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DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410
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Analysis of the

CORPUS CHRISTI, TEXAS

HOUSING MARKET

as of October 1, 1966

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

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ANALYSIS OF THE
CORPUS CHRISTI, TEXAS, HOUSING MARKET
AS OF OCTOBER 1, 1966

Field Market Analysis Service
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.

Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	2
Economy of the Area	3
Character and History	3
Employment	3
Unemployment	7
Estimated Future Employment	7
Income	8
Demographic Factors	10
Population	10
Households	11
Housing Market Factors	13
Housing Supply	13
Residential Building Activity	14
Tenure of Occupancy	16
Vacancy	17
Sales Market	19
Rental Market	20
Urban Renewal	20
Military Housing	21
Public Housing	21
Demand for Housing	22
Quantitative Demand	22
Qualitative Demand	22

ANALYSIS OF THE
CORPUS CHRISTI, TEXAS, HOUSING MARKET
AS OF OCTOBER 1, 1966

Summary and Conclusions

1. Stimulated by the reopening of the overhaul and repair facilities at the Corpus Christi Naval Air Station (NAS) by the Army in 1961, nonagricultural employment in the Corpus Christi Housing Market Area (HMA) increased by about 4,000 workers between 1961 and 1962. Employment increases have continued, with gains of about 3,700 from 1963 to 1964 and of about 2,200 from 1964 to 1965. Nonagricultural employment averaged 82,300 workers during the first nine months of 1966, about 1,500 workers above the same period in 1965. In addition, about 4,425 uniformed military personnel were assigned to the NAS in 1966. During the next two years, nonagricultural employment is expected to increase by an average of 1,400 annually. About 1,150 additional uniformed Army personnel are expected to be assigned to the NAS during the next 12 to 24 months.

Unemployment in the HMA averaged 3,500 (3.9 percent of the work force) during the 12 months ending September 1966. Unemployment has declined each year since 1962.

2. The current median annual income of all families in the Corpus Christi HMA is approximately \$6,000, after deduction of federal income tax, and the median after-tax income of all renter households of two or more persons is about \$4,250. By 1968, median incomes are expected to increase to about \$6,325 for all families and to \$4,500 for renter households.
3. The current population of the HMA is about 307,500 persons, an increase of 40,900 (15 percent) since April 1960. Of the 307,500 persons in the HMA, 219,000 reside in the city of Corpus Christi and 88,500 in the remainder of the HMA. Since April 1960, population of the HMA has increased by an average of 6,300 a year. During the next two years, total population is expected to increase by an average of about 6,000 a year, 4,600 in Corpus Christi City and 1,400 in the remainder of the area.
4. The 79,700 households currently in the HMA represent an increase of 10,600 (15 percent) since April 1960, or about 1,625 annually. By October 1968, households are expected to increase by an average of about 1,650 annually, 1,275 in Corpus Christi City and 375 in the remainder of the HMA.

5. The current inventory of about 91,100 housing units represents a net gain of over 7,525 units (nine percent) since April 1960, an average increase of 1,150 a year. Since 1960, an average of 1,350 new private housing units a year have been authorized for construction in the HMA, over 1,050 single-family houses and over 275 units in multifamily structures. In 1965, new units authorized in the Corpus Christi HMA totaled about 1,475, down 19 percent from 1964 because of a sharp drop in multifamily authorizations. During the first nine months of 1966, the number of single-family units authorized (871) was down seven percent from the number authorized in the first nine months of 1965; but the 317 multifamily units authorized in the 1966 period represented an increase of 24 percent from the first nine months of 1965. Currently, approximately 260 single-family houses and 270 multifamily units are under construction.
6. Vacancies in both sales and rental housing increased during the 1959-1961 period, but have decreased sharply since 1962. Currently, there are about 3,350 vacant housing units available for sale or rent in the HMA; about 750 are vacant sales units, representing a homeowner vacancy ratio of 1.5 percent, and 2,600 are vacant rental units, a current renter vacancy ratio of 8.0 percent.
7. Demand during the next two years for privately-financed new housing totals approximately 1,000 single-family houses and about 225 multifamily units annually. Approximately 175 additional units of multifamily housing probably can be absorbed annually at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations. Distribution of the annual demand for new single-family houses is expected to approximate the sales price pattern shown on page 23. Demand for new multi-units by rents levels and size of units is expected to approximate the patterns indicated on page 24. Because of the relatively large number of multifamily units now under construction and the prospect that the 350 units of appropriated fund housing may be coming available toward the end of the forecast period, a close check of the absorption rate of new multifamily units should be maintained.

ANALYSIS OF THE
CORPUS CHRISTI, TEXAS HOUSING MARKET
AS OF OCTOBER 1, 1966

Housing Market Area

The Corpus Christi Housing Market Area (HMA) is defined as being coterminous with the present definition of the Corpus Christi Standard Metropolitan Statistical Area (SMSA), which includes the counties of Nueces and San Patricio, Texas. San Patricio County was added to the Corpus Christi SMSA in July 1965, and currently is included in the Labor Market Area by the Texas Employment Commission.

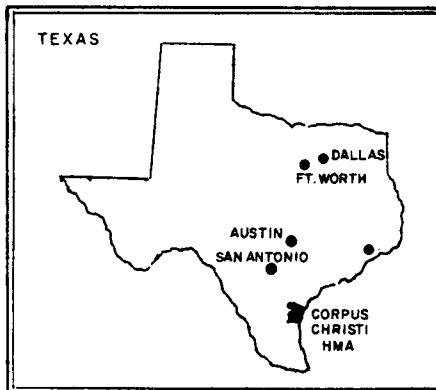
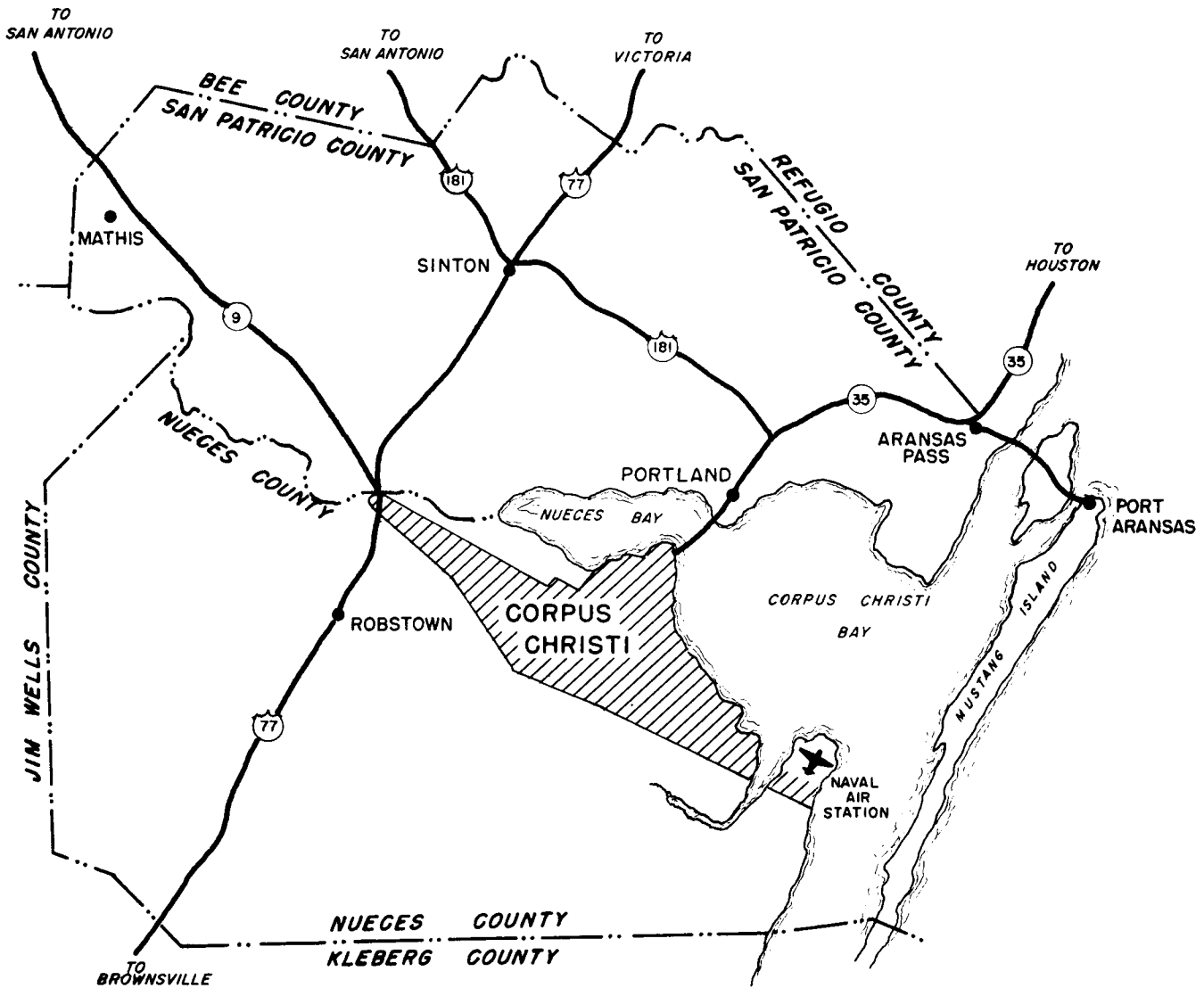
The Corpus Christi HMA had a population of 266,600 in 1960. Approximately 63 percent of the population of the HMA lived in the city of Corpus Christi. In addition to Corpus Christi, there was one city in the HMA with a 1960 population of 10,000 or more (Robstown), three cities with populations of 6,000 to 9,999 (Aransas Pass, Mathis, and Sinton), and three cities with populations of 3,000 to 5,999. Approximately 83 percent of the population of the HMA lives in Nueces County and 17 percent in San Patricia County.

According to the 1960 Census of Population, daily out-commutation from Nueces County to employment in San Patricio County totaled about 1,325 workers, and daily in-commutation to employment in Nueces County from San Patricio County totaled about 1,310 workers. The net daily in-commutation to employment in Nueces County from surrounding counties outside the SMSA was negligible. Jim Wells, Kleberg, and Duval Counties totaled about 135 workers, about 795 in-commuters and 660 out-commuters. This relatively low level of commutation (excluding San Patricio County) is caused by the great distance from the centers of employment of the HMA and its geographic boundaries.

Corpus Christi, a principal port on the Texas Gulf Coast, is located about 160 miles north of the Mexican border, 140 miles southeast of San Antonio, and 200 miles southwest of Houston. The HMA is served by a diversified transportation network. Two bus lines, Continental Trailways and Greyhound, and four airlines, Braniff, Eastern, Mexicana, and Trans-Texas serve Corpus Christi. Three railroads provide freight service, Missouri-Pacific, Southern Pacific, and Texas-Mexican. The latter offers direct rail connection with Mexico, an area of increasing importance to United States trade. Seven motor freight lines serve the area. Steamship agencies representing more than 160 dry cargo carriers have offices in Corpus Christi. The modern Port of Corpus Christi, opened in 1926, is served by 77 bulk oil carriers; in addition, almost sixty barge carriers provide service via the Intracoastal Canal to the Gulf Coast and the vast Mississippi River tributary system.

Inasmuch as the rural farm population of the Corpus Christi HMA constituted only four 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.

CORPUS CHRISTI, TEXAS, HOUSING MARKET AREA



Economy of the Area

Character and History

A trading post was established in 1839 at Corpus Christi Bay. This was the beginning of Corpus Christi. U. S. troops arrived in 1845, and in the following years secured for Texas the land southward to the Rio Grande. Trade was supplemented by cattle raising and later by farming. Between World War I and World War II the Port of Corpus Christi was developed, gas and oil were discovered, and a number of industrial plants were established in the Corpus Christi area.

Another phase of development began with World War II. The economy expanded to include the growth of the chemical, petrochemical, and the light metals industries. The Corpus Christi Naval Air Station (NAS) began flight training in 1941. In 1961, The Army Aeronautical Depot Maintenance Center began to utilize the large overhaul and repair facilities at the NAS that were closed in late 1959. The Naval Air Station has contributed significantly to the economy of the area for more than a quarter of a century. Industry, shipping, trade, and service activities serving Corpus Christi, the number of conventions and tourists, and the surrounding prosperous farming area continue to grow.

Employment

Current Estimate and Past Trend. For the first nine months of 1966, the work force in the Corpus Christi HMA averaged about 90,800, according to the Texas Employment Commission. Nonagricultural employment averaged 82,300 during the January-September 1966 period, up about 1,500 workers (two percent) from the first nine months of 1965. Employment in manufacturing industries accounted for about thirteen percent of all nonagricultural employment in the HMA, averaging 10,500 to date in 1966, about 200 above the comparable period in 1965. Nonmanufacturing employment increased by 1,300 during the year. While significant employment increases occurred in government, principally because of expanding employment at the Naval Air Station, gains about balanced losses in other nonmanufacturing activities.

The gain of 1,500 nonagricultural workers during the past year is the smallest gain since the Army Aeronautical Depot Maintenance Center was established at the Corpus Christi NAS. During the past two and three-fourths years, total nonagricultural employment increased by an average of 2,650 workers (3.5 percent) a year. Between 1950 and 1960

nonagricultural employment of residents of the HMA increased from 57,400 to 76,000, an average annual gain of about 1,860 (three percent), according to the Censuses of Population. 1/

Employment data for the two-county HMA are not available prior to 1963. However, between 85 and 90 percent of nonagricultural employment in the two-county area is in Nueces County. For that reason, data for the two periods, although not strictly comparable, provide a reasonably good pattern of the over-all trend. Data for Nueces County for the period from 1958 to 1962 reflect the employment declines following the closing of the overhaul and repair shops at the Naval Air Station in 1959. Employment increases since 1961 reflect, in part, the build up of the Army Aeronautical Depot Maintenance Center following its establishment. The year-to-year employment changes in the HMA are shown in the following table.

Trend of Nonagricultural Employment
in the Corpus Christi, HMA, 1958-1966 a/

<u>Year</u>	<u>Average monthly employment</u>	<u>Annual change</u>	
		<u>Number</u>	<u>Percent</u>
<u>Nueces County only</u>			
1958	65,900	-	-
1959	64,400	-1,500	-2.3
1960	64,700	300	.5
1961	64,100	-600	-.9
1962	68,100	4,000	6.2
<u>Two-County total</u>			
1963	75,000	(600) ^{b/}	(.8) ^{b/}
1964	78,700	3,700	4.9
1965	80,900	2,200	2.8
1965 Jan.-Sept.	80,800	-	-
1966 Jan.-Sept.	82,300	1,500	1.9

a/ Data cover Nueces County only for the 1958-1962 period and Nueces and San Patricio Counties for the 1963-1966 period. Between 85 and 90 percent of the two-county employment total is in Nueces County.

b/ Exact data not available, but not in excess of the numbers shown.

Source: Texas Employment Commission.

1/ Employment data from the Censuses of Population relate to persons living in the Corpus Christi HMA even though some may work outside this HMA, whereas Texas Employment Commission data relate to

A D D E N D U M

The footnote paragraph at the bottom of page 4 of the Corpus Christi, Texas Housing Market Analysis should read as follows:

- 1/ Employment data from the Censuses of Population relate to persons living in the Corpus Christi HMA even though some may work outside this HMA, whereas Texas Employment Commission data relate to persons working in the Corpus Christi HMA even though some may reside outside this HMA.

The trends of employment in various industry groups between 1959 and 1966, presented in tables II and III, indicate that virtually all major industry groups gained during the past seven years. Manufacturing employment in Nueces County gained a net of 500 workers from 1959 to 1962; in the two-county area an additional 200 workers were added since 1963. Nonmanufacturing industries added a net of 3,100 workers from 1959 to 1962, and gained 7,000 workers since 1963, or almost eleven percent.

In manufacturing industries, the gain of 200 workers since 1963 occurred in durable goods industries. In nondurable goods industries, gains of 200 workers in the chemical products group were offset by equal declines in the food products group.

In nonmanufacturing activities, the largest numerical gains between 1963 and 1966 were in government, up 2,600 workers (23 percent); retail trade, up 2,100 workers (14 percent); contract construction, up 1,100 workers (17 percent); business, personal, and professional services, up 600 workers (6 percent); and communication and utilities, up 300 workers (13 percent). These gains more than offset small losses in mining and in transportation.

Employment by Industry. The economic character of the Corpus Christi area is indicated by the kinds of employment opportunities available. The civilian work force in 1965 averaged 89,700 persons, of whom 85,100 were employed. Unemployment averaged 4,600, or 5.1 percent of the work force. Agriculture accounted for 4,200 workers, or less than five percent of total employment. Nonagricultural wage and salary employment totaled 67,200 and there were 13,600 self-employed, unpaid family workers, and domestic workers in private households.

Of the 80,900 nonagricultural workers employed in 1965, approximately 13 percent were engaged in manufacturing, one-third in the production of durable goods and almost two-thirds in nondurable goods production. No single industry dominates manufacturing employment, although chemical products accounts for about one-fourth of manufacturing employment. The next largest was food products which accounted for almost three percent of nonagricultural employment, followed closely by primary metals and the petroleum products industries which accounted for about two percent each.

Among nonmanufacturing activities, trade provided 27 percent of all nonagricultural jobs, retail trade accounted for about 21 percent and wholesale trade for six percent. The high proportion of employment in trade reflects the importance of Corpus Christi as a trade

center. Business, personal, and professional services accounted for 13 percent of all workers, and government of all types for over 15 percent. The proportion in government is up since 1963, reflecting larger payrolls in education activities and employment increases at the Naval Air Station. Contract construction accounts for ten percent; transportation, communications, and utilities account for seven percent; and mining accounts for more than five percent of all nonagricultural workers.

Military Establishments. There was an assigned military strength of about 4,430 men at the Corpus Christi Naval Air Station as of June-July 1966, up about 24 percent from December 1962. An additional 1,150 Army personnel will be assigned to the station during the next 12 to 24 months. Uniformed military personnel are not included in the civilian work force or the estimate of employment, but they add significantly to the economic support of the area. The 4,200 civil service workers, up almost 100 percent since December 1961, are included in the civilian work force and the employment estimate by the Texas Employment Commission. The substantial increase in civilian employment at the Army Aeronautical Depot Maintenance Center since its activation in 1961 and the increase in civilian employment at the Naval Air Station during recent months are recorded in table IV. The following table indicates trends in the assigned military strength of the Army Aeronautical Depot Maintenance Center and the Naval Air Station since 1961.

Assigned Strength
Corpus Christi NAS, Texas
1961-1966

<u>As of</u> <u>December</u>	<u>Army</u>	<u>Navy</u>
1961	18	na
1962	184	3,388
1963	152	3,525
1964	302	4,365
1965	425	4,019
1966	572 <u>a/</u>	3,858 <u>b/</u>

a/ July.

b/ June.

Source: Department of Defense

Employment Participation Rate. The participation rate (the ratio of employment to population) in the Corpus Christi HMA increased moderately from 1950 to 1960, and since 1960 there has been a further gain. The current ratio of nonagricultural employment to total population is about 26.68 percent as compared with about 25.92 percent in 1960. No significant change in the rate is expected in the next two years.

Unemployment

There were 3,500 workers unemployed in the Corpus Christi HMA in the average month during the October 1965-September 1966 period, representing an unemployment ratio of 3.9 percent. This was the lowest number unemployed and the lowest unemployment ratio during the entire 1958-1966 period. Since 1962 the ratio has declined each year, as shown in table I.

Estimated Future Employment

Economic studies of the Corpus Christi area prepared by the Federal Reserve Bank of Dallas, The University of Texas, and the Texas Water Development Board indicate a favorable outlook for economic expansion and population growth of the Corpus Christi area. Among the factors cited that suggest long-range growth of the area are: vast supplies of petroleum, natural gas, oyster shell, salt, both fresh and salt water, clay, sand, cotton, and grain sorghum as a resource base for further industrial development; the planned assured future availability of desirable plant sites, many of them with deep-water frontage; the Intercoastal Canal, the modern Port of Corpus Christi and other deep-water navigation facilities; the mild weather of the Corpus Christi coastal region that attracts industry and tourists, both winter and summer; fertile and easily cultivated agricultural land which is in a relatively high state of development; and the Corpus Christi NAS which includes pilot training for the Navy and the aircraft overhaul and repair facilities operated by the Army as an aeronautical maintenance depot.

By 1968, total nonagricultural employment in the HMA is expected to increase to an average of approximately 84,800, up about 2,800 from the average monthly employment of the past twelve months. This employment forecast of 1,400 new jobs a year during the October 1966-October 1968 period is based on the expected increase of approximately 1,000 jobs a year in nonmilitary connected activities in the HMA and an increase of about 400 jobs a year at the NAS. Changes in requirements for military aircraft overhaul and maintenance could alter those levels significantly, in which case forecast employment gains would be subject to change. Nonmilitary employment gains during the forecast

period will occur primarily in trade, services, and government. A moderate increase in industrial employment is expected, primarily in the metals and petrochemical industries.

Income

Hours and Earnings. The trend of average weekly earnings of all production workers in manufacturing industries, shown in the following table, indicates that weekly earnings in the Corpus Christi HMA have been above the Texas State average for the past several years. Production workers in the Corpus Christi HMA also typically work more hours a week than the state average. In the January-September 1966 period, weekly wages of production workers in the Corpus Christi HMA averaged about \$125 compared with \$120 in 1964, representing an increase of four percent.

Average Gross Weekly Hours and Earnings of Manufacturing Production Workers 1963 to 1966

<u>Year</u>	<u>Corpus Christi</u>		<u>San Antonio</u>		<u>Texas</u>	
	<u>Earnings</u>	<u>a/ Hours</u>	<u>Earnings</u>	<u>a/ Hours</u>	<u>Earnings</u>	<u>a/ Hours</u>
1963	na	na	\$ 72	40.8	\$ 97	41.4
1964	\$120	42.4	76	41.4	101	41.7
1965	121	42.0	78	41.1	104	41.9
1966 <u>b/</u>	125	42.5	82	41.7	107	42.0

a/ Rounded to dollars.

b/ January-September 1966.

Sources: U. S. Bureau of Labor Statistics.
Texas Employment Commission.

Family Income. The October 1966 median annual money income, after deduction of federal income tax, of all families in the Corpus Christi HMA is \$6,000. About one-fifth of all families have after-tax incomes of \$10,000 or more a year and six percent receive more than \$15,000 a year. The median annual after-tax income of all renter households of two or more persons (\$4,250) is significantly lower than the median of all families.

Family incomes are expected to continue to rise during the next two years. All families are expected to have a median after-tax income in 1968 of about \$6,325, and renter households of two or more persons a

median income of about \$4,500. By 1968, almost one-fourth of all families are expected to have after-tax incomes of \$10,000 or more a year, and thirty percent less than \$4,000 a year. Approximately ten percent of all renter households of two or more persons will have annual incomes of \$10,000 or more in 1968 (see table V).

Demographic Factors

Population

Current Estimate and Past Trends. The October 1, 1966 population of the Corpus Christi Housing Market Area was approximately 307,500 persons, an average gain of about 6,300 persons (2.4 percent) annually since April 1, 1960. By comparison, the increase in the 1950-1960 decade was about 6,525 persons (3.2 percent) a year. It is estimated that at least two-thirds of the population gain in the 1950-1960 decade occurred during the first half of the period and that most of the population gain since April 1960 occurred during the past four years.

In 1966, the population of Corpus Christi City was approximately 219,000 persons, and the population outside the city limits numbered about 88,500. Growth figures for the city and for the remainder of the HMA since 1950 are substantially distorted by annexations to the city. Areas annexed between 1950 and 1960 reported a 1960 population of 43,650, while areas annexed since 1960 are estimated to have added about 22,000 to the population of the city. Growth appears to be primarily in peripheral areas of the central urban area, with considerable open space within the present city limits for future growth.

Population Trends
Corpus Christi HMA, 1950-1966

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>October 1966</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>HMA total</u>	201,313	266,594	307,500	6,528	3.2	6,300	2.4
<u>Corpus Christi</u>	108,287	167,690	219,000	5,940	5.5	7,900	4.7
<u>Rest of HMA</u>	93,026	98,904	88,500	588	.6	-1,600	-1.6

Sources: 1950 and 1960 Censuses of Population.
1966 estimated by Housing Market Analyst.

Estimated Future Population. Based on prospective economic growth of the Corpus Christi area and the outlook for increased employment opportunities, population growth in both Corpus Christi City and the suburban portions of the market area is expected to continue. It is expected that the October 1, 1968 population of the Corpus Christi HMA will be approximately 319,500, a growth of approximately 12,000, or four percent, for the two-year period.

Net Natural Increase and Migration. During the 1950-1960 decade, net natural increase (excess of resident live births over deaths of residents) was about 68,850, and there was a net out-migration from the Corpus Christi HMA of about 3,550. The Nueces County portion of the HMA, including Corpus Christi City, had a natural increase of about 56,150 persons and a total population increase of about 56,100, indicating that in-migration was about equal to out-migration. In the San Patricio County portion, natural increase was about 12,700 and net out-migration accounted for about 3,500 persons.

From April 1960 to October 1966 there was an average net natural increase of about 5,925 persons a year in the Corpus Christi HMA. Compared with the average annual population growth of 6,300, an average net in-migration of 375 persons a year is indicated, a reversal of the average net out-migration of 350 persons a year during the 1950-1960 decade.

Households

Current Estimate and Past Trends. There were approximately 79,700 households in the Corpus Christi HMA in October 1966, representing an average annual gain of 1,625 from April 1960; the increase in the 1950-1960 decade averaged 1,635 a year. ^{1/} As shown in the following table, there were approximately 58,300 households in the city of Corpus Christi and about 21,400 in the remainder of the HMA. A large part of the increase in Corpus Christi resulted from substantial annexations of growing contiguous areas.

^{1/} The increase in households between 1950 and 1960 was due in part to a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Household Trends
Corpus Christi HMA, 1950-1966

Area	April 1950	April 1960	October 1966	Average annual change			
				1950-1960		1960-1966	
				Number	Percent	Number	Percent
HMA total	52,746	69,108	79,700	1,636	3.1	1,625	2.4
Corpus Christi	30,461	45,482	58,300	1,502	4.9	1,975	4.3
Rest of HMA	22,285	23,626	21,400	134	.6	-350	-1.4

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Estimated Future Households. Projected employment and population increases indicate that by October 1, 1968 the number of households in the Corpus Christi HMA will total approximately 83,000; 60,850 in the city of Corpus Christi and 22,150 in the remainder of the HMA. These estimates reflect an average annual increase of 1,650 households during the next two years.

Household Size Trends. The average number of persons per household in the Corpus Christi HMA is 3.81, about the same as in 1960. The average household size increased from 3.72 persons in 1950 to 3.81 in 1960. The average household in the city of Corpus Christi is somewhat smaller than in the remainder of the HMA; the average household size in the city increased from 3.50 in 1950 to 3.66 in 1960, and to 3.70 in 1966. In the rest of the HMA, the average household size increased from 4.02 in 1950 to 4.09 in 1960, and to 4.10 in 1966. No significant change in the average size of households is expected during the next two years.

Military Households. The March 1966 family housing survey conducted at the Naval Air Station, Corpus Christi, indicated about 2,050 military households were residing in the Corpus Christi HMA. Of these, about 355 lived in military-controlled housing, ¹/₁ and almost 1,700 resided off base in private housing units located primarily in the city of Corpus Christi. During the October 1966 to October 1968 period, the number of military households is expected to increase by approximately 750.

¹/ Although there are 529 military-controlled units at the NAS, 175 were reported vacant but assigned. Of the 175 vacant units, 162 are Wherry units, of which 128 are in the hands of a contractor for rehabilitation.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of October 1, 1966, there were about 91,100 housing units in the Corpus Christi HMA, a net increase of about 7,525 housing units since April 1960. The net increase of 7,525 housing units resulted from approximately 8,900 units added through new construction and conversions, and the loss of about 1,375 units through demolitions, mergers, and other means. The inventory increase since 1960 averaged 1,150 units a year, 54 percent below the average of 2,500 units a year during the 1950-1960 decade.

The inventory of housing in the Corpus Christi HMA as of April 1, 1960 was reported by the Census of Housing at 83,582 units of all types, a net increase of 25,046 units (43 percent) from April 1950. Of the net increase during the decade approximately 18,800 accrued to the city of Corpus Christi; the portion of the HMA outside Corpus Christi gained about 6,250 units. Part of the 1950-1960 increase may have resulted from a census definitional change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Type of Structure. The inventory of housing in the Corpus Christi HMA is composed predominantly of single-family houses. About 91 percent of the inventory was in single-family structures in April 1960, above the 85 percent ratio of all SMSAs in Texas. Almost four percent of the housing inventory was in structures containing five or more units. The addition of units in multifamily structures since April 1960 has caused a slight decline in the proportion of single-family units and raised the proportion of multifamily units in the inventory. Since April 1960 approximately half as many units in structures containing five or more units have been completed as existed in the HMA in April 1960. Currently, more than five percent of the housing inventory is indicated to be in structures containing five or more units.

Year Built. About ten percent of the housing inventory in the Corpus Christi HMA is in structures built since April 1, 1960; approximately one-third of the inventory was built between January 1, 1950 and April 1, 1960, reflecting recent economic growth and development of the HMA. Of the owner-occupied units, approximately 52 percent were built during the 1950-1960 period. By comparison, about 23 percent of the renter-occupied units were built during the 1950-1960 decade.

Distribution of the Housing Supply by Year Built
Corpus Christi, Texas, HMA, October 1966

<u>Year built a/</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1960 - Oct. 1966	8,900	10
1955 - March 1960	13,200	15
1950 - 1954	17,600	19
1940 - 1949	25,800	28
1930 - 1939	13,100	14
1929 or earlier	12,500	14
Total	91,100	100

a/ The basic data 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.

Source: Estimated by Housing Market Analyst.

Condition. Less than ten percent of the 1960 housing inventory was dilapidated. However, an additional 11,800 housing units lacked one or more plumbing facilities, about 14 percent of all housing units. Approximately one-fifth of the current housing units in the area are dilapidated or lack one or more plumbing facilities.

In 1960, one in ten of the owner-occupied units was dilapidated or lacked one or more plumbing facilities as compared with twenty-two percent of the renter-occupied units. In the city of Corpus Christi, less than six percent of the owner-occupied units and seventeen percent of the renter-occupied units were dilapidated or lacked one or more plumbing facilities.

Residential Building Activity

Annual Volume. Building permits, which are issued by the city of Corpus Christi and ten communities in the area, cover virtually all recent residential building activity in the HMA. Privately-financed

building activity in the HMA increased sharply during the 1960-1966 period. The annual rate more than doubled from a low of 817 units authorized in 1960 to over 1,800 units in 1964. The 1,473 units authorized in 1965 was down about nineteen percent from 1964, as a result of reductions in multifamily permits, but still up 46 percent from the 1960-1962 average. The following table summarizes authorization trends since 1960; it indicates no significant change in the total units authorized during the first nine months of 1966 from the first nine months of 1965.

Trend of Residential Construction by Units in Structure
in the Corpus Christi, Texas, HMA, 1960-1966

<u>Year</u>	<u>Privately-financed units</u>			<u>Publicly-financed units</u>
	<u>One-family</u>	<u>Multi-family</u>	<u>Total units</u>	
1960	784	33	817	36
1961	998	52	1,050	-
1962	1,032	134	1,166	114
1963	1,104	443	1,547	186
1964	1,175	639	1,814	-
1965	1,211	262	1,473	-
1965, Jan.-Sept.	938	256	1,194	-
1966, Jan.-Sept.	871	317	1,188	-

Sources: Bureau of the Census, Construction Report C-40; local building departments; University of Texas, Construction Reports.

As a proportion of the total authorizations, units in structures with two or more units increased from four percent in 1960 to 35 percent in 1964, but dropped to 18 percent in 1965. Multifamily units authorized increased from only 33 units in 1960 to about 640 units in 1964; the volume dropped to about 260 units in 1965, which still was equal to the average annual volume for the 1960-1965 period. During the January-September 1966 period, 317 multifamily units were authorized, up 24 percent from the January-September 1965 period.

Since April 1960, about 1,880 privately-financed multifamily units have been authorized, about 98 percent of which have been authorized in the city of Corpus Christi and two percent (only 34 units) in the remainder of the HMA (see table VI).

Single-family construction, which accounts for 96 percent of total construction in 1960, increased each year during the 1960-1965 period, from less than 800 units in 1960 to more than 1,200 units in 1965. During the first nine months of 1966 about 870 single-family units were authorized, down about seven percent from the January-September 1965 period. Increased rates of single-family construction reflect a faster rate of economic growth of the HMA since 1961 as compared with that of the 1959-1961 period when the overhaul and repair facilities at the NAS were closed.

Approximately four of each five units authorized in the HMA in the 1963-1965 period were built in the city of Corpus Christi. Almost ten percent of total units authorized in the HMA in the 1963-1965 period were built in Portland, the closest community to Corpus Christi, just north of Nueces Bay. Housing units authorized in the eleven communities in the HMA are recorded in table VII.

Units Under Construction. Based on building permit data, the recent postal vacancy survey, and local sources, it is estimated that about 530 housing units were under construction in the HMA in October 1966. The total included approximately 260 single-family houses and 270 multifamily units.

Demolitions. Losses to the housing inventory from demolitions, conversions, and catastrophe have been extensive since 1950. Comparison of the year-built data from the 1960 Census of Housing with the net change in the housing inventory of the Corpus Christi HMA between April 1, 1950 and April 1, 1960 suggests that approximately 635 housing units were removed from the inventory annually during the period, about 600 from Nueces County and 35 annually from San Patricio County. Demolitions were extensive during the decade because of clearance required for approaches to a high bridge over the ship channel and for highway construction. Strict code enforcement also resulted in the demolition of many units lacking required sanitary facilities.

Records of demolition permits for the city of Corpus Christi indicate that almost 800 units were authorized for removal from the inventory during the 1960-1966 period. Based on the information available, it is estimated that during the April 1, 1960-October 1, 1966 period at least 1,375 units were lost from the Corpus Christi HMA housing inventory. During the next two years, net inventory losses are expected to total at least 200 units.

Tenure of Occupancy

Largely as a result of the high proportion of single-family houses built and the loss of some existing multifamily units, the proportion of owner-occupancy increased from 48.7 percent in 1950 to 61.6 percent

in 1960. During the past three and three-fourths years about 28 percent of the new housing units constructed have been in multifamily structures. As a result, the net shift from renter to owner status has slowed, and owner-occupancy has increased only slightly, to 62.4 percent as of October 1, 1966. The shift in tenure in the Corpus Christi HMA during the past seventeen-year period is reflected in table VIII.

Vacancy

As of Census Dates. The Census of Housing revealed that as of April 1, 1960 there were about 6,480 nondilapidated, nonseasonal, vacant housing units available for sale or rent in the Corpus Christi HMA, a net available vacancy ratio of 8.6 percent. In 1950 there were about 2,200 such units available, representing a net available vacancy ratio of 4.0 percent. The number of vacancies increased during the decade in both sales and rental housing. The homeowner vacancy ratio increased from 2.1 percent to 3.1 percent and the rental vacancy ratio increased from 5.8 percent to 16.2 percent. In April 1960, the city of Corpus Christi had a homeowner vacancy ratio of 3.5 percent and a renter vacancy ratio of 16.6 percent. Lower vacancy ratios were reported for portions of the HMA outside the city of Corpus Christi.

Approximately one-fifth of the available rental vacancies in 1960 were units lacking one or more plumbing facilities; lack of plumbing facilities was considerably less among sales vacancies, about seven percent. Some 54 percent of the rental vacancies lacking plumbing facilities were located in the city of Corpus Christi.

Postal Vacancy Survey. At the request of FHA, postmasters with city delivery routes in the Corpus Christi HMA made a survey of vacant units in residences and apartments as of September 20-27, 1966. The survey covered a total of about 64,500 housing units, about 71 percent of the current inventory of about 91,100 units in the HMA. The survey disclosed a vacancy ratio of 3.5 percent in residences and 15.0 percent in apartments. Table IX reveals the results of the 1966 vacancy survey in detail.

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 delineation, 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 row houses, and some duplexes 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 vacancies 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.

Other Vacancy Surveys. Vacancy surveys conducted by the San Antonio Insuring Office reflect relatively low vacancy ratios in apartments completed in the last six years. Older, less expensive units not competitive with newer rental construction were excluded from the survey. Vacancies were moderate in all unit sizes, except efficiencies, as reflected in the following table.

Vacant Units by Size of Unit in New Apartments
in Corpus Christi, Texas
As of September 21-22, 1966

<u>Housing units</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>	<u>Total</u>
Units surveyed	42	483	597	94	1,216
Vacant	9	24	20	4	57
Percent vacant	21.4%	5.0%	3.4%	4.3%	4.7%

Source: Survey conducted by the San Antonio Insuring Office, FHA.

Current Estimate. Based on postal vacancy surveys and other vacancy data available for the Corpus Christi HMA, it is judged that there were about 3,350 vacant housing units available for sale or rent in the HMA in October 1966. This total is 48 percent below the 1960 vacancy level, reflecting improvement in both the rental and homeowner vacancy ratios. Of the current vacancies, about 750 are vacant units available for sale only, representing a homeowner vacancy ratio of 1.5 percent (down from 3.1 percent in 1960), and 2,600 are vacant units available for rent, reflecting a current rental vacancy ratio of 8.0 percent (down from 16.2 percent in 1960) Table VIII compares these vacancies with the April 1960 and April 1950 vacancy counts.

Of the current available vacant units, approximately 700 sales units and 2,100 rental units are nondilapidated and have all plumbing facilities.

Sales Market

General Market Conditions. Generally, new houses have been marketed within a reasonable time and have represented a broad range of selling prices. The market for existing houses appears to be steady. As indicated by a sharp drop in the homeowner vacancy rate since 1960, the present condition of the sales market is improved from the condition of excess that existed at the time the 1960 census was conducted. The Corpus Christi Board of Realtors reports 450 house sales through the multilisting service during the first nine months of 1966, up from 358 during all of 1965.

Unsold Inventory. As indicated in table X, the January 1966 FHA unsold inventory survey reported 1,011 houses completed in the HMA in 1965 in subdivisions with five or more completions during the year. Of the 1,011 completions, 312 were pre-sold. The remaining 699 completions represented speculative construction, of which 168 were unsold, an unsold to completions ratio of 24 percent. That ratio represents an average selling period of about three months for speculative construction, up from an average of about two months in 1964. However, other surveys of the number of new single-family houses completed and unoccupied and the number under construction in the Corpus Christi area, prepared by the San Antonio Insuring Office, reflect a declining new house inventory during 1966 as compared with 1965.

In those subdivisions with five or more starts in 1965, an additional six houses had remained unsold for over 12 months. Of the total of 174 unsold houses, three percent remained unsold for over 12 months, 10 percent for seven months or more, and 33 percent for four months or more.

A comparison of the January 1966 and January 1965 surveys indicates that lower priced and higher priced houses accounted for smaller proportions of construction in 1965 than in 1964. Houses priced under \$15,000 accounted for one-eighth of all completions in 1965, down from one-fifth in 1964. New houses priced from \$15,000 to \$19,999 accounted for 60 percent of all completions in 1965, up from 39 percent in 1964. The proportion over \$20,000 dropped from 42 percent in 1964 to 27 percent in 1965.

Rental Market

As indicated by a comparison of current and 1960 rental vacancy ratios of 8.0 percent and 16.2 percent, respectively, the present rental market is improved over the situation that existed at the time the 1960 census was conducted. The increased volume of new multifamily construction during the past few years, coupled with an over-all decline in the rental vacancy ratio, suggests an increased rate of demand for apartments. High-rise apartments completed in the past few years have been absorbed, with one exception. Modern, well-designed garden apartments are renting well. The demand for better quality existing units in desirable locations is firm. Surveys made by the FHA Insuring Office and by local sources of apartment units built in the past few years indicate good occupancy in all price ranges and unit sizes, with minor exceptions.

Urban Renewal

There are two urban renewal project areas in Aransas Pass. In Tex R-79, ninety percent of the land has been acquired. This 22-acre project is 50 to 60 percent cleared in preparation for disposition. There were 63 families, 15 individuals, and 3 businesses in the project area; relocation is about 40 percent complete. Redevelopment is planned for residential and light commercial use. Tex R-92, consisting of about 175 acres in 421 parcels, is being planned. There are 34 families, 11 individuals, and 9 businesses in the project area.

The Sinton Urban Renewal Agency is planning a rehabilitation and spot clearance project (Tex R-105) to remove slums and blighted conditions. Proposed re-use of the 306.9-acre project is predominantly residential. There are about 31 businesses and 1,000 housing units in the area, some 828 with deficiencies. Of the 1,000 families, about 700 are to be displaced.

Military Housing

There are 529 military-controlled family-housing units at the Naval Air Station, representing less than one percent of the HMA housing inventory. Although all units are reported as occupied or assigned, 175 units were listed as vacant by the March 1966 family housing survey (DD Form 1377) prepared by the NAS; 128 of the vacant units were in process of rehabilitation. There is a waiting list. All units are considered adequate as public quarters except 100 units that rent for \$43.80 to \$62.40 a month rather than the full basic allowance for quarters. The fiscal year 1966 military family housing program authorized 350 units of new construction at the NAS. Under the Department of Defense deferment of the fiscal year 1966 military construction program, the start of construction of these units has been suspended. 1/

Public Housing

Excluding military-controlled housing, there are 1,746 units of public housing in the HMA; 1,626 units are in Corpus Christi, 36 units are in Mathis, 44 units are in Taft, and 70 units are in Robstown. The Robstown Housing Authority owns land for an additional 60 units. Gregory has submitted an application for 100 units. In addition to the 1,626 units, Corpus Christi recently received a leasing program for 50 units.

1/ On January 20, 1967 funds were released by the Department of Defense for the construction of the 350 units in the fiscal year 1966 program.

Demand for Housing

Quantitative Demand

Quantitative demand for additional housing during the next two years in the Corpus Christi HMA is based on a projected level of household growth of 1,650 annually (including an estimated 375 military households a year), on the number of housing units expected to be demolished, and on the need to reduce vacancies in some segments of the market to levels that reflect a balanced demand-supply relationship. Consideration also is given to the current tenure composition of the inventory, to the current trend from renter-occupancy to owner-occupancy, to the potential transfer of single-family houses from the sales inventory to the rental inventory, and to the fact that 350 units of family housing will be built at the Naval Air Station.

Giving consideration to the above factors, the volume of privately-owned additions to the housing supply, that will meet demand during the next two years is approximately 1,225 housing units annually, 1,000 single-family houses and 225 multifamily units. An additional 175 multifamily units probably can be absorbed at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations. Because of the relatively large number of multifamily units now under construction and the prospect that the 350 units of appropriated fund housing may be coming available toward the end of the forecast period, a close check of the absorption rate of new multifamily units should be maintained.

Qualitative Demand

Single-family Houses. The estimated distribution of the annual demand for 1,000 new single-family houses is expected to approximate the pattern presented in the following table. The distribution is based on the ability to pay, as measured by current family incomes after tax and ratios of sales price to income typical in the HMA, and on recent market experience.

Because of current construction and land costs, it is believed that few, if any adequate new single-family houses can be built to sell for below \$10,000. Therefore, all of the annual demand for single-family houses has been distributed at and above this minimum on the assumption that purchasers with the ability to pay these prices will purchase new houses and the units vacated by them will be purchased by other families in the HMA moving up in the quality scale of housing (filtering).

Estimated Annual Demand for New Single-family Houses by Sales Price
Corpus Christi, Texas, Housing Market Area
October 1, 1966 to October 1, 1968

<u>Price range</u>	<u>Number of units</u>
\$10,000 - \$11,999	150
12,000 - 15,999	250
16,000 - 19,999	220
20,000 - 24,999	190
25,000 - 29,999	100
30,000 and over	90
Total	<u>1,000</u>

The distribution shown above differs from that revealed by the unsold inventory surveys, which reflect only selected subdivision experience during 1964 and 1965. Unsold inventory data do not include new construction in subdivisions with fewer than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower value homes are concentrated in the smaller building operations. The demand estimates above reflect all home building and indicate a greater concentration in some price ranges than a selected subdivision survey would reveal.

Multifamily Housing. The gross monthly rentals at which privately-owned net additions to the aggregate multifamily housing inventory might best be absorbed are indicated below for various size units. The net additions may be accomplished by either new construction or rehabilitation at the specified rentals, with or without public

benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition and cost. The demand estimates exclude public low-rent housing and rent-supplement accommodations.

Estimated Annual Demand for New Multifamily Units
By Monthly Gross Rent and by Unit Size
Corpus Christi, Texas, Housing Market Area
October 1, 1966 to October 1, 1968

<u>Unit size</u>	<u>Number of units</u>	<u>Monthly gross rent^{a/}</u>
Efficiency	10	\$ 95 - \$115
One-bedroom	40	\$115 - \$135
	35	135 - 155
	30	155 and over
Two-bedroom	25	\$135 - \$155
	30	155 - 175
	30	175 and over
Three-bedroom	15	\$155 - \$175
	10	175 and over
Total	<u>225</u>	

a/ Gross rent is shelter or contract rent plus the cost of utilities and services.

The annual demand for 175 additional family units that may be marketed only at the lower rents achievable through the utilization of below-market-interest-rate financing or assistance in land acquisition and cost, exclusive of public low-rent housing and rent-supplement accommodations, includes 80 one-bedroom units, 70 two-bedroom units, and 25 three-bedroom units.

The distributions of average annual demand for new apartments are based on projected renter household income, the size distribution of renter 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, they represent patterns for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Table 1

Trend of Civilian Work Force Components
Corpus Christi, Texas, HMA, 1958-1966
 (Annual average in thousands) a/

<u>Components</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u> <u>b/</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u> <u>c/</u>
Civilian work force	<u>76.1</u>	<u>75.1</u>	<u>75.2</u>	<u>73.3</u>	<u>75.8</u> <u>e/</u>	<u>83.7</u>	<u>83.4</u>	<u>87.7</u>	<u>89.7</u>	<u>89.9</u>
Unemployed	5.2	4.7	5.0	5.1	4.1	5.7	5.2	4.9	4.6	3.5
Percent of work force	6.9%	6.2%	6.6%	6.9%	5.4%	6.8%	6.3%	5.6%	5.1%	3.9%
Labor-management disputes	0	0	0	0	0	0	0	0	.2	0
Employment	<u>70.9</u>	<u>70.4</u>	<u>70.3</u>	<u>68.2</u>	<u>71.7</u>	<u>78.0</u>	<u>78.1</u>	<u>82.8</u>	<u>85.1</u>	<u>86.4</u>
Agricultural employment	<u>5.0</u>	<u>6.0</u>	<u>5.5</u>	<u>4.1</u>	<u>3.6</u>	<u>na</u>	<u>3.1</u>	<u>4.1</u>	<u>4.2</u>	<u>4.4</u>
Nonagricultural employment	<u>65.9</u>	<u>64.4</u>	<u>64.7</u>	<u>64.1</u>	<u>68.1</u>	<u>na</u>	<u>75.0</u>	<u>78.7</u>	<u>80.9</u>	<u>82.0</u>
Wage and salary	<u>56.9</u>	<u>55.3</u>	<u>55.5</u>	<u>54.6</u>	<u>58.8</u>	<u>61.6</u>	<u>62.4</u>	<u>65.4</u>	<u>67.2</u>	<u>69.1</u>
Other <u>d/</u>	9.1	9.1	9.2	9.5	9.3	na	12.6	13.3	13.6	12.9

a/ Note: Items may not add to totals because of rounding.

b/ Work force data covers Nueces County for the 1958-1962 period; Nueces and San Patricio Counties for the 1962-1966 period.

c/ Average from October 1965 to September 1966.

d/ Includes self-employed, domestic, and unpaid family workers.

e/ Revised.

Source: Averages computed from monthly data estimated by Texas Employment Commission.

Table II

Nonagricultural Employment by Type of Industry
Corpus Christi, Texas, HMA, ^{a/} 1963-1965
(In thousands) a/

<u>Industry</u>	<u>Annual average</u>			<u>Jan.-Sept. average</u>	
	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1965</u>	<u>1966</u>
Nonagricultural employment	<u>75.0</u>	<u>78.7</u>	<u>80.9</u>	<u>80.8</u>	<u>82.3</u>
Manufacturing	10.3	10.2	10.3	10.3	10.5
Durable goods	<u>3.6</u>	<u>3.6</u>	<u>3.7</u>	<u>3.6</u>	<u>3.8</u>
Primary metals	<u>1.7</u>	<u>1.7</u>	<u>1.7</u>	<u>1.6</u>	<u>1.7</u>
Other durable goods	1.9	1.9	2.0	2.0	2.1
Nondurable goods	<u>6.7</u>	<u>6.6</u>	<u>6.7</u>	<u>6.7</u>	<u>6.7</u>
Food products	<u>2.2</u>	<u>2.1</u>	<u>2.1</u>	<u>2.1</u>	<u>2.0</u>
Chemical products	2.5	2.6	2.6	2.6	2.7
Petroleum products	1.4	1.3	1.3	1.3	1.4
Other nondurable goods	.6	.6	.7	.7	.7
Nonmanufacturing	<u>64.8</u>	<u>68.5</u>	<u>70.6</u>	<u>70.5</u>	<u>71.8</u>
Agr., forestry and fisheries	<u>.5</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>
Mining	4.5	4.4	4.3	4.4	4.3
Construction	6.6	7.6	7.8	8.0	7.7
Transportation	3.4	3.4	3.4	3.5	3.3
Communication and utility	2.4	2.4	2.5	2.5	2.7
Wholesale trade	5.2	5.2	5.2	5.2	5.2
Retail trade	15.0	16.3	17.0	16.9	17.1
Finance, ins., & real estate	3.4	3.5	3.5	3.5	3.5
Services (exc. pvt. hshld.)	9.7	10.1	10.5	10.5	10.3
Private household	2.9	3.4	3.4	3.4	3.3
Government	11.2	11.7	12.4	12.2	13.8

a/ Nueces and San Patricio Counties.

b/ Note: Items may not add to totals because of rounding.

Source: Averages computed from monthly data estimated by Texas Employment Commission.

Table III

Nonagricultural Employment by Type of Industry
Corpus Christi, Texas (Nueces County only), 1959-1962
(In thousands) a/

<u>Industry</u>	<u>Annual average</u>			
	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>
Nonagricultural employment	<u>64.4</u>	<u>64.7</u>	<u>64.1</u>	<u>68.1</u>
Manufacturing	<u>8.2</u>	<u>8.5</u>	<u>8.6</u>	<u>8.7</u>
Durable goods	<u>2.4</u>	<u>2.5</u>	<u>2.6</u>	<u>2.8</u>
Primary metals	<u>.8</u>	<u>.9</u>	<u>.8</u>	<u>.9</u>
Other durable goods	1.6	1.6	1.7	1.9
Nondurable goods	<u>5.8</u>	<u>6.0</u>	<u>6.0</u>	<u>5.9</u>
Food products	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>	<u>2.1</u>
Chemical products	1.9	1.9	1.9	1.9
Petroleum products	1.4	1.4	1.5	1.3
Other nondurable goods	.6	.7	.7	.6
Nonmanufacturing	<u>56.3</u>	<u>56.2</u>	<u>55.5</u>	<u>59.4</u>
Agr., forestry and fisheries	<u>.4</u>	<u>.3</u>	<u>.4</u>	<u>.4</u>
Mining	4.4	4.5	3.9	4.2
Construction	5.3	5.5	5.4	6.2
Transportation, Comm., and utilities	4.6	4.6	4.3	4.6
Wholesale and retail trade	18.3	18.8	16.2	17.1
Finance, ins., and real estate	3.2	3.1	3.6	3.9
Services (excluding pvt. hshld.)	8.0	8.0	9.3	9.5
Private household	2.8	2.8	2.8	3.0
Government	9.2	8.5	9.6	10.5

a/ Note: Items may not add to totals because of rounding.

Source: Averages computed from monthly data estimated by Texas Employment Commission.

Table IV

Naval Air Station Civilian Employment, 1956-1966
Corpus Christi, Texas

<u>Month</u>		<u>1956</u>	<u>1957</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>
January	a/ b/	NA NA	- 5,186	- 4,774	- 4,435	- 1,234	- 1,128	1,006 1,162	1,517 1,048	1,623 1,017	1,983	2,610 1,017
March	a/ b/	NA NA	- 5,204	NA NA	- 3,231	- 1,223	- 1,136	1,084 1,171	1,526 1,004	1,639 1,017	2,005 1,019	2,848 1,071
May	a/ b/	NA NA	- 5,149	NA NA	- 1,671	- 1,205	- 1,130	1,187 1,066	1,526 1,020	1,811 1,018	2,007 1,018	2,842 1,171
July	a/ b/	NA NA	- 5,112	- 4,429	- 1,312	- 1,163	- 1,144	1,240 1,061	1,563 1,020	1,951 1,024	2,018 1,036	2,906 1,189
September	a/ b/	- 5,196	- 5,097	- 4,416	- 1,271	- 1,149	- 1,158	1,240 1,061	1,597 1,017	1,942	2,076 1,031	2,978 1,219
November	a/ b/	- 5,162	- 4,798	NA NA	- 1,251	- 1,145	- 1,151	1,358 1,058	1,606 1,023		2,368 1,019	

a/ U. S. Army Aeronautical Depot Maintenance Center.

b/ U. S. Naval Air Station

Source: Texas Employment Commission; Department of Defense.

Table V

Percentage Distribution of All Families and Renter Households
by Annual Income After Deduction of Federal Income Tax
Corpus Christi, Texas, HMA, 1966 and 1968

<u>Family income</u>	<u>1966</u>		<u>1968</u>	
	<u>All families</u>	<u>Renter households a/</u>	<u>All families</u>	<u>Renter households a/</u>
Under \$2,000	13	22	12	20
\$2,000 - 2,999	10	13	9	13
3,000 - 3,999	9	13	9	11
4,000 - 4,999	10	10	10	11
5,000 - 5,999	8	11	8	10
6,000 - 6,999	9	8	7	9
7,000 - 7,999	8	6	8	7
8,000 - 8,999	7	6	8	5
9,000 - 9,999	6	3	6	4
10,000 - 11,999	8	3	9	4
12,000 - 14,999	6	3	7	3
15,000 and over	6	2	7	3
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$6,000	\$4,250	\$6,325	\$4,500

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Trend of Residential Construction by Type of Structure
in the Major Segments of the Corpus Christi HMA
1960 to 1966 a/

<u>Year</u>	<u>Units in structure</u>				<u>Total units</u>
	<u>One</u>	<u>Two</u>	<u>Three or four</u>	<u>Five or more</u>	
<u>Corpus Christi HMA</u>					
1960	784	56	7	6	853
1961	998	6	46	-	1,050
1962	1,032	120	8	120	1,280
1963	1,104	10	-	619	1,733
1964	1,175	-	-	639	1,814
1965	1,211	-	-	262	1,473
1966 <u>b/</u>	871	4	24	289	1,188
<u>Corpus Christi City</u>					
1960	547	20	7	6	580
1961	684	6	46	-	736
1962	715	6	8	120	849
1963	823	8	-	619	1,450
1964	904	-	-	615	1,519
1965	869	-	-	256	1,125
1966 <u>b/</u>	660	2	24	289	975
<u>Remainder of HMA</u>					
1960	237	36	-	-	273
1961	314	-	-	-	314
1962	317	114	-	-	431
1963	281	2	-	-	283
1964	271	-	-	24	295
1965	342	-	-	6	348
1966 <u>b/</u>	211	2	-	-	213

a/ Includes the following public units: Mathis, 36 units in 1960; Robstown, 70 units in 1962; Taft, 44 units in 1962; and Corpus Christi, 186 units in 1963.

b/ January - September.

Source: Bureau of the Census, Construction Report C-40; local building departments; University of Texas, Construction Reports.

Table VII

Housing Units Authorized in Permit Issuing Places
Corpus Christi, Texas, Housing Market Area
1960 to 1966 a/

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966 b/</u>
Nueces County							
Bishop	12	15	13	12	6	23	14
Corpus Christi	580	736	849	1,450	1,519	1,125	975
Robstown	53	63	131	29	26	26	19
Total	<u>645</u>	<u>814</u>	<u>993</u>	<u>1,491</u>	<u>1,551</u>	<u>1,174</u>	<u>1,008</u>
San Patricio County							
Aransas Pass	24	41	20	24	35	23	14
Gregory	6	6	6	10	18	7	4
Ingleside	25	17	33	19	19	46	25
Mathis	52	44	27	21	9	8	3
Odem	13	2	3	1	-	-	3
Portland	62	91	130	146	148	190	121
Sinton Town	17-	26	17	13	25	16	9
Taft	9	9	51	8	9	9	1
Total	<u>208</u>	<u>236</u>	<u>287</u>	<u>242</u>	<u>263</u>	<u>299</u>	<u>180</u>
Housing Market Area	853	1,050	1,280	1,733	1,814	1,473	1,188

a/ Includes the following public units: Mathis, 36 units in 1960; Robstown, 70 units in 1962; Taft, 44 units in 1962; and Corpus Christi, 186 units in 1963.

b/ January - September.

Sources: Bureau of the Census, Construction Report C-40; local building departments; University of Texas, Construction Reports.

Table VIII

Tenure and Vacancy in the Housing Inventory
Corpus Christi, Texas, Housing Market Area
April 1950 - October 1966

<u>Tenure and vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>October 1966</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing supply	58,536 a/	83,582	91,100	2,504	4.2	1,150	1.4
Occupied housing units	52,746	69,108	79,700	1,636	3.1	1,625	2.4
Owner-occupied	25,664	42,592	49,750	1,693	6.6	1,100	2.6
Percent of total occupied	48.7	61.6	62.4	-	-	-	-
Renter-occupied	27,082	26,516	29,950	-57	-0.2	525	2.0
Percent of total occupied	51.3	38.4	37.6	-	-	-	-
Vacant housing units	5,790	14,474	11,400	868	15.0	-475	-3.3
Available	2,209	6,482	3,350	427	19.3	-480	-7.4
For sale	547	1,343	750	80	14.6	-90	-6.8
Homeowner vacancy rate	2.1	3.1	1.5	-	-	-	-
For rent	1,662	5,139	2,600	347	20.9	-390	-7.6
Rental vacancy rate	5.8	16.2	8.0	-	-	-	-
Other vacant units b/	3,581	7,992	8,050	441	12.3	10	0.1

a/ Excludes 249 nonresidential units.

b/ Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off market.

Source: 1950 and 1960 Censuses of Housing;
1966 estimated by Housing Market Analyst.

Table IX

Corpus Christi, Texas, Area Postal Vacancy Survey

September 20-27, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	<u>64,494</u>	<u>2,674</u>	<u>4.1</u>	<u>2,424</u>	<u>250</u>	<u>548</u>	<u>60,719</u>	<u>2,109</u>	<u>3.5</u>	<u>1,885</u>	<u>224</u>	<u>297</u>	<u>3,775</u>	<u>565</u>	<u>15.0</u>	<u>539</u>	<u>26</u>	<u>251</u>	<u>443</u>	<u>21</u>	<u>4.7</u>
Corpus Christi	<u>56,245</u>	<u>2,141</u>	<u>3.8</u>	<u>1,915</u>	<u>226</u>	<u>488</u>	<u>52,652</u>	<u>1,626</u>	<u>3.1</u>	<u>1,426</u>	<u>200</u>	<u>239</u>	<u>3,593</u>	<u>515</u>	<u>14.3</u>	<u>489</u>	<u>26</u>	<u>249</u>	<u>366</u>	<u>10</u>	<u>2.7</u>
Main Office	3,231	260	8.0	254	6	98	2,643	150	5.7	150	-	2	588	110	18.7	104	6	96	1	-	-
Stations:																					
Gulfway	2,337	167	7.1	151	16	3	2,217	147	6.6	131	16	3	120	20	16.7	20	-	-	173	4	2.3
Kleberg	7,420	347	4.7	343	4	11	6,879	160	2.3	158	2	3	541	187	34.6	185	2	8	-	-	-
Lamar Park	16,503	413	2.5	313	100	124	15,192	363	2.4	269	94	89	1,311	50	3.8	44	6	35	4	-	-
Portairs	8,472	249	2.9	198	51	111	7,981	217	2.7	171	46	85	491	32	6.5	27	5	26	17	1	5.9
Roy Miller	10,640	349	3.3	330	19	21	10,410	309	3.0	294	15	18	230	40	17.4	36	4	3	-	-	-
West End	7,642	356	4.7	326	30	120	7,330	280	3.8	253	27	39	312	76	24.4	73	3	81	171	5	2.9
Other Cities and Towns	<u>8,249</u>	<u>533</u>	<u>6.5</u>	<u>509</u>	<u>24</u>	<u>60</u>	<u>8,067</u>	<u>483</u>	<u>6.0</u>	<u>459</u>	<u>24</u>	<u>58</u>	<u>182</u>	<u>50</u>	<u>27.5</u>	<u>50</u>	<u>-</u>	<u>2</u>	<u>77</u>	<u>11</u>	<u>14.3</u>
Aransas Pass	1,507	67	4.4	66	1	5	1,492	62	4.2	61	1	5	15	5	33.3	5	-	-	25	-	-
Bishop	1,380	150	10.9	149	1	3	1,353	137	10.1	136	1	3	27	13	48.1	13	-	-	8	-	-
Portland	1,585	38	2.4	19	19	40	1,547	38	2.5	19	19	40	38	-	-	-	-	-	22	-	-
Sinton	2,008	120	6.0	118	2	7	1,912	88	4.6	86	2	5	96	32	33.3	32	-	2	17	11	64.7
Taft	1,769	158	8.9	157	1	5	1,763	158	9.0	157	1	5	6	-	-	-	-	-	5	-	-

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 X

FHA Survey of Unsold Inventory of New Sales Houses
Corpus Christi, Texas, Housing Market Area
1965-1966

<u>Sales price</u>	<u>Total completions</u>		<u>Pre-sold</u>	<u>Total</u>	<u>Speculatively built</u>	
	<u>Number</u>	<u>Percent</u>			<u>Unsold</u>	
					<u>Number</u>	<u>Percent</u>
<u>Houses completed in 1964^{a/}</u>						
Under \$10,000	19	2	5	14	0	0
\$10,000 - 12,499	24	3	3	21	1	5
12,500 - 14,999	114	14	21	93	11	12
15,000 - 17,499	162	19	33	129	31	24
17,500 - 19,999	167	20	24	143	25	17
20,000 - 24,999	162	19	38	124	20	16
25,000 - 29,999	107	13	22	85	7	8
30,000 - 34,999	16	2	7	9	4	44
35,000 and over	62	8	22	40	7	18
Total	833	100	175	658	106	16
<u>Houses completed in 1965^{a/}</u>						
Under \$10,000	14	1	9	5	2	40
\$10,000 - 12,499	58	6	29	29	6	21
12,500 - 14,999	57	6	24	33	3	9
15,000 - 17,499	157	15	55	102	16	16
17,500 - 19,999	452	45	114	338	83	25
20,000 - 24,999	124	12	24	100	17	17
25,000 - 29,999	49	5	12	37	12	32
30,000 - 34,999	22	2	11	11	8	73
35,000 and over	78	8	34	44	21	48
Total	1,011	100	312	699	168	24

^{a/} Survey includes subdivisions with five or more completions during the year.

Source: Annual Survey of Unsold Inventory of New Houses conducted by San Antonio, FHA Insuring Office as of January 1, 1965 and 1966.