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*Analysis of the*  
**CEDAR RAPIDS, IOWA  
HOUSING MARKET**

**as of November 1, 1970**

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
APR 7 1971  
LEWIS  
WASHINGTON, D.C. 20410

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

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## FHA Housing Market Analysis

Cedar Rapids, Iowa, as of November 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-CEDAR RAPIDS, IOWA  
AS OF NOVEMBER 1, 1970

Housing Market Area

The Cedar Rapids Housing Market Area (HMA) is defined as Linn County, Iowa. Cedar Rapids, located about 110 miles east of Des Moines, is the second largest city in Iowa. The population of the HMA was about 164,200 persons in November 1970, including 111,500 persons in Cedar Rapids.

The economy of the HMA is just beginning to recover from a major economic contraction resulting from a major layoff at Collins Radio Company, which began in October 1969, and minor layoffs at other manufacturing plants. Prior to this time, Cedar Rapids had experienced substantial economic growth with very low unemployment. The current slowdown has resulted in the highest unemployment since 1961.

The housing market was moderately tight prior to the economic decline, but the sales and rental markets have softened considerably over the past year. Currently, the market remains unbalanced, but is showing signs of recovery. Housing demand anticipated for the forecast period is somewhat lower than the construction volume in recent years because of the expected slower economic growth and the current surplus of housing units.

Anticipated Housing Demand

The demand for new, unsubsidized housing is expected to total about 650 units annually between November 1970 and November 1972. This demand estimate is based primarily upon the projected household growth, with adjustments for anticipated demolitions, some shift to renter occupancy, and the current surplus of both sales and rental units. The demand for 650 units should be met by 375 single-family homes, 175 units in multifamily structures, and 100 mobile homes. It should be noted that the demand for multifamily units is contingent upon some reduction in rental vacancies and will be effective primarily in the latter part of the forecast period. A few small projects in good locations probably can be marketed successfully in the near future, but it is important that these units be provided in areas without vacancy concentrations. A distribution of demand by price classes and gross rents is presented in table I.

### 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. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Cedar Rapids HMA, the total occupancy potential is estimated to be 435 units annually (see table II).

Section 235, Sales Housing. Utilizing exception income limits, there is an occupancy potential for about 200 houses a year. This potential would be reduced by about 60 units if regular income limits were used. About 35 percent of the families eligible for this program are five-or more-person households. New construction under this section has accounted for over a third (about 250 units) of the total single-family starts in 1970 and promises to remain a significant part of new construction over the forecast period. Only a minimal number existing construction cases have been insured under Section 235.

Public Housing and Rent Supplement. The annual occupancy potential for low-rent public housing is estimated at 170 units for families and 130 units for elderly. Under the slightly more restrictive rent-supplement program the potentials would be 100 units for families and 130 for elderly. These potentials are not additive since most of the rent-supplement families and all of the elderly are eligible for public housing. In addition, five of the families and 40 of the elderly households are eligible for housing under Section 236.

The city has authorizations for 220 units of leased public housing. As of November 1, 1970, there were 109 units leased, of which two were vacant. Most of these units (94) are occupied by elderly persons and the need for public housing available to families remains substantially unmet. The active waiting list contains 14 elderly households and 55 families. Leasing of the remaining authorized units probably will not satisfy the potential and additional authorizations will be needed during the forecast period.

There are 202 units of rent supplement housing in Cedar Rapids. The units are fully occupied and about 90 percent of the residents receive rent supplements. Elderly persons occupy 150 of these units. The sponsors of this rent supplement project report an active waiting list of about 110 elderly households and 90 families. The experience of this project indicates that additional units of rent supplement housing or public housing probably would be well received.

Section 236 Housing. Utilizing exception income limits, and recognizing the strong demand under Section 235, the annual occupancy potential for Section 236 housing is 105 units for families and 75 units for elderly. Utilizing regular income limits the above potential would be 80 for families and 65 for elderly. There are 192 units of Section 236 housing under construction in a high-rise intended for elderly occupancy. This project should satisfy the two-year potential for the elderly.

There are no existing Section 236 units intended for families. There is, however, a project of 186 units of Section 221(d)(3) BMIR housing that is fully occupied and has a waiting list of 30 families. The rental experience of the subsidized projects and their waiting lists indicate that these projects have not satisfied the demand for Section 236 housing for families.

Application has been made for 172 units under Section 236. Approval and completion of these units during the forecast period probably would satisfy the two-year potential. The occupancy potential and existing waiting lists suggest that these units would be most effectively marketed if the maximum number of units are made available for rent-supplement occupancy.

### Sales Market

The market for sales housing has softened over the past year. There had been some overbuilding prior to 1969 and construction activity had declined in 1969 and 1970 to compensate. However, the economic decline has compounded the situation and has resulted in some excess vacancies. Vacancies are predominantly in subdivisions and existing homes within the city limits. The homeowner vacancy rate for the HMA is 1.6 percent, but is somewhat higher (2.0 percent) in the city of Cedar Rapids. New homes, especially those priced above \$25,000 are meeting a less receptive market than in past years. The high cost of constructing and financing these homes has restricted demand and prevented purchasing by lower and

middle income persons. The demand for housing under \$25,000 has been channeled into the Section 235 housing. There is a substantial demand for housing in this program. New construction in both the private and subsidized units is concentrated in the northern and western parts of town.

The existing home market has not benefited from the high prices on new homes. Sales of existing homes have declined about 20 percent over the past year and this market appears to be even softer than that for new homes. The average price of these homes is about \$18,500 and few are available for under \$15,000.

### Rental Market

The rental market has softened considerably over the past year. The vacancy rate for renters as of November 1970 is 6.6 percent in the entire HMA and 8.2 percent in Cedar Rapids. These rates are much higher than those evident before the Collins layoff. However, they do reflect some recovery from the situation existing during the first few months of 1970.

The current vacancies are concentrated in the newer apartment complexes in the northeast section of the city. Most of the modern apartments have been built in this part of town because of the proximity of the Collins plant. Gross rents in most of these units range from \$130 to \$160 for a one-bedroom unit and from \$155 to \$200 for a two-bedroom unit. These rents have not been raised for over a year and some rent concessions are offered because of the vacancy situation. However, some rent increases can be expected when the market achieves a reasonable balance, probably within the next year. Because these rents have been held down while costs have continued to rise, new multifamily units will probably have to charge rents higher than the above.

The market apparently has responded to some overbuilding in 1967 and 1968 with reduced activity in privately financed multifamily units in 1969 and 1970. However, projects made available in 1970 have experienced difficulty during the initial rent-up period because of employment losses at Collins Radio Company. Difficulty in absorption of these units has reduced the anticipated housing demand. Conversely, the experience of the two subsidized projects has been more than favorable. Demand for units available to low income families remains strong.

### Economic, Demographic, and Housing Factors

Economy. Nonagricultural wage and salary employment in the Cedar Rapids HMA has exhibited steady growth since 1961 (see table III). During 1961, a decrease of 1,640 jobs occurred concurrent with the national recession. From 1961 to 1965, wage and salary employment increased by an average of 1,950 jobs a year, reflecting manufacturing employment increases which averaged 1,025 jobs annually during this period. Major economic expansion took place during 1966 and 1967 as 7,600 jobs were added to wage and salary employment. This increase included 3,850 jobs added in the manufacturing sector. Much of this manufacturing increase resulted from expansion at the Collins Radio Company. According to

figures approved for publication by the company, this firm employed about 7,000 persons in 1961 and reached a peak of 13,000 employed in 1967.

Growth began to slow after 1967 and during the years 1968 and 1969 wage and salary employment showed a two year gain of 2,900 jobs. The manufacturing sector exhibited a net increase of only 300 jobs over these two years. During these two years, Collins stopped hiring to fill vacated positions and their work force decreased by 1,000 workers to a level of 12,000 employed in mid-1969. Growth in nonmanufacturing employment also began to slow during this period. Employment in nonmanufacturing grew by 1,800 in 1968, but only increased by 800 jobs in 1969 as the effects of the decline in manufacturing employment were felt.

The firms manufacturing machinery (including electrical) have been responsible for most of the growth in the manufacturing sector. The Collins Radio Company accounts for over half the jobs in this category. In October 1969 they began a layoff of 3,000 persons. This layoff, coupled with the cessation of hiring to replace employees voluntarily leaving the company, has brought the firm to a current work force of 8,100. In addition, other manufacturing concerns have reduced employment and accounted for an additional 500 job reduction in manufacturing over the past year.

Food and kindred products is the second most important component of manufacturing. Growth in this industry has been slow but steady and food production now accounts for 6,200 employees.

Nonmanufacturing gains have been concentrated in trade and services with secondary gains in government and in finance, insurance, and real estate. Trade has grown steadily over the past few years averaging a gain of 350 jobs annually from 1965 to 1969. Services employment has been more responsive to fluctuations in manufacturing growth. Employment in services increased by 1,600 jobs during the expansion of 1966 and 1967, but slowed to a gain of only 700 jobs in the two years 1968 and 1969. Growth in government employment has been concentrated in the past few years. This sector grew by 890 jobs from 1960 to 1965, but exhibited a gain of 1,950 jobs from 1965 to 1969. Employment growth in finance, insurance, and real estate has been steady, averaging about 100 jobs annually since 1960.

Comparison of the annual average for the 12 months ending in October 1970 and the same average a year ago reveals a total employment decline of 2,090 jobs (see table IV). In addition, the number of unemployed rose from 1,460 (1.9 percent of the work force) to 2,410 (3.2 percent). The major portion of the above employment decline was in wage and salary employment which showed a decrease of 1,600 jobs. The net decrease was comprised of a decline of about 1,900 jobs in manufacturing and a gain of 300 jobs in nonmanufacturing. Gains in nonmanufacturing were partially offset by a loss of 500 jobs in contract construction.

The employment level in 1972 is expected to reflect some recovery occasioned by small gains in manufacturing and a rate of growth similar to that of the last two years in nonmanufacturing. Wage and salary



employment is expected to increase by 2,200 jobs (1,100 a year) within the next two years, including 800 jobs in manufacturing and 1,400 jobs in non-manufacturing.

Projected manufacturing gains are based upon the expected addition of a General Mills plant which will employ 300 persons. The remainder of the two-year increase will result from rehiring (at plants other than Collins) which will probably take place in the latter part of the forecast period. This forecast assumes that employment at Collins will not change significantly. However, employment by this firm is subject to the uncertainties of government spending since about half of its business depends upon government contracts.

Projected nonmanufacturing growth is similar to that of the past few years, and it reflects anticipated growth in the trade, services and government categories.

A major new retail outlet has just opened and this, coupled with the continued expansion in the above sectors, will account for the projected growth. These gains also probably will be more heavily concentrated in the latter part of the forecast period as the manufacturing sector recovers.

Income. In 1970, the median annual income of all families in the HMA, after deduction of federal income tax, was \$9,700. The median after-tax income for two- or more-person renter households was \$8,500. Distributions of all families and renter households by income classes is presented in table V.

Demographic Factors. The estimated population of the Cedar Rapids HMA in November 1970 was 164,200 persons,<sup>1/</sup> an average annual increase of 2,575 persons (1.7 percent) since April 1960. Population growth has been slowing since 1967 and will slow even further in the forecast period. There was a substantial net in-migration in the mid-1960's, but this has slowed in recent years. Although the economy is expected to show some recovery over the next two years, the employment opportunities will not support major in-migration. Based on the expected employment growth, the population of the HMA is expected to increase by 1,550 persons (0.9 percent) annually for the next two years.

In November 1970, there were an estimated 51,600 households in the HMA, an average annual increase of 890 (1.9 percent) since April 1960. Future household growth will follow the reduced rate of population growth. It is anticipated that households will increase by 500 a year over the forecast period.

The trend of population and household growth from April 1960 to November 1972 is presented in table VI.

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<sup>1/</sup> Final population figures obtained from the Bureau of the Census indicate an April 1970 population of 163,213 persons.

Housing Factors. The housing inventory of the Cedar Rapids HMA totaled 54,600 units in November 1970, representing an increase of about 10,800 units since April 1960. This net gain was a result of the construction of 14,250 units, the addition of 900 trailers to the inventory, and the loss of 4,350 units through demolition and other causes. As of November 1970, there were about 850 units under construction in the HMA, including 500 single-family homes and 350 units in multifamily structures. The multifamily construction includes a 192-unit high-rise for the elderly constructed under Section 236. An estimated 100 of the single-family homes are to be insured under Section 235.

Single-family residential building activity has averaged 940 units annually from 1960 to 1969. The most active year was 1960 (1,263 units) with other peak levels occurring in 1964 (1,152 units) and 1965 (1,105 units). Activity during the period from 1966 to 1968 averaged 875 units a year. The years 1969 and 1970 witnessed declines as single-family starts dropped to 674 in 1969 and to 617 for the first ten months of 1970. Non-subsidized building activity has dropped even faster than the above figures indicate since about 50 of the units in 1969 and 250 of them in 1970 were insured under Section 235.

Multifamily residential construction has been concentrated in the years 1964 through 1968. About 3,600 units in multifamily structures were constructed during this period including 186 units of Section 221(d)(3) BMIR housing and 202 units of rent supplement housing built in 1967. The most active years for private multifamily activity were 1964 (771 units), 1965 (813 units) and 1968 (763 units). Since 1968, multifamily activity has diminished considerably. During 1969, only 357 multifamily units were authorized and during the first ten months of 1970 only 381 units; but this figure includes the 192 units being constructed under Section 236. The trend of residential building activity is presented in table VII.

As of November 1970, there were 1,700 available vacant housing units in the HMA (see table VIII). Of these, 600 were available for sale only, representing a homeowner vacancy rate of 1.6 percent, and 1,100 were for rent, a renter vacancy rate of 6.6 percent. These rates reflect a surplus of vacant housing which is largely a result of the recent economic decline. The vacancy problem is occurring in the newer apartments which were occupied primarily by Collins Radio Company employees.

Table I

Estimated Annual Demand for Nonsubsidized Housing  
Cedar Rapids, Iowa, Housing Market Area  
November 1970 to November 1972

A. Single-family Houses

<u>Sales price</u>	<u>Number of houses</u>	<u>Percent of total</u>
\$20,000 - \$22,499	35	9
22,500 - 24,999	100	27
25,000 - 29,999	115	31
30,000 - 34,999	55	15
35,000 - 39,999	35	9
40,000 and over	<u>35</u>	<u>9</u>
Total	<u>375<sup>a/</sup></u>	<u>100</u>

B. Multifamily Units

<u>Monthly gross rent<sup>b/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$150	10	-	-	-
\$150 - 169	-	-	-	-
170 - 189	-	45	-	-
190 - 209	-	20	20	-
210 - 229	-	10	30	-
230 and over	<u>-</u>	<u>-</u>	<u>25</u>	<u>15</u>
Total	<u>10</u>	<u>75</u>	<u>75</u>	<u>15</u>

a/ An additional 100 units are expected to be demanded in mobile homes.

b/ Gross rent is shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Cedar Rapids, Iowa, Housing Market Area  
November 1970 to November 1972

	<u>Section 236<sup>a/</sup></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>
<b>A. <u>Families</u></b>				
One bedroom	15	0	35	50
Two bedrooms	40	5	65	110
Three bedrooms	30	0	45	75
Four or more bedrooms	<u>15</u>	<u>0</u>	<u>20</u>	<u>35</u>
Total	100	<u>5<sup>b/</sup></u>	<u>165<sup>b/</sup></u>	270
<b>B. <u>Elderly</u></b>				
Efficiency	20	35	75	130
One bedroom	<u>15</u>	<u>5</u>	<u>15</u>	<u>35</u>
Total	35	<u>40<sup>c/</sup></u>	<u>90<sup>c/</sup></u>	165

a/ Estimates are based on exception income limits.

b/ About 60 percent of these families are eligible for the rent supplement program.

c/ All of these elderly individuals and couples are eligible for rent supplements.

Table III

Nonagricultural Wage and Salary Employment by Type of Industry  
Cedar Rapids, Iowa, HMA, 1960-1970  
 (annual averages)

<u>Industry</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>12 months prior to Nov. 1969</u>	<u>12 months prior to Nov. 1970</u>
Wage & salary employment	50,630	48,990	50,570	52,600	54,460	56,800	61,400	64,400	65,900	67,300	67,080	65,480
Manufacturing	21,730	19,740	21,040	22,370	22,860	23,850	26,500	27,700	27,500	28,000	27,880	25,910
Durable goods	15,210	13,080	14,330	15,580	15,950	17,000	19,650	20,400	20,200	20,400	20,350	18,190
Fabricated metals	810	710	770	780	890	950	1,100	1,000	1,000	1,100	1,040	1,070
Machinery	13,330	11,420	12,630	13,830	14,050	15,000	17,400	18,300	18,100	18,100	18,060	15,860
Other durable goods	1,070	950	930	970	1,010	1,050	1,150	1,100	1,100	1,300	1,210	1,360
Nondurable goods	6,520	6,660	6,710	6,790	6,910	6,850	6,850	7,200	7,300	7,600	7,530	7,620
Food & kindred products	4,860	5,090	5,240	5,410	5,490	5,350	5,250	5,600	5,500	5,800	5,760	5,860
Printing & publishing	710	690	690	690	690	700	800	800	800	900	850	870
Other nondurable goods	950	880	780	690	730	750	800	800	900	900	910	890
Nonmanufacturing	28,900	29,250	29,530	30,230	31,600	32,950	34,900	36,700	38,500	39,300	39,180	39,490
Contract construction	2,490	2,290	2,130	2,120	2,410	2,550	2,850	3,000	3,000	2,700	2,810	2,310
Trans., comm., & pub. utilities	3,140	2,970	2,930	2,910	2,950	3,050	3,150	3,100	3,100	3,100	3,140	3,140
Wholesale & retail trade	10,970	10,690	10,850	11,160	11,740	12,100	12,550	12,800	13,000	13,500	13,370	13,530
Fin., ins., & real estate	2,130	2,370	2,420	2,460	2,500	2,650	2,750	2,900	3,100	3,100	3,070	3,150
Service	6,010	6,210	6,360	6,570	7,130	7,600	8,150	9,200	9,800	9,900	9,930	10,130
Government	4,160	4,720	4,840	5,010	4,870	5,050	5,450	5,700	6,500	7,000	6,910	7,260

Note: Details may not add to totals due to rounding.

Source: Iowa Employment Security Commission.

Table IV  
Total Work Force Components  
Cedar Rapids, Iowa, Housing Market Area  
1960-1970  
 (annual averages)

<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>12 months prior to Nov. 1, 1969</u>	<u>12 months prior to Nov. 1, 1970</u>
Work force	<u>62,640</u>	<u>61,370</u>	<u>62,140</u>	<u>63,910</u>	<u>65,410</u>	<u>67,190</u>	<u>71,740</u>	<u>74,530</u>	<u>76,130</u>	<u>77,550</u>	<u>77,270</u>	<u>76,220</u>
Unemployment Rate	1,550 2.5	2,200 3.6	1,370 2.2	1,180 1.8	1,130 1.7	1,150 1.7	1,080 1.5	1,150 1.5	1,360 1.8	1,490 1.9	1,460 1.9	2,410 3.2
Employment	<u>61,090</u>	<u>59,170</u>	<u>60,780</u>	<u>62,730</u>	<u>64,280</u>	<u>66,040</u>	<u>70,660</u>	<u>73,380</u>	<u>74,780</u>	<u>76,060</u>	<u>75,820</u>	<u>73,970</u>
Nonag. wage and salary	50,630	48,990	50,570	52,600	54,460	56,810	61,390	64,400	65,920	67,300	67,080	65,480
All other nonag.	6,000	5,940	5,880	5,890	6,010	5,940	5,970	5,950	5,810	5,790	5,780	5,550
Agriculture	4,240	4,230	4,270	4,210	3,730	3,290	3,250	2,950	2,880	2,830	2,830	2,820
Labor-management disputes	220	-	50	40	90	-	50	80	170	140	130	120

Note: Details may not add to totals because of rounding.

Source: Iowa Employment Security Commission.

Table V

Estimated Percentage Distribution of All Families and Renter Households<sup>a/</sup>  
by Annual Income After Deduction of Federal Income Tax  
Cedar Rapids, Iowa, Housing Market Area  
April 1959 and November 1970

<u>Annual after-tax income</u>	<u>1959</u>		<u>1970</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$3,000	14	19	5	6
\$3,000 - 3,999	8	13	3	6
4,000 - 4,999	13	16	4	7
5,000 - 5,999	17	20	6	8
6,000 - 6,999	15	13	6	8
7,000 - 7,999	11	8	8	10
8,000 - 8,999	7	4	10	10
9,000 - 9,999	4	3	10	10
10,000 - 12,499	6	2	17	16
12,500 - 14,999	2	1	12	10
15,000 - 19,999	2	1	12	6
20,000 and above	1	-	7	3
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$5,900	\$5,100	\$9,700	\$8,500

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Trend of Population and Household Growth  
Cedar Rapids, Iowa, HMA  
April 1960-November 1972

	<u>April</u> <u>1960</u>	<u>November</u> <u>1970</u>	<u>November</u> <u>1972</u>	<u>Average annual change<sup>a/</sup></u>			
				<u>1960-1970</u>		<u>1970-1972</u>	
				<u>Number</u>	<u>Percent<sup>b/</sup></u>	<u>Number</u>	<u>Percent<sup>b/</sup></u>
<u>Population</u>							
HMA total	<u>136,899</u>	<u>164,200</u>	<u>167,300</u>	<u>2,575</u>	1.7	<u>1,550</u>	0.9
Cedar Rapids	92,035	111,500	114,100	1,825	1.8	1,300	1.1
Remainder	44,864	52,700	53,200	750	1.5	250	0.6
<u>Households</u>							
HMA total	<u>42,223</u>	<u>51,600</u>	<u>52,600</u>	<u>890</u>	1.9	<u>500</u>	1.1
Cedar Rapids	29,538	36,300	37,100	640	1.9	400	1.2
Remainder	12,685	15,300	15,500	250	1.8	100	0.9

<sup>a/</sup> Rounded.

<sup>b/</sup> Derived through the use of a formula designed to calculate the rate of change on a compound basis.

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



Table VII

Trend of Residential Unit Construction Activity<sup>a/</sup>  
Cedar Rapids, Iowa, Housing Market Area  
1960-1970

<u>Year</u>	<u>Cedar Rapids</u>		<u>Marion</u>		<u>Remainder</u>		<u>HMA total</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	643	198	221	18	399	16	1,263	232
1961	488	31	141	9	197	9	826	49
1962	489	233	170	10	123	14	782	257
1963	629	152	202	9	146	4	977	165
1964	736	702	234	51	182	18	1,152	771
1965	715	771	200	30	190	12	1,105	813
1966	541	179	124	28	150	10	815	217
1967	588	952	179	70	145	22	912	1,044
1968	594	646	161	87	144	30	899	763
1969	490	318	77	33	107	6	674	357
1970(10 mos.)	477	355	60	22	80	4	617	381

<sup>a/</sup> Building permits cover entire county.

Sources: C-40 Construction Reports; Cedar Rapids Building Department, Marion Building Department; Linn County Building Department.

Table VIII

Housing Inventory, Tenure and Vacancy  
Cedar Rapids, Iowa, HMA  
April 1960 and November 1970

<u>Tenure and vacancy</u>	<u>April 1960</u>	<u>November 1970</u>
Total housing inventory	<u>43,825</u>	<u>54,600</u>
Total occupied units	<u>42,223</u>	<u>51,600</u>
Owner-occupied	29,911	36,000
Percent of all occupied	70.8	69.8
Renter-occupied	12,312	15,600
Percent of all occupied	29.2	30.2
Vacant housing units	<u>1,602</u>	<u>3,000</u>
Available vacant	<u>607</u>	<u>1,700</u>
For sale	240	600
Homeowner vacancy rate	0.8	1.6
For rent	367	1,100
Renter vacancy rate	2.9	6.6
Other vacant <sup>a/</sup>	995	1,300

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

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

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