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1969

*Analysis of the*  
**BREVARD COUNTY, FLORIDA**  
**HOUSING MARKET**

**as of November 1, 1969**

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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

**April 1970**

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FHA Housing Market Analysis  
Brevard County, Florida, as of November 1, 1969

Foreword

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

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

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

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

FHA HOUSING MARKET ANALYSIS-BREVARD COUNTY, FLORIDA  
AS OF NOVEMBER 1, 1969<sup>1/</sup>

The Housing Market Area (HMA) utilized in this analysis is coextensive with Brevard County. However, because of the elongated shape of the county and patterns of growth that have developed, and to provide information of greatest value and usefulness to the FHA, the county has been divided into five separate submarket areas for the presentation of economic, demographic, housing, and demand data. These areas are the same as used in previous FHA analyses of Brevard County and briefly defined they are:

(1) The North Mainland area, which consists of Titusville City and the surrounding unincorporated area; (2) the Central Mainland area, consisting of Cocoa and Rockledge cities and the contiguous unincorporated area; (3) the South Mainland area, which includes the cities of Eau Gallie<sup>2/</sup> and Melbourne and all of the unincorporated area from Melbourne south to the county line; (4) the North Beach area, which consists of Cape Canaveral and Cocoa Beach cities, all of the non-government owned land on Merritt Island, and the unincorporated area from Cape Kennedy to the southern boundary of Patrick AFB; and (5) the South Beach area, which

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<sup>1/</sup> Data in this analysis are supplementary to previous FHA analyses as of February 1, 1966 and February 1, 1968.

<sup>2/</sup> In November 1969 the cities of Eau Gallie and Melbourne were merged into a single city called Melbourne.

includes Satellite Beach, Indialantic, and Melbourne Beach, and all of the unincorporated area from Patrick AFB south to the county line.

Throughout the decade of the 1960's, the research and development connected with the national defense and civilian space exploration programs dominated the economic, demographic and housing market factors in Brevard County. Up to July 1969, the economic expansion generated by these programs had been exceptionally strong and continuous. With the successful completion of the manned lunar landing of Apollo 11 in July 1969, one of the prime objectives of our space program was completed. As had been contemplated since the goal of a lunar landing was established, the attainment of this initial objective would mark the beginning of a period of more deliberate applications of the physical facilities, skilled work force, and new data that had been assembled during the decade of the 1960's.

In June 1969, the Kennedy Space Center (KSC) civilian work force reached a peak of about 19,300. However, budgetary limitations have dictated a reduced launch schedule and a work force reduction of about 5,600 by July 1, 1970. This analysis evaluates the recent economic developments in Brevard County (especially the reductions now in process at KSC) and the current conditions and prospects for the housing market.

Several analyses of the Brevard County housing market have been prepared since the 1960 Census and reference to the earlier studies will provide pertinent background information. Where applicable, data in the previous studies have been incorporated into this analysis.

#### Anticipated Housing Demand

Until the work force reductions at KSC are completed in July 1970, the condition of the housing market in the North Mainland, Central Mainland, and North Beaches submarkets will continue to worsen. In each of these submarkets, the data indicate that if no additional housing units are built during the three years from November 1969 to November 1972, a substantial surplus of sales and rental units will continue to persist at the end of the forecast period. It is likely that a careful utilization and adaptation of the existing inventory in these three submarkets during the three-year forecast period would be capable of meeting virtually all of the housing requirements that may arise, including housing insured under the subsidized programs administered by FHA. A limited number of new units undoubtedly will be constructed between November 1969 and 1972, but any additional proposals for FHA insured housing should be evaluated carefully

in light of the availability of existing units to determine if the need could be met through the utilization or modification of some type of existing housing; additional new units should be considered only if it is clear that this criterion is not met.

An excess of both sales and rental vacancies also existed in the South Mainland and South Beaches submarkets in November 1969, but in view of the anticipated economic growth connected with the Radiation, Inc. expansion, some carefully screened new construction may be warranted. Most of the available vacant housing units in these two submarkets are in the lower range of sales prices and rents and will not satisfy all of the household growth requirements if the high proportion of skilled engineer-technical personnel associated with the present Radiation staff is continued.

Growth at the retirement community of Port Malabar, south of Melbourne, also will continue uninfluenced by the economic situation in the county. Based on the foregoing, an annual construction volume of as many as 600 single-family units could be marketed in the South Mainland and South Beaches areas. These desirably should be built under contract for predetermined owners. A need for additional multi-family units during the forecast period is not anticipated. Based on the sales prices of FHA-acquired home properties in the South Mainland submarket, virtually all of which are below \$15,000, the adaptation of the stock of existing vacant sales and rental housing could satisfy the needs of families requiring some assistance.

#### Sales Market

The market for new and existing sales housing in Brevard County in November 1969 was weak; the county-wide homeowner vacancy ratio was 4.5 percent. New single-family units under construction have been cut back severely. According to the October 1969 postal vacancy survey, only 215 new residences were under construction, of which 110 were in the South Mainland submarket. Submarket areas showing particular weakness are the North Mainland, Central Mainland, and North Beaches. FHA-acquired home properties on October 1, 1969 numbered 471 in Brevard County, representing a sharp gain over the 252 properties on hand in July 1968. Of the October 1969 total, 116 were in the Titusville area, 215 were in the Cocoa-Rockledge-Merritt Island area, and 140 were in the Melbourne and South Beaches areas. During the first ten months of 1969, the number of properties on hand in the Melbourne and South Beaches areas was reduced from 149 properties in January 1969 to the 140 properties on hand in October 1969, showing that the sharp gains in acquired home properties have been entirely in the north and central areas of Brevard County.

Lenders report that in the past year it has become increasingly frequent for homes to be placed on the market with the seller seeking only someone to assume payments on the property. Even in the South

Mainland and South Beaches submarkets where the new and existing sales market is relatively stable, local sources indicate the limited supply of funds and high interest rates have hindered new construction and upgrading.

A special survey of lower-priced single-family houses in Titusville and its immediate environs found 244 vacant houses, many of which--judging from their appearance--had been abandoned. Although not substantiated by surveys, a similar situation likely exists in the Central Mainland and North Beaches submarkets. At the time the survey of lower-priced sales housing was conducted for Titusville, mortgage companies reported that loan payment delinquencies on a county-wide basis were about 25 percent greater than at the same time in 1968.

### Rental Market

The rental market in Brevard County has deteriorated markedly in the past three years. The February 1966 FHA analysis reported a renter vacancy ratio of 14.2 percent on that date, while the November 1969 ratio is 16.4 percent. Although the difference between the two ratios, both representing severe excess vacancy, is not great, the rental inventory has increased, and the November 1969 ratio represents 3,500 available vacant rental units compared with 2,625 units in February 1966. The South Mainland and South Beaches submarkets do not exhibit the same comparative strength in the rental market as they do for sales housing. Although renter vacancy ratios for these two areas are below those for the North Mainland, Central Mainland, and the North Beaches submarkets, all five submarket areas exhibit conditions of serious excess supply. Compounding the problem of the high renter vacancy ratio in the North Mainland submarket and its prospect for a loss of households during the next year, there were 365 apartment units under construction in November 1969.

There are fourteen FHA-insured multifamily projects involving 2,083 units in Brevard County. Eleven of the projects are insured under Section 207, and one each under Section 213, 221(d)(3) BMIR, and 221(d)(4). From January 1969 to October 1969, the aggregate vacancy ratio in these units rose from 28 percent to 38 percent.

### Mobile Home Parks

Mobile home parks in the Brevard County HMA are characterized by a substantial excess supply of spaces. In October 1968, a survey of 95 mobile home parks in the HMA was conducted. These parks included nearly 6,100 spaces, of which 1,425 (23 percent) were vacant on the survey date. In addition, an undetermined number of mobile homes owned by park operators for the purpose of renting both the mobile home and the space were vacant; although the number was considerable, these vacancies are not reflected in the survey count of vacant spaces. In the North Mainland, Central Mainland, and North Beaches submarkets vacant mobile home spaces represented almost 26

percent of total spaces. Vacant spaces in the South Mainland and South Beaches submarkets accounted for 18 percent of all spaces. Mobile home parks built to FHA specifications are superior in quality to the typical park in the Brevard County HMA, but their monthly rentals are greater than the \$25 to \$35 monthly charge by the vast majority of mobile home parks in Brevard County. An existing FHA-insured mobile home park in the Cocoa area includes 205 spaces, of which 47 (23 percent) were vacant on the survey date. Based on the status of mobile home parks in November 1969 and on the assumption that this position will deteriorate further before the work force reductions are completed at KSC in July 1970, there will be an ample supply of mobile home spaces available throughout the November 1969-November 1972 forecast period without the development of additional mobile home parks.

#### Nursing Homes

The proportion of elderly persons (aged 65 years and over) in the Brevard County HMA population was about three percent in November 1969, representing about 7,400 elderly persons. This ratio is substantially below the 9.6 percent proportion of elderly in the nation and the 12.7 percent of the total population of Florida represented by elderly persons. According to the Brevard County Health Department the majority of elderly persons in the HMA reside in the South Mainland submarket. Although age is not the factor governing occupancy for nursing home beds, experience shows that virtually all persons occupying nursing home beds are older than 65 years.

In November 1969, there were four nursing homes completed and in operation in Brevard County; three of these were in Melbourne and one was in Rockledge. The existing projects have a total of 345 beds, and the monthly charge in all four nursing homes begins at about \$350 for a semi-private room and ranges upward depending on services provided. Of the 345 beds available in the HMA, 242 (70 percent) were in use and 76 of these received some welfare assistance.

Based on the number of beds available in November 1969, on the relatively low proportion of elderly persons in the HMA, and on the proximity of the Brevard County HMA to additional nursing home services in Daytona Beach and Orlando, it is judged that additional nursing home beds during the November 1969-November 1972 forecast period would not be utilized sufficiently to make another nursing home economically feasible. Should unanticipated changes occur in the HMA during the forecast period that would appear to indicate an incapability of the existing nursing homes to meet the need, additional field investigation should be conducted at that time.

#### Economic, Demographic, and Housing Factors.

Anticipated developments in the housing market in the Brevard County HMA are predicated on the findings and assumptions set forth below.

Economy and Employment. Nonagricultural wage and salary employment in Brevard County averaged 84,900 for the twelve months ending August 1969, according to the Florida Department of Commerce. This level represented a 900-job loss from the comparable period ending August 1968 and the first drop in employment recorded during the period since 1960. The table below shows the year-to-year changes in total nonagricultural wage and salary employment, manufacturing employment, and nonmanufacturing employment. Essentially, the figures for all three groups coincide with the development and the recent reduction in the employment requirements of NASA.

Employment by industry in Brevard County is shown in table I. The fact that the many contractors at the Air Force Eastern Test Range (AFETR) and KSC are scattered in nearly every industry group in both the manufacturing and nonmanufacturing sectors explains both the rapid expansion from 1960 to 1968 and the recent reduction in nearly every industry group.

Employment Trends  
Brevard County, Florida, Housing Market Area  
1960 - 1969  
(in thousands)

<u>Year</u>	<u>Total</u> <u>Nonagricultural</u> <u>wage and salary</u>		<u>Manufacturing</u>		<u>Nonmanufacturing</u>	
	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>
1960	33.5	-	6.9	-	26.6	-
1961	36.0	2.5	7.8	0.9	28.2	1.6
1962	40.7	4.7	7.8	0.0	32.9	4.7
1963	51.5	10.8	8.7	0.9	42.8	9.9
1964	63.1	11.6	9.4	0.7	53.7	10.9
1965	69.7	6.6	10.5	1.1	59.2	5.5
1966	78.9	9.2	14.2	3.7	64.7	5.5
1967	84.4	5.5	17.9	3.7	66.5	1.8
1968	86.0	1.6	20.0	2.1	66.0	-0.5
12 months						
<u>end. Aug.</u>						
1968	85.8	-	19.7	-	66.1	-
1969	84.9	-0.9	19.6	-0.1	65.3	-0.8

Source: Florida Department of Commerce.

Civilian employment and military personnel at AFETR and NASA installations in the HMA are shown in table II. The effort of the AFETR is directed toward space exploration as related to the national defense. Patrick AFB and Cape Kennedy AFS both are in the AFETR organization. Between December 1966 and June 1969, the combined military and civilian personnel data for these two installations indicated a reduction of 8,560 personnel; these reductions occurred with little publicity and

were not forecast in earlier years. Employment by NASA has grown rapidly since 1961, reaching a peak in the last half of 1968, a development planned to correlate with the Apollo 11 lunar landing. Thus the reduction of some 1,660 jobs by NASA from June 1968 to June 1969 had been anticipated.

From June 1969 to November 1969, the AFETR reports little or no change in strength at Patrick AFB or Cape Kennedy AFS. At the KSC, however, the reduction in the NASA budget necessitated the reduction of about 5,600 jobs to be completed by July 1, 1970; by November 1, 1969 about 2,000 of the 5,600 total programmed reduction had taken place.

Employment prospects in Brevard County from November 1969 to November 1972 will be severely affected by the NASA work force reductions. Very little effect of the NASA reduction is reflected in Florida Department of Commerce data for the period ending August 1969, and, since the target date for completing the 5,600-job cut-back is July 1, 1970, the impact of the reduction will be felt well into 1970. In addition to the direct NASA reduction, losses from ancillary sources may be expected. AFETR sources report that little or no change is anticipated in the strength figures reported as of June 1969 for Patrick AFB and Cape Kennedy AFS.

Two sources of employment growth during the forecast period will be Radiation, Inc. and the Merritt Square-Merritt Point Shopping Complex. Radiation, Inc. plans to construct an additional facility south of Melbourne to produce electronic equipment not connected with the space program; by November 1972, some 2,000 jobs will be added by this firm. The Merritt Square-Merritt Point Shopping Complex includes three major department stores and numerous smaller shops that will begin to open in February 1970; employment will range from 800 to 1,100 when the entire complex is open by the end of 1970.

Detrimental factors predominate during the first year of the November 1969-November 1972 forecast period and by November 1970, employment in Brevard County is expected to be down about 6,000-7,000 from the 84,900 nonagricultural wage and salary jobs recorded for the twelve months ending August 1969. For the last two years of the November 1969-1972 forecast period, moderate growth is expected to be resumed on the order of 3,500 nonagricultural wage and salary jobs yearly. If developments materialize as anticipated and outlined above, the November 1972 employment may be re-established at the same level as recorded for the twelve months ending August 1969.

Unemployment is expected to increase somewhat during the November 1969-November 1970 forecast period, but not in proportion to the number of jobs eliminated. The primary basis for the assumption is the high proportion of skilled, technical workers among the contractor personnel whose jobs are being eliminated. Many of these individuals will leave the area promptly for work in other locations.

Income. In November 1969, the median annual income, after deducting federal income tax, for all families in Brevard County was \$9,475 and the median for renter households of two or more persons was \$8,050. About 18 percent of all families and 23 percent of renter households of two or more persons had after-tax incomes below \$5,000 yearly. Detailed distributions of all families and of renter households of two or more persons by income for 1966 and 1969 are shown in table III.

Population and Households. On November 1, 1969, the population of Brevard County numbered about 247,500 persons. This number represents an average yearly gain of 9,450 persons since February 1966 and compares with an average annual increment of 17,225 between April 1960 and February 1966. The population trends for Brevard County and each of the five submarket areas are shown below. It is interesting to note that the North Mainland and North Beaches areas combined account for 57 percent of the total February 1966 to November 1969 gain compared with 43 percent during the April 1960 to November 1966 period. The North Mainland and North Beaches submarkets are closest to KSC and the growth in these submarkets in the latter time period are consistent with the continued work force gains at KSC associated with the July 1969 Apollo lunar landing.

Population Trends  
Brevard County, Florida, Housing Market Area  
1960 - 1969

<u>Area</u>	<u>April 1, 1960</u>	<u>Feb. 1, 1966<sup>a/</sup></u>	<u>Nov. 1, 1969</u>	<u>Average annual change</u>	
				<u>1960-1966</u>	<u>1966-1969</u>
North Mainland	18,738	36,100	44,100	2,975	2,125
Central Mainland	23,395	41,900	45,600	3,175	975
South Mainland	36,367	65,000	73,000	4,900	2,125
North Beaches	19,320	45,900	58,200	4,550	3,275
South Beaches	<u>13,618</u>	<u>23,100</u>	<u>26,600</u>	<u>1,625</u>	<u>950</u>
Brevard Co. total	111,435	212,000	247,500	17,225	9,450

<sup>a/</sup> Revised.

Sources: 1960 Census and estimates by Housing Market Analyst.

There were about 70,350 households in Brevard County in November 1969, representing an annual increase of 2,475 households over the 61,100 reported in February 1966. During the interval from April 1960 to February 1966, an average of about 4,875 households were added yearly. The same pattern of household growth developed as for population growth for Brevard County and each of the five submarkets, as shown below.

Household Trends  
Brevard County, Florida, Housing Market Area  
1960 - 1969

<u>Area</u>	<u>April 1, 1960</u>	<u>Feb. 1, 1966</u>	<u>Nov. 1, 1969</u>	<u>Average annual change</u>	
				<u>1960-1966</u>	<u>1966-1969</u>
North Mainland	5,370	10,100	12,150	810	550
Central Mainland	6,725	11,850	12,650	880	225
South Mainland	10,858	18,850	20,700	1,375	500
North Beaches	5,725	13,650	17,250	1,350	950
South Beaches	<u>3,977</u>	<u>6,650</u>	<u>7,600</u>	<u>460</u>	<u>250</u>
Brevard Co. total	32,655	61,100	70,350	4,875	2,475

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

During the first year of the November 1969-November 1972 forecast period the North Mainland, Central Mainland, and North Beaches submarkets will experience population and household losses in connection with the KSC reduction in work force. In the last two years of the forecast period, it is anticipated that most of this loss will be recovered as the result of new employment sources, and the three submarkets will regain their November 1969 population levels. The South Mainland and South Beaches submarkets, buoyed primarily by the expansion at Radiation, Inc., are expected to continue moderate growth, perhaps at a slightly greater level than during the past three years.

Housing Inventory. On November 1, 1969, the Brevard County housing inventory totaled 79,200 units. The increase of 42,350 units over the number reported by the April 1960 census was comprised of 40,300 newly constructed units, about 3,050 additional trailers, and the loss of about 1,000 units from the inventory.

Residential Building Activity. New residential construction activity, as measured by the number of housing units authorized by building permits<sup>1/</sup> is shown in table IV for Brevard County and for each of the submarket areas. Total housing unit authorizations in the county increased from 2,600 in 1960 to a peak of 7,900 in 1963. A continuous decline ensued; in 1967 only 3,450 units were authorized, and in 1968 only 2,125 units were authorized. Data for the first nine months of 1969 indicate only about 1,350 units will be authorized in all of calendar year 1969. Although both single-family and multifamily authorizations for the entire county followed this trend, the number of multifamily units authorized dropped sharply after 1964. Important variations in individual submarkets, obscured by this overall trend, are revealed in table IV.

<sup>1/</sup> All of Brevard County is covered by building permit systems.

Vacancy. Residential vacancies in Brevard County in November 1969 were at the highest levels, both numerically and in percentage terms, recorded in the 1960's. As of November 1, 1969, there were about 6,000 vacant units available for rent or for sale in Brevard County. Approximately 2,500 were for sale and 3,500 were for rent indicating respective homeowner and renter vacancy ratios of 4.5 percent and 16.4 percent (see table V).

The current vacancy situation and its relation to prior periods in Brevard County is shown below by the series of postal vacancy survey results.

Summary of Results  
Post Office Vacancy Surveys  
Brevard County, Florida  
1961 - 1969

<u>Date of survey</u>	<u>Total units surveyed</u>	<u>Units vacant</u>	<u>Percent vacant</u>
October 1961	29,350	1,575	5.4
November 1963	40,210	1,101	2.7
November 1964	52,730	3,704	7.0
November 1965	60,295	4,390	7.3
February 1968	66,733	3,145	4.7
October 1969	72,413	6,359	8.8

Source: Postal vacancy surveys conducted by collaborating postmasters.

Table I  
Work Force and Employment  
Brevard County, Florida, Housing Market  
1960-1969  
(in thousands)

<u>Employment classification</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>Twelve months ending August</u>	
										<u>1968</u>	<u>1969</u>
Total civilian workforce	<u>41.9</u>	<u>45.3</u>	<u>50.2</u>	<u>62.6</u>	<u>76.2</u>	<u>83.7</u>	<u>93.4</u>	<u>98.8</u>	<u>100.3</u>	<u>100.1</u>	<u>99.5</u>
Unemployed	1.5	1.8	1.5	1.3	1.5	1.7	1.8	2.1	2.4	2.3	2.8
Percent unemployed	3.6%	4.0%	3.0%	2.1%	2.0%	2.0%	1.9%	2.1%	2.4%	2.3%	2.8%
Agricultural employment	0.8	0.8	0.7	1.0	0.9	1.0	1.2	1.3	1.2	1.2	1.4
Nonagricultural employment	<u>39.6</u>	<u>42.7</u>	<u>48.0</u>	<u>60.3</u>	<u>73.8</u>	<u>81.0</u>	<u>90.4</u>	<u>95.4</u>	<u>96.7</u>	<u>96.6</u>	<u>95.3</u>
Nonag. wage and salary employ.	<u>33.5</u>	<u>36.0</u>	<u>40.7</u>	<u>51.5</u>	<u>63.1</u>	<u>69.7</u>	<u>78.9</u>	<u>84.4</u>	<u>86.0</u>	<u>85.8</u>	<u>84.9</u>
Manufacturing	<u>6.9</u>	<u>7.8</u>	<u>7.8</u>	<u>8.7</u>	<u>9.4</u>	<u>10.5</u>	<u>14.2</u>	<u>17.9</u>	<u>20.0</u>	<u>19.7</u>	<u>19.6</u>
Durable goods	a/	a/	a/	a/	a/	a/	13.0	16.6	18.8	18.5	18.4
Ordnance and elec. equip.	a/	a/	a/	5.1	5.9	6.4	8.2	10.1	12.0	11.3	13.0
Trans. equipment	a/	a/	a/	2.4	2.1	2.6	4.0	5.8	6.1	6.5	4.6
Other durable goods	a/	a/	a/	a/	a/	a/	0.8	0.7	0.7	0.7	0.8
Nondurable goods	a/	a/	a/	a/	a/	a/	1.2	1.3	1.2	1.2	1.2
Nonmanufacturing	<u>26.6</u>	<u>28.2</u>	<u>32.9</u>	<u>42.8</u>	<u>53.7</u>	<u>59.2</u>	<u>64.7</u>	<u>66.5</u>	<u>66.0</u>	<u>66.1</u>	<u>65.3</u>
Contract construction	2.8	2.7	3.4	6.6	10.1	9.7	7.1	6.0	4.8	5.1	4.4
Trans., comm., & pub. utilities	1.2	1.1	1.2	1.5	1.9	2.1	2.3	2.6	3.0	2.9	3.0
Trade	<u>5.8</u>	<u>6.0</u>	<u>6.9</u>	<u>8.6</u>	<u>10.9</u>	<u>11.4</u>	<u>12.8</u>	<u>12.8</u>	<u>13.4</u>	<u>13.2</u>	<u>13.5</u>
Wholesale trade	1.0	1.0	1.1	1.4	2.3	2.4	2.3	1.6	1.6	1.6	1.7
Retail trade	4.8	5.0	5.8	7.2	8.6	9.0	10.5	11.2	11.8	11.6	11.8
Finance, ins., & real estate	1.0	1.1	1.3	1.7	2.1	2.2	2.5	2.7	2.6	2.7	2.7
Services and miscellaneous	10.7	11.5	13.0	15.5	18.0	21.4	26.0	27.4	26.4	26.6	25.6
Government	5.1	5.8	7.1	8.9	10.7	12.4	14.0	15.0	15.8	15.6	16.1
Federal	a/	a/	a/	4.6	5.7	6.7	7.3	7.5	7.5	7.5	7.2
State and local	a/	a/	a/	4.3	5.0	5.7	6.7	7.5	8.3	8.1	8.9
Other nonag. employment <sup>b/</sup>	6.1	6.7	7.3	8.8	10.7	11.3	11.5	11.0	10.7	10.8	10.4

a/ Data not available.

b/ Self-employed, unpaid family and domestic workers.

Source: Florida Department of Commerce, Division of Labor and Employment Opportunities.

Table II

Employment by Installation and Type of Personnel for the AFETR and NASA<sup>a/</sup>  
Brevard County, Florida  
1965-1969

<u>Installation and Type of Personnel</u>	<u>September 30, 1965</u>		<u>December 31, 1966</u>		<u>December 31, 1967</u>		<u>June 30, 1968</u>		<u>June 30, 1969</u>	
	<u>AF</u>	<u>NASA</u>	<u>AF</u>	<u>NASA</u>	<u>AF</u>	<u>NASA</u>	<u>AF</u>	<u>NASA</u>	<u>AF</u>	<u>NASA</u>
<u>Patrick AFB</u>										
Military	2,546	-	2,826	-	2,796	-	2,864	-	2,464	-
Civil Service	2,410	27	2,985	35	2,762	41	2,857	44	2,550	42
Contractor	<u>3,511</u>	<u>-</u>	<u>3,384</u>	<u>-</u>	<u>2,830</u>	<u>-</u>	<u>2,725</u>	<u>-</u>	<u>2,663</u>	<u>-</u>
TOTAL	8,467	27	9,195	35	8,388	41	8,446	44	7,677	42
<u>Cape Kennedy AFS<sup>b/</sup></u>										
Military	1,550	-	1,394	-	1,284	-	1,064	-	1,368	-
Civil Service	453	216	341	277	352	303	606	304	516	172
Contractor	10,584	4,586	10,050	6,602	6,254	7,567	6,492	6,234	5,905	3,983
Tenant	<u>-</u>	<u>751</u>	<u>-</u>	<u>342</u>	<u>-</u>	<u>9</u>	<u>-</u>	<u>14</u>	<u>-</u>	<u>-</u>
TOTAL	12,587	5,553	11,785	7,221	7,890	7,879	8,162	6,552	7,789	4,155
<u>Kennedy Space Center</u>										
Military	-	5	-	5	-	5	-	5	-	5
Civil Service	-	2,075	-	2,253	-	2,439	-	2,696	-	2,808
Contractor	101	5,388	101	10,905	101	13,859	101	14,700	101	14,862
Tenant	<u>-</u>	<u>262</u>	<u>-</u>	<u>368</u>	<u>-</u>	<u>896</u>	<u>-</u>	<u>1,051</u>	<u>-</u>	<u>1,515</u>
TOTAL	101	7,730	101	13,531	101	17,199	101	18,452	101	19,190
<u>Summary</u>										
Military	4,096	5	4,220	5	4,080	5	3,928	5	3,832	5
Civil Service	2,863	2,318	3,326	2,565	3,114	2,783	3,463	3,044	3,066	3,022
Contractor	14,196	9,974	13,535	17,507	9,185	21,426	9,318	20,934	8,669	18,845
Tenant	<u>-</u>	<u>1,013</u>	<u>-</u>	<u>710</u>	<u>-</u>	<u>905</u>	<u>-</u>	<u>1,065</u>	<u>-</u>	<u>1,515</u>
TOTAL	21,155	13,310	21,081	20,787	16,379	25,119	16,709	25,048	15,567	23,387

<sup>a/</sup> Excludes most construction workers.    <sup>b/</sup> Includes personnel located off-site.

Sources: National Aeronautics and Space Agency and Department of the Air Force.

Table III

Estimated Percentage Distribution of All Families and  
Renter Households By Annual Income  
Brevard County, Florida, Housing Market Area  
1966 and 1969

<u>Income<sup>b/</sup></u>	<u>1966<sup>a/</sup></u>		<u>1969</u>	
	<u>All families</u>	<u>Renter households<sup>c/</sup></u>	<u>All families</u>	<u>Renter households<sup>c/</sup></u>
Under \$3,000	10	13	9	10
\$3,000 - 3,999	6	8	5	6
4,000 - 4,999	6	9	4	7
5,000 - 5,999	7	9	6	8
6,000 - 6,999	8	10	7	9
7,000 - 7,999	10	10	7	9
8,000 - 8,999	9	8	9	8
9,000 - 9,999	7	8	6	8
10,000 - 12,499	15	13	16	15
12,500 - 14,999	9	7	14	9
15,000 and over	<u>13</u>	<u>5</u>	<u>17</u>	<u>11</u>
Total	100	100	100	100
Median	\$8,050	\$7,125	\$9,475	\$8,050

a/ Revised.

b/ After deduction of federal income tax.

c/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Total Housing Units Authorized By Building Permits  
By Type of Structure  
Brevard County, Florida, 1960-1969

Area and type of structure	1960	1961	1962	1963	1964	1965	1966	1967	1968	First nine months	
										1968	1969
<u>Single-family units:</u>											
North Mainland	77	204	298 <sup>b/</sup>	657	906	1,362	1,135	771	295	266	60
Central Mainland	302 <sup>a/</sup>	280	382	858	770 <sup>c/</sup>	531	672	416	164	156	97
South Mainland	1,101	1,339	1,121	1,421	1,172	592	412	453	443	362	269
North Beaches	759	984	1,126	1,448	1,179	825	787	938	458	406	128
South Beaches	240	332	453	679	421	248	211	241	152	127	68
Brevard County Total	2,479	3,139	3,380	5,063	4,448	3,558	3,217	2,819	1,512	1,317	622
<u>Multifamily units:</u>											
North Mainland	0	4	20	579	483	105 <sup>d/</sup>	187 <sup>h/</sup>	362	160	160	426 <sup>i/</sup>
Central Mainland	55	149	53	590	707	84 <sup>e/</sup>	31	40	28	28	40
South Mainland	2	47	177	428	421	175 <sup>f/</sup>	29	74 <sup>i/</sup>	223	223	96
North Beaches	37	199	845	993	701	545 <sup>g/</sup>	574	141	191	179	28
South Beaches	41	17	119	255	173	110	0	2	8	2	2
Brevard County total	135	416	1,214	2,845	2,485	1,019	821	619	610	592	592
<u>Total units:</u>											
North Mainland	77	208	318 <sup>b/</sup>	1,236	1,389	1,467 <sup>d/</sup>	1,322 <sup>h/</sup>	1,133	455	426	486 <sup>i/</sup>
Central Mainland	357 <sup>a/</sup>	429	435	1,448	1,477 <sup>c/</sup>	615 <sup>e/</sup>	703	456	192	184	137
South Mainland	1,103	1,386	1,298	1,849	1,593	767 <sup>f/</sup>	441	527 <sup>i/</sup>	666	585	365
North Beaches	796	1,183	1,971	2,441	1,880	1,370 <sup>g/</sup>	1,361	1,079	649	585	156
South Beaches	281	349	572	934	594	358	211	243	160	129	70
Brevard County Total	2,614	3,555	4,954	7,908	6,933	4,577	4,038	3,438	2,122	1,909	1,214
a/ Includes 100 public housing units. d/ Includes 24 units of public housing. h/ Includes 50 units of public housing.											
b/ Includes 54 public housing units. e/ Includes 56 units of public housing. i/ Includes 54 units of public housing.											
c/ Includes 250 public housing units. f/ Includes 70 units of public housing. j/ Includes 121 units of public housing.											
g/ Includes 100 units of public housing.											

Sources: Bureau of the Census, C-40 Construction Reports. Supplementary data from Brevard Builders' Exchange, Inc.

Table V

Trend of Tenure and Vacancy  
Brevard County, Florida, Housing Market Area  
1960 - 1969

<u>Tenure and vacancy</u>	<u>April 1, 1960</u>	<u>February 1, 1966</u>	<u>November 1, 1969</u>
Total housing inventory	<u>36,852</u>	<u>68,100</u>	<u>79,200</u>
Total occupied	<u>32,655</u>	<u>61,100</u>	<u>70,400</u>
Owner-occupied	22,576	45,300	52,500
Percent of total	69.1%	74.1%	74.6%
Renter-occupied	10,079	15,800	17,900
Vacant housing units	<u>4,197</u>	<u>7,000</u>	<u>8,800</u>
Available vacant	<u>2,220</u>	<u>4,600</u>	<u>6,000</u>
For sale	1,003	1,975	2,500
Homeowner vacancy rate	4.3%	4.2%	4.5%
For rent	1,217	2,625	3,500
Renter vacancy rate	10.8%	14.2%	16.4%
Other vacant <sup>a/</sup>	1,977	2,400	2,800

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

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