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Analysis of the
**BEAUMONT-PORT ARTHUR
ORANGE, TEXAS
HOUSING MARKET**

as of June 1, 1970

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

November 1970

FHA Housing Market Analysis

Beaumont-Port Arthur-Orange, Texas, as of June 1, 1970

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 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.

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FHA HOUSING MARKET ANALYSIS-BEAUMONT-PORT ARTHUR-ORANGE, TEXAS
AS OF JUNE 1, 1970

The Beaumont-Port Arthur-Orange, Texas, Housing Market Area (HMA) is defined as being coextensive with the Beaumont-Port Arthur-Orange Standard Metropolitan Statistical Area (SMSA). The SMSA is comprised of Jefferson County, which includes the cities of Beaumont and Port Arthur, and Orange County, which includes the city of Orange. The SMSA is located in the southeast corner of the state, about 80 miles east of Houston, 60 miles west of Lake Charles, Louisiana, and 250 miles southeast of the Dallas-Fort Worth area.

The major industry in the HMA is the petrochemical industry. In 1969, petroleum refining and chemicals and allied industries accounted for more than 60 percent of the manufacturing employment in the area. Total employment in the HMA has shown a modest growth since 1960, but employment in the petrochemical industries has shown virtually no increase during the period. Nonmanufacturing employment has increased by 8,000 jobs since 1960 and manufacturing employment has increased by 2,800 jobs. Unemployment, which fluctuated between seven and eight percent between 1960 and 1964, dropped to 3.9 percent in 1969. Increases in the rate of growth of the civilian work force from 1960-1969 have approximated the growth rate of population of the HMA; at the same time the rate of growth of total employment and nonagricultural employment have increased approximately twice as rapidly as population. In the early and mid-1960's, residential construction occurred at a more rapid rate than new households were formed. The rapid rate of home building without similar population, household, and employment increases contributed to a large number of mortgage foreclosures during the period. Single-family home construction has decreased each year since 1960 and, in 1969,

was 37 percent of the 1960 total. Concurrently, there has been an increase in multifamily construction and, in 1969, nearly one-third of the housing units constructed were in multifamily structures. In 1968 and 1969, the construction of 252 units of 221(d)(3) rent-supplement housing bolstered the low-income rental market in the Port Arthur area which lost a large quantity of low-rent units because of urban renewal in the 1960's.

Anticipated Housing Demand

Based upon expected increases in employment during the next two years, growth in the number of households, anticipated losses to the housing inventory because of demolitions and other causes, and current supply-demand relationships, there will be an annual demand for about 1,250 new nonsubsidized housing units for the next two years. Absorption would be most favorable if approximately 900 units consisted of sales housing and 350 were rental units. There will be an additional demand for about 85 mobile homes annually. The annual demand is distributed by sales prices and gross monthly rents in table I. More than 50 percent of the demand for new single-family sales houses in the next two years will occur in sales price classes under \$22,500, with the most active segment of the overall demand occurring between the \$15,000 and \$30,000 price classes.

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 under 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 with income below the income limits 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. Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Beaumont-Port Arthur-Orange HMA, the total occupancy potential is estimated to be 975 units annually, including 495 units for the elderly (see table II).

The annual occupancy potentials^{1/} for subsidized housing discussed in the following paragraphs are based upon 1970 incomes, the occupancy of substandard housing, income limits in effect as of June 1, 1970, and on available market experience.^{2/}

Section 235, Sales Housing. Sales housing could be provided to low- and moderate-income families through partial interest subsidies by the federal government under Section 235. Using exception income limits, there is an estimated annual occupancy potential for 310 units during the forecast period. The use of regular income limits would reduce this total by more than 50 percent. All families who qualify for Section 235 housing also are eligible for Section 236 housing. While the potentials for Section 235 and Section 236 are obtained from the same qualifying households, in some instances they are not necessarily the same families. Such variations are dependent upon local preferences and previous housing patterns. There were only three homes insured under Section 235 in the HMA in 1969, and as of June 1, 1970 there were no reservations of funds in the HMA under Section 235.

Public Housing and Rent-Supplement. Both of these programs serve essentially the same low-income households. The primary differences arise from the manner in which net income is computed for each program and from other eligibility requirements. As of June 1, 1970, there were 352 units of rent-supplement housing in the HMA. All the units are located in two multifamily projects in the city of Port Arthur. The first project achieved full occupancy within 11 months after completion and the second project accomplished full occupancy within four months after completion. There is currently a small waiting list of households and individuals for these two projects. While a good absorptive pattern has been established in the Port Arthur area for rent-supplement housing, further approvals under this program should take into consideration the fact that urban renewal in Port Arthur is nearing completion and, therefore,

1/ The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and selling 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.

there will be a decrease in the number of displacees from such action, many of whom qualify under this program. There is an estimated potential for 460 units annually under the rent-supplement program during the forecast period, 150 units for families and 310 units for the elderly.

There are about 1,500 units of public housing in the HMA, and approximately 320 of these units are currently occupied by the elderly. There are no additional units under construction in the HMA.

The city of Beaumont administers 650 low-rent units, of which 150 units are reserved for the elderly. As of June 1970, the only vacancies resulted from normal turnover. The city has built 150 units since 1955, and currently has a waiting list of 35 to 40 families and about 30 elderly.

The city of Port Arthur administers 356 units of public housing, of which 118 units are occupied by the elderly. As of June 1970, there was a vacancy rate of almost eight percent in the public housing units in Port Arthur. All of the 28 vacancies were in units for families; all of the units for the elderly were filled and there was a modest waiting list of elderly applicants.

There are 488 units of public housing in Orange County and about 50 of these units are occupied by the elderly. Vacancy rates in the county are about nine percent; all are concentrated in family-designated units. There are no present plans for future public housing construction in either Beaumont, Port Arthur, or Orange.

The estimated annual occupancy potential for public housing during the two-year forecast period in the HMA is 170 units for families and 340 units for the elderly. In view of the current vacancy situation in the city of Port Arthur and Orange County, it is suggested that the entire potential calculated for families be limited to the Beaumont area, with some allowance for any subsequent proposals from the mid-county area of Nederland and Port Neches. The elderly potential is calculated for the entire HMA, reflecting the lack of vacant units. However, any elderly projects built in the city of Port Arthur and Orange County should be limited to smaller projects to assure optimum absorption.

Rental Housing under Section 236.^{1/} The estimated annual occupancy potential under Section 236, using exception income limits, is 310 units for families and 225 for the elderly. The use of regular income limits would reduce the annual potential for families by more than 50 percent and the potential for the elderly by almost 30 percent. There are currently no completed units in the HMA under Section 236, but one project of 150 units in the city of Beaumont is under construction, equivalent to the potential for one-half of a year.

^{1/} Interest reduction payments may also be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are identical for both tenants and cooperative owner-occupants.

Sales Market

The large amount of sales housing constructed in the HMA during the 1960-1965 period without a similar increase in employment, population, and number of households created a very soft market in the Beaumont-Port Arthur-Orange SMSA. From 1963 to 1967 FHA foreclosures averaged 250 units annually. Since 1967, the market has become firmer in the HMA with FHA commissioner-held properties decreasing from 214 in December 1967 to 53 in December 1969. Single-family home construction has declined each year since 1960 and homeowner vacancy rates have declined to 1.5 percent in June 1970. Because of the low rate of population growth and household formation from 1960 to 1970, the sales market has not yet reached equilibrium. Significant home construction activity during the 1960-1970 period occurred in mid-Jefferson County in and around Nederland and Port Neches, and in Orange County between Orange and Beaumont, principally in the Vidor area.

Only 19 percent of the 213 speculatively built houses in 1969 and covered by the January 1970 unsold inventory survey conducted by the Houston Insuring Office remained unsold at the end of the year. Speculative construction accounted for nearly two-thirds of the construction covered by the survey, and all of the homes selling for less than \$17,500. Of the homes unsold at the end of 1969, those selling for less than \$12,500 accounted for 25 percent of the total and those selling for more than \$25,000 accounted for more than 50 percent. All of the unsold units covered by the survey had been on the market for three months or less.

Rental Market

The rental market in the Beaumont-Port Arthur-Orange HMA has tightened appreciably since 1960. The rental vacancy rate has decreased from 13.9 percent in 1960 to 6.7 percent in 1970. New apartments constructed in the HMA have had good absorption experience and older well maintained units have had few vacancies. Most of the vacancies in rental units are older units which are not competitive with the more modern units. A large portion of the renters in the newer units are employees of petrochemical firms in the HMA who are subject to frequent transfers in their duty stations, and older residents who have changed tenure from owners to renters. The majority of new units in the area are garden apartments and typical monthly rents are \$125 to \$160 for one-bedroom apartments, and \$170 to \$230 for two-bedroom apartments. In the above rental ranges it is typical for only water and sewer to be included in the lower end of the rent range, and for all utilities to be included in the higher end of the rent scale. There are few three-bedroom apartments available in nonsubsidized units and rents for these range from \$250 to \$280. Older homes, which comprise a large portion of the low-rent market, rent for from \$50 a month and up; however, many of these are marginal dwelling units. Newer homes, of which there are few for rent, rent upward from \$170 a month.

Demographic, Economic and Housing Factors

Economic Factors. Since 1901, when oil was discovered at Spindletop, the economy of the HMA has been centered around the oil industry. In 1969, nearly two-thirds of the manufacturing employment of the HMA was in chemicals and allied products and petroleum refining and related products industries. Much of the remaining manufacturing is directly linked to the petrochemical industry. From 1960 to 1969, nonagricultural employment increased 10,800 (1,200 annually). Manufacturing employment increased by 2,800, an average of 300 annually. Nonmanufacturing employment increased by 8,000, an average of 900 annually. The period from the latter 1950's to 1965 was one of high unemployment and slow employment growth. During this time, the changes in the petroleum industry were the major factors. The refineries streamlined and, in some cases, automated their production. As a result, the companies released marginal workers and offered early retirement as an inducement to other 10-20 year employees in order to cut back their work forces. From 1960-1964, most of the firms in the petrochemical industry ceased to maintain their own service, maintenance, and construction workers, but contracted outside firms for these services, which resulted in an overall reduction of employment in the HMA. A reduction in the civilian work force accompanied the employment slowdown and out-migration from the area reached a peak in about 1964 and 1965.

Since 1965, most sectors of the economy have shown net increases in employment (see table III). Nonagricultural employment increased by 7,900 jobs (1,975 annually). Manufacturing employment increased by 3,100 jobs (775 annually) and nonmanufacturing employment increased by 4,800 jobs (1,200 annually). The resumption in hiring by the refineries, the increase in employment by durable goods industries, some of whose production was directly related to the refineries, employment increases in retail and wholesale trade, and increased government employment have been major factors in the recent employment gains. Nonagricultural employment increases from 1968 to 1969 were the largest in the decade, amounting to 3,800 jobs. Increases in employment by the shipyards, plant expansions by a number of chemical producers, and employment increases in paper and allied products were the primary reasons for manufacturing employment gains. In the nonmanufacturing sector, trade, services, and government employment had significant increases between 1968 and 1969.

Future employment prospects hinge, as in the past, upon the petrochemical industry. At the present time, some of the petrochemical companies plan to expand their facilities and employment; however, they have not taken action on these yet. The Sun Oil Company is closing its Beaumont office and the Continental Can Company has closed its plant in Beaumont. These closings will result in a loss of about 300 to 400 workers for the area. This loss will be offset by the planned expansion of facilities by the Southwestern Bell Telephone Company, Ideco., a division of Dresser Industries, and the Shaffer Tool Works. Preliminary estimates of employment by the Texas Employment Commission have shown that the rapid employment growth of 1969 has continued through the first four months of 1970. Petroleum refineries and contract construction increased employment significantly during the first four months of 1970, while the shipbuilding industry decreased employment.

Considering the current delay in planned expansions by the petrochemical industry, nonagricultural employment from 1970 to 1972 is not expected to increase at a rate comparable to 1969. It is anticipated that nonagricultural employment may increase by as much as 2,900 jobs during the forecast period (1.2 percent annually). Manufacturing increases will comprise about 30 percent of this increase, with chemicals and allied products, fabricated metals and machinery providing the major portion of this increment.

Increases in nonmanufacturing employment, which are expected to comprise about 70 percent of the total 1970-1972 nonagricultural employment increase, will occur mainly in transportation, communication and utilities, wholesale and retail trade, and government.

Income. As of June 1, 1970, the median income of all families, after deduction of federal income tax, was \$9,025, and the median after-tax income of renter households, excluding one-person renter households, was estimated at \$6,375. Detailed distributions of income for all families and for renter households, excluding one-person renter households, for 1959 and 1970 are presented in table IV.

Demographic Factors. The estimated population of the Beaumont-Port Arthur-Orange SMSA was 320,100 persons as of June 1, 1970,^{1/} reflecting an increase of 14,100 persons since April 1960. As shown in table V, the majority of this increase (10,050) occurred in Orange County. The population of Jefferson County increased by about 4,050. The major portion of the increase in Jefferson County occurred in the mid-county area of Nederland and Port Neches. The June 1, 1970 population of the city of Beaumont (estimated 120,800) reflected an increase of 1,625 persons during the ten year period. The population of the city of Port Arthur decreased to 58,400, a loss of 8,275 people. Most of this loss can be attributed to extensive urban renewal within the city which brought about sizeable losses to the housing inventory and also upset traditional neighborhood patterns causing significant out-migration from the city. The population increases in Orange County since 1960 have occurred in the areas outside the city of Orange, principally in the area of the city of Vidor. It is expected that the population growth patterns established since 1960 will continue during the forecast period. The only exception will be the city of Port Arthur which will reflect a slight population increase because of the impending completion of urban renewal within the city and a stabilization of neighborhood patterns. Out-migration, which reached a peak during the 1962-1965 period, is expected to continue to decrease because of the increasing job opportunities within the HMA.

^{1/} Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

It is expected that the population of the HMA will increase to 323,250 people by June 1972, an annual increment of 1,575 (0.5 percent). The population of Jefferson County is expected to increase by about 500 people (0.2 percent) annually during the forecast period and it is anticipated that the population of Orange County will increase by about 1,075 people (1.5 percent) annually between June 1970 and June 1972.

There were approximately 97,300 households in the HMA as of June 1, 1970, reflecting an annual increase of 850 (0.9 percent) annually since 1960. Nearly 80 percent of these were located in Jefferson County. Approximately 83 percent of the new households added in the HMA since 1960 have been in areas outside the cities of Beaumont, Port Arthur, and Orange. Households were added at a faster rate than population grew during the 1960-1970 period and this trend is expected to continue. During the forecast period, household growth is expected to approximate 975 (1.0 percent) annually, or slightly above the rate from 1960 to 1970.

Residential Construction and the Housing Inventory. Residential construction has decreased yearly since 1960. As shown in table VI, the total number of permits issued and estimated construction starts in areas outside permit-issuing places in 1969 decreased to about 55 percent of the estimated total in 1960. Multifamily building has increased throughout the decade; however, single-family construction had decreased by some 60 percent in 1969 over 1960. While some of the decrease in single-family construction in recent years may be attributed to increased interest rates and higher costs of construction, the decline in the early and middle portion of the decade is a result of an over-built market in the area. During the 1963-1967 period, there were more than 1,250 home foreclosures by FHA in the HMA. Many of these foreclosures were a result of the economic decline of the area in the early and middle portion of the decade which caused hardship among marginal home buyers who had little equity in their properties.

There were an estimated 104,400 housing units in the HMA as of June 1, 1970, of which approximately 97,300 were occupied. Of the occupied units, about 66,650 were occupied by owners (68.5 percent) and 30,650 were occupied by renters (31.5 percent). The housing supply increased by 6,675 units between April 1960 and June 1970. This increase was a result of the construction of 15,900 new units, losses to the inventory by demolitions or other causes of 10,050 units and the addition of 825 mobile homes. There were about 320 units under construction in the HMA as of June 1970, 100 single-family and 220 multifamily units.

Vacancies have declined in the HMA since 1960. A postal vacancy survey conducted in June 1970 and other locally gathered data indicate a current homeowner vacancy rate of 1.5 percent compared with 1.7 percent in 1960, and a renter vacancy rate of 6.7 percent, compared with 13.9 percent in 1960 (see table VII). This decrease in vacancies is partially the result of large numbers of losses to the inventory since 1960, many of which were

marginal housing units. There were approximately 7,100 vacant units in the HMA as of June 1970, 1,000 for sale, 2,200 for rent, and 3,900 vacant units which were either unavailable or unsuitable. While vacancies and vacancy rates have declined since 1960, some further reduction in vacancy levels appears to be desirable.

Table I

Estimated Annual Demand for Nonsubsidized Housing
Beaumont-Port Arthur-Orange, Texas, Housing Market Area
June 1, 1970-June 1, 1972

A. Single-Family Houses

<u>Sales price</u>		<u>Number of units</u>
Under	\$13,000	30
\$13,000 -	13,999	40
14,000 -	14,999	40
15,000 -	17,499	115
17,500 -	19,999	150
20,000 -	22,499	125
22,500 -	24,999	105
25,000 -	29,999	125
30,000 -	34,999	65
35,000 and over		<u>105</u>
Total		900

B. Multifamily Units

<u>Gross Monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$120 - \$139	15	-	-	-
140 - 159	-	80	-	-
160 - 179	-	30	40	-
180 - 199	-	25	55	5
200 - 219	-	-	30	10
220 and over	-	-	<u>40</u>	<u>20</u>
Total	15	135	165	35

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

Table II

Estimated Annual Occupancy Potential
for Subsidized Housing
Beaumont-Port Arthur-Orange, Texas, Housing Market Area
June 1, 1970 - June 1, 1972

A. Families

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
1 bedroom	50	-	15	65
2 bedrooms	125	-	65	190
3 bedrooms or more	<u>135</u>	<u>-</u>	<u>90</u>	<u>225</u>
Total	310	0	170	480

B. Elderly

Efficiency	120	65	190	375
1 bedroom	<u>35</u>	<u>5</u>	<u>80</u>	<u>120</u>
Total	155	70	270	495

a/ All families eligible for Section 236 housing also qualify for Section 235 housing. Section 236 potentials are calculated upon exception income limits.

Table III

Work Force and Employment Trends
Beaumont-Port Arthur-Orange, Texas, Housing Market Area
1960-1969 Annual Averages
(in thousands)

	<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^{a/}</u>
Total civilian work force	120.2	121.4	122.0	123.2	120.1	119.3	120.6	121.5	122.8	125.9
Unemployment	9.6	9.1	8.7	9.9	8.3	6.3	4.8	5.5	5.6	4.9
Percent of work force	8.0%	7.5%	7.1%	8.0%	6.9%	5.3%	4.0%	4.5%	4.6%	3.9%
Employment - total ^{b/}	110.6	112.3	113.3	113.3	111.8	113.0	115.8	116.0	117.2	121.0
Agriculture	1.6	1.5	1.5	1.4	1.3	1.1	1.1	1.2	1.2	1.2
Nonagriculture	109.0	110.8	111.8	111.9	110.5	111.9	114.7	114.8	116.0	119.8
Manufacturing	34.6	34.9	35.3	35.7	34.2	34.3	35.2	35.0	35.4	37.4
Durable goods	8.1	7.9	7.6	8.4	8.6	8.9	9.3	9.0	9.6	10.8
Fabricated metals	-	-	-	-	-	-	2.2	2.7	2.9	3.1
Machinery, except elec.	-	-	-	-	-	-	1.1	0.9	0.8	1.0
Trans. equipment	-	-	-	-	-	-	4.2	3.8	4.2	5.0
Other durable goods	-	-	-	-	-	-	1.8	1.6	1.7	1.7
Nondurable goods	26.5	27.0	27.7	27.3	25.6	25.4	25.9	26.0	25.8	26.6
Chemicals & allied prod.	-	-	-	-	-	-	8.9	9.2	8.9	9.6
Petro. refining & related	-	-	-	-	-	-	14.1	13.8	13.8	14.0
Other nondurables	-	-	-	-	-	-	2.9	3.0	3.1	3.0
Nonmanufacturing	74.4	75.9	76.5	76.2	76.3	77.6	79.5	79.8	80.6	82.4
Mining	-	-	-	-	-	-	2.0	2.0	1.9	1.8
Contract construction	-	-	-	-	-	-	11.6	10.8	9.7	9.7
Trans., comm., & util.	-	-	-	-	-	-	9.1	8.8	9.0	9.0
Trade	-	-	-	-	-	-	22.1	22.7	23.4	24.1
Fin., ins., & real estate	-	-	-	-	-	-	3.9	4.0	4.2	4.2
Services & miscellaneous	-	-	-	-	-	-	19.4	19.7	20.3	21.1
Government	-	-	-	-	-	-	11.4	11.8	12.1	12.5

^{a/} Preliminary.

^{b/} Includes: Self-employed; unpaid family workers; private household workers; and persons idled by labor-management disputes.

Source: Texas Employment Commission.

Table IV

Estimated Percentage Distribution of All Families
and Renter Households^{a/} By Annual Income
After Deduction of Federal Income Tax
Beaumont-Port Arthur-Orange, Texas, HMA
1959 and 1970

		<u>All families</u>		<u>Renter households^{a/}</u>	
		<u>1959</u>	<u>1970</u>	<u>1959</u>	<u>1970</u>
Under	\$2,000	12	6	19	10
\$2,000 -	2,999	8	4	16	7
3,000 -	3,999	10	5	16	10
4,000 -	4,999	13	5	15	10
5,000 -	5,999	15	7	13	9
6,000 -	6,999	16	7	8	9
7,000 -	7,999	8	8	6	9
8,000 -	8,999	5	8	2	8
9,000 -	9,999	4	9	(7
10,000 -	12,499	5	19	(5	12
12,500 -	14,999	2	8	(4
15,000 and over		<u>2</u>	<u>14</u>	<u>(</u>	<u>5</u>
Total		100	100	100	100
Median		\$5,500	\$9,025	\$3,925	\$6,375

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

Source: Estimates by Housing Market Analyst.

Table V

Population and Household Trends
Beaumont-Port Arthur-Orange, Texas, Housing Market Area
April 1960 - June 1972

Component	April 1960	June 1970	June 1972	Average annual change from preceding date			
				1960-1970		1970-1972	
				Number ^{a/}	Rate ^{b/}	Number ^{a/}	Rate ^{b/}
<u>Population</u>							
Total market area	306,016	320,100	323,250	1,400	0.4	1,575	0.5
Jefferson County	245,659	249,700	250,700	400	0.2	500	0.2
Beaumont	119,175	120,800	121,000	160	0.1	100	0.1
Port Arthur	66,676	58,400	58,650	-825	-1.3	125	0.2
Remainder	59,808	70,500	71,050	1,075	1.6	275	0.4
Orange County	60,357	70,400	72,550	1,000	1.5	1,075	1.5
Orange	25,605	24,150	24,400	-150	-0.6	125	0.5
Remainder	34,752	46,250	48,150	1,150	2.8	950	2.1
<u>Households</u>							
Total market area	88,836	97,300	99,250	850	0.9	975	1.0
Jefferson County	72,577	77,400	78,475	480	0.6	525	0.7
Beaumont	35,685	38,100	38,500	240	0.6	200	0.5
Port Arthur	20,390	19,350	19,600	-100	-0.5	125	0.6
Remainder	16,502	19,950	20,375	340	1.8	200	1.1
Orange County	16,259	19,900	20,775	360	2.0	450	2.1
Orange	6,963	6,850	6,900	-10	-0.2	25	0.4
Remainder	9,296	13,050	13,875	370	3.3	425	3.1

^{a/} Totals may not add due to rounding.

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

Sources: 1960 Census of the Population and estimates by Housing Market Analyst.

Table VI

Housing Units Authorized by Residential Building Permits
and Estimated Housing Starts for Privately Financed Units
Beaumont-Port-Arthur-Orange, Texas, Housing Market Area
1960-1969

	Estimated HMA total		Jefferson County		Beaumont		Port Arthur ^{1/}		Estimated Orange County total		Orange ^{1/} City only	
	<u>Single- family</u>	<u>Multi- family</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Single- family</u>	<u>Multi- family</u>
1960	2,150	-	1,500	-	726	-	277	-	650	-	182	-
1961	1,885	47	1,385	28	672	28	208	-	500	19	122	19
1962	1,744	98	1,294	94	684	90	170	-	450	4	105	4
1963	1,449	69	1,149	50	549	50	134	-	300	19	41	19
1964	1,294	115	969	115	373	115	115	-	325	-	55	-
1965	1,143	228	818	178	399	103	93	75	325	50	42	50
1966	1,119	252	744	239	281	209	76	-	375	13	55	13
1967	1,071	331	646	331	336	331	43	-	425	-	53	-
1968	955	348	680	336	331	164	59	112	275	12	26	12
1969	804	385	554	339	258	147	47	114	250	46	15	46
Totals	13,614	1,873	9,739	1,710	4,609	1,237	1,222	301	3,875	163	696	163

^{1/} Does not include 50 units of public housing for the city of Orange in 1962, and 120 units of Section 221(d)(3) housing in 1968 and 132 units of Section 221(d)(3) housing in 1969 for the city of Port Arthur.

Sources: Bureau of the Census, Construction Reports, C-40; Local building reports; University of Texas Construction Reports; and estimates by Housing Market Analyst.

Table VII

Components of the Inventory
Beaumont-Port Arthur-Orange, Texas, Housing Market Area
April 1960 - June 1970

<u>Component</u>	<u>April 1960</u>	<u>June 1970</u>
Total inventory	97,737	104,400
Occupied units	88,836	97,300
Owner-occupied	59,548	66,650
Percent of total occupied	67.0	68.5
Renter-occupied	29,288	30,650
Percent of total occupied	33.0	31.5
Vacant units	8,901	7,100
Available	5,794	3,200
For sale	1,050	1,000
Homeowner vacancy rate	1.7%	1.5%
For rent	4,744	2,200
Renter vacancy rate	13.9%	6.7%
Other vacant ^{a/}	3,107	3,900

^{a/} Includes vacant units in the following categories:
Seasonal, dilapidated, rented or sold awaiting occupancy,
and held off the market.

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