>	<u>35.6</u>	<u>36.2</u>	<u>36.8</u>	<u>38.2</u>	<u>39.5</u>	<u>38.0</u>	<u>40.4</u>
Unemployment	3.3	5.2	3.9	2.9	2.1	1.6	1.7	2.2	2.2	1.8	3.8	3.3	5.2
Percent unemployed	9.5%	15.1%	11.9%	9.0%	6.5%	4.7%	4.8%	6.1%	6.0%	4.8%	9.6%	8.7%	12.9%
Workers involved in labor disputes	.1	-	-	-	.2	.1	.1	-	.3	.1	.9	.3	.3
Total employment	<u>31.4</u>	<u>29.3</u>	<u>28.9</u>	<u>29.4</u>	<u>30.0</u>	<u>32.5</u>	<u>33.9</u>	<u>34.0</u>	<u>34.3</u>	<u>36.3</u>	<u>34.2</u>	<u>34.8</u>	<u>34.8</u>
Nonagricultural wage & salary	<u>25.8</u>	<u>24.0</u>	<u>23.9</u>	<u>24.4</u>	<u>25.0</u>	<u>27.4</u>	<u>29.0</u>	<u>29.5</u>	<u>30.1</u>	<u>31.9</u>	<u>30.6</u>	<u>30.7</u>	<u>30.6</u>
Manufacturing	<u>11.1</u>	<u>9.2</u>	<u>9.0</u>	<u>9.6</u>	<u>10.0</u>	<u>11.6</u>	<u>12.3</u>	<u>12.3</u>	<u>12.0</u>	<u>12.8</u>	<u>11.2</u>	<u>11.5</u>	<u>11.1</u>
Durable goods	<u>9.1</u>	<u>7.2</u>	<u>7.0</u>	<u>7.6</u>	<u>8.0</u>	<u>9.4</u>	<u>10.1</u>	<u>12.2</u>	<u>9.9</u>	<u>10.8</u>	<u>9.2</u>	<u>9.9</u>	<u>9.0</u>
Lumber & wood prod.	.2	.2	.2	.2	.2	.2	.2	.2	.2	.2	.2	.1	.1
Furn. and fixtures	.2	.1	.1	.1	.1	.1	.1	.1	.1	.1	.1	.1	.1
Metal industries	1.3	1.3	1.1	1.1	1.0	1.2	1.5	1.5	1.3	1.2	1.0	1.1	1.0
Transportation equip.	4.3	3.4	2.7	3.0	3.4	4.2	4.1	4.0	4.1	4.7	3.9	4.4	5.0
Other durable goods	3.1	1.9	2.9	3.2	3.3	3.7	4.2	4.4	4.2	4.6	4.0	3.4	2.7
Nondurable goods	2.0	1.9	2.0	2.0	2.1	2.2	2.2	2.1	2.1	2.1	2.1	2.0	2.1
Food products	1.0	.9	.9	.9	.9	.9	.9	1.0	1.0	1.0	1.1	.9	1.0
Other nondurable goods	.9	1.0	1.1	1.1	1.3	1.3	1.2	1.1	1.1	1.1	1.0	1.1	1.1
Nonmanufacturing	<u>14.8</u>	<u>15.0</u>	<u>14.9</u>	<u>14.8</u>	<u>14.9</u>	<u>15.8</u>	<u>16.7</u>	<u>17.2</u>	<u>18.1</u>	<u>19.1</u>	<u>19.4</u>	<u>18.8</u>	<u>19.6</u>
Construction	1.1	1.1	1.1	1.0	1.0	1.1	1.3	1.3	1.3	1.2	1.3	1.0	1.3
Trans., comm., & util.	1.6	1.5	1.5	1.5	1.5	1.4	1.6	1.6	1.6	1.6	1.8	1.7	1.7
Wholesale trade	1.3	1.3	1.3	1.3	1.3	1.4	1.4	1.5	1.6	1.5	1.6	1.6	1.6
Retail trade	4.5	4.5	4.5	4.4	4.3	4.7	5.1	5.2	5.3	5.6	5.5	5.4	5.5
Fin., ins., & real est.	.5	.5	.6	.6	.6	.6	.7	.7	.7	.8	.8	.8	.8
Services	3.3	3.3	3.3	3.3	3.4	3.6	3.7	3.7	3.8	3.7	3.8	3.7	3.9
Government	<u>2.4</u>	<u>2.5</u>	<u>2.6</u>	<u>2.7</u>	<u>2.8</u>	<u>3.0</u>	<u>3.0</u>	<u>3.2</u>	<u>3.8</u>	<u>4.4</u>	<u>4.7</u>	<u>4.6</u>	<u>4.8</u>
Federal & state	.4	.4	.4	.4	.4	.4	.4	.4	.4	.4	.5	.5	.5
Local	2.0	2.1	2.2	2.3	2.4	2.6	2.6	2.8	3.4	4.0	4.2	4.2	4.4
Agricultural	1.3	1.2	1.1	1.1	.9	.9	.8	.7	.6	.6	.6	.5	.6
Self-employed and domestic	4.3	4.1	3.9	3.9	3.9	4.1	4.0	3.8	3.6	3.6	3.7	3.6	3.6

Note: Components may not add to total because of rounding.

Source: Michigan Employment Security Commission.

Table IV

Estimated Percentage Distribution of All Families and Renter Households^{a/}
By Annual Income, After Deduction of Federal Income Tax
Bay City, Michigan, Housing Market Area
1959 and 1971

<u>Income</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$2,000	9	16	5	9
\$ 2,000 - 2,999	7	12	3	6
3,000 - 3,999	10	17	4	7
4,000 - 4,999	17	16	5	8
5,000 - 5,999	18	14	6	9
6,000 - 6,999	14	11	8	11
7,000 - 7,999	9	7	10	9
8,000 - 8,999	6	3	11	9
9,000 - 9,999	3	2	10	8
10,000 - 12,499	3	(17	13
12,500 - 14,999	2	2	9	6
15,000 and over	<u>2</u>	<u>(</u>	<u>12</u>	<u>5</u>
Total	100	100	100	100
Median	\$5,350	\$4,325	\$8,725	\$7,025

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

Sources: Calculated from census data for 1959; 1971 estimated by Housing Market Analyst.

Table V

Trend of Population and Household Growth
Bay City, Michigan, Housing Market Area
April 1960 to January 1971

	<u>April 1960</u>	<u>April 1970</u>	<u>January 1971</u>	<u>Average annual change 1960-1970</u>		<u>Actual change 1970-1971</u>	
				<u>Number^{b/}</u>	<u>Percent^{a/}</u>	<u>Number^{b/}</u>	<u>Percent</u>
<u>Population</u>							
HMA Total	<u>107,042</u>	<u>117,339</u>	<u>117,150</u>	<u>1,025</u>	0.9	<u>-190</u>	-0.1
Bay City	53,604	49,449	49,150	-420	-0.8	-300	-0.6
Remainder	53,438	67,890	68,000	1,450	2.2	+110	+0.1
<u>Households</u>							
HMA Total	<u>30,062</u>	<u>34,571</u>	<u>34,550</u>	<u>450</u>	1.4	<u>-20</u>	-
Bay City	15,991	15,818	15,750	-20	-0.9	-70	-
Remainder	14,071	18,753	18,800	470	2.7	50	-

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

b/ Rounded.

Sources: 1960 and 1970 Censuses of Population and Housing.
1971 estimated by Housing Market Analyst.

Table VI

Dwelling Units Authorized by Building Permits
Bay County, Michigan, 1960-1970

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Auburn	13	8	5	6	10	21	15	15	36	10	5
Bangor Twp.	98	86	79	56	208	194	133	152	126	115	100b/
Bay City	57	34	58	70	75	67	52	49	65c/	85d/	45e/
Beaver Twp.	10	10	8	17	11	9	15	15	11	16	16
Essexville	37	14	11	17	15	23	19	10	15	11	3
Frankenlust Twp.	16	10	13	13	10	9	10	8	12	13	88
Hampton Twp.	31	26	41	40	43	50	55	98	97	36	35
Merritt Twp.	5	5	4	6	4	3	6	5	3	5	3
Monitor Twp.	89	58	50	57	55	76	82	92	93	87	50
Pinconning Twp.	7	3	6	3	3	7	5	5	25	20	15
Williams Twp.	10	21	21	27	25	21	25	31	36	18	16
Other twps.a/	70	60	70	87	84	105	85	100	111	64	70
HMA total	<u>443</u>	<u>335</u>	<u>366</u>	<u>399</u>	<u>543</u>	<u>585</u>	<u>502</u>	<u>580</u>	<u>630</u>	<u>480</u>	<u>446</u>
Single-family	441	329	332	363	380	475	460	447	546	456	374
Multifamily	2	6	34	36	163	110	42	133	84	24	72

a/ Includes Pinconning City, Fraser, Garfield, Gibson, Kawkawlin, Mt. Forest, and Portsmouth Twps.

b/ Excludes 180 units of Section 236 housing.

c/ Excludes 180 units of public housing.

d/ Excludes 174 units of public housing.

e/ Excludes 127 units of public housing.

Note: Includes about 36 new houses insured under Section 235 since 1969.

Sources: Local building inspectors, Bureau of the Census C-40 Construction Reports, estimates by Housing Market Analyst.

Table VII

Tenure and Occupancy in the Housing Inventory
Bay City, Michigan, Housing Market Area
April 1960 to January 1971

<u>Tenure and occupancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>January 1971</u>
Total housing supply	32,295	36,579	36,700
Occupied housing units	30,062	34,571	34,550
Owner-occupied	24,300	28,101	28,100
Percent of all occupied	80.8%	81.3%	81.4%
Renter-occupied	5,762	6,470	6,450
Percent of all occupied	19.2%	18.7%	18.6%
Vacant housing units	2,233	2,008	2,150
Available vacant	618	800	890
For sale	254	220	250
Homeowner vacancy rate	1.0%	0.8%	0.9%
For rent	364	580	640
Renter vacancy rate	5.9%	8.2%	9.0%
Other vacant ^{a/}	1,615	1,208	1,260

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

Sources: 1960 and 1970 Censuses of Housing.
1971 estimated by Housing Market Analyst.