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DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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Analysis of the

**DES MOINES,
IOWA
HOUSING
MARKET**

as of July 1, 1971

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

June 1972

Housing Market Analysis
Des Moines, Iowa, as of July 1, 1971

Foreword

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

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

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

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

FHA HOUSING MARKET ANALYSIS - DES MOINES, IOWA
AS OF JULY 1, 1971

The Des Moines, Iowa, Housing Market Area (HMA) is defined as Polk County, Iowa. The estimated population of the HMA was about 288,475 persons as of July 1971. The economy of the Des Moines area has its base in finance, trade, services, government, and a large concentration of insurance companies with home offices in Des Moines. There have been steady employment increases between 1964 and 1969; however, since 1969 there has been a declining rate of employment growth, particularly in the manufacturing sector.

The local market for housing has been influenced by the large volume of new construction in recent years and by recent increases in construction and financing costs. These and other factors have shifted housing production toward multifamily projects and low-priced houses. In recent years, the market for sale housing has remained firm, but the high levels of multifamily construction have resulted in a soft rental market among older apartment units which are not competitive in amenities to newer additions to the rental inventory, and also in new, "luxury" projects.

Anticipated Housing Demand

In the Des Moines HMA, an average annual demand for 1,950 new nonsubsidized housing units is anticipated for the two-year period ending July 1, 1973. The main sources of demand are projected increases in the number of households and in replacement needs generated by the loss of dwelling units from the housing inventory. After considering other factors such as acceptable vacancy levels, current levels of new construction, and recent shifts in tenure, it is judged that the most favorable market balance would be achieved through the construction of 900 single-family houses, 1,000 units in multifamily structures, and 50 mobile homes. Distributions of demand for single-family housing by price class and for multifamily units by size and rent are shown in table I.

The estimated annual demand for 1,950 units of nonsubsidized housing during the forecast period is below the average annual volume of 2,445 comparable units added during the 1967-1969 period and is slightly higher than the 1,830 units permitted during 1970. The moderate rate of demand also reflects the continued need to reduce the excessive supply of vacant units.

It should be noted that the demand estimates discussed in this analysis are not intended to be predictions of short-term construction activity. Rather they are suggestive of construction levels which would promote an orderly housing market consistent with trends evident in the Des Moines Housing Market Area as of July 1, 1971.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the 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 Des Moines HMA, the total occupancy potential is estimated to be 1,025 units annually.

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

^{1/} The occupancy potentials referred to in this analysis have been developed to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated market for subsidized housing may well depend upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.

Rental Units Under the Public Housing and Rent-Supplement Programs.

These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing is estimated at 310 units for families and 340 for the elderly. About 10 percent of the families and about 30 percent of the elderly are also eligible for housing under Section 236 (see table II). In the case of the more restrictive rent-supplement program, the potential for families would be for 165 units and the potential for elderly occupancy would be the same as for public housing.

Currently there are 560 units of leased public housing available for occupancy and another 200 units which have been funded. A referendum recently passed allows for the building of 250 regular public housing units. There are 150 units of rent-supplement housing in the HMA. When this project first opened the units filled slowly. Presently the project is fully-occupied and there is a waiting list of about 150 persons.

Provision of 200 additional leased public housing units for families should absorb about 65 percent of the first year occupancy potential and together with the construction of the 250 units of regular public housing approved by referendum, about 75 percent of the two-year potential would be satisfied. There are 200 public housing units for the elderly now under construction.

Section 235 and Section 236. Subsidized housing for households with low to moderate income may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236. The Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Des Moines HMA, it is estimated (based on regular income limits) that, for the period of July 1, 1971 to July 1, 1973 there is an occupancy potential for an annual total of 350 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. This number is below the level of previous years, but it is believed that a substantial portion of the gross occupancy potential which had existed, particularly for Section 235 housing, has been met. In addition, there is an annual potential for about 150 units of Section 236 housing for elderly couples and individuals. The use of exception income limits would increase the occupancy potential for families only slightly and the occupancy potential for the elderly would be the same as under regular limits.

During 1969, a total of 151 home mortgages in the Des Moines HMA were insured under Section 235, including 57 mortgages on new units and 94 on existing units. In 1970, a total of 436 home mortgages were insured under Section 235; 114 on existing homes and 322 on new houses. Between January 1, and July 1, 1971, 209 home mortgages have been insured under Section 235, almost all involving new construction.

The HMA's first Section 236 project, consisting of 150 family units was completed in 1969. There is also one project of 259 units (including 91 units for the elderly) which is now under construction and is 70 percent completed. This project will have 56 efficiencies, 35 one-bedroom units, 126 two-bedroom units, 30 three-bedroom units and 12 four-bedroom units. From the apartment-size breakdown, it appears that a large proportion of these units will be suitable for elderly households and individuals. At this time, there is a proposal in the Des Moines FHA office for an additional 171 units of Section 236 housing. There are presently two operative Section 202 housing projects in the HMA, and 44 units of Section 221(d)(3) BMIR cooperative housing. These projects, with a total of 500 units, filled quickly and now have substantial waiting lists.

The 259-unit Section 236 project now under construction will satisfy about half of the first year's potential for Section 235 and Section 236 housing for families. In view of the soft rental market, absorption of units in this project should be watched carefully before insuring future Section 236 projects. The combined elderly occupancy potential for LRPB and Section 236 housing is 390 units, since many of the same people are eligible for both programs. With the completion of the Section 236 project and 200 units of low-rent public housing for the elderly under construction, about 75 percent of the total first year occupancy potential for the elderly will be fulfilled.

Sales Market

The market for new and existing sales housing in the Des Moines area was firm in July 1971, despite increasing financing and construction costs. Since 1965, the local economy prospered and attracted a sufficient number of families into the area who wanted and could afford to buy a home to more than offset the number of families who were forced out of the sales market because of the rising costs. At the same time, there was a moderate reduction in the annual volume of single-family construction during the 1969-1970 period as compared with the previous few years. Since 1960, the number of permits issued for single-family houses has remained at a relatively constant volume, except in 1963 and 1964. The lower volume of permits issued during 1963 and 1964 was due primarily to the economic recession which occurred during the 1960-1962 period and the overbuilding which took place at that time. The number of homes built and financed under the FHA subsidized housing program each year since 1969 has become a larger portion of the market for sales housing.

Most of the nonsubsidized homes sold during the last twelve months have been marketed on a speculative basis, and most of them have been priced between \$20,000 and \$28,000. Most of the building of sales housing is in new subdivisions to the south and west of Des Moines, particularly in Altoona, and Ankeny.

In January each year, the Des Moines, Iowa, Insuring Office conducts an unsold inventory survey in subdivisions in which five or more houses were completed during the previous year. The percentage of speculative homes built during the year but remaining unsold at the end of the year decreased from 72 percent of houses completed in 1969 to 52 percent of

those completed in 1970. During the past year, the number of homes built under contract has increased greatly, while the number built speculatively has dropped considerably. Most of the homes remaining unsold in Polk County were priced between \$27,000 and \$30,000.

Existing homes for sale have been scarce. Those available are quickly sold. Typical prices for existing homes are \$19,000 to \$22,000 in north-west Des Moines and West Des Moines.

Rental Market

As of July 1, 1971, there was some excess in the supply of available rental units in the Des Moines HMA, as indicated by a relatively high rental vacancy rate of 8.7 percent. The excess vacancies have occurred mainly among the newer, luxury-style apartments and those apartments which are older and do not have the amenities offered in more desirable apartments. This excess was created by the high levels of multifamily construction which occurred between 1967 and 1969 when an annual average of 1,250 apartment units were authorized, compared with 350 units a year during the 1960-1966 period. However, during the last year and a half, multifamily volume dropped somewhat. During 1970, there were permits for 1,002 apartment units and from January to July of 1971, 537 units were authorized.

New apartments completed in recent years have been mostly one- and two-bedroom, garden-style units. Most of the new apartments built recently have filled quickly, and realtors report high occupancy rates in these units. Gross monthly rents for recently built garden apartments generally range from \$140 to \$160 for efficiencies, \$160 to \$180 for one-bedroom units, \$180 to \$200 for two-bedroom units, and from \$190 to \$220 for three-bedroom units. These apartments include such amenities as air conditioning and disposals, and some offer dishwashers. Some new, luxury-garden apartments which have had high levels of vacancies have begun to offer such concessions as allowing children in smaller units, and allowing pets.

The supply of low-priced, suitable, older rental units is somewhat limited in the Des Moines HMA. A portion of those which do exist are older homes which have been converted to duplexes or four-plexes. Rents range from \$110 for a one-bedroom unit to \$170 for a three-bedroom unit.

Economic, Demographic, and Housing Factors

The estimated demand for 1,950 new nonsubsidized housing units a year is based on the trends set forth in the discussion of economic, demographic, and housing variables which follows.

Employment. Nonagricultural employment in the Des Moines HMA paralleled the national experience throughout the 1960's. The downturn in the early 1960's was followed by substantial employment gains during the 1964-1967 period. The rate of growth during the last three years has been somewhat less than that in the mid-1960's.

During 1970, nonagricultural wage and salary employment averaged 129,400 workers, or 1,200 above the average in 1969. Employment increased by an average of 2,850 jobs a year during the past three years, substantially less than the average gain of 5,500 jobs a year which occurred from 1964 to 1967.

Nonmanufacturing industries have provided almost 87 percent of the wage and salary employment increase since 1964. Principal areas of growth have been in government, services, and trade reflecting the expansion of state and local government functions and of regional trade and distribution activities. Early contraction and subsequent growth of employment in nonmanufacturing followed almost the same pattern as that of total nonagricultural wage and salary employment. From 1960 to 1964, average gains were only 725 jobs a year. In the mid-1960's, large nonmanufacturing expansion took place with average gains of 4,450 jobs a year.

Manufacturing employment accounted for only ten percent of the total wage and salary employment in the HMA in 1970, underscoring the relatively minor roll which manufacturing plays in the economic development of the area. During the 1960 to 1964 period, manufacturing suffered average declines of 150 jobs a year. Increases in manufacturing averaged 1,125 jobs a year from 1964 to 1968, but during the last two years, manufacturing employment has declined by an average of 650 jobs a year.

It is anticipated that nonagricultural wage and salary employment will increase by an average of 1,600 jobs a year from July 1971 to July 1973. Nonmanufacturing employment will account for 2,000 new jobs annually as government facilities in the area continue to increase and as trade and service industries respond to continued increases in government employment. Manufacturing employment is expected to decrease by 400 jobs annually from 1971 to 1973.

Family Income. The estimated 1971 median annual income, after deduction of federal income tax, of all families in the Des Moines HMA is \$10,650, and the median after-tax income of two- or more-person renter households is \$8,000. In 1969, the median income of all families in the HMA was \$8,700, after deduction of federal income tax, and the median after-tax income of renter households of two or more persons was \$6,600. Distributions of all families and of renter households in the Des Moines HMA by income classes for 1969 and 1971 are presented in table IV.

Demographic Factors. The population of the Des Moines HMA reached 288,475 persons in July 1971, including 199,200 persons in the city of Des Moines and 89,275 in the remainder of Polk County (see table V).

A relatively constant level of net natural increase (resident births minus resident deaths), coupled with moderate out-migration, has resulted in population increases averaging 1,975 persons a year from 1960 to 1970. Since the 1970 Census, the population has increased by 1,900 persons. Out-migration occurred during the 1960-1970 period because of the lack of sufficient employment opportunities in the area. The city of Des Moines had a decline in population during the 1960-1970 period, due to movement of persons to the surrounding communities. Over the next two years, population growth is expected to average 1,900 persons annually. This forecast anticipates that slowed economic expansion will result in continued out-migration.

In July 1971, there were 94,550 households in the Des Moines HMA (see table V). From 1960 to 1970, the number of households in the HMA increased approximately 900 annually, and from the 1970-1971 period, the increase was also about 910 annually. Household growth is expected to continue to increase at about 900 a year during the next two years.

Housing Factors. The housing inventory in the Des Moines HMA totaled 98,325 units as of April 1, 1970, including 65,003 owner-occupied units, 28,412 renter-occupied units, and 4,910 vacant housing units. The increase in the housing inventory of 9,240 units between 1960 and 1970 resulted from the construction of about 17,350 housing units, the net addition of 100 units through conversion, the addition of 600 mobile homes, and the loss of about 8,810 units through demolitions and other causes.

Since the April 1, 1970 Census, an additional 1,275 housing units have entered the inventory which brings the total to 99,600 units as of July 1, 1971. This new housing inventory total of 99,600 includes 65,500 owner-occupied units, 29,000 renter-occupied units, and 5,050 vacant housing units. The increase in the inventory of 1,275 units since April 1, 1970, resulted from the construction of 2,275 housing units, the addition of 100 mobile homes, and the demolition of 1,100 units.

There were about 1,100 units under construction in July 1971, of which 475 were single-family homes and 625 were units in multifamily structures. Of the 475 single-family homes under construction, 100 were intended for occupancy by families qualifying for subsidy under Section 235 of the National Housing Act. Two hundred fifty-nine of the multifamily units under construction were being built under Section 236.

The volume of private residential construction, as measured by building permits,^{1/} grew from 1,010 units authorized in 1963 to a total of 2,653 units authorized in 1967. The number of units authorized averaged 1,450 annually between 1960 and 1966, of which 1,100 were single-family houses and 350 were multifamily units. Starting in 1967 and

^{1/} Of the 1960 county population 97 to 98 percent lived in places which required permits.

continuing to the present, building activity increased considerably with the number of units authorized averaging 2,300 annually. Of these 2,300 units, 1,100 were single-family houses, which is the same as the average number authorized during the 1960-1966 period. The large increase which occurred in the average number of units authorized since 1967, resulted from the large number of multifamily units authorized. Between 1967 and 1970, an average of 1,200 multifamily units were authorized, compared with a 350 unit average during the 1960-1966 period. Trends in the number of housing units authorized in the HMA since 1960 are shown in table VI.

Vacancy. There were approximately 5,050 vacant housing units in the HMA in July 1971, of which 3,500 were available for sale or rent and 1,550 were either unavailable or unsuitable. Of those available, 750 were available for sale and 2,750 were available for rent, indicating homeowner and renter vacancy rates of 1.1 percent and 8.7 percent, respectively. Renter vacancy rates are slightly higher than reported by the 1970 Census of Housing when the renter vacancy rate was 8.4 percent, whereas the homeowner vacancy rate of 1.1 percent is the same as reported by the 1970 Census.

Table I

Estimated Annual Demand for New Nonsubsidized
Single-family and Multifamily Housing
Des Moines, Iowa, Housing Market Area
July 1, 1971 to July 1, 1973

A. Single-family:

| <u>Price class</u> | <u>Number of units</u> |
|--------------------|----------------------------|
| Under \$17,500 | 35 |
| \$17,500 - 19,999 | 45 |
| 20,000 - 22,499 | 65 |
| 22,500 - 24,999 | 110 |
| 25,000 - 29,999 | 205 |
| 30,000 - 34,999 | 160 |
| 35,000 and over | <u>280</u> |
| Total | 900 |

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 \$159 | 65 | - | - | - |
| \$160 - 179 | 20 ^{b/} | 260 | - | - |
| 180 - 199 | - | 110 | 175 | - |
| 200 - 219 | - | 80 ^{b/} | 100 | 25 |
| 220 - 239 | - | - | 70 | 10 |
| 240 - 259 | - | - | 60 ^{b/} | 10 |
| 260 and over | - | - | - | <u>15^{b/}</u> |
| Total | <u>85</u> | <u>450</u> | <u>405</u> | <u>60</u> |

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

^{b/} Total demand at this rent and above.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Des Moines, Iowa, Housing Market Area
July 1, 1971 - July 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 | 45 | 5 | 55 | 105 |
| 2 bedrooms | 135 | 15 | 115 | 265 |
| 3 bedrooms | 95 | 5 | 75 | 175 |
| 4+ bedrooms | <u>50</u> | <u>0</u> | <u>40</u> | <u>90</u> |
| Total | 325 | 25 | 285 | 635 |
| B. <u>Elderly</u> | | | | |
| Efficiency | 30 | 75 | 195 | 300 |
| 1 bedroom | <u>20</u> | <u>25</u> | <u>45</u> | <u>90</u> |
| Total | 50 | 100 | 240 | 390 |

a/ Estimates are based upon regular income limits.

Table III

Trend of Civilian Work Force Components
Des Moines, Iowa, IMA
1960-1971

| | <u>1960</u> | <u>1961</u> | <u>1962</u> | <u>1963</u> | <u>1964</u> | <u>1965</u> | <u>1966</u> | <u>1967</u> | <u>1968</u> | <u>1969</u> | <u>1970</u> | <u>12 months ending May</u> | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------------|-------------|
| | | | | | | | | | | | | <u>1970</u> | <u>1971</u> |
| Total civilian work force | 122,050 | 122,100 | 120,650 | 121,500 | 122,650 | 127,550 | 133,550 | 139,000 | 141,200 | 145,300 | 147,600 | 146,700 | 148,000 |
| Unemployed | 3,300 | 4,300 | 3,500 | 2,900 | 2,950 | 2,500 | 2,400 | 3,000 | 2,900 | 3,500 | 4,000 | 3,700 | 4,400 |
| Percent of work force | 2.7 | 3.5 | 2.9 | 2.4 | 2.4 | 2.0 | 1.8 | 2.2 | 2.0 | 2.3 | 2.7 | 2.5 | 3.0 |
| Total employment | 118,700 | 117,800 | 117,200 | 118,600 | 119,700 | 125,000 | 131,150 | 136,000 | 138,400 | 141,800 | 143,600 | 143,000 | 143,000 |
| Agricultural employment | 3,000 | 2,950 | 3,050 | 3,050 | 2,800 | 2,600 | 2,700 | 2,400 | 2,300 | 2,000 | 2,300 | 2,300 | 2,300 |
| Nonagricultural employment | 115,700 | 114,850 | 114,150 | 115,550 | 116,800 | 122,400 | 128,450 | 133,600 | 136,100 | 139,800 | 141,300 | 140,650 | 140,700 |
| Nonag. wg. & sal. emply. | 102,550 | 102,000 | 101,950 | 103,650 | 104,900 | 110,450 | 116,750 | 121,500 | 124,500 | 128,300 | 129,400 | 129,300 | 129,400 |
| Manufacturing | 22,300 | 21,150 | 21,050 | 21,350 | 21,750 | 22,650 | 24,450 | 24,900 | 26,300 | 26,200 | 25,000 | 26,000 | 24,700 |
| Durable goods | | | | | | | | | | | | | |
| Lumber & furniture | 600 | 500 | 500 | 450 | 450 | 400 | 400 | 400 | 600 | 600 | 500 | 550 | 500 |
| Stone, clay | 1,050 | 1,000 | 950 | 1,000 | 900 | 950 | 1,150 | 1,100 | 1,100 | 1,100 | 1,000 | 1,050 | 1,000 |
| Primary & fabri. metals | 1,700 | 1,650 | 1,550 | 1,550 | 1,600 | 1,850 | 2,150 | 2,200 | 2,100 | 2,300 | 2,200 | 2,300 | 2,200 |
| Machinery | 4,600 | 3,950 | 3,750 | 4,250 | 4,450 | 4,650 | 5,200 | 5,500 | 6,000 | 5,500 | 5,500 | 5,500 | 5,400 |
| Nondurable | | | | | | | | | | | | | |
| Food & kindred | 4,400 | 4,200 | 4,200 | 4,000 | 4,050 | 4,000 | 4,000 | 3,900 | 3,600 | 3,500 | 3,300 | 3,400 | 3,200 |
| Printing & pub. | 4,150 | 4,300 | 4,250 | 4,000 | 4,100 | 4,300 | 4,400 | 4,500 | 4,800 | 4,800 | 4,600 | 4,800 | 4,500 |
| Chemicals & allied | 700 | 750 | 700 | 700 | 750 | 650 | 750 | 700 | 700 | 700 | 700 | 700 | 700 |
| Other nondurables | 450 | 400 | 450 | 350 | 400 | - | - | - | - | - | - | - | - |
| Other manufacturing | 4,650 | 4,500 | 4,750 | 5,000 | 5,100 | 5,850 | 6,450 | 6,600 | 7,400 | 7,800 | 7,300 | 7,800 | 7,200 |
| Nonmanufacturing | 80,250 | 80,850 | 80,900 | 82,250 | 83,150 | 87,800 | 92,300 | 96,500 | 98,200 | 102,100 | 104,400 | 103,750 | 104,700 |
| Contract construction | 5,200 | 4,550 | 4,000 | 4,250 | 4,300 | 5,200 | 5,650 | 5,600 | 5,700 | 6,100 | 6,100 | 6,000 | 6,100 |
| Transportation | 8,800 | 8,600 | 8,300 | 8,100 | 7,900 | 8,200 | 8,750 | 9,000 | 9,000 | 9,200 | 9,300 | 9,200 | 9,350 |
| Wholesale & retail | 26,550 | 26,550 | 26,800 | 26,650 | 27,200 | 28,800 | 30,500 | 31,800 | 31,900 | 32,500 | 32,700 | 32,550 | 32,400 |
| Finance | 11,550 | 11,600 | 11,650 | 11,950 | 12,100 | 12,450 | 12,700 | 13,200 | 13,500 | 14,400 | 15,000 | 15,050 | 15,100 |
| Services | 14,350 | 14,900 | 15,500 | 16,200 | 16,650 | 17,600 | 18,650 | 20,000 | 20,800 | 21,600 | 22,300 | 22,400 | 22,400 |
| Government | 13,850 | 14,590 | 14,650 | 15,150 | 15,050 | 15,550 | 16,050 | 17,000 | 17,300 | 18,300 | 19,100 | 18,550 | 19,300 |
| All other nonag. | 13,100 | 12,700 | 12,150 | 11,900 | 11,900 | 11,950 | 11,650 | 11,500 | 11,300 | 11,300 | 11,300 | 11,350 | 11,300 |
| Persons involved in labor management disputes | 50 | 100 | 0 | 0 | 100 | 0 | 50 | 650 | 200 | 100 | 500 | 50 | 70 |

a/ Columns may not add due to rounding.

Source: Research and Statistics Department, Iowa Security Commission.

Table IV

Distribution of All Families and Renter Households by Annual Income^{a/}
After Deduction of Federal Income Tax
Des Moines, Iowa, HMA, 1969 and 1971

| Income class | 1969 | | 1971 | |
|------------------|--------------|---------------------------------|--------------|-------------------|
| | All families | Renter households ^{a/} | All families | Renter households |
| Under \$ 3,000 | 8 | 15 | 5 | 12 |
| \$ 3,000 - 3,999 | 3 | 8 | 3 | 8 |
| 4,000 - 4,999 | 6 | 9 | 3 | 5 |
| 5,000 - 5,999 | 7 | 11 | 5 | 8 |
| 6,000 - 6,999 | 8 | 12 | 5 | 8 |
| 7,000 - 7,999 | 10 | 10 | 7 | 9 |
| 8,000 - 8,999 | 11 | 8 | 7 | 8 |
| 9,000 - 9,999 | 9 | 7 | 8 | 8 |
| 10,000 - 12,499 | 17 | 12 | 18 | 16 |
| 12,500 - 14,999 | 10 | 4 | 16 | 7 |
| 15,000 - 17,499 | 3 | 2 | 9 | 5 |
| 17,500 - 19,999 | 3 | 2 | 4 | 6 |
| 20,000 and over | 1 | (| 10 | (|
| Total | 100 | 100 | 100 | 100 |
| Median | \$8,700 | \$6,600 | \$10,650 | \$8,000 |

^{a/} Renter households of two or more persons.

Sources: Estimates by Housing Market Analyst.

Table V

Trend of Population and Household Growth
Des Moines, Iowa, Housing Market Area
1960-1971

| | <u>April</u> <u>1960</u> | <u>April</u> <u>1970</u> | <u>July</u> <u>1971</u> | <u>Average annual change</u> | |
|-------------------------|-----------------------------|-----------------------------|----------------------------|------------------------------|------------------|
| | | | | <u>1960-1970</u> | <u>1970-1971</u> |
| <u>Population</u> | | | | | |
| HMA total | <u>266,315</u> | <u>286,101</u> | <u>288,475</u> | <u>1,975</u> | <u>1,900</u> |
| Des Moines | 208,982 | 200,587 | 199,200 | - 850 | -1,110 |
| Remainder ^{1/} | 57,333 | 85,514 | 89,275 | 2,825 | 3,010 |
| <u>Households</u> | | | | | |
| HMA total | <u>84,352</u> | <u>93,415</u> | <u>94,550</u> | <u>900</u> | <u>910</u> |
| Des Moines | 68,226 | 68,506 | 68,525 | 30 | 15 |
| Remainder ^{1/} | 16,126 | 24,909 | 26,025 | 870 | 895 |

^{1/} Includes Altoona, Ankeny, West Des Moines, Windson Heights, and Urbandale.

Table VI

Building Permits Units Authorized
Des Moines, Iowa
1960-June 30, 1971

| Area | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | Through June 1971 |
|-----------------------|--------------|--------------|-------------------|-----------------|-------------------|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------------|
| HMA total | <u>1,430</u> | <u>1,443</u> | <u>1,461</u> | <u>1,010</u> | <u>1,352</u> | <u>2,023</u> | <u>1,426</u> | <u>2,653</u> | <u>2,482</u> | <u>2,200</u> | <u>1,835</u> | <u>1,172</u> |
| Single family units | 1,281 | 1,230 | 1,159 | 878 | 849 | 1,364 | 1,001 | 1,281 | 1,347 | 925 ^{a/} | 828 ^{h/} | 635 ^{i/} |
| Multifamily units | 149 | 213 | 302 | 132 | 503 | 659 | 425 | 1,372 | 1,135 | 1,275 | 1,007 | 537 |
| Single family units | | | | | | | | | | | | |
| Altoona Town | 59 | 36 | 46 | 21 | - | 34 | 23 | 43 | 61 | 20 | 20 | 45 |
| Ankeny Town | 100 | 54 | 100 | 171 | 136 | 139 | 93 | 164 | 144 | 109 | 109 | 64 |
| Bondurant Town | - | - | 2 | - | 1 | 6 | 5 | 3 | 5 | 4 | 5 | 24 |
| Clive Town | - | - | 4 | - | - | 76 | 55 | 43 | 37 | 6 | 7 | 15 |
| Des Moines | 871 | 735 | 579 | 540 | 499 | 555 | 365 | 378 | 406 | 425 | 385 | 260 |
| Elkhart Town | - | - | - | - | - | - | - | - | 1 | - | - | - |
| Grimes Town | - | - | 3 | - | - | 3 | 6 | 7 | 2 | 3 | 5 | 8 |
| Mitchellville Town | - | - | 7 | - | 9 | 7 | 7 | 14 | 12 | 10 | 6 | 8 |
| Pleasant Hill Town | - | - | 34 | - | - | 27 | 28 | 25 | 30 | 17 | 16 | 23 |
| Polk City Town | - | - | 3 | - | - | 3 | 4 | 2 | 3 | 1 | 1 | 2 |
| Polk Co. Uninc. Areas | 155 | 127 | 139 | - | - | 109 | 78 | 125 | 311 | 102 | 86 | 56 |
| Runnells Town | - | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 |
| Urbandale Town | - | 160 | 133 | - | 109 | 183 | 195 | 220 | 213 | 91 | 86 | 76 |
| West Des Moines | 80 | 74 | 58 | 46 | - | 162 | 125 | 242 | 107 | 131 | 92 | 68 |
| Windsor Heights Town | 16 | 44 | 51 | 100 | 95 | 56 | 14 | 15 | 14 | 5 | 9 | 4 |
| Multifamily units | | | | | | | | | | | | |
| Altoona Town | 2 | 2 | 2 | 11 | - | 11 | 10 | 8 | 7 | 31 | 84 | 62 |
| Ankeny Town | 6 | 5 | 8 | 15 | 8 | 94 | 83 | 160 | 70 | 18 | 184 | 32 |
| Bondurant Town | - | - | - | - | 4 | 4 | - | - | 6 | 8 | 8 | - |
| Clive Town | - | - | - | - | - | 20 | 10 | 104 | 225 | 22 | 47 | 128 |
| Des Moines | 117 | 151 | 226 ^{a/} | 92 | 466 ^{c/} | 311 | 190 ^{d/} | 664 ^{e/} | 710 ^{f/} | 784 | 516 ^{g/} | 198 |
| Elkhart Town | - | - | - | - | - | - | - | - | - | 8 | 5 | 4 |
| Grimes Town | - | - | - | - | - | 2 | - | - | - | 8 | 4 | - |
| Mitchellville Town | - | - | - | - | 3 | - | - | - | 20 | 3 | 8 | - |
| Pleasant Hill Town | - | - | - | - | - | - | - | 2 | 2 | - | - | - |
| Polk City Town | - | - | - | - | - | - | - | - | 2 | 8 | 5 | 5 |
| Polk Co. Uninc. Area | 4 | 8 | 4 | - | - | 13 | 15 | 52 | 48 | 13 | 8 | 8 |
| Runnells Town | - | - | - | - | - | - | - | - | - | - | - | - |
| Urbandale Town | - | 19 | 50 | - | 20 | 168 | 69 | 180 | 17 | 236 | 40 | 42 |
| West Des Moines | 6 | 16 | 2 | 6 ^{b/} | - | 10 | 36 | 162 | - | 126 | 96 | 108 |
| Windsor Heights Town | 14 | 12 | 10 | 8 | 2 | 26 | 12 | 40 | 28 | 10 | 2 | - |

a/ Excludes 46 units of married student housing at Drake University.

b/ Excludes 100 units of Section 202 elderly housing.

c/ Excludes 202 units of Section 202 elderly housing.

d/ Excludes 198 units of Section 202 elderly housing.

e/ Excludes 44 units of Section 221(d)(3) co-op housing.

f/ Excludes 150 units of Section 221(d)(3) Rent Supplement housing.

g/ Excludes 150 units of Section 236 housing.

h/ Excludes 57 units of Section 235 housing.

i/ Excludes 322 units of Section 235 housing.

j/ Excludes 259 units of Section 236 housing.

k/ Excludes 72 units of Section 235 housing as of March 1, 1971.

Sources: U. S. Bureau of Census, C-40 Construction Reports; Building Inspectors of Des Moines, West Des Moines, and Urbandale; Drake University.

Table VII

Components of Housing Inventory, Tenure, and Vacancy Trends
Des Moines, Iowa, Housing Market Area
April 1, 1960-July 1, 1971

| <u>Component</u> | <u>April 1, 1960</u> | <u>April 1, 1970</u> | <u>July 1, 1971</u> |
|----------------------------|----------------------|----------------------|---------------------|
| Total housing inventory | <u>89,084</u> | <u>98,325</u> | <u>99,600</u> |
| Total occupied units | <u>84,352</u> | <u>93,415</u> | <u>94,550</u> |
| Owner-occupied | 59,661 | 65,003 | 65,550 |
| Percent | 70.7% | 69.6% | 69.3% |
| Renter-occupied | 24,691 | 28,412 | 29,000 |
| Percent | 29.3% | 30.4% | 30.7% |
| Total vacant units | <u>4,732</u> | <u>4,910</u> | <u>5,050</u> |
| Available vacant | <u>3,155</u> | <u>3,366</u> | <u>3,500</u> |
| For sale | 1,188 | 750 | 750 |
| Homeowner vacancy rate | 2.0% | 1.1% | 1.1% |
| For rent | 1,967 | 2,616 | 2,750 |
| Rental vacancy rate | 7.4% | 8.4% | 8.7% |
| Other vacant ^{a/} | 1,577 | 1,544 | 1,550 |

^{a/} Includes dilapidated units, 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.