

728.1
:308
F22
Columbia
Mo.
1971

RECEIVED
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20410

Analysis of the
**COLUMBIA,
MISSOURI
HOUSING
MARKET**
as of July 1, 1971

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

May 1972

Housing Market Analysis

Columbia, Missouri, as of July 1, 1971

Foreword

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

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

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

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - COLUMBIA, MISSOURI
AS OF JULY 1, 1971

The Columbia Housing Market Area (HMA) is defined as Boone County, Missouri. This definition conforms to that of the Office of Management and Budget for the Columbia Standard Metropolitan Statistical Area. The Columbia HMA is located on Interstate 70, midway between St. Louis and Kansas City. Columbia is a center of higher education in the State of Missouri, with the University of Missouri, Stephens College, and Columbia College all situated in the HMA. The population of the Columbia HMA was estimated at 83,850 persons as of July 1971.^{1/}

Expanding wage and salary employment in the area, combined with growing enrollment at the three schools, resulted in fairly rapid population growth in the HMA during the 1960-1970 decade. Currently, the market for single-family sales housing is sound. The return of students for the fall session should bring the rental market into an acceptable balance.

Anticipated Housing Demand

Based upon the expected trends in economic and demographic factors and considering current supply-demand relationships, current construction levels, and anticipated losses to the housing inventory resulting from demolitions and other causes, there will be a demand for 875 units annually of privately-financed, nonsubsidized housing during the two-year forecast period ending July 1, 1973. About 225 units of annual demand will be satisfied by mobile homes. For optimum absorption, the remaining 600 units annually should consist of 375 units of sales housing and 275 units of rental housing. Qualitative distributions of demand for single-family houses by price classes and for multifamily units by gross monthly rents are presented in table I.

1/ For the purpose of this analysis all current and projected population and household estimates assume that the university and the colleges are in regular session and that the students are present. Discussion of the sales and rental markets as of July 1, 1971 takes into account the students' summer absence.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program, and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplements; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally-assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Columbia HMA, the total occupancy potential is estimated to be 445 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed in the following paragraphs are based on 1971 incomes, income limits in effect as of July 1, 1971, the occupancy of substandard housing, estimates of the elderly population, and on available market experience.^{2/}

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible

^{1/} The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.

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

families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Columbia HMA, it is estimated (based on regular income limits) that, for the period of July 1, 1971 to July 1, 1973, there is an occupancy potential for an annual total of 160 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 50 units of Section 236 rental housing for elderly couples and individuals. Use of exception income limits would increase this potential.

Currently, there are two Section 236 projects for families in various stages of development in the HMA. One project, consisting of 75 units, is currently under construction. A firm commitment had been issued for a second project of 128 units. Completion of these two projects should satisfy approximately 65 percent of the two-year potential for Section 235 and Section 236 housing for families. There have been about 20 new homes and about 10 existing homes financed under Section 235 in the HMA, with fund reservations remaining on about 50 homes.

Public Housing and Rent Supplement. The rent supplement and public housing programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing is estimated to be 175 units for families and 90 units for the elderly. None of the families and about 60 percent of the elderly also are eligible for housing under Section 236. In the case of the more restrictive rent-supplement program, the potential for families would be about 80 percent of that indicated for public housing, while the potential for the elderly would remain virtually unchanged (see table II).

There were 591 units of low-rent public housing under management in the Columbia HMA as of July 1, 1971. This total included 294 conventional units for families, 150 units of leased housing, and 147 units designed specifically for the elderly. No vacancies were reported in any of the projects and there were sizeable waiting lists for all of the facilities. Currently, there is one public housing project consisting of 200 units designed specifically for elderly occupancy under construction in the HMA. The completion of these units should more than satisfy the two-year potential for public housing for the elderly. In addition, because of the large overlap between Section 236 and public housing for the elderly, the completion of the above mentioned project will reduce the two-year potential for Section 236 housing for the elderly by approximately 60 percent. There are no units of rent-supplement housing in the HMA, and none are under construction.

Sales Market

The overall sales market in the Columbia HMA appears to be in reasonable balance as of July 1, 1971, a reflection of the stability associated with the economy of a university-dominated town. Although the vacancy rate has increased slightly since 1960, most of the vacant units are older and less desirable than the newer units in the current sales inventory.

The price of new single-family sales housing currently being marketed in the Columbia HMA ranges from about \$25,000 to \$35,000, with an average purchase price of about \$30,000. Very few homes priced below \$25,000 are being offered in the HMA as the result of rising construction costs. The majority of the subdivision activity has been located west and northwest of the city, with Roethell Heights and Valley View Gardens among the most active subdivisions.

Demand for existing homes in the Columbia area is strong and the market has experienced good activity. The low volume of construction of new homes priced below \$25,000 has increased the demand for existing homes in this price range. Consequently, homes in this price category are absorbed very quickly. The market for used homes at higher prices (\$25,000 to \$40,000) remains good in the established residential areas to the southwest of the city.

Rental Market

Since 1962, increases in the number of dormitory spaces available have fallen far below increases in student enrollment at the University of Missouri. This has forced increasing numbers of students to enter the off-campus rental market, as permitted by the 1964 decision of the university to allow all students, other than freshmen under 21 years of age, to live off campus. However, the large number of multifamily units (2,500 units) constructed during the 1964-1968 period in response to growing demand, resulted in an excess supply. This over building was confirmed in a survey conducted in 1969 which indicated an average occupancy of about 87 percent for the almost 1,400 units surveyed. Continued demand since 1969, combined with lower levels of multifamily construction, have resulted in a more balanced rental market. As of July 1, 1971, the renter vacancy rate approximated 28.3 percent; however, as students return to the HMA, vacancy rates are expected to decline to a more acceptable level of approximately seven percent.

Most of the new multifamily units constructed have been in the medium-to high-rental ranges, with almost all including air conditioning. Average monthly rentals, including utilities, are about \$130 to \$160 for a one-bedroom unit, \$150 to \$200 for a two-bedroom unit, and \$200 to \$220 for a three-bedroom unit. Multifamily units located within walking distance of the university rent on the average from \$10 to \$15 higher than the typical rents for the HMA. Newer single-family homes ranging in age from eight to ten years, usually rent from \$170 to \$190 for a three-bedroom house without a garage. Similar homes with a garage and extra appliances usually rent for \$230 to \$250 a month. Older single-family homes, particularly near the university, usually rent from \$110 to \$140 a month for a two-bedroom house and from \$140 to \$160 for a three-bedroom home.

Mobile Homes

In July 1971, there were about 2,725 mobile homes in the Columbia HMA, a significant increase since 1960. Mobile homes comprise about ten percent of the current housing inventory, while in 1960 they comprised five percent of the housing inventory. Growth has been greatest in the recent past, and

it is estimated that the number of mobile homes has increased by an average of 250 units annually during the past three years.

Typically, charges for a space in the mobile home parks in the area range from about \$20 to \$35 for accommodations in the older parks to about \$40 to \$50 in the newer "luxury" parks, several of which offer swimming pools and other recreational and social facilities. The monthly charge usually includes water, sewer, and garbage pick-up services. Electricity and gas usually are not included in the monthly charge.

Information obtained locally indicates that the mobile home segment of the housing market remains basically sound. The majority of the people in the current mobile home market are associated with the university either as students or as employees and, in general, have relatively low incomes. Demand in this segment of the market has been the greatest for parks with low rents and within close proximity to the university. As a result, nearly all of the older parks have maintained high occupancy. The newest mobile home parks in the HMA, in particular the "luxury" parks in the higher rent ranges, have been filling much more slowly than had been the past experience of new parks. One park, consisting initially of about 60 units and located several miles south of the city has been open about a year but is only about half occupied. Local sources, however, felt that the "luxury" park concept was a new idea to the Columbia area and had anticipated a somewhat slower rate of occupancy and at present were satisfied with the market reception.

During the July 1971 to July 1973 period, it is estimated that the net increase in the number of households in mobile homes will average about 225 annually. This projection is slightly below the increase of recent years, reflecting a moderate decline in the rate of population growth, but anticipating the continued popularity of mobile home living in the Columbia HMA. Currently, there are approximately 100 vacant trailer spaces in the HMA, with about half of these in the upper rent ranges. In addition, there is a new park consisting of 280 spaces under construction and being insured under Section 207 M of the National Housing Act. Some of the park owners surveyed also indicated intentions of expanding their present parks. It is judged that the current inventory, supplemented by very slight expansion in present facilities, should adequately meet the projected demand for new mobile homes.

Economic, Demographic and Housing Factors

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

Economic Factors. The University of Missouri, Stephens College, and Columbia College are the primary support to the economy of the Columbia HMA. In the fall of 1970, the three schools employed a combined total of an estimated 4,000 academic personnel and 8,000 supportive personnel. Total student enrollment in 1970 was 24,262, an increase of 10,982 over the 1960 total of 13,280 (see table III). Increases in student enrollment during the forecast period should average 700 students annually.

Of secondary importance is the large number of trade and service jobs arising from student demand for consumption goods and services. From 1965 through 1969, nonagricultural wage and salary employment grew, on the average, by 2,320 jobs a year. Manufacturing employment increased by an average of 70 jobs a year during this period, while nonmanufacturing employment increased by 2,250 jobs a year, reflecting the impact of the three schools (see table IV).

Light industry in the form of printing, fabricated metal products, and visual aid products constitutes the largest proportion of manufacturing employment in the Columbia HMA. Steady gains in employment from 1965 through 1968 were offset by a decline in 1969; however, current figures indicate virtually no change in manufacturing employment since 1969.

Nonmanufacturing employment in the Columbia HMA has, as mentioned above, been the primary source of economic growth. Large annual increases in employment in the government sector coupled with moderate growth in the trade and service industries have produced consistent job opportunities in the HMA.

During the July 1971 to July 1973 forecast period, nonagricultural wage and salary employment is expected to increase by about 3,400 jobs (1,700 jobs annually). Nonmanufacturing employment will account for about 3,300 (1,650 a year) of these new jobs as government employment, buoyed by the addition of approximately 800 new jobs during the forecast period at the new Veterans Administration Hospital, continues to increase and as the trade and service industries respond to additional increases in university-connected population. Slight increases in existing manufacturing firms should result in employment gains of about 100 workers (50 a year).

Income. In 1971, the median annual income of all families in the Columbia HMA after deduction of federal income tax was \$8,150; the median after-tax income of renter households of two or more persons was \$6,925. The 1959 median annual income of all families in the HMA, after deduction of federal income tax, was \$4,475; the median after-tax income of renter households of two or more persons was \$3,825. Detailed distributions of all families and of renter households in the HMA by income classes for 1959 and 1971 are presented in table V.

Demographic Factors. The population of the Columbia HMA was an estimated 83,850 persons on July 1, 1971, compared with 80,911 persons on April 1, 1970 (see table VI). A relatively constant level of net natural increase (resident births minus resident deaths) coupled with considerable student population growth, has generated increases of about 2,570 persons annually, during the 1960-1970 period. Growth in student population during the 1960-1970 period averaged about 995 annually, or almost 40 percent of the total population growth for the 1960-1970 decade. The largest portion of this growth occurred during the 1963-1969 period, and was particularly reflected in the growth of the University of Missouri. Nonstudent population grew by an average 1,575 persons during 1960-1970 period.

Based on the expectation that employment opportunities will continue to expand, but tempered by the fact that university enrollment will not increase as rapidly as during the past decade, it is anticipated that the population of the Columbia HMA will increase by about 2,000 persons annually during the forecast period. Student population should again comprise over 30 percent of the total population growth and increase by about 700 persons annually.

In July 1971, there were about 25,200 households in the Columbia HMA, including 19,700 nonstudent households and 5,500 student households. Nonstudent household growth is expected to average about 475 a year over the next two years, a moderate reduction from the 1960-1970 average of 559 a year. The growth of student households is estimated at 275 a year during the forecast period. This is a slight increase over the 1960-1970 average of 258 a year. With dormitories at full capacity, however, and no new facilities planned during the forecast period, future enrollment growth will result in an increased rate of student household formation and an additional demand for off-campus housing.

Housing Factors. The 1970 Census enumerated 25,910 housing units in the HMA. As of July 1, 1971, there were an estimated 26,550 housing units in the HMA, a net increase of about 9,425 units since April 1960. This net increase was the result of the completion of an estimated 10,700 new units, the net addition of about 1,925 mobile homes, and the loss of about 3,200 units through demolitions and other causes. There were about 500 housing units under construction in July 1971, of which 65 were single-family homes and 435 were units in multifamily structures. Of the multifamily units under construction, 200 are public housing units and 75 units are being insured under Section 236 of the National Housing Act.

The volume of private residential construction, as measured by building permits^{1/} and estimates of activity outside permit-issuing places, grew from 433 units in 1960 to 1,430 units in 1966 (see table VII). Since 1966, activity has declined with only a moderate increase in 1968. As can be seen in table VII, multifamily construction accounts for much of the year-to-year variation in building activity in the HMA. High levels of multifamily construction from 1964 through 1968 (about 2,500 units in all) resulted in rising vacancies during 1969; 234 and 279 units were authorized in 1969 and 1970, respectively. Single-family construction volume (about 800 units annually) rose to peak levels in 1964-1965 and in 1967-1968 and declined in 1969-1970 to levels of the early part of the decade.

There were about 3,500 vacant, nonseasonal, nondilapidated housing units available in the HMA as of July 1, 1971. About 250 were available for sale and about 3,250 were available for rent, indicating homeowner and renter vacancy rates of 1.7 and 28.3 percent, respectively. The renter

^{1/} Building permits cover approximately 65 percent of total estimated construction activity.

vacancy ratio, however, is distorted by large number of units vacant in mid-summer which are typically occupied by students during the school year. The return of students for the fall term should result in a decline to a more acceptable vacancy rate of approximately 7 percent. In April 1970, there were 269 units available for sale and 864 units available for rent, indicating homeowner and renter vacancy rates of 1.9 percent and 7.7 percent, respectively (see table VIII).

Table I

Estimated Annual Demand for Nonsubsidized Housing
Columbia, Missouri, Housing Market Area
July 1, 1971 - July 1, 1973

A. Single family houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	25	7
\$17,500 - 19,999	35	9
20,000 - 22,499	45	12
22,500 - 24,999	50	14
25,000 - 29,999	90	24
30,000 - 34,999	65	17
35,000 and over	<u>65</u>	<u>17</u>
Total	375	100

B. Multifamily units

<u>Gross Monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$129	10	-	-	-
\$130 - 149	5	-	-	-
150 - 169	-	70	-	-
170 - 189	-	30	55	-
190 - 209	-	10	30	-
210 - 229	-	5	20	5
230 - 249	-	5	10	5
250 and above	<u>-</u>	<u>-</u>	<u>10</u>	<u>5</u>
Total	15	120	125	15

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

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Columbia, Missouri, Housing Market Area
July 1, 1971 - July 1, 1973

	<u>Secs. 235 and 236^{a/}</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	20	-	20	40
2 bedrooms	60	-	70	130
3 bedrooms	50	-	55	105
4+ bedrooms	<u>30</u>	<u>-</u>	<u>30</u>	<u>60</u>
Total	160	-	175	335
 B. <u>Elderly</u>				
Efficiency	10	25	40	75
1 bedroom	<u>10</u>	<u>5</u>	<u>20</u>	<u>35</u>
Total	20 ^{b/}	30	60	110

a/ Estimates are based on regular income limits.

b/ Section 236 exclusively.

Table III

College Enrollment^{a/}
Columbia, Missouri, Housing Market Area
1960 - 1971

<u>Year</u>	<u>University of Missouri</u>	<u>Stephens College</u>	<u>Columbia College</u>	<u>Total</u>
1960	11,176	1,695	409	13,280
1961	12,000	1,727	378	14,105
1962	12,900	1,775	372	15,047
1963	13,853	1,777	316	15,946
1964	15,289	1,804	306	17,399
1965	16,786	1,986	467	19,239
1966	17,581	1,898	560	20,039
1967	19,418	1,902	565	21,885
1968	19,811	1,957	545	22,313
1969	21,082	2,063	500	23,645
1970	21,681	2,085	496	24,262
1971	6,728 ^{b/}	140 ^{b/}	53 ^{b/}	6,921 ^{b/}

^{a/} Enrollment data shown are for fall semester of year indicated.

^{b/} For 1971, summer enrollment.

Sources: Office of the Registrar, University of Missouri; Offices of Public Information, Stephens College and Columbia College.

Table IV

Labor Force Trends
Columbia, Missouri, Housing Market Area
1964 - 1970

	Annual Average						Twelve months ending September	
	1964	1965	1966	1967	1968	1969	1969	1970
Civilian work force ^{a/}	<u>29,010</u>	<u>30,070</u>	<u>32,850</u>	<u>34,960</u>	<u>38,080</u>	<u>39,720</u>	<u>39,150</u>	<u>40,900</u>
Unemployment	510	430	550	700	740	640	650	820
Percent of work force	1.8%	1.5%	1.7%	2.0%	1.9%	1.6%	1.7%	2.0%
Total employment	<u>28,510</u>	<u>29,640</u>	<u>32,300</u>	<u>34,260</u>	<u>37,320</u>	<u>39,080</u>	<u>38,500</u>	<u>40,080</u>
Nonagric. wage & salary ^{b/}	<u>23,510</u>	<u>24,850</u>	<u>27,480</u>	<u>29,330</u>	<u>32,330</u>	<u>34,120</u>	<u>33,550</u>	<u>35,070</u>
Manufacturing	NA	<u>1,730</u>	<u>1,750</u>	<u>1,850</u>	<u>2,230</u>	<u>2,010</u>	<u>1,980</u>	<u>2,030</u>
Nonmanufacturing	NA	<u>23,120</u>	<u>25,730</u>	<u>27,480</u>	<u>30,100</u>	<u>32,110</u>	<u>31,570</u>	<u>33,040</u>
Mining	NA	100	120	120	120	130	130	140
Contract construction	NA	1,460	1,520	1,390	1,330	1,460	1,400	1,540
Trans., comm. & pub. util.	NA	620	670	740	760	790	780	870
Wholesale & retail trade	NA	4,530	5,090	5,290	5,590	5,810	5,770	5,800
Fin., ins. & real estate	NA	2,140	2,290	2,370	2,580	2,730	2,680	2,830
Serv. (except priv. households)	NA	2,700	2,840	2,960	3,200	3,240	3,170	3,350
Government	NA	11,520	13,140	14,550	16,460	17,890	17,580	18,440
Other nonmanufacturing	NA	50	60	60	60	60	60	70
All other nonagric. employment	2,810	2,820	2,900	2,930	3,090	3,180	3,140	3,230
Agriculture	2,170	1,970	1,920	2,000	1,900	1,780	1,810	1,780
Persons inv. labor mgt. disp.	-	-	-	-	20	-	-	-

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

^{b/} Excludes domestics.

^{c/} Includes nonagricultural self-employed, unpaid family workers in private households.

Source: Missouri Employment Security Commission.

Table V

Percentage Distribution of All Families and Renter
Households by Estimated Annual Income
After Deduction of Federal Income Tax
Columbia, Missouri, Housing Market Area
1959 and 1971

<u>Annual income</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$2,000	15	18	6	8
\$ 2,000 - 2,999	12	17	5	7
3,000 - 3,999	16	19	6	9
4,000 - 4,999	14	14	7	9
5,000 - 5,999	12	11	8	9
6,000 - 6,999	10	6	8	10
7,000 - 7,999	5	4	9	8
8,000 - 8,999	4	3	8	8
9,000 - 9,999	3	2	7	7
10,000 - 12,499	5	3	14	11
12,500 - 14,999	(4	(3	8	6
15,000 and over	((14	9
Total	100	100	100	100
Median	\$4,475	\$3,825	\$8,150	\$6,925

A/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends
Columbia, Missouri, Housing Market Area
1960-1973

<u>Geographic components^{a/}</u>	April	April	July	July	<u>Average annual changes</u>		
	<u>1960</u>	<u>1970</u>	<u>1971</u>	<u>1973</u>	<u>April 1960</u> <u>to</u> <u>April 1970</u>	<u>April 1970</u> <u>to</u> <u>July 1971^{b/}</u>	<u>July 1971</u> <u>to</u> <u>July 1973^{b/}</u>
Total population	<u>55,202</u>	<u>80,911</u>	<u>83,850</u>	<u>87,850</u>	<u>2,571</u>	<u>2,200</u>	<u>2,000</u>
Columbia	36,650	58,804	61,050	64,250	2,215	1,700	1,600
Remainder of Boone County	18,552	22,107	22,800	23,600	356	500	400
Total households	<u>15,939</u>	<u>24,109</u>	<u>25,200</u>	<u>26,675</u>	<u>817</u>	<u>820</u>	<u>750</u>
Columbia	10,081	17,037	17,900	19,075	696	650	600
Remainder of Boone County	5,858	7,072	7,300	7,600	121	170	150
<u>Demographic components</u>							
Total population	<u>55,202</u>	<u>80,911</u>	<u>83,850</u>	<u>87,850</u>	<u>2,571</u>	<u>2,200</u>	<u>2,000</u>
Nonstudent	40,552	56,311	58,250	60,850	1,576	1,450	1,300
Students ^{c/}	14,650	24,600	25,600	27,000	995	750	650
Total households	<u>15,939</u>	<u>24,109</u>	<u>25,200</u>	<u>26,675</u>	<u>817</u>	<u>820</u>	<u>750</u>
Nonstudent	13,389	18,984	19,700	20,625	559	540	475
Students ^{d/}	2,550	5,125	5,500	6,050	258	280	275

a/ Prior to the 1970 Census the city of Columbia annexed a large area around the city from Boone County including an estimated 8,000 persons and about 2,900 households. The demographic trends have been somewhat distorted by this annexation.

b/ Rounded.

c/ Includes all full-time degree credit students and their dependents.

d/ Includes only those households where the head of the household is a full-time degree credit student.

Source: 1960 and 1970 Censuses of Population and Housing; University of Missouri; Stephens College, Columbia College; and estimates by Housing Market Analyst.

Table VII

Residential Construction Activity
Columbia, Missouri, Housing Market Area
1960-1971

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>Six mos. 1971</u>
SMSA total	<u>433</u>	<u>492</u>	<u>766</u>	<u>968</u>	<u>946</u>	<u>1,404</u>	<u>1,430</u>	<u>1,144</u>	<u>1,355</u>	<u>705</u>	<u>694</u>	<u>274</u>
Single-family	378	482	561	679	770	854	554	814	81	471	415	134
Multifamily	55	10 ^{a/}	205 ^{b/}	289	176 ^{c/}	550	876 ^{d/}	330	74	234	279	140 ^{e/}
Columbia	<u>209</u>	<u>214</u>	<u>439</u>	<u>566</u>	<u>495</u>	<u>903</u>	<u>1,106</u>	<u>673</u>	<u>303</u>	<u>428</u>	<u>453</u>	<u>239</u>
Single-family	154	204	234	279	319	353	230	343	29	194	174	99
Multifamily	55	10 ^{a/}	205 ^{b/}	287	176 ^{c/}	550	876 ^{d/}	330	74	234	279	140 ^{e/}
Centralia	<u>34</u>	<u>8</u>	<u>12</u>	<u>12</u>	<u>31</u>	<u>41</u>	<u>34</u>	<u>31</u>	<u>32</u>	<u>37</u>	<u>31</u>	<u>5</u>
Single-family	34	8	12	10	31	41	34	31	32	37	31	5
Multifamily	-	-	-	2	-	-	-	-	-	-	-	-
Remainder	<u>190</u>	<u>270</u>	<u>315</u>	<u>390</u>	<u>420</u>	<u>460</u>	<u>290</u>	<u>440</u>	<u>420</u>	<u>240</u>	<u>210</u>	<u>30</u>
Single-family	190	270	315	390	420	460	290	440	420	240	210	30
Multifamily	-	-	-	-	-	-	-	-	-	-	-	-

^{a/} Excludes 138 units of public housing.

^{b/} Excludes 56 units of public housing.

^{c/} Excludes 44 units of public housing.

^{d/} Excludes 147 units of public housing.

^{e/} Excludes 200 units of public housing, 128 units of Section 236 housing permitted in February but for which construction had not started as of July, and 95 units of Section 236 housing.

Sources: U. S. Bureau of the Census, C-40 Construction reports, and local housing officials and records, with estimates by Housing Market Analyst.

Table VIII

Tenure and Occupancy in the Housing Inventory
Columbia, Missouri, Housing Market Area
April 1960 - July 1971

<u>Tenure and occupancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>July 1971</u>
Total housing supply	<u>17,131</u>	<u>25,910</u>	<u>26,550</u>
Occupied housing units	15,939	24,109	22,475
Owner-occupied	9,804	13,761	14,250
Percent of all occupied	61.5%	57.1%	63.4%
Renter-occupied	6,135	10,348	8,225
Percent of all occupied	38.5%	42.9%	36.6%
Vacant housing units	1,192	1,801	4,075
Available vacant	491	1,133	3,500
For sale	141	269	250
Homeowner vacancy rate	1.4%	1.9%	1.7%
For rent	350	864	3,250
Renter vacancy rate	5.4%	7.7%	28.3%
Other vacant ^{a/}	701	668	575

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

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

728.1

:308

F22

Columbia

Mo.

1971

U.S. FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20416

728.1 :308 F22 Columbia, Mo. 1971

U.S. Federal Housing Administration
Analysis of the...housing market

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

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, \$300

POSTAGE AND FEES PAID
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

