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Analysis of the
**DAVENPORT-
ROCK ISLAND-
MOLINE, IOWA-
ILLINOIS
HOUSING
MARKET**

as of October 1, 1971

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

July 1972

Housing Market Analysis
Davenport-Rock Island-Moline, Iowa-Illinois
As of October 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
DAVENPORT-ROCK ISLAND-MOLINE, IOWA-ILLINOIS
AS OF OCTOBER 1, 1971

The Davenport-Rock Island-Moline, Iowa-Illinois, Housing Market Area (HMA) is delineated as Scott County, Iowa and Rock Island and Henry Counties in Illinois and conforms to the Office of Management and Budget definition for the Davenport-Rock Island-Moline, Iowa-Illinois Standard Metropolitan Statistical Area (SMSA). The definition of the SMSA was revised in 1963 to include Henry County, Illinois. The population of the HMA was estimated at 364,500 in October 1971, indicating an increase of 1,240 (0.3 percent) persons annually over the 1970 Census figure of 362,638. Approximately 40 percent of the population of the HMA resides in Iowa and 60 percent in Illinois. The urban area comprising the five cities of Davenport and Bettendorf in Iowa and Rock Island, Moline, and East Moline in Illinois had an estimated population of 239,200 in October 1971.

The HMA is situated around the upper rapids of the Mississippi River, approximately 165 miles west of Chicago, Illinois and 175 miles east of Des Moines, Iowa. Because of its location in the Great Plains farm region and the corn belt, the farm machinery industry is significant in the HMA and presently accounts for about 16 percent of all nonagricultural wage and salary employment. Producers of metals, primary and fabricated, as well as service industries depend upon farm machinery manufacturing as a major source of income. Rock Island Arsenal, the largest governmental installation in the area, had about 165 military personnel and employed approximately 7,160 civilians in June 1970, making combined government employment one of the larger employment categories in the HMA. As a result, recent reductions in employment in the farm machinery industry and at Rock Island Arsenal, along with related cutbacks in manufacturing and service employment, have substantially retarded economic expansion throughout the HMA.

Anticipated Housing Demand

There will be an annual demand for approximately 550 private, nonsubsidized housing units in the Davenport-Rock Island-Moline HMA over the two-year forecast period from October 1, 1971 to October 1, 1973. An additional demand of 100 units annually is expected to be met by mobile homes. This demand forecast, which is slightly below recent construction levels and substantially below the average annual volume of nonsubsidized residential construction in the HMA since 1960, is based on a projected lower rate of increase in the number of households in the HMA, anticipated losses to the housing inventory through demolitions and other causes, and the current supply-demand imbalance which exists in both the sales and rental markets.

Qualitative distributions of demand for sales and rental housing are presented in table I. Because of the large inventory of available existing homes for sale under \$25,000, demand for new single-family houses is expected to be greatest in the \$25,000 to \$35,000 price range. Construction of multifamily units should be concentrated in moderate rental ranges and primarily in one- and two-bedroom units. The following table shows the estimated annual quantitative demand for nonsubsidized housing according to major divisions of the HMA during the two-year forecast period.

Estimated Annual Demand for New Nonsubsidized Housing Davenport-Rock Island-Moline, Iowa-Illinois October 1, 1971 to October 1, 1973

<u>Area</u>	<u>Single-family units</u>	<u>Multi-family units</u>	<u>Total</u>
Iowa portion	260	100	360
Illinois portion	<u>140</u>	<u>50</u>	<u>190</u>
HMA total	400	150	550

Construction according to the above table and according to the qualitative distributions presented in table I should facilitate readjustment of both sales and rental markets by restricting the supply of new units until the level of available vacancies is reduced.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the two-year forecast period. Household eligibility for Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Davenport-Rock Island-Moline HMA, the total occupancy potential is estimated to be 875 units annually (see table II). Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

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

Section 235 and Section 236. These two programs are intended for the same group of low- to moderate-income families and provide partial payment of interest on home and project mortgages. Section 235 provides moderately-priced sales housing for families; Section 236 provides multifamily rental housing and cooperative units for families and for elderly couples and individuals. In the Davenport-Rock Island-Moline HMA, it is estimated that, for the period October 1, 1971 to October 1, 1973, there is an annual occupancy potential (based upon regular income limits, which are 135 percent of local low-rent public housing income limits) for a total of 225 subsidized units for families utilizing either Section 235 or Section 236 or a combination of the two programs. Approximately 35 percent of these families contain five or more persons. Approximately 20 percent of the 250 families are alternatively eligible for public housing. Additionally,

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as distribution of rents and sales prices over the complete range attainable for housing under the specified program.

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

there is an annual occupancy potential for about 180 units of Section 236 housing for elderly couples and individuals; about 130 of the 180 elderly households are alternatively eligible for low-rent public housing.

There have been 1,206 subsidized housing units insured in the HMA; these include 667 single-family sales units insured under Section 235, 321 rental units insured under Section 221(d)(3) BMIR, and 218 rental units insured under Section 236. Construction of single-family sales housing under Section 235 has been popular in the HMA since early 1970. Construction during 1970 exceeded 400 units and during the first six months of 1971 over 200 homes were insured. This level of construction which has met previously unsatisfied demand cannot be sustained in the HMA throughout the forecast period without causing further deterioration of an already weakened market in lower-priced existing sales housing. Vacancy rates in the Section 221(d)(3) BMIR projects opened in 1968 and 1969 and in the Section 236 projects which were opened in 1970 and 1971 were unsatisfactory. The Section 236 projects contained 60 vacant units as of September 20, 1971, or a vacancy rate of 27 percent, while vacancies in the older Section 221(d)(3) projects were slightly lower but still unsatisfactory. There are an estimated 65 single-family sales housing units under construction in the HMA for which Section 235 insurance probably will be utilized. No subsidized rental housing under Section 236 was under construction as of October 1, 1971. The level of construction activity in both Section 235 and Section 236 housing should be carefully monitored and future commitments adjusted according to absorption experience under each individual program.

Public Housing and Rent Supplement. These two programs provide housing for households which are essentially in the same low-income group, although the occupancy potential for rent supplement is generally more restrictive because the principal source of occupants is families residing in substandard housing. For the Davenport-Rock Island-Moline HMA, the annual occupancy potential for low-rent public housing is estimated at 350 units for families (50 of whom could alternatively be housed in Section 235 and/or Section 236 housing) and 300 units for the elderly (130 of whom could alternatively be housed in Section 236 housing). The estimated annual occupancy potential for families has been adjusted for the 120 vacant family units in public housing projects in the HMA. Under the more restrictive rent-supplement program, the potential for families would be 200 units. All elderly couples and individuals who are eligible for public housing are also eligible for rent supplement. In view of the vacancy situation, use of Section 23 leasing should be encouraged in this area.

There are currently 1,724 housing units in the HMA under management by housing authorities in Rock Island, Moline, and Rock Island and Henry Counties. Of the total 1,724 units, 688 are reserved specifically for elderly couples and individuals. The housing authorities report a combined total of 122 vacant units for families but no vacant units for the elderly. Active applications for family units are less than the current number of vacancies but there are approximately 400 elderly couples and individuals on the waiting list for public housing. There are no public housing units under construction in the HMA. Long range plans entail 280 units for the elderly but these units will not be ready for occupancy during the forecast period.

Sales Market

The sales market in the Davenport-Rock Island-Moline HMA has weakened perceptibly since 1969. During 1970, total sales of existing single-family homes by members of the Davenport Board of Realtors decreased in number by approximately 10 percent from the 1969 figure; during the first six months of 1971 the volume is reported to have stabilized at this lower level. The current homeowner vacancy rate of 1.2 percent represents an increase from the April 1970 rate of 1.0 percent and a substantial increase from the 0.8 percent vacancy rate in April 1960. These rates represent an increase of 450 units in the number of homes available for sale over the 1960 figure. Local realtors report that the average time required to sell an existing house has increased significantly. During the first six months of 1971 approximately 38 percent of all existing home sales made by members of the Davenport Board of Realtors were transacted within the first 90 days of listing.

Paralleling the weakening of the market for existing sales houses has been a deterioration in the market for new nonsubsidized homes. New, non-subsidized home construction has declined from 1,784 houses in 1968 to 514 in 1970, and 293 during the first seven months of 1971. The FHA Summary of Unsold Inventory Survey for the HMA as of January 1, 1971, reported 39 of 146 (26.7 percent) speculative houses unsold as compared with 49 of 282 (18.4 percent) speculative houses unsold in the same report for January 1, 1970. All of those new houses which remained unsold in 1971 had been completed for more than three months and 28 of them had been on the market for more than six months. Approximately 31 percent of all houses completed in 1970 were speculatively built as compared with 46 percent of those completed in 1969. Interviews with local builders indicated that the market has continued to weaken during 1971.

Reflecting the impact of subsidized sales housing, the price distribution of existing home sales has shifted upward while property values in the HMA have remained virtually unchanged. While total sales volume in both new and existing nonsubsidized homes has decreased over the past two years, local realtors report that the volume of sales of homes priced above \$25,000 has increased. The number of sales of existing homes reported by members of the Davenport Board of Realtors priced above \$25,000 increased by almost 10 percent from 1969 to 1970 and this trend continued into 1971. Approximately 60 percent of the existing homes sold by the same group during the first six months of 1971 were above \$20,000. Selected local builders reported that new homes were priced slightly higher than existing homes with the strongest market over \$25,000.

Rental Market

The rental market in the Davenport-Rock Island-Moline HMA has softened in recent years. New units were being absorbed at acceptable rates until 1969, but since that time acceptable vacancy levels have been more difficult to achieve. Overall rental vacancy rates increased from a low 2.4 percent in 1960 to 7.8 percent in 1970 and have stabilized at about 7.8 percent during 1971, although vacancies in older units generally exceed this level

and newer projects have lower vacancy rates. Acceptable rental unit absorption is still possible in the HMA but only at the risk of further softening of the rental market and allowing acceptable, older structures to stand vacant. A substantial reduction in the volume of multifamily housing construction since 1968 has prevented even higher vacancy rates.

The market for new garden-type apartments is the only segment of the rental market which remains reasonably strong, but vacancy rates are beginning to exceed acceptable levels in higher-priced new units. Existing depth in the market is in the \$160 to \$185 a month rent range for one-bedroom units and in the \$185 to \$200 a month range for two-bedroom units.

Economic, Demographic, and Housing Factors

The anticipated demand for housing in the Davenport-Rock Island-Moline HMA during the October 1971 to October 1973 forecast period is based on the following trends and assumptions regarding employment, income, demographic, and housing factors.

Nonagricultural wage and salary employment in the HMA rose each year from 1962 through 1967 with an average annual increase of 5,286 jobs (4.9 percent) reaching a total of 133,425 jobs in 1967. The increase of 26,425 nonagricultural wage and salary jobs was comprised of about 43 percent in manufacturing and 57 percent in nonmanufacturing industries. Almost all of the gains in manufacturing employment were in durable goods manufacturing industries. Since 1967, nonagricultural wage and salary employment has decreased from 133,425 to 132,725 in 1970. The average yearly decline has been uneven with a slight decrease between 1967 and 1968, an increase from 1968 to 1969, and a decrease of 1,500 jobs from 1969 to 1970.

Unemployment has increased steadily from a low of 2.5 percent in 1966 to 4.5 percent in 1970 and is estimated at over 6.0 percent for the first six months of 1971.

Manufacturing employment has decreased steadily from 49,975 jobs in 1967 to 42,975 in 1970, an average decline of 2,333 jobs annually. Employment in durable goods manufacturing decreased from 40,300 in 1967 to 34,025 in 1970, a decline of 6,275; employment in nondurable goods manufacturing industries declined by 725 during the three-year period, from 9,675 to 8,950. Table III contains work force data by industry groups from 1962 through 1970.

Employment gains in nonmanufacturing industries have more than offset the impact of declines in manufacturing employment in the Davenport-Rock Island-Moline HMA. Employment in nonmanufacturing, which increased each year prior to 1967, continued to be a stabilizing factor in the economy of the HMA by increasing by 6,300 jobs from 83,450 to 89,750 during the 1967-1970 period. This increase was well diversified throughout most major employment categories of nonmanufacturing with major increases in trade and services. Government employment increased from 17,350 to 22,800 during the 1967-1970 period.

During the two-year forecast period, recent declines are expected to level off and small gains in nonagricultural wage and salary employment are expected, but at a substantially lower rate than during the 1962-1967 period. This slight reversal of recent past trends will be comprised of small gains in manufacturing employment, particularly in durable goods industries during the latter part of the forecast period, and of continued growth in nonmanufacturing. Nonagricultural wage and salary employment is expected to increase by 1,485 jobs annually, reaching an annual average of 135,700 by October 1973. Manufacturing employment is expected to increase from 42,975 to 44,000, an average annual increase of 710 jobs. Nonmanufacturing employment is expected to increase by 775 jobs annually, reaching an average employment level of 91,300 jobs in October 1973.

The 1971 median income, after deduction of federal income tax, of all families in the Davenport-Rock Island-Moline HMA is estimated at \$11,260 and the median after-tax income of renter households of two or more persons is \$9,565. In 1959, the median income, after deduction of federal income tax, of all families was \$5,723, and the median after-tax income of renter households of two or more persons was \$4,860. Detailed distributions of all families and of renter households of two or more persons in the Davenport-Rock Island-Moline HMA by income classes for 1959 and 1971 are presented in table IV.

Demographic Factors. The population of the Davenport-Rock Island-Moline HMA was estimated at 364,500 persons in October 1971. This figure represented an increase of about 4,325 persons annually from April 1960 to April 1970 and an increase of 1,240 persons annually from April 1970 to October 1971 (see table V). The estimated growth from April 1970 to October 1971 is substantially below the average annual increase between 1960 and 1970, but economic and demographic data indicate that this lower rate approximates the prevailing rate of increase during the 1968-1970 period.

It is estimated that approximately 144,100 persons reside in the Iowa portion of the HMA and 220,400 live in Illinois. During the last decade, population increases occurred in all areas of the HMA, but migration data and vital statistics indicate a net in-migration pattern for Scott County, Iowa and Henry County, Illinois, and a net out-migration for Rock Island County, Illinois. The Scott County, Iowa portion of the HMA has recently grown more rapidly than the other parts of the HMA. Scott County grew by an average of 2,360 persons annually between 1960 and 1970 and by an estimated 930 persons annually from April 1970 to October 1971. Rock Island and Henry Counties in Illinois grew by 1,970 persons annually during the 1960-1970 decade and by an estimated 310 persons annually from April 1970 to October 1971. Population increases in the five-city urban area accounted for about 60 percent of the growth in the HMA between 1960 and 1970 and about 76 percent of the growth between April 1970 and October 1971.

The population of the HMA is expected to increase by about 1,900 persons annually over the next two years. Scott County, Iowa is expected to account for most of this growth (1,550 annually). Population and household trends for the HMA are presented in table V.

There were an estimated 115,600 households in the Davenport-Rock Island-Moline HMA as of October 1, 1971. This figure represents an average annual increase of 1,740 households from 1960 to 1970 and 510 from April 1970 to October 1971. Growth in households in the HMA has taken place at a slightly higher rate in the Iowa portion than in the Illinois portion of the HMA both during the 1960-1970 decade and April 1970 to October 1971 period. During the forecast period, based upon expected population growth patterns and a continuing gradual reduction in average household size, it is estimated that the number of households will increase by 575 annually in the HMA with approximately 57 percent of the growth taking place in Iowa and 43 percent in Illinois. This pattern of household growth is partially the result of public housing construction which is limited to the Illinois portion of the HMA.

Housing Factors. There were an estimated 122,000 housing units in the Davenport-Rock Island-Moline HMA in October 1971, an increase of 1,945 annually from 1960 to 1970 and approximately 575 annually between April 1970 and October 1971. There were approximately 80,700 owner-occupied units, 34,900 renter-occupied units, and 6,400 units were vacant. The net increase of 20,340 housing units between April 1960 and October 1971 resulted from the construction of about 24,520 new units, the addition of about 1,200 mobile homes, 700 conversions, and 6,080 demolitions.

There were about 180 housing units under construction in October 1971, of which about 155 were single-family structures and 25 units were in multifamily projects. Of the 155 single-family structures under construction, approximately 65 units will be insured under Section 235. None of the 25 multifamily units will be subsidized.

The volume of nonsubsidized residential building activity, as measured by building permits, ranged from 1,549 units in 1960 to 3,143 units in 1965 and declined to 698 units in 1970. Building permits were issued for 371 private, nonsubsidized, residential units during the first eight months of 1971. The decline from 1965 through 1971 was accompanied by three factors which have had major impact on private unassisted construction activity: (a) a general economic decline has restricted employment opportunities in the HMA since 1967, thereby slowing in-migration and encouraging out-migration, which in turn restricted the need for expansion of the housing inventory; (b) failure among builders to respond to the reduced population growth contributed to the oversupply of housing units in both the sales and rental inventories; and (c) the production of houses insured under Section 235 replaced production of new homes constructed in lower price ranges.

Total residential building construction, including subsidized units and public housing has declined since 1965. There were 3,143 residential

units authorized by building permits during 1965, 2,499 units in 1967, 2,867 units in 1968 and 1,412 units in 1970. There were 642 residential units authorized by building permits during the first eight months of 1971. Table VII presents private, nonsubsidized construction authorized by building permits; table VIII shows private subsidized construction and public construction.

There were about 6,400 vacant housing units in the Davenport-Rock Island-Moline HMA in October 1971. Units available for sale or rent which had all plumbing facilities included 960 units for sale, a homeowner vacancy rate of about 1.2 percent, and 2,950 units available for rent, a renter vacancy rate of 7.8 percent (see table IX). An additional estimated 75 units were for sale and 500 for rent which lacked some or all plumbing facilities and could not be considered immediately available for occupancy. Both the homeowner and renter vacancy rates are considered too high for the HMA, but this situation can be expected to correct itself if construction is restricted to levels suggested by the estimates of demand.

Table I

Annual Demand for New Nonsubsidized Housing
Davenport-Rock Island-Moline, Iowa-Illinois, HMA
October 1, 1971-October 1, 1973

A. Single-family

<u>Price class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$20,000	24	6
\$20,000 - 22,499	52	13
22,500 - 24,999	60	15
25,000 - 29,999	116	29
30,000 - 34,999	60	15
35,000 - 39,999	64	16
40,000 and over	24	6
Total	400	100

B. Multifamily

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$140	5	-	-	-
\$140 - 149	5	-	-	-
150 - 159	-	-	-	-
160 - 169	-	25	-	-
170 - 179	-	15	-	-
180 - 189	-	15	30	-
190 - 199	-	10	25	5
200 and over	-	-	10	5
Total	10	65	65	10

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Davenport-Rock Island-Moline, Iowa-Illinois, HMA
October 1, 1971-October 1, 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	25	15	50	90
2 bedrooms	75	20	125	220
3 bedrooms	50	10	75	135
4+ bedrooms	25	5	50	80
Total	<u>175</u>	<u>50^{b/}</u>	<u>300^{b/}</u>	<u>525</u>
B. <u>Elderly</u>				
Efficiency	30	105	140	275
1 bedroom	20	25	30	75
Total	<u>50</u>	<u>130^{c/}</u>	<u>170^{c/}</u>	<u>350</u>

a/ Estimates are based upon regular income limits. These same families may be assisted in home purchasing under Section 235.

b/ Approximately two thirds of these families also are eligible under the rent supplement program.

c/ All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Trend of Work Force Components
Davenport-Rock Island, Moline, Iowa-Illinois, Housing Market Area
1962 - 1970^{1/}
(Annual Averages)

Components	1962	1963	1964	1965	1966	1967	1968	1969	1970
Civilian force	132,225	136,375	141,650	145,725	152,100	156,675	157,125	158,250	156,700
Unemployment	5,075	4,800	4,275	4,275	3,800	4,350	5,875	6,300	7,200
Percent of work force	3.8	3.5	3.0	2.9	2.5	2.8	3.7	4.1	4.5
Total employment	127,125	131,450	137,375	141,300	148,225	151,700	150,575	151,350	149,350
Nonag. wage & salary	107,000	111,425	117,375	121,900	129,500	133,425	133,150	134,225	132,725
Manufacturing	38,625	41,050	44,675	46,325	49,550	49,975	46,075	44,775	42,975
Durable goods	29,800	32,350	35,750	37,225	40,425	40,300	36,750	35,850	34,025
Primary metals	5,450	5,850	6,275	6,275	6,925	6,750	5,925	6,500	6,450
Fabricated metals	1,550	1,525	1,425	1,750	2,050	1,900	1,750	1,725	1,750
Nonelec. machinery	18,575	20,850	23,725	24,575	26,525	26,800	24,175	22,600	21,325
All other durables	4,225	4,125	4,325	4,625	4,925	4,850	4,900	5,025	4,500
Nondurable goods	8,825	8,700	8,925	9,100	9,125	9,675	9,350	8,925	8,950
Food products	4,225	4,175	4,300	4,450	4,325	4,825	4,800	4,750	4,875
Printing & publishing	1,550	1,550	1,475	1,600	1,700	1,700	1,725	1,700	1,625
All other nondurables	3,050	2,975	3,150	3,050	3,100	3,150	2,825	2,475	2,475
Nonmanufacturing	68,375	70,375	72,700	75,575	79,975	83,450	87,075	89,450	89,750
Construction	4,800	5,175	5,475	5,775	6,425	6,575	6,750	6,475	6,275
Trans., comm., utilities	6,575	6,450	6,350	6,600	7,075	7,225	7,050	7,200	7,225
Trade	22,175	23,225	23,725	24,875	26,550	27,500	28,425	29,025	29,425
Finance, ins., realty	4,325	4,400	4,575	4,700	4,875	5,025	5,175	5,200	5,200
Services	12,750	13,100	13,675	14,400	15,175	16,325	17,050	18,275	18,525
Government	17,350	17,650	18,575	19,000	19,650	20,575	22,350	23,025	22,800
All other nonmanufacturing	400	375	325	225	225	225	225	250	300
All other nonagric. employ.	13,275	13,350	13,850	13,750	13,475	13,300	12,600	12,400	12,050
Agriculture	6,850	6,675	6,150	5,650	5,250	4,975	4,825	4,725	4,575
Labor management disputes	50	125	-	150	75	625	675	600	150

^{1/} Components may not add to totals due to rounding.

Source: Illinois Bureau of Employment Security.

Table IV

Estimated Percentage Distribution of Families by Annual Income^{a/}
Davenport-Rock Island-Moline, Iowa-Illinois, HMA

1959 and 1971

Income class	1959		1971	
	All families	Renter households ^{b/}	All families	Renter households
Under \$4,000	22	34	9	11
\$4,000 - 4,999	15	19	1	5
5,000 - 5,999	17	17	3	5
6,000 - 6,999	15	12	5	7
7,000 - 7,999	10	7	6	7
8,000 - 8,999	6	4	6	10
9,000 - 9,999	3	2	9	9
10,000 - 12,499	5	2	20	19
12,500 - 14,999	2	1	15	12
15,000 - 17,499	2	1	9	7
17,500 - 19,999	1	1	6	3
20,000 - 24,999	1	<u>c/</u>	7	2
25,000 and over	<u>1</u>	<u>c/</u>	<u>4</u>	<u>3</u>
Total	100	100	100	100
Median	\$5,723	\$4,860	\$11,260	\$9,565

a/ After deduction of federal income tax.

b/ Renter households of two or more persons.

c/ Less than 0.1 percent.

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

Table V

Population and Household Trends
Davenport-Rock Island-Moline, Iowa-Illinois, Housing Market Area
April 1960 to October 1973

Component	April 1	April 1	October 1	October 1	Average annual change ^{a/}		
	1960	1970	1971	1973	1960-1970	1970-1971	1971-1973
<u>Population</u>							
HMA	<u>319,375</u>	<u>362,638</u>	<u>364,500</u>	<u>368,300</u>	<u>4,330</u>	<u>1,240</u>	<u>1,900</u>
Iowa part	<u>119,067</u>	<u>142,687</u>	<u>144,100</u>	<u>147,200</u>	<u>2,360</u>	<u>930</u>	<u>1,550</u>
Davenport-Bettendorf	<u>100,515</u>	<u>120,538</u>	<u>121,800</u>	<u>124,700</u>	<u>2,000</u>	<u>830</u>	<u>1,450</u>
Remainder	<u>18,552</u>	<u>22,149</u>	<u>22,300</u>	<u>22,500</u>	<u>360</u>	<u>100</u>	<u>100</u>
Illinois part	<u>200,308</u>	<u>219,951</u>	<u>220,400</u>	<u>221,100</u>	<u>1,970</u>	<u>310</u>	<u>350</u>
Rock Island-Moline-E. Moline	<u>111,300</u>	<u>117,235</u>	<u>117,400</u>	<u>117,600</u>	<u>600</u>	<u>110</u>	<u>100</u>
Remainder	<u>89,008</u>	<u>102,716</u>	<u>103,000</u>	<u>103,500</u>	<u>1,370</u>	<u>200</u>	<u>250</u>
<u>Households</u>							
HMA	<u>97,429</u>	<u>114,835</u>	<u>115,600</u>	<u>116,750</u>	<u>1,740</u>	<u>510</u>	<u>575</u>
Iowa part	<u>35,648</u>	<u>44,022</u>	<u>44,450</u>	<u>45,200</u>	<u>840</u>	<u>285</u>	<u>375</u>
Davenport-Bettendorf	<u>30,559</u>	<u>37,828</u>	<u>31,200</u>	<u>38,850</u>	<u>725</u>	<u>250</u>	<u>325</u>
Remainder	<u>5,089</u>	<u>6,194</u>	<u>6,250</u>	<u>6,350</u>	<u>115</u>	<u>35</u>	<u>50</u>
Illinois part	<u>61,781</u>	<u>70,813</u>	<u>71,150</u>	<u>71,550</u>	<u>900</u>	<u>225</u>	<u>200</u>
Rock Island-Moline-E. Moline	<u>34,933</u>	<u>38,817</u>	<u>39,000</u>	<u>39,250</u>	<u>375</u>	<u>125</u>	<u>125</u>
Remainder	<u>26,848</u>	<u>31,996</u>	<u>32,150</u>	<u>32,300</u>	<u>525</u>	<u>100</u>	<u>75</u>

^{a/} Rounded.

Sources: 1960 and 1970 Censuses of Population; 1971 and 1973 estimated by Housing Market Analyst.

Table VI

Military and Civilian Personnel Strength
Rock Island Arsenal
Davenport, Iowa, HMA
1960-1970

<u>Date</u>	<u>Assigned military</u>	<u>Civilian employees</u>	<u>Total</u>
June 1960	75	1,944	2,019
June 1961	61	5,241	5,302
June 1962	80	6,465	6,545
June 1963	94	6,439	6,533
June 1964	100	6,236	6,336
June 1965	122	6,702	6,824
June 1966	111	7,302	7,413
June 1967	124	7,948	8,072
June 1968	128	8,506	8,634
June 1969	145	8,003	8,148
June 1970	164	7,163	7,327

Source: Department of Defense, Washington, D. C.

Table VII

Nonsubsidized Housing Units Authorized by Building Permits^{a/}
Davenport-Rock Island-Moline, Iowa-Illinois, HMA
1960 - 1971

Year	Iowa Part				Illinois Part				HMA total	
	Davenport-Bettendorf		Remainder		Rock Island Moline-E. Moline		Remainder		Multi-family	Single-family
	Multi-family	Single-family	Multi-family	Single-family	Multi-family	Single-family	Multi-family	Single-family		
1960	158	485	2	102	73	466	10	253	243	1,306
1961	30	598	-	101	43	418	17	445	90	1,562
1962	74	568	2	80	124	481	7	309	207	1,438
1963	137	654	-	118	204	528	35	425	376	1,725
1964	256	727	6	117	351	498	84	497	697	1,839
1965	567	799	10	143	550	511	53	510	1,180	1,963
1966	181	641	20	191	488	408	90	361	779	1,601
1967	388	730	46	184	239	380	55	317	728	1,611
1968	380	743	16	172	367	388	68	481	831	1,784
1969	175	547	26	141	216	258	28	391	445	1,337
1970	126	216	16	48	24	109	18	141	184	514
1971 (through August)	32	188	12	50	24	7	10	48	78	293
Total	2,504	6,896	156	1,447	2,703	4,452	475	4,173	5,838	16,973

^{a/} Virtually all building activity within the HMA is covered by building permit authorization; however, data for areas outside central cities for 1970 and 1971 are incomplete.

Sources: U. S. Bureau of the Census, C-40 Construction Reports; building inspectors in Davenport, Bettendorf, Moline and Rock Island.

Table VIII

Subsidized Housing Units Authorized by Building Permits
Davenport-Rock Island-Moline, Iowa-Illinois, HMA
1960 - 1971

<u>Year</u>	<u>Public housing</u>	<u>Section 221(d) (3)</u>	<u>Section 236</u>	<u>Section 235</u>	<u>HMA total</u>
1960	40	-	-	-	40
1961	-	-	-	-	-
1962	50	-	-	-	50
1963	-	-	-	-	-
1964	-	-	-	-	-
1965	-	-	-	-	-
1966	50	-	-	-	50
1967	160	-	-	-	160
1968	100	152	-	-	252
1969	354	169	-	39	562
1970	74	-	218	422	714
1971 (through June)	-	-	-	206 ^{a/}	206 ^{a/}
Total	828	321	218	667	2,034

^{a/} Excludes an estimated 65 single-family houses which are under construction or have been constructed for which Section 235 insurance will be utilized.

Sources: Report of FHA Mortgage Insurance under Active Programs; FHA Insuring Office, Des Moines, Iowa; HUD Area Office, Chicago, Illinois; estimates by Housing Market Analyst.

Table IX

Components of Housing Inventory
Davenport-Rock Island-Moline, Iowa -Illinois, HMA
April 1960 to October 1971

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>October 1, 1971</u>
Total housing inventory	101,662	121,108	122,000
Total occupied units	97,429	114,835	115,600
Owner-occupied	66,180	80,143	80,700
Percent	67.9%	69.8%	69.8%
Renter-occupied	31,249	34,692	34,900
Percent	32.1%	30.2%	30.2%
Total vacant units	4,233	6,273	6,400
Available vacant	1,266	3,768	3,900
For sale	502	826	960
Homeowner vacancy rate	0.8%	1.0%	1.2%
For rent	764	2,942	2,950
Rental vacancy rate	2.4%	7.8%	7.8%
Other vacant ^{a/}	2,967	2,505	2,500

^{a/} Includes dilapidated units (1960 only), units available for sale or rent but lacking some plumbing facilities, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or other reasons.

Sources: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.