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Analysis of the
**COLORADO SPRINGS,
COLORADO
HOUSING MARKET**

as of March 1, 1967

**U.S. 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**

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ANALYSIS OF THE
COLORADO SPRINGS, COLORADO, HOUSING MARKET
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Field Market Analysis Service
U.S. Federal Housing Administration/
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE
COLORADO SPRINGS, COLORADO, HOUSING MARKET
AS OF MARCH 1, 1967

Summary and Conclusions

1. Over the eight-year period from December 1958 to December 1966, non-agricultural employment in the Colorado Springs Housing Market Area (HMA) increased from 37,750 to 53,900, a total increase of 16,150 and an annual average increment of approximately 2,025 jobs. Non-agricultural employment declined during the early part of the period but increased annually during the last six years. Those industries which contributed substantially to the 16,150 increase in nonagricultural employment during the 1958-1966 period were government (6,975), trade (3,900), manufacturing (2,875), and services (2,650). The only industry to show a decline over the eight-year period was contract construction, which decreased by 2,600 jobs. As of December 1966, there were 1,600 persons unemployed, equal to 2.8 percent of the work force. Nonagricultural employment is expected to increase by about 2,500 jobs annually during the March 1, 1967 to March 1, 1969 forecast period.
2. As of March 1, 1967, median annual incomes in the Colorado Springs HMA, after deducting federal income tax, were \$6,700 for all families and \$5,400 for renter households of two or more persons. By 1969, median annual after-tax incomes are expected to approximate \$7,050 for all families and \$5,700 for renter households.
3. The estimated population of the Colorado Springs HMA as of March 1, 1967, was 212,300, a gain of 9,900 yearly since April 1, 1960. Between April 1, 1950 and April 1, 1960, the population of the HMA grew at an annual rate of 6,925. By March 1, 1969, the population will total 230,600, an anticipated gain of 9,150 a year.
4. There were 59,250 households in the HMA in March 1967, representing an average annual increment of 2,475 since April 1960. During the 1950-1960 decade, household increases averaged 1,900 yearly. The number of households in the HMA is expected to total 63,500 by March 1, 1969, reflecting an anticipated gain of 2,125 new households a year.
5. There were about 64,050 housing units in the Colorado Springs HMA, a net gain of about 2,300 units a year since April 1960. During the 1950-1960 intercensal period, the inventory increased by an average of 2,200 units annually. There were about 775 housing units under construction on March 1, 1967, of which 450 were single-family homes and 325 were in multifamily projects.
6. There were about 2,100 vacant housing units available for rent or sale in the Colorado Springs HMA. Of this total, 900 were for sale and 1,200 were for rent, equal to homeowner and renter vacancy ratios of 2.4 and 5.1 percent, respectively. In addition to the units available for sale or rent, there were 2,700 vacant units which were dilapidated, seasonal, or were held off the market for some reason.

7. The volume of net additions to the housing supply that will meet the needs of the market and result in an acceptable demand-supply relationship is approximately 1,700 single-family houses and 750 multifamily units a year during the two-year period ending March 1, 1969, excluding public low-rent housing and rent-supplement accommodations. If assistance is made in the acquisition and cost of land or in the private cost of financing, a part of the demand for privately-financed units in multifamily structures could be met effectively at the lower rents possible with such assistance. In addition, **it is** expected that there will be a net gain of approximately 150 trailers annually for the next two years. The annual demand for single-family houses by price ranges is indicated by the table on page 36. Demand for units in multifamily projects by unit size and monthly gross rent is presented on page 37.

ANALYSIS OF THE
COLORADO SPRINGS, COLORADO, HOUSING MARKET
AS OF MARCH 1, 1967

Housing Market Area

The Colorado Springs, Colorado, Housing Market Area (HMA) is defined as El Paso County and is coextensive with the Colorado Springs, Colorado, Standard Metropolitan Statistical Area (SMSA) as delineated by the U.S. Bureau of the Budget. As of April 1, 1960, the census reported a population in El Paso County of 143,750, of whom 70,200 were persons residing within the corporate limits of the city of Colorado Springs.

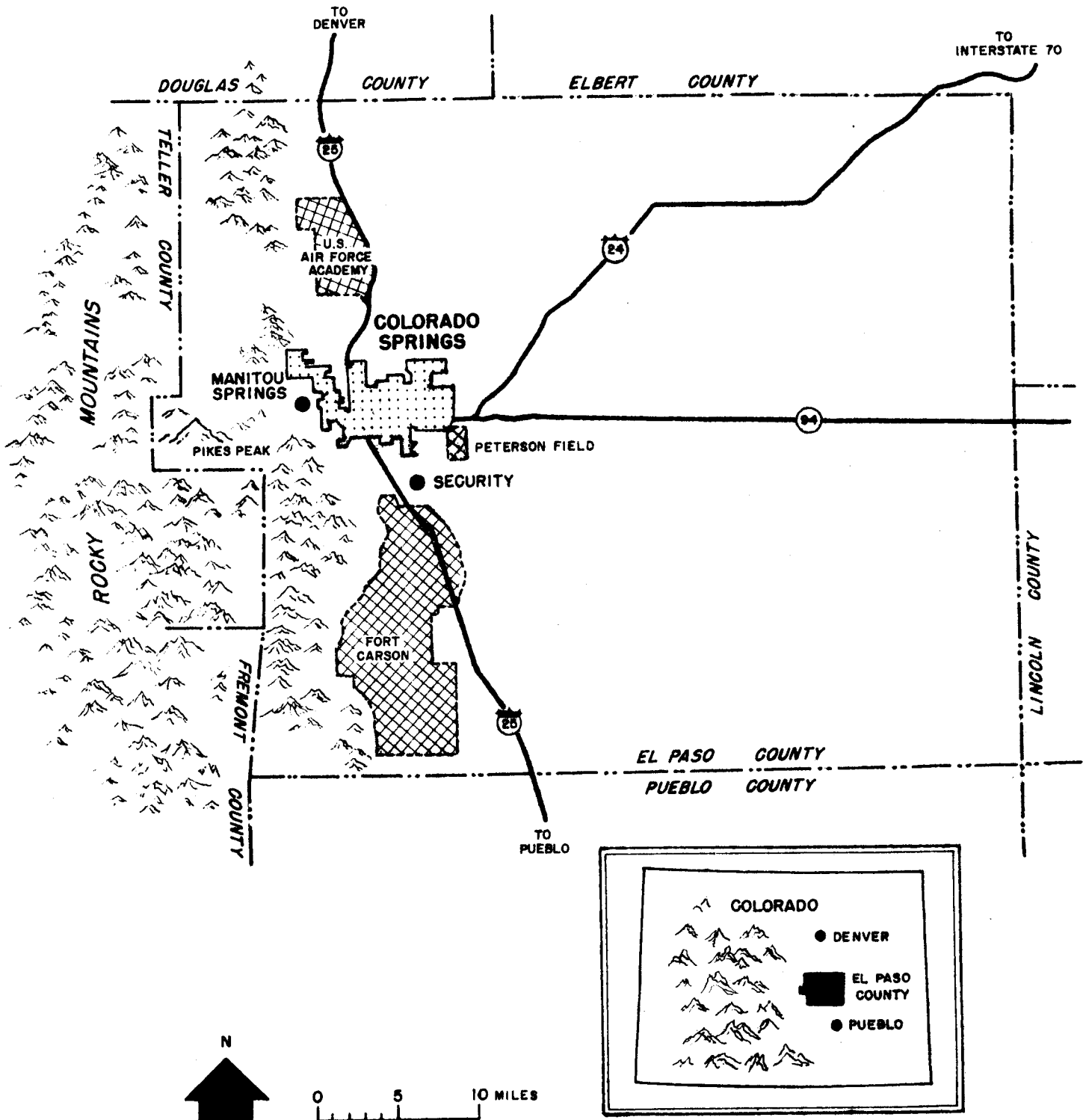
El Paso County is located in central Colorado on the line formed by the western edge of the Great Plains and the eastern slopes of the Rocky Mountains (see map). The extreme western portion of the county is mountainous, containing several peaks of over 10,000 feet, the most prominent of which is Pikes Peak. The city of Colorado Springs, county seat of El Paso County, is located about 70 miles south of Denver, Colorado, and 45 miles north of Pueblo, Colorado.

Although the Rocky Mountains are a formidable barrier to east-west transportation, the HMA is afforded easy access to the population centers of Denver and Pueblo by Interstate 25, which traverses the county in a north-south direction. U.S. 24 and state route 94 are the principal arteries to the east. Peterson Field gives the HMA regularly scheduled air service through four airlines. In addition to the air facilities, the area has adequate rail, truck, and bus service available.

Military installations have a significant impact on the Colorado Springs area. Fort Carson is situated four miles south of Colorado Springs, Ent Air Force Base is located within the city limits, and the Air Force Academy is about eight miles north of the city of Colorado Springs. In view of the extensive activity of the military in the area, data in this analysis will be presented separately for the military whenever possible. The term "military" as used in the Demographic Factors section of this report is comprised of the uniformed military personnel and their dependents. The "military-connected civilian" demographic data include civilians who are employed by the military and their dependents. The term "nonmilitary-connected civilians" is equated with all civilians who are not directly connected with the various military installations in the HMA.

Inasmuch as the rural farm population of the Colorado Springs HMA constituted only 1.6 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

COLORADO SPRINGS, COLORADO, HOUSING MARKET AREA (EL PASO COUNTY)



Economy of the Area

Character and History

Colorado Springs was founded in 1871 by General William J. Palmer, the president of the Denver and Rio Grande Western Railroad. Originally intended as a residential area for the nearby mining town of Colorado City, Colorado Springs soon began to emerge as a resort center because of its proximity to Pikes Peak. The area experienced an economic boom in the 1890's as a result of a gold strike at Cripple Creek, on the western slope of Pikes Peak. Following the discovery of gold in the area, Colorado Springs became the wealthiest city per capita in the United States. Between 1890 and 1900, the population in the city increased from 11,000 to more than 23,000.

Mining and recreational activities supported Colorado Springs from its inception until World War II when military installations became the dominant economic force. In 1942, Fort Carson was established and a year later Ent Air Force Base was opened. The Air Force Academy was authorized by Congress in 1954 and operations began in September 1958. The establishment of the three military installations not only changed the economic character of the area but also provided the impetus for rapid population growth during the last quarter century.

There are two colleges in the HMA, Colorado College and the University of Colorado at Colorado Springs. Total enrollment of the two institutions is about 3,200 (1,400 at Colorado College and 1,800 at the University of Colorado Extension at Colorado Springs).

Employment

Current Estimate. The December 1966 civilian work force in the Colorado Springs HMA was estimated by the Colorado Department of Employment at 56,450, comprised of almost 54,850 employed persons and 1,600 unemployed persons. Of the 54,850 persons employed as of December, 950 were in agriculture and 53,900 were in nonagricultural pursuits.

Past Trend. Annual average employment data for the Colorado Springs HMA are available only intermittently for the past eight years. Employment data for the month of December for each year since 1958 are available, however, and nonagricultural employment as of December will be used in this analysis in order to establish the year-to-year trend since 1958. The Colorado Department of Employment reports that employment totals for 1958 through 1962 are not strictly comparable to those later than

1963 due to a change in methodology of computation. This does not alter significantly the changes the figures reveal, however. The following table shows nonagricultural employment in the Colorado Springs HMA from December 1958 to December 1966.

Nonagricultural Employment
Colorado Springs, Colorado, HMA
December 1958-1966

<u>Date</u>	<u>Nonagricultural employment</u>	<u>Change from preceding year</u>	
		<u>Number</u>	<u>Percent</u>
December 1958	37,760	-	-
" 1959	37,225	-535	-1.4
" 1960	35,045	-2,180	-5.9
" 1961	41,360	6,315	18.0
" 1962	43,245	1,885	4.6
" 1963	45,140	1,895	4.4
" 1964	45,750	610	1.4
" 1965	51,890	6,140	13.4
" 1966	53,900	2,010	3.9

Source: Colorado Department of Employment.

Over the eight year period from December 1958 to December 1966, nonagricultural employment grew from 37,750 in 1958 to 53,900 in 1966, an increase of 16,150. Nonagricultural employment declined during the early part of the period but has increased annually during the last six years. Between 1958 and 1959, nonagricultural employment decreased by 525 and continued to drop during the December 1959-December 1960 period, falling by about 2,175. This employment decline of 2,700 jobs in two years can be traced to the response of the construction industry to changes in local military activities. The completion of a number of military projects by Spring 1959, coupled with a decline in residential construction activity in 1959 and 1960, resulted in a reduction of 4,250 jobs in the contract construction industry between December 1958 and December 1960. The resumption of military activities and employment increases in the service, trade, and construction industries reversed the downward trend, and nonagricultural employment rose from about 35,050 in 1960 to 41,350 in 1961, a gain of 6,300 jobs. As a result of small gains in almost every industry, nonagricultural employment rose by 1,875 jobs in 1962. During the next two years, employment increased by 2,500 because declines in the service, manufacturing, and the transportation and utilities industries were offset

by substantial gains in the government (2,300) and the "all other" (1,275) sectors of nonagricultural employment. Between December 1964 and December 1965, nonagricultural employment rose by 6,150; employment increases in the service, construction, and manufacturing industries led all other sectors during the year. In 1966, nonagricultural employment increased by 2,000 jobs; the construction industry (suffering from a cutback in available funds) declined by 1,625 jobs, but government (reacting principally to an increase in military operations in Asia) increased by 3,225.

Over the entire 1958-1966 period, those industries which contributed substantially to the 16,150 increment in nonagricultural employment were government (6,975), trade (3,900), manufacturing (2,875), and services (2,650). The only industry to show a decline over the eight year period was contract construction, which decreased by 2,600 jobs.

Employment by Industry

Employment data by major industry groups are shown in detail in table I for the years 1958 through 1966 for the month of December; detailed data, however, were not available for 1963.

Manufacturing employment accounted for about ten percent of total nonagricultural employment in December 1966 (5,275 employees) as compared with six percent in December 1958 (2,375 employees). Although manufacturing employment has been a prime contributor to nonagricultural employment growth during the 1958-1966 period, representing eighteen percent of the 16,150 increase recorded in nonagricultural employment, the trend of employment in manufacturing has been rather uneven over the past eight years. The greatest annual gain in manufacturing occurred between December 1964 and December 1965, when a total of 1,075 jobs were added. The recent gains in manufacturing plants and employment have introduced a small degree of diversification into the local economy; however, nonmanufacturing industries still represent a predominant part of the economy of the Colorado Springs HMA.

Government employment represented 24 percent of nonagricultural employment in December 1966 and accounted for 43 percent of the total increase in nonagricultural employment during the 1958-1966 period. Of the 12,975 government employees reported in December 1966, approximately 5,800 (45 percent) were civil service employees at the three military installations. Between 1958 and 1962, annual changes in government employment averaged about 275 jobs. During the next two years, however, employment gains in government averaged 1,150 jobs a year. Because the number of civil service employees at the military installations in the HMA actually declined

during the latter period, the gain can be attributed to increases in state and local government employment. Between December 1964 and December 1965, the increase in government employment was 375. Between December 1965 and December 1966 the increase amounted to 3,225 workers. Because some military personnel were replaced with civilian counterparts, civil service employment (especially at Fort Carson) increased substantially during 1966. Despite the sharp increase last year, civil service employment gains have not been the primary reason for the 6,975 increase in government employment during the 1958-1966 period. Over the past eight years, civil service employment at the installations increased by only 1,900, or about 27 percent of the total increase in government employment. This is indicative of the important role that city, county, and state government activities have played in the growth of government employment.

The second most active of the nonmanufacturing industries has been trade, which gained a total of 3,900 jobs between December 1958 and December 1966. This increment has been a result, for the most part, of the construction and staffing of new shopping facilities in the suburban areas of the HMA and the expansion of existing facilities to meet the needs of the military population in the area.

Service industry growth also has been a prime contributor to employment expansion. Service employment grew by a total of 2,650 jobs between 1958 and 1966. The largest single gain occurred between December 1960 and December 1961 when approximately 2,050 jobs were added. This increase was coincident with a rather substantial increase in the number of military personnel in the HMA; military strength in the area rose from 10,800 in December 1960 to 28,450 in December 1961.

The finance, insurance, and real estate industry increased employment by 1,400 jobs in the 1958-1966 period, from 1,000 in December 1958 to 2,400 in December 1966. The most notable year-to-year gain occurred in 1961 when employment in the industry rose by 1,200.

The only industry to decline between 1958 and 1966 was contract construction. Employment in the industry fell by a total of 2,600 jobs during the eight-year period. As military activity and residential building declined in 1959 and 1960, employment in contract construction declined by 3,000 and 1,250, respectively. Employment fluctuated during the next several years. After rising by 1,325 in 1961 and 320 in 1962, contract construction employment decreased slightly by about 75 jobs between December 1962 and December 1964. An increase in military construction and a residential output of over 3,500 units brought about a peak gain of 1,700 jobs in 1965. In 1966, however, employment in construction decreased by 1,625, apparently as a result of a decline in home construction generated by a shortage of mortgage and construction funds at suitable rates of interest.

Principal Employment Sources

With the exception of the local military installations, there are no large employers in the Colorado Springs HMA. The three military establishments collectively constitute the major economic support of the Colorado Springs area.

Fort Carson. Fort Carson, located four miles south of Colorado Springs, was established as an Army base in 1942 and was made the headquarters of the 89th Infantry Division in July 1942. At various times between 1942 and 1960, the camp was the headquarters of five other major divisions: the 71st, 104th, 10th Mountain, 31st Infantry, and the 9th Infantry. In addition, Fort Carson served as a training and personnel center. On July 1, 1960, the 9th Infantry Division, then located at Fort Carson, was reduced to zero strength, and 18 months later the division was inactivated. The 2nd U.S. Army Missile Command (Medium), consisting of about 4,000 men, was stationed at Fort Carson from May 1959 to August 1961. Currently, the principal mission of the installation is the support of the 5th Infantry Division (Mechanized) which has been located at Fort Carson since September 1962.

The latest available strength figures for Fort Carson indicate a military complement of 21,000 as of December 1966. This is the highest military personnel total since December 1961, when a total of 22,725 military were assigned to the post. The reduction of the 9th Infantry Division to caretaker status at Fort Carson resulted in a troop level of only 5,850 in 1960 (see following table).

Military and Civilian Strength
Fort Carson, Colorado
December 1951-December 1966

	<u>Military strength</u>	<u>Civil service</u>	<u>Date</u>	<u>Military strength</u>	<u>Civil service</u>
Dec. 1951	11,896	1,566	Dec. 1959	11,316	1,144
" 1952	11,365	1,865	" 1960	5,841	979
" 1953	12,941	1,618	" 1961	22,726	1,406
" 1954	24,801	1,798	" 1962	14,441	1,450
" 1955	21,441	1,775	" 1963	14,189	1,428
" 1956	23,428	1,628	" 1964	15,740	1,380
" 1957	16,129	1,525	" 1965	13,269	1,487
" 1958	17,779	1,368	" 1966	20,996	2,418

Source: Department of the Army.

The fluctuating strength totals at Fort Carson during the post-Korean War period reflect the fact that the facility periodically served as a training center with troop strength varying to meet army personnel needs. The rather substantial increment in military personnel between 1965 and 1966 was a direct result of increased troop requirements necessitated by the Viet Nam conflict. The training facilities of the installation were expanded to accommodate additional trainees, which totaled about 6,700 as of December 1966. Since most of the troop build-up has been completed, barring a major change in the international situation, the rate of troop increase is expected to decline considerably during the next two years.

The civilian complement at Fort Carson remained relatively stable between December 1961 and December 1965, averaging approximately 1,425. Since December 1965, however, the number of civil service employees at the installation increased by approximately 925. The substantial rise in military personnel between December 1965 and December 1966 necessitated an increase in the number of civilian employees. In addition to the civilian needs generated by military strength gains, however, a number of civilian jobs resulted from the replacement of military personnel with civilians in some positions.

Ent Air Force Base. Ent Air Force Base is actually two separate military facilities under the same command. The headquarters and most of the service and operational facilities are located within the city limits of Colorado Springs; the maintenance and flying operations are carried out by the Peterson Field facility, which also serves as the Colorado Springs Municipal Airport. The base has had a succession of key tenants since its opening in 1943 as the headquarters of the Second Air Force. Ent AFB is currently the home of the North American Air Defense Command (NORAD), the nerve center for aerospace defense of the North American continent. The air defense combat forces--the interceptor aircraft, missiles, and radar--are provided by the commands operating under NORAD. The major component commands of NORAD are the U.S. Air Force Air Defense Command; the U.S. Army Defense Command; Naval forces, Continental Air Defense Command; and the Royal Canadian Air Force (RCAF) Air Defense Command. The three U.S. component commands have their headquarters at Ent AFB and the RCAF Air Defense Command is headquartered at St. Hubert, Quebec. The peace-time mission of NORAD, and therefore of Ent AFB, is to prepare plans and procedures for immediate joint defensive action and to assure an effective, combined force for instant reaction to attack. An underground Combat Operations Center in Cheyenne Mountain, about five miles south of Colorado Springs, has been completed recently.

As of December 1966, there were 5,450 Air Force personnel stationed at Ent-Peterson AFB. In addition, about 1,275 Army, Navy, and Canadian Air Force personnel were at the installation; however, long-term strength figures are available only for Air Force personnel assigned to the base. Ent AFB has increased in strength annually over the last nine years, averaging a gain of about 300 Air Force personnel annually since 1957. The following table presents Air Force personnel strength and civilian strength at Ent-Peterson AFB from 1956 to 1966.

Air Force Personnel and Civilian Strength
Ent Air Force Base, Colorado^{a/}
December 1956-December 1966

<u>Date</u>	<u>Military strength</u>	<u>Civil service</u>	<u>Date</u>	<u>Military strength</u>	<u>Civil service</u>
Dec. 1956	2,726	907	Dec. 1961	4,104	1,133
" 1957	2,700	856	" 1962	4,130	1,161
" 1958	3,198	925	" 1963	4,526	1,181
" 1959	3,600	1,025	" 1964	4,826	1,232
" 1960	3,675	1,080	" 1965	5,257	1,399
			" 1966	5,438	1,498

^{a/} Includes personnel at Peterson Field.

Source: Department of the Air Force.

Paralleling the trend of military strength at the base, civil service employment has increased each year since 1957. As of December 1966, Ent AFB had a total of 1,500 civil service employees at the two installations. The civilian strength increases, which have been relatively small, are expected to continue.

Air Force Academy. On June 24, 1954, the Secretary of the Air Force announced that a site eight miles north of Colorado Springs would be the permanent home of the newly authorized Air Force Academy. Until the facilities could be built, the academy was located at Lowery AFB, Denver, Colorado. In the fall of 1958, the move was made to the permanent campus. The Air Force Academy is dedicated to one objective, the preparation of men for a career of service and leadership in the U.S. Air Force.

In December 1966, military personnel at the Air Force Academy numbered about 1,950 and Air Force Cadets totaled 3,050. The military strength totals have been gaining steadily since 1960 when 1,300 military were assigned to the academy. Annual increments have averaged about 110 since 1960 with the greatest gain occurring in 1961 when over 300 personnel were added. Recent gains, however, have been relatively small.

On March 3, 1964, the Congress approved an increase in the number of cadets at the academy from 2,529 to 4,417 along with a corresponding enlargement of the facilities to accommodate the additional staff and students. Freshman classes will be increased from 950 to 1,300 starting with the 1968 incoming class. Admissions then will be varied in each subsequent year in order to reach a student total of 4,417 by 1971. A proportionate gain in military strength may be expected to result from the increase in the number of cadets.

Military and Civilian Strength
Air Force Academy
December 1958-December 1966

<u>Date</u>	<u>Military strength^{a/}</u>	<u>Civil service</u>	<u>Cadets</u>
Dec. 1958	1,044	1,585	933
" 1959	1,400	1,740	1,490
" 1960	1,300	1,698	1,798
" 1961	1,615	1,791	2,192
" 1962	1,648	1,825	2,450
" 1963	1,704	1,774	2,452
" 1964	1,805	1,806	2,637
" 1965	1,880	1,848	2,705
" 1966	1,959	1,874	3,042

^{a/} Excludes cadets.

Source: Department of the Air Force.

Civil service employees at the Air Force Academy numbered about 1,875 in December 1966. The total civilian strength figure has fluctuated around an average employment total of 1,775 since December 1958. During the next two years, an average of 50 employees may be added each year to the number of civilian employees in order to accommodate the larger cadet wing.

In summary, there is a total military strength (including cadets) of 32,700 assigned to military installations in the Colorado Springs HMA. Approximately 5,800 civil service personnel and 1,500 contractor or non-appropriated fund employees are employed by these installations. The impact of the activities of the military upon the magnitude and direction of local economic growth is evident from these strength figures.

Employment Participation Rate. The ratio of employment to the population of an area is termed the employment participation rate. Relating civilian nonagricultural employment, as reported by the census, to total population indicates that this ratio for the Colorado Springs HMA was about 31.7 percent in 1950 and 28.3 percent in 1960. The effect of the large military population of the HMA upon the participation rate is reflected in two ways. The ratios for the HMA are below the national average because the large number of military personnel stationed in the area are not included in civilian employment figures, but they and their dependents living in the area are included in the population. Secondly, the sharp increase in military strength during the past sixteen years was the principal reason for population increasing more rapidly than civilian employment, a situation which results in a declining participation rate. Recent increases in the number of military personnel in the HMA have reduced the participation rate to 26.4 percent as of March 1, 1967. Future nonmilitary employment increases coupled with a declining rate of military growth, however, should halt the downward trend during the next two years.

Unemployment

As of December 1966, there were 1,600 unemployed persons seeking work, equal to 2.8 percent of the work force. This represents a decline of approximately 325 from the December 1965 figure of 1,925 unemployed, or 3.5 percent of the work force. Because of a change in the methods of computing unemployment, post-1963 estimates of unemployment are not entirely comparable to figures presented for prior years.

Future Employment

Nonagricultural employment is expected to increase by about 2,500 jobs annually during the March 1, 1967 to March 1, 1969 forecast period, a level somewhat higher than the average annual growth rate of the past eight years (2,025). The principal considerations in arriving at this estimate were an expected slowdown in the rate of military build-up in the area, a revival in the construction industry, continued growth in trade, and an increase in service employment.

Although military strength in the area will continue to grow during the forecast period, much of the framework for military operations in Viet Nam has been established and a decline in the rate of military growth is expected to occur during the next two years in the Colorado Springs area. Civilian employment at the three local military installations, however, is expected to increase at about the average rate of the past three years, because of a continuation of the effort to replace military personnel with civilians wherever feasible. Employment in the construction industry, spurred by a more favorable credit situation, should increase substantially during the forecast period. Residential building permit data for the first two months of 1967, when compared with the same period in 1966, indicated the beginning of a recovery of the home building industry. New commercial construction proposed for the next two years includes a \$40 million Air Force Academy expansion program, a \$25 million commercial-residential complex, a \$4 million Aerospace Education Center, and a \$2.5 million shopping center.

Trade also is expected to register substantial employment gains. Since the "Citadel", a complex of residential and commercial units, will not be completed during the forecast period, the projected employment to result (750 workers) will not be realized by March 1, 1969. The Rustic Hills Plaza, on Academy Boulevard, will be completed by 1969 and should produce an increase of at least 250 jobs. Most of the employment increase in trade, however, will occur as a result of the expansion of existing facilities rather than the construction of new buildings. Service employment, stimulated by recent increases in military personnel at local installations, will begin to grow during the next few months. The trade and service industries have prospered from the large number of tourists which have visited the Colorado Springs area (approximately two million a year). The number of tourists entering the HMA should increase over the next two years, resulting in additional gains to both trade and service employment.

Manufacturing industries also will increase employment during the March 1, 1967 - March 1, 1969 period. Future expansions at several local plants, however, will not equal large employment gains experienced in 1965 and 1966.

Income

The estimated median annual income of all families in the Colorado Springs HMA, after the deduction of federal income tax, is \$6,700 yearly; the current median annual after-tax income of all renter households^{1/} is \$5,400. The 1959, 1967, and the 1969 projected median income levels in the HMA are shown in the following table.

Median After-Tax Incomes
Colorado Springs, Colorado, HMA
1959, 1967, and 1969

<u>Year</u>	<u>All families</u>	<u>Renter households</u> ^{a/}
1959	\$5,200	\$4,200
1967	6,700	5,400
1969	7,050	5,700

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Detailed distributions of all families and of renter households by income classes are presented in table II. About 21 percent of all families and 29 percent of renter households have after-tax incomes below \$4,000 annually. At the upper end of the income distribution, 21 percent of all families and 13 percent of renter households have incomes of \$10,000 or more annually, after tax.

1/ Excludes one-person renter households.

Demographic Factors

Population

Housing Market Area. As of March 1, 1967, the population of the Colorado Springs, Colorado, HMA (including the military) was about 212,300, representing average annual gains of about 9,900 (5.6 percent)^{1/} since April 1, 1960 (see table III). Between April 1, 1950 and April 1, 1960, the population of the HMA grew from about 74,500 to 143,750 at average annual increments of 6,925 (6.6 percent). On the average, therefore, the HMA grew much more rapidly during the post-1960 period (9,900 persons a year) than during the previous decade (6,925 persons annually).

City of Colorado Springs. Within the city of Colorado Springs, the population has risen to a level of 101,000. By far the largest community in El Paso County, the city contains about 48 percent of the HMA population. Since 1960, about 1,400 persons have been added to the population of the city through annexation.

The population of Colorado Springs increased from 45,475 in 1950 to 70,200 in 1960, an annual gain of 2,475, or 4.3 percent. During the ten-year period approximately 22,700 persons were brought into the corporate limits of the city through territorial annexations. Since the total gain between 1950 and 1960 was about 24,725, the area within the 1950 boundary of the city gained a net total of only 2,025 persons. Although annexation activity creates growth in the central city of an urbanized area at the expense of the remainder of the area, it may be viewed as an adjustment on the part of the city to the pattern of metropolitan growth. Many of the persons living in annexed areas were former residents of the urban core who had moved to new subdivisions on the fringe of the city. Since 1960, an average of 200 persons annually have been added to the population of the city through annexation as compared with 2,275 a year between 1950 and 1960. This situation has not been the result of a decline in annexation activity during the past seven years; there have been over 150 annexations since April 1960. During the 1950-1960 period, heavily-populated areas were annexed; recent annexations involved sparsely populated acreage which subsequently was developed.

^{1/} All average annual percentage changes in the demographic section are derived through the use of a formula designed to calculate the rate of change on a compound basis.

Remainder of the HMA. The population of the remainder of the HMA is 111,300. Growing by about 37,750 persons during the April 1, 1960-March 1, 1967 period, the population in areas outside the corporate limits of the city of Colorado Springs represents approximately 52 percent of the total population of El Paso County. Between 1950 and 1960, in spite of substantial annexations to Colorado Springs, the population of the area outside the city increased at an annual rate of approximately 4,450 persons (9.3 percent), compared with an average gain of about 5,450 persons (6.0 percent) a year since 1960.

Military and Military-Connected Civilian Population. There are 88,525 military personnel and their dependents and military-connected civilians and their dependents in the HMA. During the April 1960-March 1967 period, the combined population growth of the two groups averaged about 6,375 a year, compared with an average annual increase of approximately 3,300 between 1950-1960.

As of March 1, 1967, there were a total of 65,125 military personnel and dependents in the Colorado Springs area, representing approximately 31 percent of the entire population of the HMA. In April 1960, this group accounted for about 20 percent of the total population, and in April 1950 the proportion was only 12 percent. The military population (including dependents) increased by an average of 2,000 persons a year during the 1950-1960 decade and has been increasing at a rate of 5,225 annually since 1960. The substantial increase in the impact of the military upon population growth of the HMA can be attributed principally to three factors: (1) the low level of military strength in the area prior to the start of the Korean War, (2) the establishment of the Air Force Academy, and (3) the sharp increase in military personnel during 1966 at Fort Carson fostered by the hostilities in Viet Nam.

The number of military-connected civilians and their dependents has increased to 23,400 as of March 1, 1967. This represents an annual average increment of approximately 1,150 since April 1960, compared with an increase of 1,300 annually during the 1950-1960 period. For the most part, civil service employment has not fluctuated as greatly as military strength at the local military installations. The table following shows the military and nonmilitary segments of the population in 1950, 1960, and 1967.

Military and Civilian Components of Population
Colorado Springs, Colorado, HMA
1950-1967

<u>Component</u>	<u>1950</u>	<u>1960</u>	<u>1967</u>	<u>Average annual change</u>	
				<u>1950-1960</u>	<u>1960-1967</u>
Nonmilitary-connected civilian	63,023	99,292	123,775	3,627	3,525
Military-connected civilian ^{a/}	2,500	15,450	23,400	1,295	1,150
Military ^{b/}	<u>9,000</u>	<u>29,000</u>	<u>65,125</u>	<u>2,000</u>	<u>5,225</u>
Total population	74,523	143,742	212,300	6,922	9,900

^{a/} Military-connected civilian employees and their families.

^{b/} Military personnel and their families.

^{c/} Rounded.

Sources: 1950 and 1960 Censuses of Population.

1967 data and component distribution for all years estimated
by Housing Market Analyst.

Nonhousehold Population. Persons living in university residence halls, hospitals, and military barracks account for almost all of the population in group quarters (nonhousehold population) in the Colorado Springs HMA. In 1960, the census reported a nonhousehold population of about 9,725. A rising institutional population in the area's hospitals, new dormitory spaces built at local colleges, and an increase in the number of military housed in barracks have raised the nonhousehold population figure to a March 1, 1967 total of 23,000 persons, or 11 percent of the total population.

The nonhousehold population of the Colorado Springs HMA increased from a 1950 level of 6,600 to 9,725 in 1960. The gain has been understated somewhat by a change in census concept from "dwelling unit" in 1950 to "housing unit" in 1960. This conceptual change had the effect of shifting a number of persons from the nonhousehold category into the household classification. A number of furnished-room type units not counted as housing units in 1950 were recorded as housing units in 1960 and their occupants as households, thereby raising household population and reducing nonhousehold population. It is estimated that nonhousehold population will increase by approximately 2,400 persons during the next two years.

Estimated Future Population. By March 1, 1969, the population of the Colorado Springs HMA is expected to total 230,600, representing an anticipated annual increment of 9,150 persons during the two-year forecast period. The annual increase will consist of 5,550 nonmilitary-connected civilians, 2,500 military (including dependents), and 1,100

military-connected civilians and their dependents. The future rate of population growth is based upon an anticipated annual employment gain of 2,500 during the next two years and on the expectation that military strength will grow at a considerably lower rate than in recent years. Future population increases will approximate the past geographic pattern of growth, with the major portion of the gain occurring in the city of Colorado Springs and in the fringe areas immediately adjacent to the city limits.

Net Natural Increase and Migration. Between April 1950 and April 1960, net natural increase (excess of live births over deaths) in the Colorado Springs HMA totaled about 21,200. When compared with a total population increase of 69,200 during this period, a net in-migration of about 48,000 is indicated, equal to approximately 69 percent of the total population increase. During the April 1, 1960 to March 1, 1967 period, the total population gain of 68,550 resulted from a net natural increase of 14,425 and an in-migration of 54,125. The annual rate of in-migration during the past seven years is considerably greater than the rate during the previous decade, 7,825 compared with 4,800. The following table presents the components of population change between April 1, 1950 and March 1, 1967.

Components of Population Change
Colorado Springs, Colorado, HMA
April 1, 1950 to March 1, 1967

<u>Source of change</u>	<u>1950-1960</u>		<u>1960-1967</u>	
	<u>Total change</u>	<u>Average annual change</u>	<u>Total change</u>	<u>Average annual change ^{a/}</u>
Total change	<u>69,219</u>	<u>6,922</u>	<u>68,550</u>	<u>9,900</u>
Net natural increase	21,211	2,121	14,425	2,075
Migration	48,008	4,801	54,125	7,825

^{a/} Rounded.

Sources: U. S. Census of Population Report, Series P-23; Vital Statistics of the U. S.; estimates by Housing Market Analyst.

In-migration between 1960 and 1967 accounted for about 79 percent of the total population gain as compared with a proportion of 69 percent during the 1950's. The marked increase in the rate of in-migration in the past seven years has been the result of a rising military population as well as an in-migration of workers caused by increased job opportunities in the area.

Households

Housing Market Area. Since April 1, 1960, the number of households (occupied housing units) in the Colorado Springs HMA has increased by about 17,100 to a total of 59,250 as of March 1, 1967 (see table III). The March 1967 total represents average annual gains of about 2,475 households since April 1, 1960. Household growth since 1960 has been more rapid than during the 1950-1960 decade. Between 1950 and 1960, the number of households in the HMA increased by about 18,950, an average annual increment of almost 1,900.^{1/} Although there was an absolute rise in the number of households added annually since 1960 over the average annual gain of the 1950-1960 period, the average percentage increment declined from 6.0 percent a year between 1950 and 1960 to 4.9 percent between 1960 and 1967.

Household Trend Colorado Springs, Colorado, HMA April 1950 - March 1969

<u>Date</u>	<u>Number of households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent</u>
April 1950	23,214	-	-
April 1960	42,151	1,894	6.0
March 1967	59,250	2,475	4.9
March 1969	63,500	2,125	3.6

Sources: 1950 and 1960 Censuses of Housing.
1967 and 1969 estimated by Housing Market Analyst.

City of Colorado Springs. There are approximately 32,825 households in the city of Colorado Springs. The number of households in the city has been growing by 1,400 a year (5.0 percent) since April 1, 1960. Reflecting annexations, Colorado Springs recorded an average increment of almost 750 households a year (3.9 percent) during the intercensal period, rising from a 1950 total of about 15,650 to a 1960 total of approximately 23,150. Since 1960, almost 400 households have been added to the city of Colorado Springs through the annexation of outlying area.

Remainder of the HMA. Households in the remainder of the HMA number 26,425, 45 percent of the HMA total of 59,250. Households in the area have increased by an average of 1,075 yearly since 1960, when 19,000 households were recorded. Between 1950 and 1960, approximately 1,150 households were added annually in the remainder of the HMA. Paralleling

^{1/} The increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

the trend of the HMA as a whole, the annual percentage rate of household growth in areas outside Colorado Springs was smaller in the post-1960 period than in the prior decade, 4.8 percent compared with 9.3 percent.

Military Households. Based on family housing surveys conducted by the three local military installations in March 1966 and on military strength data as of December 1966, there are an estimated 18,475 military and military-connected civilian households in the HMA.

The 11,175 military households represent about 19 percent of all households in the HMA. In 1960, military households accounted for approximately 14 percent of all households, whereas, in 1950, only seven percent of the households in El Paso County were military. During the past seven years, the number of military households added annually averaged 790, almost two times the average yearly gain of 400 during the 1950-1960 decade. This rapid growth in military households in recent years underscores the nature and magnitude of the impact which the military has had upon the Colorado Springs HMA.

The trend of military-connected civilian households has been far more stable during the past seventeen years. Between 1950 and 1960, the annual household increment averaged 400; since 1960, the average has dropped slightly to 355 a year. Consistent with the growth of economic opportunity in the area, nonmilitary-connected civilian households increased by an average of 1,075 between 1950 and 1960 and have been increasing at a rate of 1,330 a year in the post-1960 period (see table below).

Military and Civilian Components of Total Households
Colorado Springs, Colorado, HMA
1950 - 1967

<u>Component</u>	<u>1950</u>	<u>1960</u>	<u>1967</u>	<u>Average annual change^{a/}</u>	
				<u>1950-1960</u>	<u>1960-1967</u>
Nonmilitary-connected civilian	20,714	31,601	40,775	1,089	1,330
Military-connected civilian	850	4,850	7,300	400	355
Military	<u>1,650</u>	<u>5,700</u>	<u>11,175</u>	<u>405</u>	<u>790</u>
Total households	23,214	42,151	59,250	1,894	2,475

a/ Rounded.

Sources: 1950 and 1960 Censuses of Housing.
1967 data and component distribution for all years estimated
by Housing Market Analyst.

Household Size. The average number of persons per household in the Colorado Springs HMA has been increasing since 1950. Average household size rose from 2.93 persons per household in April 1950 to an average size of slightly less than 3.18 in April 1960. This upward trend has continued, although at a slower rate. During the forecast period the average size of households will remain at approximately the current level, 3.19. The relatively high average size of military households in the area has been somewhat offset by the in-migration of many young families and single individuals into the area.

Estimated Future Households. Based on the anticipated increase in the population during the next two years and on the assumption that the average household size will remain relatively constant during the forecast period, there will be an estimated 64,300 households in the Colorado Springs HMA by March 1, 1969. This represents an expected addition of approximately 2,525 new households each year during the March 1, 1967 to March 1, 1969 forecast period. The number of military households added annually will decline from 790 a year (1960-1967) to 375 a year during the forecast period. Because much of the military buildup for Viet Nam has been completed, the majority of the military entering the area will represent turnover in trainees and replacements for personnel transferred to operations in the Far East. Military-connected civilian households are expected to increase by about 350 a year and nonmilitary-connected households by 1,800 a year. Of the 2,525 new households each year, 1,500 will be in the city of Colorado Springs and 1,025 will accrue to the remainder of the HMA.

Housing Market Factors

Housing Supply

Housing Market Area. As of March 1, 1967, there were 64,050 housing units in the Colorado Springs HMA, indicating a net gain since April 1, 1960 of approximately 15,875 housing units (33 percent), or an average annual increase of about 2,300. The net increase resulted from the construction of about 14,900 new units, the loss of 800 units by demolition and other causes, and an increase of 1,775 trailers in the area.

During the 1950-1960 decade, the number of housing units in the Colorado Springs HMA increased by 21,950 from 26,250 in 1950 to 48,200 in 1960, an average gain of about 2,200 yearly (see table IV). A portion of the decennial gain was the result of a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. Despite the definitional increment, the average annual increase of new housing during the 1960-1967 period was about 100 units greater than the average yearly gain between 1950 and 1960.

City of Colorado Springs. There are 34,625 housing units in the city of Colorado Springs, a net gain since 1960 of 8,950 arising from the construction of 8,900 units, the demolition of 550 units, the annexation of 425 units, and the addition of 175 trailers. During the 1950-1960 period, the number of dwelling units in the city increased by an average of 925 units annually, growing from a total of 16,550 in 1950 to 25,700 units in 1960. The annual rate of addition to the housing stock within the city since 1960 was 375 more than the yearly gain during the 1950-1960 period. The definitional increment referred to above had a greater impact in the city of Colorado Springs than in the remainder of the HMA.

Remainder of the HMA. As of March 1, 1967 there were approximately 29,425 housing units in the remainder of El Paso County, representing a net over-all gain of 6,925 units (31 percent) and an average annual increment of about 1,000 units since April 1960. In the previous decade, the number of housing units in the area rose from a 1950 total of 9,700 to 22,500 in 1960, an average increase of about 1,275 yearly. The increase which occurred between 1950 and 1960 reflects the loss of a number of units which were annexed to the city of Colorado Springs during the ten-year period.

Type of Structure. Units in multifamily structures (two or more units) account for the same proportion of the inventory as in April 1960, 23 percent. The number of trailers in the HMA has doubled since 1960 (mostly as a result of the increase in the strength of local military installations), offsetting a slight decline in the proportion of one-unit structures (see following table).

Housing Inventory by Units in Structure
Colorado Springs, Colorado, HMA
April 1, 1960 and March 1, 1967

<u>Units in structure</u>	<u>April 1, 1960</u>		<u>March 1, 1967</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
One unit	35,321	73.3	45,575	71.1
Two or more units	11,125	23.1	14,975	23.4
Trailers	<u>1,714</u>	<u>3.6</u>	<u>3,500</u>	<u>5.5</u>
Total units	48,160 ^{a/}	100.0	64,050	100.0

^{a/} Differs slightly from the count of all housing units (48,177) because units by type of structure were enumerated on a sample basis in 1960.

Sources: 1960 Census of Housing.
1967 estimated by Housing Market Analyst.

Year Built. Based on the 1960 Census of Housing and estimates derived through the use of building permit and demolition data, it is judged that about 26 percent of the current housing inventory was built since March 31, 1960 (see following table). Over 60 percent of the housing units in the Colorado Springs area are less than 17 years old; 38,700 units out of a total of 64,050 were built after 1950. Approximately 27 percent of the housing stock (17,525 units) was built prior to 1930.

Distribution of the Housing Inventory by Year Built
Colorado Springs, Colorado, HMA
March 1, 1967

<u>Year built^{a/}</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1, 1960 - March 1, 1967	16,350 ^{b/}	25.5
1959 to March 31, 1960	3,825	6.0
1955 to 1958	10,425	16.3
1950 to 1954	8,100	12.6
1940 to 1949	5,500	8.6
1930 to 1939	2,325	3.6
1929 or earlier	<u>17,525</u>	<u>27.4</u>
Total	64,050	100.0

^{a/} The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

^{b/} Includes 1,450 trailers.

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

Condition. Of the 64,050 housing units in the Colorado Springs HMA, about 3,650 units (six percent) are dilapidated or are lacking one or more plumbing facilities. This indicates an improvement in the quality of the housing in the HMA since April 1960 when 4,425 housing units, about nine percent of the inventory, were dilapidated or lacked one or more plumbing facilities. Demolition of poor quality units, a general upgrading of the existing housing stock, and construction of new units are responsible for the improvement.

Residential Building Activity

There were 15,050 private residential units authorized for construction in the Colorado Springs HMA between January 1, 1960 and March 1, 1967. Building permits represent virtually all of the new residential construction in the HMA since 1960. During the 1960-1965 period, the number of authorizations increased each year, rising from 875 units in 1960 to a peak of over 3,325 units in 1965. In 1966, however, authorizations fell to a five-year low of 1,850 units. The substantial drop in authorizations during 1966 resulted from a curtailment of building activity caused by a tightening in the availability of construction funds and the shortage of long-term mortgage funds as well as a lower rate of employment growth.

Building Permits by Units in Structure Colorado Springs, Colorado, HMA 1960-1966

<u>Date</u>	<u>Single-family units</u>	<u>Multifamily units</u>	<u>Total</u>
1960	827	48	875
1961	955	11	966
1962	1,723	371	2,094 ^{a/}
1963	1,815	558	2,373
1964	2,222	904 ^{b/}	3,126
1965	1,932	1,402 ^{c/}	3,334
1966	1,333	520	1,853

^{a/} Does not include an estimated 150 units which represent incomplete coverage.

^{b/} Does not include 280 military units.

^{c/} Does not include 200 military units.

Sources: Bureau of the Census, C-40 Construction Reports; Local permit-issuing offices.

The annual volume of permits for single-family houses grew from 825 in 1960 to 2,225 in 1964. In 1965, however, the number of single-family houses authorized declined to 1,925. In 1966, permits for single-family houses decreased even further, falling to an annual total of 1,325. The decline in permits recorded in 1965 is viewed, in part, as a reaction to the construction of 480 units of military housing in 1964 and early 1965. As with the entire housing market, a shortage of funds and the lower rate of growth in employment reduced the number of permits issued for single-family houses in 1966.

Since April 1960, three-fourths of the units authorized have been single-family houses. The recent trend toward increased multifamily construction has been reducing the ratio. In 1960, 95 percent of the units authorized were single-family homes; in 1965, only 58 percent of the units authorized were one-unit structures.

Between January 1, 1960 and December 31, 1966, approximately 3,800 privately-financed multifamily units were authorized in the Colorado Springs HMA. Prior to the credit curtailment of 1966, there was an upward trend in the number of multifamily units permitted. The number of multifamily units authorized rose from a total of 50 in 1960, to 1,400 in 1965, but fell to 525 units in 1966.

Over sixty percent of all privately-financed units permitted in the HMA since January 1960 have been built in the city of Colorado Springs, 9,325 out of a total of 15,050. The annexation of undeveloped land and the subsequent development of these lots has allowed the city to maintain its share of residential construction activity.

Units Under Construction. Based on building permit data, a postal vacancy survey, and supplemental information obtained in the Colorado Springs area, there were an estimated 775 housing units under construction in the Colorado Springs, Colorado, HMA as of March 1, 1967. About 450 of the units were single-family homes and 325 were in multifamily projects. Approximately 600 units were under construction in the city of Colorado Springs and 175 units were in various stages of construction in the remainder of the HMA.

Demolition. Since April 1, 1960, an estimated 800 housing units have been removed from the housing inventory, including 550 units in the city of Colorado Springs and 250 units in the remainder of the HMA. Losses as a result of private action have been the main source of demolition in the Colorado Springs area; well-located properties were cleared for more intensive land use. A number of units also were removed to make way for highway construction. It is anticipated that a total of about 250 units will be removed from the inventory during the next two years.

Tenure of Occupancy

As of March 1, 1967, about 63 percent (37,200 units) of the occupied housing stock in the Colorado Springs HMA was owner-occupied and 37 percent (22,050 units) was renter-occupied. The ratio of owner-occupied units to total occupied units was the same for both the city of Colorado Springs and the remainder of the HMA. The following table shows the trend of tenure change for all occupied units and table VI presents tenure change in greater detail.

Trend of Tenure Change
Colorado Springs, Colorado, HMA
1950, 1960, and 1967

<u>Tenure</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>March 1,</u> <u>1967</u>
Total occupied	<u>23,214</u>	<u>42,151</u>	<u>59,250</u>
Owner-occupied	13,212	25,592	37,200
Percent of total	56.9%	60.7%	62.7%
Renter-occupied	10,002	16,559	22,050

Sources: 1950 and 1960 Censuses of Housing.
1967 estimated by Housing Market Analyst.

Since April 1, 1950, there has been an increase in the proportion of owner-occupied housing units. The rate of increase, however, has been declining slightly. Between 1950 and 1960, owner-occupancy increased from 57 percent to 61 percent; since 1960, the proportion of owner-occupied units increased by about two percentage points from 61 percent to 63 percent. The relatively large proportion of the military stationed in the area who own their own homes (45 percent of all military families quartered in the area as of the March 1966 housing survey) accounts for the fact that the ratio of owner-occupancy has continued to increase in the face of a fast rise in military population.

Gains in owner-occupancy in the city of Colorado Springs closely paralleled the trend in the HMA. Owner-occupancy in the city grew from 55 percent in 1950 to 61 percent in 1960, and to 63 percent in 1967. In the remainder of the HMA, the ratio of owner-occupied units to total occupied units remained at 61 percent in 1950 and 1960, and increased to almost 63 percent in 1967.

Vacancy

April 1960 Census. According to the April 1960 Census of Housing, there were about 3,275 vacant, nondilapidated, nonseasonal housing

units available for rent or sale in the Colorado Springs HMA, an available vacancy ratio of 7.8 percent. About 650 of the available vacancies were for sale, equal to a homeowner vacancy ratio of 2.5 percent. The remaining 2,625 vacant units were for rent, representing a renter vacancy ratio of 13.7 percent (see table VII). Available vacancies in 1960 included about 600 units that lacked one or more plumbing facilities, of which 25 were for sale and 575 were for rent. In addition, there were 2,750 vacant units which were seasonal, dilapidated, held for occasional use, or held off the market for other reasons.

October 1965 Postal Vacancy Survey. A postal vacancy survey was conducted in the Colorado Springs HMA in mid-October 1965 by all post offices having city delivery routes. A total of 49,750 units were surveyed, 43,425 residences and 6,325 apartments. There were approximately 1,225 vacant residences (2.8 percent of total possible deliveries to residences) and 750 vacant apartments (12.0 percent of apartments surveyed). Also included in the postal survey were almost 2,100 house trailers, of which 25 (1.2 percent) were in place and vacant.

February 1967 Postal Vacancy Survey. A postal vacancy survey conducted in February 1967 covered about 85 percent (including trailers) of the total housing inventory of the HMA. The survey included 52,600 possible deliveries to residences and apartments, including 45,150 to residences and 7,450 to apartments. At the time of the survey, over 1,725 units were vacant (3.3 percent of all residences and apartments), of which 1,550 were previously occupied and 180 were new units. In addition, about 765 units were reported in various stages of construction. The table below presents a brief summary of the results of the postal vacancy survey; a more detailed presentation of the survey results is shown in table VIII.

Postal Vacancy Survey
Colorado Springs, Colorado, HMA
February 8-13, 1967

<u>Type of delivery</u>	<u>Total possible deliveries</u>	<u>Vacant units</u>			<u>Percent of total deliveries</u>
		<u>Used</u>	<u>New</u>	<u>All</u>	
Residence	45,146	969	181	1,150	2.5
Apartment	7,467	582	-	582	7.8
Trailer	<u>2,031</u>	<u>-</u>	<u>-</u>	<u>43</u>	<u>2.1</u>
Total	54,644	1,551	181	1,775	3.2

Sources: Post Offices in El Paso County.

A total of 45,150 residences were surveyed, of which 1,150 (2.5 percent) were vacant; 970 units previously had been occupied and 180 were newly completed units. A total of about 450 residences were found to be under construction. Among the 7,450 apartment units covered, 7.8 percent were vacant; the carriers reported as vacant 580 units previously occupied and no new units. There were almost 315 apartment units under construction on the survey dates.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include some duplexes, row-type houses, and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit units in limited areas served by Post Office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Rental Vacancies by Type of Structure. In April 1960, the renter vacancy rate for structures with ten or more units was twenty percent as compared with an eleven percent vacancy rate in single-family rental units. Although there were approximately 1,100 vacant single-family rental units and only 400 vacant units in structures having ten or more units, the total number of single-family rental units (10,175) was more than five times the total units in structures having ten or more units (1,975). The following table presents the rental housing inventory and rental vacancies by units in structure as of April 1, 1960.

Rental Inventory and Vacant Units for Rent
By Units in Structure
Colorado Springs, Colorado, HMA
April 1, 1960

<u>Units in structure</u>	<u>All rental units</u>		<u>Available for rent</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 unit	10,163 ^{a/}	52.9	1,097 ^{a/}	41.1
2 to 9 units	7,102	36.9	1,176	44.1
10 to 19 units	1,407	7.3	314	11.8
20 or more units	557	2.9	80	3.0
Total	19,229 ^{b/}	100.0	2,667 ^{b/}	100.0

^{a/} Includes trailers.

^{b/} Differs slightly from the count of all renter occupied units and all vacant units available for rent because vacancies and total units by units in structure were enumerated on a sample basis.

Source: 1960 Census of Housing.

Current Estimate. Based on the February 1967 postal vacancy survey, the vacancy levels indicated by local surveys, and on personal observation, it is estimated that as of March 1, 1967 there were about 2,100 nondilapidated, nonseasonal, vacant housing units available for rent or sale in the Colorado Springs HMA, reflecting a total available vacancy rate of 3.4 percent. There were about 900 vacant units available for sale in the HMA, representing a homeowner vacancy rate of 2.4 percent. Vacant units available for rent, including units in single-family structures, totaled about 1,200, indicating a vacancy ratio equal to about 5.1 percent of the total rental inventory. Only a negligible number of vacant units available for sale were estimated to be lacking one or more plumbing facilities; approximately 525 of the vacant units available for rent, however, were estimated to be lacking one or more plumbing facilities. In addition to the units available for sale or rent, there were 2,700 vacant units which were dilapidated, seasonal, rented or sold and awaiting occupancy, or held off the market for other reasons.

Sales Market

General Market Conditions. The single-family home market in the Colorado Springs HMA has been improving during the past few months. During much of 1966, prospective home buyers were faced with shortages in mortgage money, and construction financing was in short supply. This resulted in a cutback in both home purchases and construction activity last year. The monetary situation has been alleviated somewhat during the past few months and builders and realtors in the area have noted a

substantial increase in the volume of sales. The Regional Building Department of Colorado Springs (covering an area which includes over 90 percent of the HMA population) reported a total of 346 single-family permits issued during January and February of 1967 as compared with a total of 217 during the first two months of 1966.

Although sales vacancies have increased from 650 in 1960 to a March 1, 1967 figure of 900 available units, single-family vacancies are beginning to decline as the small surplus inventory built up during 1966 is absorbed. The current number of vacancies includes a number of speculative units which have just been completed.

During recent months, the most active price class has been the moderately-priced units, between \$12,500 and \$20,000. Very few single-family units are being built for over \$30,000 or below \$12,500. The market for homes costing about \$17,500 is especially active. There is a market for lower priced homes; because such units are not as profitable as higher priced homes, however, this segment has become somewhat neglected in the past few years. Prices of new homes in the Colorado Springs HMA have been rising during the past five years. The increases can be attributed primarily to rises in the cost of construction, increasing land costs, and increased construction of homes in the higher price ranges.

Demand appears to be greatest for units with three bedrooms; two-bedroom homes are virtually impossible to sell. Houses with basements are extremely popular at the present time. The traditional style homes, especially the split-level and ranch-type unit, still are preferred; "modern" designs have experienced rather limited success. Homes with family rooms are in great demand and, in homes costing in excess of \$20,000, two baths or more are a necessity.

The market for older homes has been good and realtors reported as troublesome only large homes which are 35 years old or more and homes having high ceilings which present a problem with respect to heating costs. Although the market for new homes slowed during 1966, the ability of home buyers to assume the mortgages on existing structures resulted in a certain degree of stability in the existing home market. Few realtors reported substantial declines in turn-over during the year. Contrary to the experience in the new home market, prices of existing houses have changed very little over the past five years.

A number of singular traits have been introduced into the character of the single-family market in the Colorado Springs HMA as a result of military activities in the area. Approximately 40 percent of the military households in the HMA purchase homes in lieu of renting quarters. Military families seek housing which is available for

immediate possession; builders, therefore, maintain a relatively large supply of speculative units in order to attract this segment of the market. Turnover in the sales market usually is rapid because the average tenure of a military family is three years. Fluctuations in the volume of sales usually parallel the growth and decline of military strength in the area. The Viet Nam situation has added a degree of uncertainty, however, and a number of military families who ordinarily would purchase a home have been renting accommodations.

Although builders had been forced to cut back on speculative construction during 1966, recent signs of a revival in the sales market have caused builders to become optimistic and a considerable number of speculative units are being built at the present time.

Most of the subdivision activity in the Colorado Springs HMA is located in the eastern portion of the HMA (east of Circle Drive). Availability of sites suitable for new home construction is the principal reason for the current direction of land development.

Speculative Construction. According to the latest unsold inventory survey of new sales housing conducted by the Denver FHA Insuring Office, which covered over 95 percent of new houses built in 1966, houses built speculatively represented approximately 48 percent of all single-family houses constructed in the subdivisions surveyed. Most of the speculative units were completed during the early part of the year; speculative construction declined sharply during the latter part of 1966. During the first two months of 1967, however, there has been a revival in speculative building spurred by recent changes in the availability of construction funds and mortgage credit.

Unsold Inventory Surveys. Surveys of the unsold inventory of new sales houses in the HMA have been conducted by the FHA for the last three years. The surveys were conducted in January of each year and covered subdivisions in which five or more units were completed in the twelve months preceding the survey date (see table IX). A comparison of the survey counts of houses completed with the number authorized for construction indicates that the surveys covered virtually all completions in 1965, and 97 percent of those in 1966.

The most recent unsold inventory survey was conducted in January 1967 and covered 43 subdivisions in which 1,293 units had been completed in the twelve months preceding the survey date. Of this total, 672 (52 percent) were sold before the start of construction and 621 were built on a speculative basis. At the time of the survey, 13 percent

of the speculatively-built homes remained unsold. New home sales in this area usually decline substantially in the last quarter of the year. In the first two surveys the majority of the unsold units had been completed for only three months or less at the time of the survey. In the January 1967 survey, however, 30 units or 37 percent of the unsold inventory had been on the market three months or less, reflecting the decline in the sales market experienced during the latter half of 1966.

Rental Market

The rental market in the Colorado Springs HMA has strengthened substantially during the past twelve months. This improvement has resulted principally from the recent rapid rise in the military population in the area and from the decline in the availability of suitable sales units during the latter part of last year. The large increment in military strength at Fort Carson, along with smaller gains at the other two installations, materially increased the number of military families seeking rental accommodations in the HMA. Also, because of the element of uncertainty introduced by the Viet Nam conflict with respect to length of tenure in the area, many military families who usually would seek sales type housing are renting quarters. The shortage of construction funds during much of last year resulted in a reduced rate of single-family construction. This fact, coupled with a high interest rate for mortgage funds, caused many individuals to occupy apartments in lieu of purchasing homes.

Vacancies have declined since 1960. There were about 2,625 vacant units available for rent in April 1960; as of March 1, 1967, there were only 1,200 available rental vacancies. Many of the vacancies are in older, less competitive projects and in recently completed structures which have not had sufficient time to gain a satisfactory level of occupancy.

The FHA multifamily housing absorption survey covered twenty-six projects in which there were 942 units. The oldest project in the survey was completed in 1961 and the newest project had been opened for occupancy in July 1966. A total of 425 units were on the market for between six and eighteen months as of September 1966, the date of the survey; of these, 33 units or 7.8 percent were vacant. The survey reported 73 vacancies in all of the projects surveyed, an overall vacancy ratio of 7.7 percent.

Apartment vacancy surveys made in November 1966 by two private sources indicated a vacancy ratio of between 10 and 12 percent. The surveys revealed that vacancies were highest in high-rise projects and in high rent ranges. Garden apartments, as a group, had substantially lower vacancies. There are numerous reasons why high-rise projects in the HMA have experienced high vacancy. The number of individuals who prefer high-rise apartment living are a relatively small proportion of total renters. A high-rise project must have a specific advantage--cost, location, special amenities, scenic view, etc. High rise apartments in Colorado Springs are among the most expensive. For the most part, these projects are located far from the downtown shopping and business areas. Most of the facilities available in the high-rise apartments also are supplied by garden-type units. The most spectacular aspect of the scenery associated with the Colorado Springs area is the nearby mountains and, because they can be viewed readily from ground level as well as from heights attainable in a high-rise, very little value can be attributed to this phase of high-rise living.

The rate of multifamily construction declined considerably during 1966. As stated previously, this situation is not a response to a lack of demand potential, but rather a postponement of proposed rental projects caused by the recent rise in the cost of construction funds. It is the opinion of a number of prominent local officials that apartment construction would rise sharply if funds become available in sufficient quantities at satisfactory rates of interest.

Realtors and apartment agents report that units with a quoted rent which includes all utilities are the easiest to rent. As may be expected, the number of amenities required by renters is directly proportional to the monthly rental. Most advertized rents include heat but exclude other utilities. Carpeting and drapes are among the most popular amenities desired by prospective tenants. In apartments for which the monthly rent exceeds \$150, air conditioning is almost a necessity.

The rents of many of the apartments in the HMA are structured to attract the military. The military, especially those in the enlisted grades, represent a major portion of the demand for low and moderate rent apartments and rents often are set to the quarters allowance allotted to the military. Since the military make up the bulk of the tenants in the lower cost units, turnover is usually greatest in the units in the lower rent ranges.

In 1960, single-family homes represented over one-half of the units occupied by renters and they still account for a sizable proportion of the rental inventory. Almost all of the single-family rentals are old units because the rental of new homes usually is not economically feasible. Larger old homes are difficult to rent.

A new high-rise project for senior citizens is under construction on a site east of Prospect Lake. The 14-story, 144-unit apartment is being constructed by the Pikes Peak Odd Fellows Lodge. Rentals have not been set as yet. There will be 36 buffet apartments, 96 one-bedroom units, and 12 two-bedroom apartments. The only restrictions with respect to occupancy will be an age limitation of 62 or older and incomes must not exceed \$4,000.

Military Family Housing

Fort Carson. As of March 1967, there were 1,243 military-controlled on-base family housing units at Fort Carson. Of the 1,243 on-base units, 500 are Capehart, 737 are appropriated fund, and 6 are classified as "other". There are 598 two-bedroom units, 599 three-bedroom units, 45 four-bedroom units, and one seven-bedroom unit. The most recent addition to the housing stock of Fort Carson occurred in 1965 when 280 units of appropriated fund housing were built. No additional units are expected to be constructed during the forecast period.

Air Force Academy. The Air Force Academy has 1,265 military-controlled family housing units on base, 679 for officers and 586 for enlisted men. There are 1,200 Capehart units and 65 units which previously occupied the present site of the Academy and were converted to military on-base units. A program for 100 additional housing units has been submitted but as yet approval for construction has not been secured. Quarters allowances for personnel quartered in private housing range from \$110 a month for enlisted men with the rank of E-4 to \$200 a month for general grade officers.

Ent Air Force Base. As of March 1, 1967, there were 200 units of military controlled family housing at Peterson Field. Of the 200 on-base units, 120 were occupied by airmen and 80 were occupied by officers. In addition, there were about 400 units of off-post housing leased by the Department of Defense and occupied by military personnel assigned to Ent AFB. The maximum payments for leased units are \$100 for a two-bedroom unit and \$150 for a four-bedroom unit (excluding utilities). Forty units of on-base housing have been authorized for construction at Peterson Field. The project will contain 16 three-bedroom units and 24 four-bedroom units for assignment to officers.

Public Housing and Urban Renewal

There are no public housing or urban renewal programs in the HMA.

Demand for Housing

Quantitative Demand

The demand for new housing in the Colorado Springs, Colorado, HMA is based upon the projected growth of 2,525 households annually during each of the next two years, of which about 375 will be military families. To this basic growth factor, adjustments are made for anticipated residential demolitions, changes expected in the tenure of occupancy in the inventory, and the probability that some part of the demand for rental units will be supplied by single-family houses currently occupied by owners.

Based on these considerations, an annual demand for 2,600 new residential housing units is forecast during the March 1, 1967 to March 1, 1969 period, of which an estimated 150 units will be supplied by mobile homes. The most desirable demand-supply balance in the market will be achieved if the annual demand is met by the construction of 1,700 single-family homes and 750 units in multifamily structures, excluding public low-rent housing or rent-supplement accommodations. The annual demand for 2,450 units (excluding trailers) includes those which may be provided by the military as on-base housing.

The projected annual demand for 1,700 single-family homes is somewhat above the average of 1,550 single-family units authorized annually since April 1, 1960 and the 1,325 authorized in 1966. It is below the 2,225 and 1,925 units authorized in 1964 and 1965, respectively. The demand for 750 units in multifamily structures annually also is greater than the average of 615 units a year (including military) constructed during the 1960-1966 period, but is substantially below the 1,180 and 1,600 units authorized in 1964 and 1965, respectively. The absorption of units in multifamily structures that will come on the market during the early part of the forecast period should be observed closely, however, and appropriate adjustments made if they are not absorbed readily. The projection for the next two years assumes the ability of the economy, not only to generate an additional 2,500 jobs a year during the next two years, but also to fill these positions through worker in-migration. Should the economy fail to realize the predicted level of employment growth or should employment increase at a rate in excess of the expected level, demand during the next two years will diminish or increase accordingly. Considering the rather poor acceptance of high-rise units in the Colorado Springs area, the projected annual demand for 750 units would best be absorbed if provided in garden-type apartments.

Future building activity is expected to be distributed geographically within the HMA generally as it has been in the past. The bulk of new multifamily units will be in the city of Colorado Springs and single-family construction will be concentrated in the eastern portion of the city.

Qualitative Demand

Single-Family Units. Based on current family after-tax incomes, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 1,700 single-family houses is expected to be distributed by sales price as shown in the following table. Housing priced to sell below \$10,000 generally cannot be produced in this area at present.

Estimated Annual Demand for New Single-family Houses Colorado Springs, Colorado, HMA March 1, 1967 to March 1, 1969

<u>Price range</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$12,500	85	5
\$12,500 - 14,999	305	18
15,000 - 17,499	425	25
17,500 - 19,999	340	20
20,000 - 24,999	290	17
25,000 - 29,999	135	8
30,000 and over	<u>120</u>	<u>7</u>
Total	1,700	100

Multifamily Units. The monthly rental at which 750 privately-owned net additions to the aggregate multifamily housing inventory might best be absorbed by the market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition.

Estimated Annual Demand for Additional Multifamily Housing
Colorado Springs, Colorado, HMA
March 1, 1967 to March 1, 1969

Gross monthly rent ^{a/}	Efficiency	Size of unit		
		One bedroom	Two bedrooms	Three bedrooms
\$100 and over	55	-	-	-
110 " "	45	-	-	-
120 " "	35	305	-	-
130 " "	25	250	-	-
140 " "	20	160	295	-
150 " "		90	230	
160 " "		55	160	95
170 " "		40	120	80
180 " "			80	60
200 " "			45	40

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

Note: The above figures are cumulative and cannot be added vertically. For example, demand for one-bedroom units at rents from \$130 to \$140 is 90 units (250 minus 160).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.

There are no towns or cities in the HMA which had a certified workable program for community improvement as of March 1, 1967. If assistance is made in the acquisition and cost of land or in the private cost of financing, a part of the demand for privately-financed units in multifamily structures could be met effectively at the lower rents possible with such assistance.

Table I

Trend of Civilian Work Force Components
Colorado Springs, Colorado, HMA
For the Month of December, 1958-1966

<u>Component</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>
Civilian work force	42,060	41,725	39,745	45,060	47,445	47,620	48,240	54,710	56,440
Unemployment	2,600	2,700	2,900	2,500	3,100	1,465	1,470	1,930	1,610
Unemployment rate	6.2%	6.5%	7.3%	5.5%	6.5%	3.1%	3.0%	3.5%	2.8%
Total employment	39,460	39,025	36,845	42,560	44,345	46,155	46,770	52,780	54,830
Agricultural employment	1,700	1,800	1,800	1,200	1,100	1,015	1,020	890	930
Nonagricultural employment	37,760	37,225	35,045	41,360	43,245	45,140	45,750	51,890	53,900
Manufacturing	2,385	2,980	2,945	3,745	4,015	NA	3,530	4,600	5,270
Construction	6,280	3,290	2,030	3,360	3,680	NA	3,600	5,300	3,680
Trans. and utilities	1,735	1,700	1,750	2,320	2,535	NA	2,120	2,600	2,400
Trade	6,695	7,405	6,415	7,865	8,165	NA	8,990	9,600	10,600
Finance, insur. & Real Est.	1,005	1,180	1,220	2,420	2,390	NA	2,420	2,700	2,400
Service	5,765	6,290	6,305	8,355	8,635	NA	7,700	8,920	8,420
Government	6,000	6,415	6,295	6,755	7,075	NA	9,370	9,750	12,970
Other	7,895	7,965	8,085	6,540	6,750	NA	8,020	8,420	8,160

Source: Colorado Department of Employment.

Table II

Percentage Distribution of all Families and Renter Households by Annual Income
After Deduction of Federal Income Tax
Colorado Springs, Colorado, HMA, 1967 and 1969

<u>Income</u>	<u>1967</u>		<u>1969</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$2,000	6	7	5	6
\$2,000 - 2,999	6	9	6	9
3,000 - 3,999	9	13	8	12
4,000 - 4,999	11	16	10	15
5,000 - 5,999	11	12	11	13
6,000 - 6,999	10	11	10	10
7,000 - 7,999	11	8	11	8
8,000 - 8,999	8	7	9	7
9,000 - 9,999	7	4	7	6
10,000 - 12,499	11	6	11	6
12,500 - 14,999	5	3	6	4
15,000 - 19,999	2	3	3	3
20,000 and over	<u>3</u>	<u>1</u>	<u>3</u>	<u>1</u>
Total	100	100	100	100
Median	\$6,700	\$5,400	\$7,050	\$5,700

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

Source: Estimated by Housing Market Analyst.

Table III

Population and Household Changes
Colorado Springs, Colorado, HMA
April 1, 1950 to March 1, 1967

<u>Population</u>	<u>1950</u>	<u>1960</u>	<u>1967</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1967</u>	
				<u>Number</u>	<u>Percent^{a/}</u>	<u>Number^{b/}</u>	<u>Percent^{a/}</u>
HMA total population	<u>74,523</u>	<u>143,742</u>	<u>212,300</u>	<u>6,922</u>	<u>6.6</u>	<u>9,900</u>	<u>5.6</u>
City of Colorado Springs ^{c/}	45,472	70,194	101,000	2,472	4.3	4,450	5.2
Remainder of HMA ^{c/}	29,051	73,548	111,300	4,450	9.3	5,450	6.0
<u>Households</u>							
HMA total households	<u>23,214</u>	<u>42,151</u>	<u>59,250</u>	<u>1,894</u>	<u>6.0</u>	<u>2,475</u>	<u>4.9</u>
City of Colorado Springs ^{c/}	15,661	23,153	32,825	749	3.9	1,400	5.0
Remainder of HMA ^{c/}	7,553	18,998	26,425	1,145	9.3	1,075	4.8

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

^{b/} Rounded.

^{c/} Substantially affected by annexations to Colorado Springs, especially between 1950 and 1960.

Sources: 1950 and 1960 Censuses of Population and Housing.
 1967 estimated by Housing Market Analyst.

Table IV

Trend of Housing Inventory
Colorado Springs, Colorado, HMA
April 1, 1950 - March 1, 1967

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>March 1, 1967</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1967</u>	
				<u>Number</u>	<u>Percent^{a/}</u>	<u>Number^{b/}</u>	<u>Percent^{a/}</u>
HMA total housing units	<u>26,235</u>	<u>48,177</u>	<u>64,050</u>	<u>2,194</u>	<u>6.1</u>	<u>2,300</u>	<u>4.1</u>
City of Colorado Springs ^{c/}	16,541	25,693	34,625	915	4.4	1,300	4.3
Remainder of HMA ^{c/}	9,694	22,484	29,425	1,279	8.4	1,000	3.9

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

^{b/} Rounded.

^{c/} Substantially affected by annexations to Colorado Springs, especially between 1950 and 1960.

Sources: 1950 and 1960 Censuses of Housing
1967 estimated by Housing Market Analyst.

Table V

Dwelling Units Authorized by Building Permits
Colorado Springs, Colorado, HMA
1960 - 1966

<u>Date</u>	<u>Colorado Springs</u>	<u>Fountain Town</u>	<u>Palmer Lake Town</u>	<u>Manitou Springs</u>	<u>Monument Town</u>	<u>Green Mountain Falls</u>	<u>Remainder of El Paso County</u>	<u>Total</u>
1960	601	NA	6	7	2	NA	259	875
1961	656	NA	4	6	3	NA	297	966
1962	1,202	21	6	4	2	5	854 ^{a/}	2,094
1963	1,351	41	6	24	9	6	2 936 ^{b/}	2,373
1964	2,009	40	9	43	8	4	1,013 ^{c/}	3,126
1965	1,963 ^{c/}	13	8	34	3	2	1,311 ^{d/}	3,334
1966	1,271 ^{d/}	16	4	30	NA ^{e/}	NA ^{e/}	532 ^{d/}	1,853

^{a/} Does not include an estimated 150 units not reported in C-40 Construction Reports.

^{b/} Does not include 280 units of military housing.

^{c/} Does not include 200 units of military housing.

^{d/} Partly estimated.

^{e/} Included in remainder of El Paso County.

Sources: U.S. Bureau of the Census, C-40 Construction Reports, and local building inspectors.

Table VI

Trend of Household Tenure
Colorado Springs, Colorado, HMA
April 1, 1950 - March 1, 1967

<u>Tenure</u>	<u>City of</u> <u>Colorado Springs</u>	<u>Remainder</u> <u>of HMA</u>	<u>HMA</u> <u>total</u>
<u>April 1, 1950:</u>			
Total housing inventory	<u>16,541</u>	<u>9,694</u>	<u>26,235</u>
Total occupied	<u>15,661</u>	<u>7,553</u>	<u>23,214</u>
Owner-occupied	8,626	4,586	13,212
Percent of total occupied	55.0%	60.7%	56.9%
Renter-occupied	7,035	2,967	10,002
Percent of total occupied	45.0%	39.3%	43.1%
Total vacant	880	2,141	3,021
<u>April 1, 1960:</u>			
Total housing inventory	<u>25,693</u>	<u>22,484</u>	<u>48,177</u>
Total occupied	<u>23,153</u>	<u>18,998</u>	<u>42,151</u>
Owner-occupied	14,006	11,586	25,592
Percent of total occupied	60.5%	61.1%	50.7%
Renter-occupied	9,147	7,412	16,559
Percent of total occupied	39.5%	39.0%	39.3%
Total vacant	2,540	3,486	6,026
<u>March 1, 1967:</u>			
Total housing inventory	<u>34,625</u>	<u>29,425</u>	<u>64,050</u>
Total occupied	<u>32,825</u>	<u>26,425</u>	<u>59,250</u>
Owner-occupied	20,700	16,500	37,200
Percent of total occupied	63.0%	62.5%	62.7%
Renter-occupied	12,125	9,925	22,050
Percent of total occupied	37.0%	37.5%	37.3%
Total vacant	1,800	3,000	4,800

Sources: 1950 and 1960 Censuses of Housing.

1967 estimated by Housing Market Analyst.

Table VII

Vacancy Trends
Colorado Springs, Colorado, HMA
April 1, 1950 - March 1, 1962

<u>Vacancy characteristics</u>	<u>City of Colorado Springs</u>	<u>Remainder of HMA</u>	<u>HMA total</u>
<u>April 1, 1950:</u>			
Total vacant units	<u>880</u>	<u>2,141</u>	<u>3,021</u>
Available vacant units	<u>419</u>	<u>304</u>	<u>723</u>
For sale	101	100	201
Homeowner vacancy rate	1.2%	2.1%	1.5%
For rent	318	204	522
Rental vacancy rate	4.3%	6.4%	5.0%
Other vacant	461	1,837	2,298
<u>April 1, 1960:</u>			
Total vacant units	<u>2,540</u>	<u>3,486</u>	<u>6,026</u>
Available vacant units	<u>1,977</u>	<u>1,307</u>	<u>3,284</u>
For Sale	401	256	657
Homeowner vacancy rate	2.8%	2.2%	2.5%
For rent	1,576	1,051	2,627
Rental vacancy rate	14.7%	12.4%	13.7%
Other vacant	563	2,179	2,742
<u>March 1, 1967:</u>			
Total vacant units	<u>1,800</u>	<u>3,000</u>	<u>4,800</u>
Available vacant units	<u>1,250</u>	<u>850</u>	<u>2,100</u>
For sale	500	400	900
Homeowner vacancy rate	2.4%	2.3%	2.4%
For rent	750	450	1,200
Rental vacancy rate	5.9%	4.3%	5.1%
Other vacant	550	2,150	2,700

Sources: 1950 and 1960 Censuses of Housing.
1967 estimated by Housing Market Analyst.

Table VIII

Colorado Springs, Colorado, Area Postal Vacancy Survey

February 8-13, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units			Under const.	New	Total possible deliveries	Vacant units			Under const.	New	Total possible deliveries	Vacant units			Under const.	Total possible deliveries	No.	Vacant	%
		All	%	Used				All	%	Used				All	%	Used					
The Survey Area Total	52,613	1,732	3.3	1,551	181		45,146	1,150	2.5	969	181		7,467	582	7.8	582	315	2,031	43	2.1	
Colorado Springs	49,837	1,564	3.1	1,385	179		42,955	1,051	2.4	872	179		6,882	513	7.5	513	298	2,016	43	2.1	
Branch:																					
Security	3,517	75	2.1	75	-	52	3,517	75	2.1	75	-	52									
Stations:																					
Vermijo	16,566	607	3.7	596	11	30	13,098	377	2.9	366	11	30	3,468	230	6.6	230	-	620	12	1.9	
Knob Hill	14,996	500	3.3	389	111	572	12,851	312	2.4	201	111	300	2,145	188	8.8	188	-	304	10	3.3	
North End	8,977	209	2.3	161	48	77	8,291	167	2.0	119	48	51	686	42	6.1	42	272	959	16	1.7	
West End	4,517	150	3.3	141	9	13	3,954	107	2.7	98	9	13	563	43	7.6	43	-	133	5	3.8	
Fort Carson	1,264	23	1.8	23	-	-	1,244	13	1.0	13	-	-	20	10	50.0	10	-	-	-	-	-
Other Cities and Towns:	2,776	168	6.1	166	2	20	2,191	99	4.5	97	2	3	585	69	11.8	69	17	15	-	0.0	
Manitou Springs	1,502	157	10.5	155	2	20	917	88	9.6	86	2	3	585	69	11.8	69	17	15	-	0.0	
U. S. Air Force Academy	1,274	11	0.9	11	-	-	1,274	11	0.9	11	-	-	-	-	-	-	-	-	-	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories, nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table IX

Status of New House Completions in Selected Subdivisions
Colorado Springs, Colorado, HMA
As of January 1965, January 1966, January 1967

<u>Sales price</u>	<u>Total completions</u>	<u>Pre-sold</u>	<u>Speculative construction</u>			
			<u>Total</u>	<u>Sold</u>	<u>Unsold</u>	
					<u>Number</u>	<u>Percent</u>
<u>Houses completed in 1964, as of January 1, 1965</u>						
Under \$10,000	-	-	-	-	-	-
\$10,000 - 12,499	15	10	5	2	3	60
12,500 - 14,999	202	70	132	116	16	12
15,000 - 17,499	194	87	107	88	19	18
17,500 - 19,999	155	70	85	61	24	28
20,000 - 24,999	157	65	92	74	18	20
25,000 - 29,999	-	-	-	-	-	-
30,000 - 34,999	-	-	-	-	-	-
35,000 and over	-	-	-	-	-	-
Total	723	302	421	341	80	19
<u>Houses completed in 1965, as of January 1, 1966</u>						
Under \$10,000	10	-	10	10	-	-
\$10,000 - 12,499	57	11	46	45	1	2
12,500 - 14,999	290	169	121	105	16	13
15,000 - 17,499	374	155	219	186	33	15
17,500 - 19,999	411	174	237	206	31	13
20,000 - 24,999	381	178	203	157	46	23
25,000 - 29,999	238	119	119	90	29	24
30,000 - 34,999	104	62	42	21	21	50
35,000 and over	93	59	34	20	14	41
Total	1,958	927	1,031	840	191	19
<u>Houses completed in 1966, as of January 1, 1967</u>						
Under \$10,000	-	-	-	-	-	-
\$10,000 - 12,499	3	-	3	3	-	-
12,500 - 14,999	226	130	96	86	10	10
15,000 - 17,499	378	198	180	170	10	6
17,500 - 19,999	229	90	139	112	27	19
20,000 - 24,999	264	132	132	112	20	15
25,000 - 29,999	107	50	57	47	10	18
30,000 - 34,999	46	32	14	10	4	29
35,000 and over	40	40	-	-	-	-
Total	1,293	672	621	540	81	13

a/ Includes only subdivisions with five or more completions during the year.

Source: Annual surveys of Unsold Inventory of New Homes conducted by the FHA Denver Insuring Office.

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