Analysis of the DETROIT, MICHIGAN HOUSING MARKET

as of November 1, 1966

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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AS OF NOVEMBER 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.

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ANALYSIS OF THE DETROIT, MICHIGAN, HOUSING MARKET AS OF NOVEMBER 1, 1966

Summary and Conclusions

The economy of the Detroit Housing Market Area (HMA) is dominated by the automobile industry and other durable goods industries that supply tools, parts, etc., to the automobile industry. The large increase in automobile production in the past five years has stimulated rapid growth of nonagricultural employment, which, in turn, has caused population and household growth with a reversal in the trend of out-migration from the HMA. Demand for housing has increased, as has the construction of new housing and the absorption of existing housing. Vacancy levels have declined and the markets for single-family housing and multifamily housing are balanced. A summary of the analytical findings is outlined below and is more fully detailed in the text.

1. Nonagricultural employment averaged 1,531,200 in 1966, about 259,200 above the average of 1,272,000 in 1961. This 20 percent increase paralleled a 56 percent increase in United States automobile production in the same period. Over the preceding three years (1958-1961), nonagricultural employment declined slightly although automobile production increased by about 30 percent. A 27 percent decline in automobile production between 1956 and 1958 was largely responsible for a 12 percent decline in nonagricultural employment during the 1956-1958 period. During the two-year forecast period, nonagricultural employment is expected to increase by an average of 14,900 a year, to a total of 1,561,000 in 1968.

2. The average of 56,400 unemployed persons (3.5 percent of the work force) in the first nine months of 1966 is substantially below the recession year highs of 230,400 (15.1 percent) in 1958 and 157,300 (10.9 percent) in 1961.

3. The current median family income in the Detroit HMA, after deducting Federal income tax, is $8,100 for all families and $6,100 for renter households of two or more persons. By November 1968, these after-tax median incomes should increase to $8,700 and $6,550, respectively.

4. The present population of the HMA is approximately 4,170,000. The average annual gain of 62,000 persons since 1960 compares with an average increase of 74,600 a year during the 1950-1960 decade. The total population of the HMA is expected to total 4,265,000 in November 1968. The projected population level suggests an average annual increment of 47,500 persons over the next two years.

5. There are currently 1,193,000 households in the HMA, an average increase of 17,100 a year above the April 1960 Census total. The number of households should increase by an average of 13,500 during each of the next two years and total 1,220,000 in November 1968.

6. The housing inventory of the Detroit HMA totals 1,246,000 units, a net addition of about 92,800 units, or eight percent, since April 1960. A total of 140,050 units (100,400 single-family and 39,650 multifamily) have been completed and 47,300 units have been demolished since April 1960. Owner-occupancy has increased from 71 percent of all occupied units in 1960 to 72 percent at present. There are 4,000 single-family units and 6,300 multifamily units under construction in the HMA.

7. The number of available vacant units has declined by 23,450 since 1960 and the net available vacancy ratio has been nearly halved. The current net available vacancy ratio is 2.0 percent, the homeowner vacancy ratio is 0.8 percent, and the rental vacancy ratio is 5.0 percent. These ratios indicate balanced conditions in both segments of the market.

8. On the basis of the anticipated reduction in the rate of employment growth and increase in the number of households, housing demand is estimated at 20,000 units during each of the next two years, including 12,700 units of single-family housing and 7,300 units of multifamily housing. The rental demand estimate includes 2,200 units which will be in demand at the lower rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. These estimates do not include public low-rent housing or rent-supplement accommodations. The table on page 31 summarizes the projected annual demand for new single-family and multifamily housing by submarket. The qualitative demand for new single-family and multifamily units is presented at the end of each summary for the individual submarket areas.

9. These demand projections are designed to maintain the present balanced housing market despite an expected slackening in economic growth; resumption of the upward trend in the local economy would result in increased housing demand.

ANALYSIS OF THE DETROIT, MICHIGAN, HOUSING MARKET AS OF NOVEMBER 1, 1966

Housing Market Area

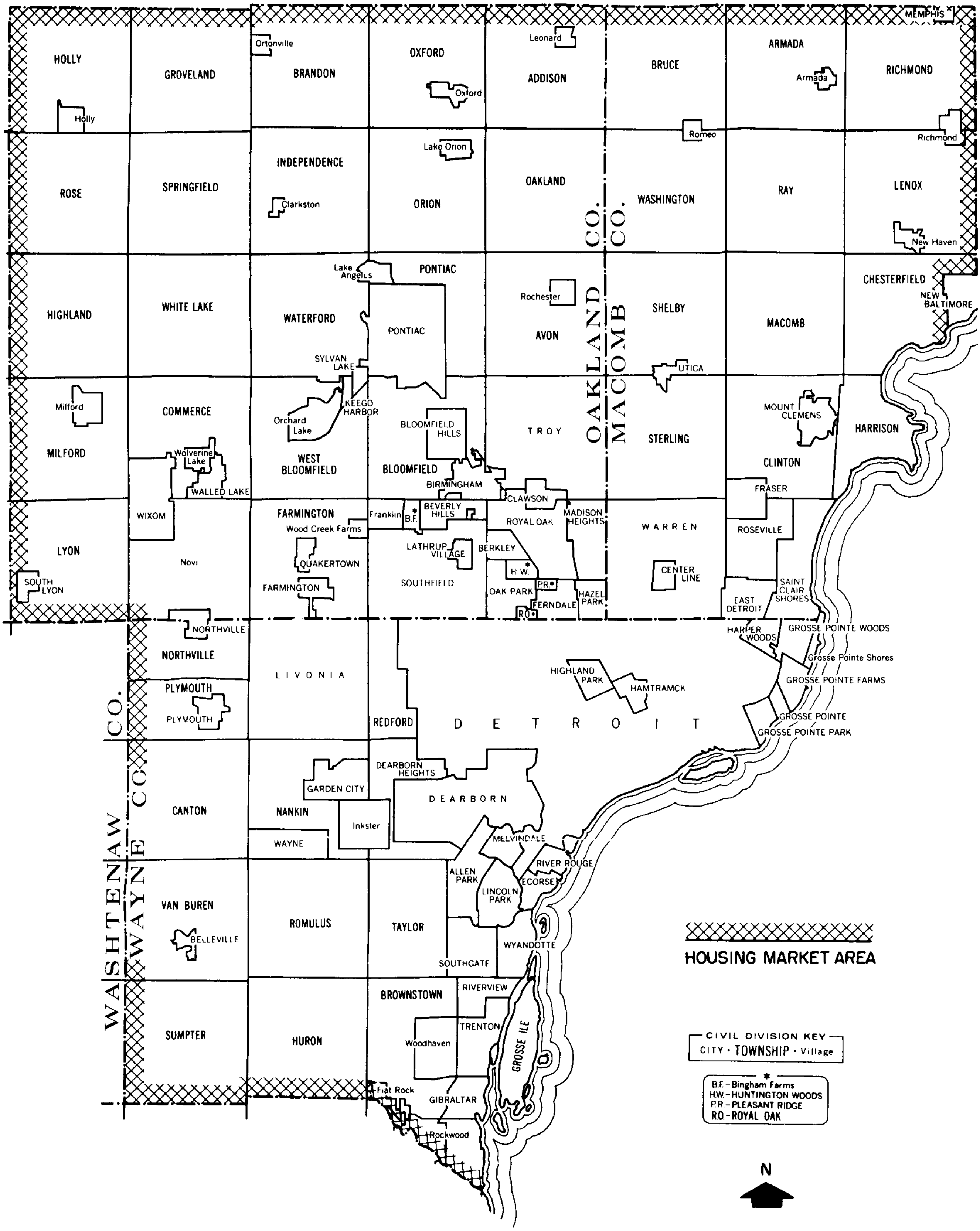
The Housing Market Area (HMA) considered in this analysis is coterminous with the Detroit Standard Metropolitan Statistical Area (SMSA), which includes Wayne, Oakland, and Macomb Counties in Michigan. The HMA had a population of nearly 3,762,400 in 1960. 1/ Because of the large geographic area encompassed in the HMA and because of the divergent structural composition and growth patterns within various parts of the HMA, the analysis will be prepared in five sections; one dealing with the over-all housing market area and more detailed sections pertaining to each of four submarket areas. The core area, which will be termed the "Detroit Urban Area", with a 1960 population of 1,929,400, includes the cities of Dearborn, Detroit, Grosse Pointe, Grosse Pointe Park, Grosse Pointe Farms, Grosse Pointe Shores, Grosse Pointe Woods, Hamtramck, Harper Woods, and Highland Park in Wayne County. The rest of Wayne County, termed "Western Wayne County", constitutes a submarket area with a 1960 population of 736,900. The entire counties of Oakland and Macomb, with respective 1960 populations of 690,300 and 405,800, make up the other two submarket areas.

Located in southeastern Michigan on the Detroit River and Lake St. Clair, which form the section of the St. Lawrence Seaway between Lake Erie and Lake Huron, Detroit is about 300 miles northeast of Chicago, Illinois and 60 miles north of Toledo, Ohio. All means of transportation are available and are considered to be adequate. The port of Detroit, with over 100 piers, wharves, and docks, handled 33 million tons of cargo in 1965, a seven-year high. The Detroit Metropolitan Wayne County Airport is served by most domestic airlines and five international airlines and handled nearly four million passengers in 1965. In addition, nine railroads provide passenger and freight service in the Detroit area. The Interstate Highway System is continually being expanded in the HMA and at present, I-94 and I-96 (both east-west) are completed and construction is proceeding on I-75 (north-south). In addition, there are several business spurs with interstate designations that provide access to downtown Detroit.

A sizeable in-commutation of workers from nearby labor market areas was nearly off-set by out-commutation to contiguous and other nearby counties, resulting in a net inward movement of about 2,100 workers to the Detroit HMA in 1960.

1/ Inasmuch as the rural farm population of the Detroit HMA constituted only 0.4 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.

DETROIT, MICHIGAN STANDARD METROPOLITAN STATISTICAL AREA



Economy of the Area

Character and History

The invention of the automobile and the emergence of Detroit as the automobile producing capital of the world were responsible for the growth of Detroit to the fifth largest metropolitan area in the country. Between 1900 and 1930, the period of rapid development of automobile production in Detroit, the population in the city increased by more than one and one-quarter million persons to a total of nearly 1,569,000 persons in 1930. Automobile manufacturing firms currently provide about 50 percent of the total manufacturing employment in the HMA and firms that supply material, parts, services, etc., to the automobile companies employ a significant portion of the remaining 50 percent of the workers in manufacturing. Some significant exceptions are the manufacture of drugs, office machines, paper-container producing machinery, and chemicals.

Work Force

The civilian work force of the Detroit HMA declined for six consecutive years subsequent to 1956, the earliest date for which published data are available (see table I). The decline totaled 173,500 workers and reached a one-year high of 54,900 from 1958 to 1959. The turning point occurred in 1963 when the work force increased by 17,600 workers over the 1962 level to an average of 1,433,000. The size of the work force has increased each year since. The bulk of the increase during the past three and three-quarter years occurred in 1964 and 1965, when the work force increased by 65,200 and 68,600, respectively. These increases reflect record automobile production in 1965, climaxing three years of production growth (1961-1964). The average work force of 1,595,600 in the first nine months of 1966, however, is just 6,700 above the 1956 annual average of 1,588,900.

Employment

Current Estimate and Past Trend. Nonagricultural employment in the Detroit HMA averaged 1,531,000 in 1966, an increase of 259,200 (20 percent) from the 1961 recession low. During this period, United States automobile production increased by about 56 percent. While the growth in employment in the Detroit area is directly related to increased automobile production, the lower rate of growth locally reflects increased productivity in the automobile industry, the fact that a lower proportion of the total United States automobile output is being produced in Detroit currently than in the past, and the shortage of labor in the Detroit area in the most recent past which has required the use of overtime rather than increased numbers of workers.

These tendencies toward greater productivity and decentralization were also present during the 1958-1961 period in which there was a slight decrease in employment in the Detroit HMA although United States automobile production increased by 30 percent. In the two previous years, a 12 percent decline in employment in the Detroit area paralleled a 27 percent decline in automobile production.

Fluctuations in nonagricultural employment since 1956 have been confined to wage and salary employment for the most part. Variations in "other" employment (self-employed and domestics) have been minor and the total has not changed much since 1956 (see table I).

Distribution by Industry. The 592,400 persons employed in manufacturing account for 43 percent of nonagricultural wage and salary employment in the first 9 months of 1966. The relative importance of the manufacturing sector has declined in this area, as in most metropolitan centers, as growth in both nonmanufacturing and government employment has been greater. In 1956, manufacturing provided about 46 percent of the 1,303,500 jobs; during the 1961 recession, reflecting the greater volatility of manufacturing, the ratio declined to 40 percent and, as indicated above, although current total employment is six percent above the 1956 level, manufacturing is relatively less important than in the earlier period. Employment in the comparatively unimportant nondurable goods manufacturing sector has fluctuated within a narrow range and was virtually unchanged from the 1956 level at 89,100 in the first nine months of 1966. Almost all of the variation in manufacturing employment, therefore, has taken place in the durable goods industries, a large percentage of which is related to automobile production.

A decline of 84,400 (34 percent) jobs in the motor vehicles and equipment industry accounted for the largest share of the decline in durable goods employment between 1956 and 1961, but declines of 16,700 (24 percent) in fabricated metals and 17,100 (19 percent) in nonelectrical machinery were also significant. In the four and three-quarter years since 1961, employment in durable goods has increased by 127,500 (34 percent) to a nine month average of 503,300 in 1966, still 9,200 below the 1956 annual average of 512,500, however.

Just as the decline between 1956 and 1961 was precipitated by cut-backs in the manufacture and assembly of automobiles, the increase in durable goods employment since 1961 was triggered by an expansion in automobile output. An employment increase of 71,600 (43 percent) in motor vehicle and equipment manufacturing has lead the advance since 1961, followed by increases of 25,500 (48 percent) in fabricated metals and 21,200 (28 percent) in nonelectrical machinery.

The trend of nonmanufacturing employment resembles that of manufacturing employment, although with less severe year-to-year cyclical changes. Employment in both major categories dipped during the same years (1957, 1958, and 1961), bottomed out in 1961, and rose subsequently to the current levels. However, the peak average of 639,600 employees in nonmanufacturing in the first nine months of 1966 was substantially higher than the previous peak of 577,900 in 1956, an increase of 61,700, or 11 percent, over the 10 year period and 101,500, or 19 percent, over the low recorded in 1961; whereas the current level of manufacture employment, while the highest in seven years, is still below the 1956 level. Between 1956 and 1958, employment in all nonmanufacturing categories declined except in finance, insurance, and real estate, in which employment increased by one percent. During the three-year period between 1958 and 1961, employment in nonmanufacturing fluctuated slightly from year-to-year, but the total was virtually unchanged from 1958 to 1961. The only significant change during the period was a 6,700 increase in services. Since 1961, the number of jobs in nonmanufacturing categories has increased (except mining) and in all but construction and transportation, communication, and utilities, the total has risen above the 1956 totals. The most significant increases have occurred in retail trade (36,400 since 1961) and services (29,300 since 1961). It is of interest to note that the only classification to show a decline in employment from the first nine months of 1965 to 1966 is the construction industry, which is down by 1,900 employees, or three percent. This decline reflects a falling off in the rate of residential construction because of the shortage of mortgage money and, to some degree, labor-management disputes.

The three components of the government sector have registered employment increases during each of the past ten years. From 124,200 in 1956 the average for total government employment increased by 29,100 (23 percent) to a 1966 nine-month average of 153,300. The ten-year increases for the components ranged from 5,200 in state government, to 8,200 in Federal government, and to 15,600 in local government. (see table II).

<u>Participation Rate</u>. The participation rate, the ratio of nonagricultural employment to population, declined from 39.2 percent in 1950 to 35.1 percent in 1960. Based on estimates of the Michigan State Employment Security Commission of workers employed in the HMA and estimates of the resident population, the participation rate increased from 35.4 percent in 1960 to 36.8 percent at present. The increasing rate of participation since 1960, caused by a decline in unemployment and the hiring of women and other people not in the work force in 1960, is not expected to increase during the next two years because of an expected leveling out of the rate of new hiring at local industries.

Principal Employer

The Automobile Industry. The automobile industry currently provides slightly more than 17 percent of total wage and salary employment in the Detroit HMA. This is lower than the 1956 proportion of 19 percent, but higher than the 15 percent in 1961. Although there has been a downward trend in the proportion of automobile employment to total wage and salary employment over the ten-year period, the industry remains the dominant influence in economic activity because the bulk of the remaining manufacturing industries are directly or indirectly related to the automobile industry (as suppliers, sub-contractors, etc.) and employment changes in manufacturing industries greatly influence the trend of nonmanufacturing.

It may be noted in table III that the production of automobile, trucks, and buses in the United States has been trending upward for five years, after six years of relatively low production and substantial fluctuations in output. During this eleven-year period, the proportion of total U.S. automobile output produced in the Detroit HMA declined from 35 percent in 1955 to just under 28 percent in 1964 and to approximately 27 percent in 1966. Based on these estimated proportions, the production of about 2,300,000 automobiles in the Detroit area during the all-time high production year of 1965 is considerably less than the estimated output of 2,780,000 automobiles in the Detroit area during the third highest production year of 1955. Because of the decline in production in the Detroit area and an increase in productivity in the industry, employment in the motor vehicles and equipment industry has not surpassed the level in 1956, a year of relatively low automobile output (see table III).

A factor that has partially offset the rise in productivity and has helped stem the decline in the proportion of total U.S. automobile production in the Detroit area is the increase in the Chrysler Corporation's share of the total market. Chrysler produces about two-thirds of its automobiles in the Detroit area compared with one-third for General Motors and one-fifth for the Ford Motor Company. Chrysler's share of the total market has increased from about 12 percent in 1961 to nearly 17 percent in 1966. In addition to this increase, 1966 output at Chrysler has declined by only 1.5 percent from the 1965 level compared with a 7.8 percent decline for the industry as a whole (see following table) and the increased sales (two percent over 1965) of Chrysler automobiles in 1966 compares with a sales decline of 4.4 percent in the industry from the level in 1965.

United States Passenger Car Production 1965 and 1966

Company	Jan. 1, 1965 - Dec. 4, 1965	Jan. 1, 1966 - Dec. 3, 1966	Percentage change
Chrysler	1,341,131	1,321,026	- 1.5
Ford	2,371,885	2,244,019	- 5.4
General Motors	4,564,958	4,101,525	- 10.2
American Motors	321,690	258,042	- 19.8
Checker	5,708	5,370	- 5.9
Total	8,605,372	7,929,982	- 7.8

Source: Automotive News.

Unemployment

The number of unemployed persons and the rate of unemployment have declined from the recession year highs of 230,400, or 15.1 percent of the work force, in 1958, and 157,300, or 10.9 percent, in 1961 to a nine-month average of 56,400, or 3.5 percent, in 1966. The decline since 1961, as may be seen in table I, has followed a steady year-to-year course. Although the average for the first nine months of 1966 is higher than the 1965 annual average, it is below the comparable period of 1965 and the full year average for 1966 should be lower than the 1965 average.

An examination of the monthly unemployment data indicates that the level of unemployment, however, may be near the possible minimum. The declines in comparable monthly totals from year-to-year were significant between 1961 and 1964, when the level of unemployment fell as low as 47,000 in September 1964 (3.1 percent of the work force). During the subsequent 24 month period (October 1964 to September 1966), the level of unemployed fell below 47,000 only 10 time and fell below 40,000 only twice. Although a part of the problem has been a slight slackening in the rate of increase of employment, shortage of employable labor has been the major factor. The Detriot area is current classified by the United States Department of Labor as having low unemployment, whereas a year ago unemployment in the area was considered to be moderate.

The lower automobile sales in 1966 that have caused reductions in production and overtime work in numerous plants throughout the country, including the Detroit area, have been a major factor in the slower rate of increase of employment during the past year. In addition, all automobile companies have announced that output will be reduced in December 1966 and again in January 1967, and that the work force will be reduced accordingly. If these actions are the initial stages of a downward trend of automobile employment, following the past year of a downward trend of automobile sales and production, the level of unemployment in the Detroit HMA may not only cease to decline, but may rise during the early part of 1967.

Estimated Future Employment

The November 1966 outlook for the automobile industry, based on past experience and on industry projections, is for continued reduced output of automobiles over the short term and for production of about 8.6 million automobiles in 1967, unchanged from the production in 1966. This constant level of output portends little hope for further increases of employment in the automobile industry or in the supporting industries. Automobile production increased by such a large proportion in 1965 that the industry was unable to recruit workers rapidly enough to meet production schedules and employees worked an average of five hours of overtime a week during the year. As automobile sales slackened in 1966, production schedules were reduced accordingly. Partly because the industry was understaffed and partly because new safety features installed in 1966 models required additional labor, employment levels were maintained, although overtime was reduced. The inclusion of additional safety features in the 1967 and 1968 models suggests that additional workers will be required during the next several years, but the shortage of labor has eased during the past year. The current reductions in overtime and the prospective lay-offs, in addition to the tendency toward lower employment levels resulting from continually increasing productivity, suggest that employment levels in the automobile industry and in all durable goods industries will more than likely decline slightly during the next two years.

It would be premature to assume that the impending lay-offs in the automobile industry are the prelude to a recession in the national economy, even the Detroit economy, despite the tremendous influence that the industry has over both. The national economy, though showing some signs of weakness (reductions in capital expenditures, auto purchases and production, housing starts and sales, among others), has continued to expand and can very conceivably continue to expand over the short term, although probably at a slower rate. Based on these assumptions and on the assumption that automobile production will, at best, maintain the level achieved in 1966, it is estimated that nonagricultural employment will average 1,561,000 in 1968. This projection indicates average increases of 14,900, 1/ or 1.0 percent, during each of the next two years. The increase is expected to occur entirely in wage and salary employment, about three-quarters in nonmanufacturing and one-quarter in government. The bulk of the increase in nonmanufacturing employment will probably occur in retail trade, services, and wholesale trade. In manufacturing industries, any decline in durable goods employment may be offset by an increase in nondurables.

The projection of lower levels of demand for automobiles and of slowed rates of employment growth for the Detroit area are for the short term future. It is possible that the 1968 model year, in which a number of additional safety features will become standard on passenger automobiles, will see a resumption of the upward trend; in any case, the rapid expansion of the young adult population resulting from the high birth rates of the 1950's suggests that there will be a rising demand for automobiles, even if it is not evident during the next two years. When the expansion occurs, employment gains in the Detroit area can be expected at a rate substantially in excess of the 15,000 jobs a year predicted in this report.

Income

Average Weekly Earnings. Wage increases and overtime pay during the period of rapid growth of employment caused weekly wages of manufacturing production workers to increase from an average of $121 a week in 1961 to an average of $151 a week in 1965, an average increase of six percent a year. The average hourly wage increased from $2.98 in 1961 to $3.39 in 1965 and the average hours worked increased from 40 hours to 45 hours. During the first nine months of 1966, the average weekly wage increased by only two percent, despite a sizeable increase in the average hourly wage. The reduced rate of increase resulted from a cutback in the length of the average workweek, chiefly because of lower automobile production.

1/ Should automobile sales continue to decline throughout part or all of the forecast period, then a decline in automobile employment will affect employment increases in other industries.

In August 1966, the average weekly wage of all manufacturing production workers in the Detroit HMA ($154) was about $11 above the State of Michigan average, $42 above the United States average, and above the average in the other metropolitan areas of Michigan except Flint, where the average was nearly $162 a week. Earnings varied from $169 a week in nonelectrical machinery to $109 in lumber and wood products. In nonmanufacturing, the average weekly wage varied even more, from $210 a week in construction to $80 a week in retail trade. The table below shows the trend of hours and earnings of manufacturing production workers in the Detroit HMA for each year since 1959.

Hours and Earnings of Production Workers
in Manufacturing Industries
Detroit, Michigan, Housing Market Area
1959 - September 1966

Period	Average weekly earnings	Average weekly hours	Average hourly earnings
1959	$116	41	$2.84
1960	119	41	2.92
1961	121	40	2.98
1962	130	42	3.08
1963	136	43	3.18
1964	142	44	3.27
1965	151	45	3.39
1966 (9 mos.)	154	44	3.55

Source: United States Bureau of Labor Statistics.

Family Income. The estimated current median annual income of all families in the Detroit HMA, after deduction of Federal income tax, is about $8,100 and the median income of all renter households of two or more persons is about $6,100. By November 1968, the median annual after-tax income of all families is expected to rise to $8,700 and the median for renter households should reach $6,550.

Tables IV and V present the distribution of all families and renter households of two or more persons by income class and submarket area for 1966 and 1968. Approximately 29 percent of all families and 49 percent of all renter households of two more persons currently have after-tax incomes of less than $6,000 and 10 percent and 4 percent, respectively, have incomes in excess of $15,000.

Median incomes in the four major submarkets of the HMA are presented in the table below. Note that the median income is considerably lower in the Detroit Urban Area than in the other submarkets.

Median Family Income After Federal Tax
Detroit, Michigan, Housing Market Area
November 1966 and November 1968

Area	November 1966 All families	November 1966 Renter households a/	November 1968 All families	November 1968 Renter households a/
Detroit Urban Area	$7,475	$5,675	$8,050	$6,075
Western Wayne County	8,600	6,500	9,250	6,975
Oakland County	8,925	6,750	9,600	7,250
Macomb County	8,425	6,375	9,075	6,850
HMA total	8,100	6,100	8,700	6,550

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Demographic Factors

Population

Current Estimate and Past Trend. The November 1, 1966 population of the Detroit HMA is 4,170,000, an increase of 407,600 (11 percent) above the total of 3,762,400 reported in the 1960 Census of Population. The average growth of 62,000 persons a year since 1960 is somewhat less than the average gain of 74,600 persons a year during the previous decade (see below); the actual yearly changes fluctuated quite widely during each of the two periods, however (see discussion on net natural increase and migration). The population of the Detroit Urban Area declined by an average of 15,425 persons a year between 1950 and 1960 and by an average of 7,050 persons a year since 1960. The population in the other three submarket areas has increased since 1950, but only in Macomb County have the average annual increments since 1960 been larger than in the previous decade (see table VI).

Population Trends
Detroit, Michigan, HMA
April 1950 - November 1968

Year	Population	Average annual change from previous year shown: Number	Rate
April 1950	3,016,197	-	-
April 1960	3,762,360	74,616	2.2
November 1966	4,170,000	62,000	1.6
November 1968	4,265,000	47,500	1.1

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

Source: 1950 and 1960 Censuses of Population.
1966 and 1968 estimated by Housing Market Analyst.

Estimated Future Population. For the first time since 1961, automobile production has failed to increase in 1966 and there is no indication that 1967 will see a resumption of the upward trend. Accordingly, employment increases during the next two years are expected to be substantially lower than in the 1961-1966 period. During previous periods of relatively static economic conditions in the Detroit area, there was a substantial out-migration of population. The most favorable projection would be for net migration during the next two years to drop to a small positive total. At the same time, as will be explained in some detail in the section on natural increase, there has been a sharp drop in the number of births each year (20 percent, 1960-1965) while the number of deaths has increased (12 percent, 1960-1965), so that net natural increase in 1965 was 27 percent below the 1960 level. The decline in job opportunities also is expected to result in a slight drop in the employment participation rate. On the basis of these considerations, it is estimated that the population of the Detroit area will total 4,265,000 in November 1968, an average increase of 47,500 a year over the current estimate of 4,170,000.

Net Natural Increase and Migration. Population change results from net natural increase (births minus deaths) and net migration. In the Detroit HMA, the net natural increase has averaged 51,800 a year and net in-migration has averaged 9,900 a year between April 1960 and June 1966, resulting in an average population increase of 61,700 persons a year. As shown below, the total net inward movement of 61,800 persons to the HMA between April 1960 and June 1966 has resulted from a net outward movement of 65,650 persons during the first 3¼ years of the decade and a net inward movement of 127,450 persons between July 1963 and June 1966.1/ The table on the following page indicates the components of population change for the HMA by year between April 1960 and June 1966.

1/ Data in this paragraph relate to Detroit Metropolitan Area Planning Commission annual figures and do not tally exactly with current estimates made for this report.

Components of Annual Population Change
Detroit, Michigan, HMA
April 1960 - June 1966

Period	Births	Deaths	Net natural increase	Population	Net Migration
April 1960 - June 1960	21,950	7,400	14,550	8,100	- 6,450
July 1960 - June 1961	92,050	30,050	62,000	33,900	- 27,450
July 1961 - June 1962	86,700	31,450	55,250	31,000	- 24,250
July 1962 - June 1963	84,250	32,750	51,500	44,000	- 7,500
July 1963 - June 1964	81,750	32,200	49,550	62,000	12,450
July 1964 - June 1965	80,600	34,000 a/	46,600 a/	99,000	52,400
July 1965 - June 1966	79,800	35,400 a/	44,400 a/	107,000	62,600

a/ Estimated by Housing Market Analyst from Michigan State Department of Health data.

Source: Detroit Metropolitan Area Regional Planning Commission.

The data in the above table offer an indication of the cyclical nature of the economic base of the Detroit HMA and the concomitant fluctuations in population. This is exemplified by the net out-migration in the first three years and net in-migration in the last three years. The yearly growth of population has ranged from a low of 31,000 between July 1961 and June 1962 to a high of 107,000 (3.5 times greater than the low) between July 1965 and June 1966. The table also shows a sizeable drop in net natural increase during the 6¼ year period; from a yearly average of 62,000 between July 1960 and June 1961 to an estimated average of 44,400 during the July 1965-June 1966 period. This resulted from a decline of 12,250 in the number of yearly births and an increase of 5,350 in the number of yearly deaths during the five-year period.

The continually lower net natural increase in the population since 1960 has its roots in the recession that gripped the economy of the Detroit HMA beginning in 1956. A net out-migration is thought to have begun with the high unemployment that accompanied that recession and continued throughout the remainder of the decade and into the first three years of the present decade. Inasmuch as the bulk of the out-migrants were young people, the loss had an impact on the total population at the time of out-migration and resulted in a lower birth rate in the HMA in later years.

Households

Current Estimate and Past Trend. There were approximately 1,193,000 households in the Detroit HMA as of November 1, 1966, about 112,350 more than in April 1960. The average annual increase of 17,100 since 1960 is substantially below the average increase of about 25,175 a year between 1950 and 1960. It is likely, however, that household growth in the past two years has been at levels equal to or higher than the level of the previous decade. The increase in the number of households between 1950 and 1960 was somewhat inflated because of a change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. This change had the greatest effect in the large urban areas, as reflected by an average increase of 1,550 households a year in the Detroit Urban Area between 1950 and 1960, when the population declined by an average of 15,425 a year. The number of households has increased in the other three submarket areas since 1950, as may be seen in table VIII.

Households Trends
Detroit, Michigan, HMA
April 1950 - November 1968

Year	Households	Average annual change from previous year shown: Number	Rate a/
April 1950	828,832	-	-
April 1960	1,080,649	25,182	2.6
November 1966	1,193,000	17,100	1.5
November 1968	1,220,000	13,500	1.1

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

Source: 1950 and 1960 Censuses of Housing.
1966 and 1968 estimated by Housing Market Analyst.

Estimated Future Households. The number of households in the Detroit HMA is expected to increase by approximately 13,500 during each of the next two years to a November 1968 total of 1,220,000. The estimated yearly increases are below the average annual increase of 17,100 households since 1960 and significantly below an estimated increase of 28,000 between 1964 and 1965 and 31,000 between 1965 and 1966. The low level of household formation expected in the forecast period is based on the reduced rate of population growth anticipated.

<u>Household Size Trends</u>. The size of the average household declined from 3.49 persons in 1950 to 3.44 persons in 1960, but increased to 3.45 persons in November 1966. A portion of the decline between 1950 and 1960 resulted from the inclusion of a number of small households in the 1960 Census count as a result of the change in Census definition from "dwelling unit" to "housing unit". The average size is expected to change imperceptibly during the next two years.

Housing Market Factors

Housing Supply

Current Estimate. As of November 1966, there were approximately 1,246,000 housing units in the Detroit HMA (see table IX). The current housing inventory represents a net addition of about 92,800 units, or eight percent, since April 1960. The net increase resulted from the completion of about 140,050 units and the loss of 47,300 units through demolition, fire, catastrophe and other causes. At present, 49 percent (613,200 units) of the housing units in the total inventory are located in the Detroit Urban Area, 19 percent (232,000 units) are in Western Wayne County, 20 percent (246,900 units) are in Oakland County, and 12 percent (153,900 units) are in Macomb County. The current proportion in the Detroit Urban Area is six percentage points below the proportion in April 1960 (reflecting a decline of 24,000 units) and the proportion in each of the other three areas has increased by two percentage points.

Past Trend. From 1960 to date, the housing inventory of the Detroit HMA has increased by about 14,100 units a year. This is slightly less than one-half the increase of 29,525 units a year between April 1950 and April 1960. Part of the intercensal increase resulted, however, from the definitional change from "dwelling unit" in 1950 to "housing unit" in 1960. The housing inventory in Macomb County has exhibited the most rapid growth (nearly tripling in size since 1950) and the inventory in the Detroit Urban Area has shown the least growth (increasing by eight percent between 1950 and 1960 and declining by four percent since 1960). The housing inventory in Western Wayne County has expanded by nearly two and one-half times since 1950 and the inventory in Oakland County has about doubled (see table IX).

Units in Structure. As shown in table X, approximately 77 percent of the housing units in the Detroit HMA are in single-family structures (including trailers), up slightly from nearly 76 percent in 1960. Units in two-family structures comprise 10 percent of the current inventory, compared with over 11 percent in 1960. This type of structure has not been built in any great volume and many have been demolished since 1960, especially in Detroit. The proportion of units in three-or-more-family structures currently makes up slightly over 13 percent of the inventory, virtually unchanged from the proportion in 1960. The increasing proportion of the inventory in single-family structures was confined to the Detroit Urban Area (mainly because of the extensive demolition of structures of two-or more-units); an increasing proportion of multifamily structures occurred in the other submarket areas where the bulk of multifamily units are being built in garden apartments and townhouse structures.

Year Built. Based on 1960 Census of Housing data, building permits, demolitions, and other changes in the inventory since 1960, it is estimated that 11 percent of the current housing stock of the Detroit HMA has been added to the inventory since April 1960 (see table XI). A greater proportion of the current supply was added during shorter periods in the 1950-1960 decade, however. Approximately 14 percent of the current inventory was built between 1950 and 1954 and another 13 percent during the following 5¼ years. The total of 27 percent for the 1950-1960 decade is substantially greater than the proportion built during either of the two preceding decades (16 percent in the 1940-1950 decade and 12 percent in the 1930-1940 decade) and is nearly equal to the 34 percent built prior to 1930.

Condition. The proportion of substandard units in the housing inventory of the Detroit HMA declined from 5.5 percent in April 1960 to four percent in November 1966 because of the removal of 47,300 units (mostly substandard) through demolition and other causes and the addition of 140,100 new units. Of the current total of 49,800 substandard units (those lacking one or more plumbing facilities, or dilapidated), 54 percent or 27,000 units are in the Detroit Urban Area, 11,700 units are in Oakland County, and the other 11,100 units are almost evenly divided between Western Wayne County and Macomb County.

Residential Building Activity

Trends. Building permit data for the Detroit HMA indicate that an average of 22,250 housing units were authorized yearly between January 1960 and October 1966 comparing with an average of 30,975 units authorized each year during the 1950-1960 decade. The number of units authorized by building permits increased steadily from 25,025 units in 1950 to 43,450 units in 1954, then declined steadily for seven years to 15,375 units in 1961, and subsequently increased to a total of 31,900 units in 1965 (see table XIII). This trend is somewhat similar to the trend of automobile production since 1955 (a lag caused by changes in hours worked rather than employment levels in the initial stages of the cycle prevents constant relation, however), and suggests that a correlation of the level of automobile output and demand for housing is very real in the Detroit HMA.

The volume of new construction in the first ten months of 1966 (21,800 units) is about 20 percent below the 27,150 units authorized in the same period in 1965 and the trend indicates that the total authorizations in 1966 will be substantially lower than the 1965 total of 31,900 units. The decline, which will interrupt a four-year upward trend of new residential construction that began in 1962, is attributable to the tightness in the mortgage market. However, economic indicators suggest that the expansion of the economic base of the Detroit HMA has begun to slow. As a result, the need for new housing may not be as great during the next several years as it has been during the past four years.

The numbers of housing units authorized since 1950 are shown in table XIII by structural type. These data indicate that, although single-family authorizations have been increasing since 1961, the high for the present decade of 18,475 units in 1965 is below the yearly total for each of the years between 1953 and 1959 and is less than half the peak of 41,250 units authorized in 1955. Although a part of the reduced level of single-family construction stems from an over-all reduced level of new construction from the levels of the 1952-1956 period, single-family authorizations have declined from 97 percent of total authorizations in 1955 to 58 percent in 1965, suggesting a substantial trend from single-family to multifamily construction during the past 10 years. Authorization of 12,550 single-family units during the first ten months of 1966 is about 22 percent below the level during the comparable period in 1965. This is similar to the decline in total authorizations and reflects the shortage of mortgage money, for the most part.

The number of units authorized in multifamily structures (those containing three or more units) has been increasing in recent years at a more rapid rate than single-family construction. From a total of 880 units in 1959, the number of multifamily units authorized increased 15-fold to a total of 13,325 units in 1965 (compared with a 34 percent increase in single-family authorizations from the low in 1961 to the high in 1965). The yearly increase has been more pronounced since 1962, suggesting that many people that have moved to the HMA in response to job opportunities have preferred rental accommodations to homeownership, at least initially.

Despite the sharp increase, the Detroit HMA has lagged behind most other large metropolitan areas in the production of multifamily housing. Between 1960 and 1965, about 27 percent of the units authorized in the Detroit HMA were in multifamily structures. In nine other large metropolitan areas during the same period, the ratio ranged from about 38 percent in Chicago to 65 percent in Washington, D.C. It should be noted, however, that only in Detroit has the proportion increased during each of the five years and the proportion of total units built in multifamily structures in 1965 (42 percent) indicates that the construction of multifamily housing in the Detroit HMA has begun to more nearly reflect the national trend.

The 9,175 units in multifamily structures authorized in the first ten months of 1966 is equal to 42 percent of total authorizations. This is about 1,850 units (nearly 17 percent) fewer than the total of 11,025 multifamily units authorized in the first ten months of 1965. Although this decline is relatively less severe than the decline in single-family authorizations, it is also a reflection of the tight money situation.

Units Under Construction. Based on the postal vacancy survey conducted in November 1966, on building permit information, and on personal observation, it is estimated that there are approximately 10,300 housing units under construction in the HMA at present, of which 4,000 are single-family units and 6,300 are multifamily units. There are about 3,300 units under construction in Oakland County, 3,400 units in Western Wayne County, 2,100 units in Macomb County, and 1,500 units in the Detroit Urban Area.

Demolitions. Approximately 48,900 housing units have been removed from the housing inventory since January 1960 through urban renewal slum clearance, clearance for highway rights of way, code enforcement, fire losses, and other causes. Only about 60 percent of these losses were recorded in the building department of local municipalities. The other 40 percent is an estimate of unrecorded demolitions, adjustments for undercount of units in recorded demolitions, and fire and other losses. Nearly 82 percent of the demolished units (40,100 units) were in the Detroit Urban Area. About 3,000 units have been demolished in Western Wayne County, 3,900 units in Oakland County, and the remaining 1,900 units have been demolished in Macomb County. During the two-year forecast period, approximately 13,000 housing units are expected to be demolished. The average demolition of 6,500 units each year will be slightly less than the average of 7,200 units a year since January 1960.

Tenure of Occupancy

There are about 1,193,000 occupied housing units in the Detroit HMA at present, of which 857,200, or 72 percent, are owner-occupied. The current owner-occupancy ratio represents a slight increase over the 1960 ratio of 71 percent, which was substantially above the 1950 ratio of 62 percent. The increased multifamily housing construction of the recent past is reflected in the slowed shift to owner-occupancy.

Occupied Housing Units by Tenure
Detroit, Michigan, HMA
1950 - 1966

Tenure	April 1950	April 1960	November 1966
All occupied units	828,832	1,080,649	1,193,000
Owner occupied	512,510	767,603	857,200
Percent of total	61.8	71.0	71.9
Renter occupied	316,322	313,046	335,800
Percent of total	38.2	29.0	28.1

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

Vacancy

1960 Census. In April 1960, there were nearly 48,150 vacant available housing units in the HMA, equal to 4.3 percent of the available housing inventory ("other" vacancies excluded). Based on the number of sales and rental units available at that time (11,050 and 37,100 units, respectively), net homeowner and renter vacancy ratios were 1.4 percent and 10.6 percent. The sales vacancy ratio was lowest in the Detroit Urban Area and highest in Macomb County, whereas the rental vacancy ratio was lowest in Western Wayne County and highest in the Detroit Urban Area (see table IX). Of the available vacant units, about 350 sales vacancies and nearly 6,100 rental vacancies lacked one or more plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey was conducted by forty-one post offices in the Detroit area in November 1966 (see table XIV). The survey was conducted on a sample of letter carrier routes selected from post office listings and covered approximately 50 percent of the total possible deliveries to residences and apartments for the post offices conducting the survey (45 percent of all residences and 81 percent of all apartments).

On the basis of full coverage of the 1,157,000 total possible deliveries (about 93 percent of the total inventory), it is estimated that 14,800 units, or 1.3 percent, were vacant. Vacancies in residences numbered 9,650, or 1.0 percent of the total residences surveyed and apartment vacancies totaled 5,150, or 3.0 percent of the apartments surveyed. The following table compares the sample results with vacancies as estimated on the basis of full coverage.

Comparison of Estimated Vacancy[a] With
The Postal Vacancy Survey Sample
Detroit, Michigan, HMA
November 1966

	Total		Residences		Apartments	
	Possible deliveries	Percent vacant	Possible deliveries	Percent vacant	Possible deliveries	Percent vacant
Totals[a]	1,157,000	1.3	984,100	1.0	172,900	3.0
Sample	582,200	1.6	442,500	1.2	139,700	2.7

a/ Represents estimated vacancy for 100 percent coverage of all possible deliveries by the survey post offices.

Source: FHA postal vacancy survey conducted by collaborating postmasters.

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. Careful analysis of the survey results together with observation in the field and other vacancy indicators leads to the conclusion that postal carriers have failed to enumerate a substantial number of vacancies, particularly units in older, multifamily structures of poor quality in the central city.

Other Vacancy Data. The Detroit Insuring Office conducts a rental housing occupancy survey as of March 15 of each year to determine the vacancy level in all rental projects that have FHA-insured mortgages. There has been a mixed trend in vacancies in these projects. Those projects built in the late 1940's and early 1950's generally have low-rent scales compared with most new rental projects and are somewhat homogeneous in amenities offered, so that fluctuations in the vacancy ratios can generally be attributed to changing conditions in the market (barring management problems and other such intangibles). The supply of the newer projects, however, is constantly being increased, so that the vacancy ratio reflects high vacancy in recent completions, despite a strong market. This is the situation at present.

In a continual survey of the absorption of units in rental projects that have been completed for 18 months or less in the Detroit HMA, FHA personnel enumerated a total of 6,025 units in October 1966, of which 450, or 7.5 percent were vacant. The bulk of the vacant units were in high-rise and townhouse projects in the city of Detroit. Vacancies in the recently completed projects in the three suburban submarket areas (garden apartment and townhouse projects, for the most part) averaged about one percent in October 1966.

The current low rental vacancy level in the Detroit HMA is further illustrated by the experience of firms managing 7,000 rental units in new and old garden apartment and townhouse projects. A current vacancy ratio of less than one percent is reported and units remain vacant only long enough for cleaning and decorating. There are indications, however, that the number of vacant units has risen and that more promotional effort was required to rent a unit now than at any time during the past three years. The number of vacant units increased in November 1966 because of seasonal factors, as has been the case in the month of November in past years, but the increase was greater this November than in past years. Vacancies during the first 10 months of 1966 remained below the comparable monthly totals of 1965; thus, it is problematic whether the increase in vacancies in November 1966 is an indication of the beginning of a trend toward higher vacancy levels in general.

The Detroit Board of Education conducts a school census each year. One item enumerated is vacant housing units in the city of Detroit. The school census counted a total of 30,900 vacant units in 1964, about 26,125 in 1965, and 20,800 in 1966. These data corroborate other indicators of sizeable reductions in the number of vacant available units in recent years.

Current Estimate. On the basis of the various vacancy data mentioned in this section, it is judged that there are approximately 24,700 vacant units available for sale or rent in the HMA at present, a net vacancy ratio of 2.0 percent (see following table and table IX). Of the total, 7,200 units are available for sale (a sales vacancy ratio of 0.8 percent) and 17,500 units are available for rent (a rental vacancy ratio of 5.0 percent). The current vacancy levels represent sharp reductions from the levels in the April 1960 census. It is judged that the number of substandard vacant units for sale has declined to about 250 units and the number of substandard vacant units for rent has declined to about 4,300 units at present. The demolition activity through urban renewal programs has been largely responsible for the decline in the number of substandard vacant units.

Vacant Housing Units
Detroit, Michigan, HMA
1950 - 1966

Vacancy status	April 1950	April 1960	November 1966
Total vacant units	29,195	72,594	53,000
Available vacant	10,593	48,144	24,700
For sale only	6,278	11,036	7,200
Homeowner vacancy rate	1.2%	1.4%	0.8%
For rent	4,315	37,108	17,500
Rental vacancy rate	1.3%	10.6%	5.0%
Other vacant a/	18,602	24,450	28,300

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

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

Sales Market

General Market Conditions. The market for sales housing has improved substantially in recent years, as reflected in the decline of sales vacancies to levels below those of 1960 and 1964, despite an increasing yearly volume of single-family authorizations. The strong market condition is not limited to new houses, as a lower level of vacancy in all submarket areas indicates that existing houses are readily occupied. The absorption of existing houses also is indicated by the decline in the inventory of FHA acquired properties (see foreclosure section) and by the experience of the multiple listing service of the United Northwest Realty Association (see later part of this section).

Major Subdivision Activity. Between 1960 and 1965, a total of 1,035 subdivisions containing 59,800 lots were platted in the HMA. The total of 188 subdivisions platted in 1960 was the highest for any year between 1960 and 1965, but the 1965 total of 184 subdivisions represents a general rise in the yearly number of subdivisions recorded since the low of 160 in 1962. In addition, the subdivisions have been getting larger each year, so that the number of lots platted in 1965 (12,650) was 25 percent greater than the number platted in 1960. The direction of major subdivision activity, in addition to extending farther out from the center of Detroit, began to shift from Macomb County to Oakland County in 1962. The proportion of new subdivisions in Oakland County has been increasing while the proportion has been declining in Macomb County and remaining about constant in Western Wayne County; there is little activity in the Detroit Urban Area at present and it has been declining each year since 1960.

A factor that will accentuate the declining proportion of subdivision activity in Macomb County is an ordnance restricting any addition to the sewer systems in virtually all cities and towns in the central and southwestern parts of the county. These municipalities presently emit effluent into the Clinton River, which has become highly polluted. Before new sewers and, in effect, new subdivisions can be added, the municipalities which are in the areas of growth in Macomb County have to accept an offer to tie into the sewer system of Detroit or find another solution to the problem. Until an agreement is reached, however, single-family development in Macomb probably will decrease markedly.

Trends of Speculative Building. There has been very little speculative building in the HMA in the past several years. According to the January 1966 FHA survey of unsold housing, only six percent of the units completed in subdivisions with five or more completions in 1965 were built speculatively. The proportion was also six percent in 1964 and just one percent in 1963. Builders typically construct several models and sell houses from the models prior to construction. The cyclical nature of the economic base of the HMA during past years is undoubtedly a major reason for the limited amount of speculative building.

Price Trend. Estimates by local sources suggest that sales prices of new and existing houses have increased by as much as 25 percent during the past three years. As an example, a basic frame house of about 1,000 square feet that sold for $12,000 in 1964 is currently selling for about $15,000. The average sales price of houses sold through the United Northwest Realty Associations Multiple Listing Service increased from $13,500 in 1962, to $13,600 in 1963, to $14,500 in 1964, and to $15,500 in 1965. There was virtually no increase in 1963, but increases amounted to seven percent in each of the two succeeding years. The increase between the first quarter of 1965 and the first quarter of 1966 amounted to eleven percent, making an over-all increase in the sales price of 24 percent between 1963 and the first quarter of 1966. In addition to these indications of recent price increases, the median sales price of new houses built in subdivisions with five or more completions in a year has increased from $14,600 in 1963, to $16,500 in 1964, and to $20,800 in 1965, yearly increases of 13 percent and 26 percent, respectively, above the previous year. It should be remembered that the price increases mentioned above include the increased costs of construction, an increase in amenities offered, and premium prices due to a shortage of available housing. The above-mentioned data suggest, in addition to recent rapid increases in prices, that the general price level was depressed in the early part of the present decade.

Marketing Experience. Table XV is a compilation of the last three unsold inventory surveys conducted by the Detroit Insuring Office. In addition to the low proportion of speculative building and the rapid increase in sales prices, the number of units completed each year has risen significantly and the number of units unsold has remained virtually nonexistent, all of which are indicators of a strong market for new sales housing.

Data compiled by the United Northwest Realty Association on the sale of houses through its multiple listing service indicate that there has been a ready market for existing housing in the HMA in recent years. The number of sales has increased steadily each year from 4,675 in 1962 (representing 33 percent of the units listed that year) to 10,100 sales in 1965 (representing 69 percent of the units listed that year). This suggests that not only had sales more than doubled during the four-year period, but the turnover of listed houses also more than doubled. The number of sales and the turnover of the houses listed were greater in the first quarter of 1966 than in the comparable period of 1965, indicating that market strength continued into the first part of the present year.

The tight money condition which has raised interest rates on conventional mortgages to as high as 7.5 percent and caused the discounts on FHA and VA mortgages to go as high as 12 percent has greatly reduced the level of new construction of single-family houses in the Detroit HMA during the past year. The rate of new construction in the first ten months of 1966 is down about 20 percent from the level in the first ten months of 1965 and sales of existing houses are reportedly down by about 15 percent.

Foreclosures. The number of foreclosures has been declining in each county from the peak levels in 1962, as may be seen in the table below. The consistent decline in foreclosures during the period is further evidence of the strength that has permeated the market in recent years.

Foreclosure Trends
Detroit, Michigan, HMA
1960 - 1966

Year	Wayne County a/	Oakland County	Macomb County	Total
1960	1,576	483	N.A.	-
1961	2,801	789	479	4,069
1962	3,157	899	626	4,682
1963	2,935	848	575	4,358
1964	2,372	742	425	3,539
1965	1,951	498	292	2,741
1966 (Jan.-Oct.)	1,322	257	142	1,721

a/ Data are available for the county only.

N.A. Not available.

Source: Register of Deeds, each county.

Rental Market

General Market Conditions. The present market for rental housing in the Detroit HMA is the tightest of the past 10 years and is approaching the extremely tight condition that prevailed in 1950. The number of vacantunits available for rent has declined by over 50 percent since 1960, as has the rental vacancy ratio. Although the market has improved in all submarkets, the change has been greatest in the Detroit Urban Area.

The high-rise market is centered in the Gratiot and Lafayette Urban Renewal Areas in the city of Detroit. The vacant units were in recently completed townhouse projects, for the most part; the vacancy levels in the high-rise projects have had more extended market exposure. Many of the townhouse projects are cooperatives, however, and these vacancies may not be representative of the market for high-rent units. Luxury garden-type projects that are in the Bloomfield Hills Section of Oakland County are experiencing satisfactory absorption. Rents in these projects, and those in the high-rise projects in Detroit, average about $65 per room per month. In earlier years, the market for units at this average rent level was sluggish. However, it appears that high-rise and luxury apartment living has become more readily accepted during the past two years than in the past.

The real strength of the rental market at present is in the moderate-rent garden apartment and townhouse rental projects. Occupancy in these projects, both old and new, is virtually at the 100 percent level in all sectors of the housing market. Many of the new projects "rent-up" nearly as fast as they are completed.1/

Although the evidence cited above indicates that the rental market has improved during the past several years to the point of being in an over-all tight condition, the indications of sluggishness cited by some property managers offer possible signs of an initial weakening in the rental market. There is no indication of an immediate or over-all slump in the market but these few indications of weakness, when compared with the slowdown in the rate of increase of total employment and cut-backs in overtime hours and production in the automobile industry, suggest that the market may have reached a peak and may be at the threshold of a new phase in which absorption of new projects will be slower, more promotional effort will be required, less desirably located and poorly designed rental projects may not reach a sustaining occupancy level promptly, and rental vacancies in general may begin to rise.

Rental Housing Under Construction. At present, there are an estimated 6,300 units of multifamily housing under construction in the Detroit HMA. Approximately 36 percent are being built in Oakland County, about 35 percent are being built in Western Wayne County, nearly 21 percent are in the Detroit Urban Area, and eight percent are under construction in Macomb County. Except for about 225 units in the Detroit Urban Area and 350 units in Oakland County, the bulk of the 6,300 units are being built in garden apartment or townhouse projects.2/

Urban Renewal Activity

According to the latest Urban Renewal Project Characteristics Directory (December 31, 1965) and data furnished by local housing authorities, there are 53 redevelopment projects and 16 neighborhood conservation and planning projects in the Detroit HMA. Of the total of 69 projects, 16 are in planning, 44 are in execution, and nine are completed. A total of 41 projects are in the city of Detroit and the remaining 28 projects are scattered in 16 municipalities in the three counties of the HMA. Approximately 13,750 families reportedly have been, or will be, relocated from the various project areas of the HMA. Details are discussed in the separate submarket sections.

1/ Over 2,000 of these units are in co-operative apartment projects.
2/ The total includes about 1,000 units in co-operative projects.

Public Housing

There are 28 public housing projects with 10,214 units in the Detroit HMA. Of the total, 12 projects with 8,155 units are in Detroit and the remaining 16 projects with 2,059 units are in nine municipalities in the three counties. There is one project with 111 units under construction and there are 11 projects with 996 units in preconstruction planning. Five existing projects have 237 units that are designed for occupancy by elderly families, 111 units are under construction for elderly families, and another 11 projects in preconstruction planning will provide 800 units for the elderly.

Demand for Housing

Based on the expected growth in the number of households during the next two years, on the anticipated losses to the housing inventory, and on adjustments to promote and maintain balanced market conditions throughout the HMA, the demand for new housing is expected to total 20,000 units a year over the two-year forecast period, including 12,700 single-family units and 7,300 multifamily units. The estimated annual demand for multifamily housing includes 2,200 units that will require some form of public benefits or assistance to achieve the lower rents necessary for absorption. This demand estimate does not include public low-rent housing or rent-supplement accommodations.

The demand for single-family housing during each of the next two years is lower than the number of single-family units authorized in any past year. It should be noted, however, that construction of single-family housing trended downward from the peak level of 41,250 single-family units in 1955 to 13,750 in 1961, an average decline of 4,575 units authorized (11 percent) each year. The sluggishness in the single-family market between 1955 and 1962 paralleled the downtrend in automobile production and employment during the same period. The expansion of employment, population, and households since 1962 has resulted in a reversal of this trend.

Because of the limited growth potential of employment in the near future, together with an expected shift in tenure from owner-occupancy to renter-occupancy, the trend of demand for single-family housing is expected to be somewhat lower during the next two years. It was the failure to recognize market reactions of this sort that resulted in a substantial single-family market problem several years ago.

The lower level of demand for additional new single-family and multifamily housing indicated for the two-year forecast period represents an attempt to anticipate the impact of economic conditions in the short-term future. It does not indicate any weakness in the current housing market; rather, it reflects an attempt to assure the continued strength of the local market. Should future increases in employment be greater than anticipated, demand for single-family and multifamily housing also will be above the levels estimated for the next two years. The estimated demand for new multifamily housing, although below the annual volume of multifamily construction in 1964, 1965, and the first 10 months of 1966, is above the average annual volume of multifamily construction since 1960.

The table on the following page summarizes the projected annual demand for new single-family and multifamily housing by submarkets. The qualitative demand for new single-family and multifamily units is presented at the end of each summary report for the individual submarket areas.

Estimated Annual Demand for New Housing
By Submarket Area
Detroit, Michigan, HMA
November 1966 to November 1968

Area	Single-family housing	Multifamily housing Market rate	Multifamily housing Below market rate	Total demand
Detroit Urban Area	400	1,100	500	2,000
Western Wayne County	3,600	1,300	550	5,450
Oakland County	5,600	2,050	650	8,300
Macomb County	3,100	650	500	4,250
HMA total	12,700	5,100	2,200	20,000

The distributions of average annual demand for new apartments are based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new multifamily housing. Thus, they represent a pattern for guidance in the production of multifamily housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.1/

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 multifamily housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

1/ On the basis of past experience, a substantial portion of the multifamily demand, particularly in the below-market-interest-rate segment of the market, could be satisfied in cooperative projects.

Submarket Summary
Detroit Urban Area
Detroit, Michigan, HMA

Note: Notes, definitions, and qualifications contained in the preceding analysis of the HMA are equally applicable to each submarket summary.

Housing Market Area

The Detroit Urban Area consists of the city of Detroit; the contiguous cities to the east, i.e., Harper Woods, Grosse Pointe Woods, Grosse Pointe Shores, Grosse Pointe Farms, Grosse Pointe, and Grosse Pointe Park; the cities of Highland Park and Hamtramck (surrounded by the city of Detroit); and Dearborn, southwest of Detroit. This is the center for government, trade, and industry, in addition to being the most heavily populated (1,929,400 population in 1960) and most densely settled area in the HMA. In 1960, approximately 309,000 people traveled to the Detroit Urban Area to work and 166,000 area residents traveled elsewhere to work, resulting in a daily net in-commutation of 133,000 workers to the area.

Income

The estimated current median annual income for all families in the Detroit Urban Area, after deducting federal income tax, is $7,475 and the current median annual after-tax income for all renter households of two or more persons is $5,675. About 35 percent of all families and 44 percent of renter households currently have after-tax incomes of less than $6,000 and nine percent and five percent, respectively, have incomes in excess of $15,000. Detailed distributions of families by income are shown in tables IV and V.

Demographic Factors

Population

Past and Future Trends. The November 1966 population of 1,883,000 persons in the Detroit Urban Area was about 46,400 below the April 1960 Census total of 1,929,400 (see table VI). The average decline of 7,050 persons a year since 1960 is less than half the average decline of 15,425 persons a year between 1950 and 1960. A drop in the number of vacant housing units and an increase in residential construction in urban renewal areas in Detroit have been prime reasons for the slower rate of population decline since 1960. It is estimated that the population has been declining at a slower rate each year and data compiled by the Detroit School Census indicate that the population in the city of Detroit increased in 1965 and 1966.

The city of Detroit is typically the first residence of new migrants to the area. As a result, during the next two years, the slower rate of population growth expected in the HMA as a whole will have a greater impact in the Detroit Urban Area than in other submarket areas and a population decline of about 13,500 a year is anticipated.

Households

Past and Future Trends. As of November 1966, there were approximately 586,700 households in the Detroit Urban Area. This total represents an average loss of 1,275 households a year since 1960. During the previous decade, there was an average annual gain of 1,550 households; the total increased from 579,450 in April 1950 to 595,050 in April 1960. A part of the 1950-1960 increase in households, however, was caused by the change in Census definition from "dwelling unit" in 1950 to "housing unit" in 1960. Because this change had its greatest effect in old, heavily developed areas, it is assumed that the Detroit Urban Area was affected more than any of the other three submarkets by this change. For the reasons cited in the population section, the number of households is expected to decline during the next two years and total 579,700 in November 1968.

Household Size. The size of the average household in the Detroit Urban Area has been declining since 1950. The current average household size of 3.16 persons compares with an average of 3.20 persons in 1960 and 3.44 persons in 1950. The decline since 1950 results largely from the out-migration of families with children to the suburban areas, leaving the central city to the older people, the young married, and the unattached adults.

Housing Market Factors

Housing Supply

The November 1966 housing inventory of the Detroit Urban Area totals 613,200 units (see table IX). This is 24,000 units (3,650 annually) fewer than the total of 637,200 units in April 1960, which was 46,400 more than the April 1950 total of 590,800 units. The reversal of the 1950-1960 trend since 1960 resulted not only from an increase in the yearly volume of residential demolition for urban renewal and highway construction, but also from a decline in the number of units built.

Single-family structures account for 63 percent of the housing supply in the Detroit Urban Area, compared with 17 percent for units in two-family structures and 20 percent for structures of three or more units. A comparison of the current distribution with the 1960 distribution reveals an increase of one percentage point in single-family structures and a decrease of one percentage point in structures with three or more units; the proportion in the two-family structures remained virtually unchanged between 1960 and 1966.

As may be seen in table XI, the housing supply in the Detroit Urban Area is relatively old. Approximately 52 percent of the units were built prior to 1930, 33 percent were built between 1930 and 1950, 12 percent were built during the 1950-1960 decade, and only three percent were added between April 1960 and November 1966.

Residential Building Activity

The number of units authorized by building permits in the Detroit Urban Area increased from 1,600 units in 1960 to 3,825 units in 1962 and then declined to 2,150 units authorized in 1965 (see table XII). There have been fluctuations in the number of units authorized in structures of three or more units, but the number of single-family units authorized has declined steadily from 1,175 units in 1960 to 490 units in 1965, and to 440 units in the first 10 months of 1966 (see accompanying table). The number of authorizations in duplex structures has fluctuated only slightly since 1960 and the total has averaged only 45 units a year.

The number of units authorized in multifamily structures increased from 350 in 1960 to 810 in 1961 and to 2,650 in 1962. The high total in 1962 reflects the issuance of permits for high-rise and townhouse projects in the Gratiot and Lafayette urban renewal areas. Multifamily authorizations have not continued at the level attained in 1962, but the yearly totals are considerably above the pre-1962 levels. As a result of these changes, single-family authorizations have declined from 73 percent of total construction in 1960 to 23 percent in the first ten months of 1966.

Housing Units Authorized by Building Permits
Detroit Urban Area
January 1960 - October 1966

Year	One family	Two family	Three or more family	Total
1960	1,179	78	349	1,606
1961	1,111	74	811	1,996
1962	1,136	24	2,653	3,813
1963	925	18	1,853	2,796
1964	828	54	2,192	3,074
1965	490	36	1,631	2,157
1966 (Jan. - Oct.)	442	46	1,419	1,907
Total	6,111	330	10,908	17,349

Sources: Detroit Metropolitan Area Regional Planning Commission.
United States Bureau of the Census.

Units Under Construction. Based on building permit data, the postal vacancy survey, and on personal observation, there are an estimated 1,500 residential units under construction in the Detroit Urban Area at the present time. Approximately 200 of these units are single-family houses and 1,300 are in larger structures, almost all of three or more units. The bulk of the multifamily construction is in garden apartment, townhouse, and medium-rise structures in the downtown urban renewal areas and in the outlying areas of the city of Detroit.

Demolition. As a result of urban renewal programs, highway construction, and other causes, approximately 40,100 units have been removed from the housing inventory of the Detroit Urban Area since 1960. Approximately two-thirds of these units were in multifamily structures and a part are estimated to have resulted from unrecorded demolitions. An estimated 5,500 units will be demolished during each of the next two years as a result of urban renewal activity, highway construction, spot removal, code enforcement, and other causes.

Tenure

The Detroit Urban Area has the lowest rate of owner-occupancy of all submarkets in the HMA. The current owner-occupancy ratio of 60 percent compares with a ratio of 59.8 percent in 1960 and 55 percent in 1950. As may be seen in table IX, a part of the change in tenure since 1950 has resulted from a continual decline in the number of renter households since 1950 and a decline in the number of owner-occupied households since 1960. The decline in renter households and the shift to owner-occupancy have resulted from the large scale demolition of multifamily structures in the central city. The demolition of units in multifamily structures accounted for about three-quarters of the total demolitions in the submarket area since 1960.

Vacancy

1960 Census. There were 33,675 vacant units available for sale or rent in the Detroit Urban Area in April 1960, indicating an over-all vacancy ratio of 5.4 percent. Approximately 3,225 units were available for sale and 30,450 units were available for rent, representing homeowner and rental vacancy ratios of 0.9 percent and 11.3 percent, respectively.

Postal Vacancy Survey. The results of the sample postal vacancy survey, conducted in November 1966, are presented in table XIV. Although the delivery zones are not entirely comparable to the area delineations of the various submarkets, the few instances of overlapping of boundaries do not significantly distort the results of the survey in each submarket. The delivery zones that closely coincide with the boundaries of the Detroit Urban Area have a total of 608,000 possible deliveries (estimated on the basis of the sample), which is 99 percent of the current housing supply in the area. There were a total of 8,250 vacant units enumerated, of which 5,000 were residences (1.1 percent of 468,250 residences surveyed), and 3,250 were apartments (2.7 percent of 139,750 apartments surveyed).

Current Estimate. On the basis of available information, it is estimated that there are now 16,100 vacant units available for sale or rent in the Detroit Urban Area, equal to 2.7 percent of the available supply. Of the total, 2,500 units are for sale (a sales vacancy ratio of 0.7 percent) and 13,600 units are available for rent (a rental vacancy ratio of 5.5 percent). These current levels represent declines, especially in the number of rental vacancies, from the totals at the time of the 1960 Census. The decline in vacant units for rent has been experienced in all segments of the market (old and new units as well as those with high and low rent scales). It may be noted that the current estimate of vacancy is considerably higher than the total reported in the sample postal vacancy survey. There is evidence that the postal carriers tend to under-enumerate rental vacancies in large apartment houses and in structures that contain small apartments and single rooms that result from conversion.

Sales Market

The sales market in the Detroit Urban Area has tightened since 1960, partly as a result of increased demand, but also because the number of units withdrawn from the inventory of owner-occupied and vacant units for sale was greater than the additions to the inventory. The number of units authorized in single-family structures has decreased each year since 1960, a reflection of the decreasing supply of available land and its increasing cost, which at present precludes construction of all but high cost homes. As a result, a trend to townhouse and cooperative living appears to be developing, especially in the city of Detroit. Several high-rise cooperative projects have been completed in the East Jefferson area of Detroit and reports indicate that the projects have maintained high occupancy levels. The sales-type townhouse has not been built in substantial volume as yet, but it appears that this will be a growing market.

Rental Market

Based on rental vacancy and absorption indicators, the rental market in the Detroit Urban area is in a sound condition. The over-all rental vacancy ratio of 5.5 percent is less than half the ratio reported in the 1960 Census of Housing and the occupancy ratios in most new high-rise, garden, and townhouse projects (those added since 1960 account for less than five percent of the current rental inventory) are at sustaining levels, for the most part. Despite the relative age of many of the other rental projects in the submarket area (between 45 percent and 50 percent were built before 1930), the occupancy level has increased substantially since 1960 as a result of urban renewal relocation, for the most part.

At the present time, there are about 1,300 units of rental housing under construction in the Detroit Urban Area, including 300 to 400 units in the downtown urban renewal areas of Detroit. The remaining units are being built on the peripheral areas of the submarket area.

Urban Renewal Activity

There are 46 urban renewal projects in the Detroit Urban Area. Thirteen are in planning, 27 are in execution, and six are completed. Forty-one projects are in the city of Detroit, one is in Dearborn, two are in Hamtramck, and two are in Highland Park. Approximately 11,500 families and individuals have been or will be relocated from these project areas. Information on the largest and most active of these projects that are predominately proposed for residential re-use is detailed below.

Detroit. The Gratiot Project (UR 1-1) was begun by the city of Detroit two years prior to the entry of the Federal Government into urban renewal activity. The project was closed out with the sale of the last parcel of land in June 1964 and the completion of the Regency Square development in early 1966 culminates construction of the proposed 1,800 units of new housing in high-rise, garden, and townhouse projects.

The 129-acre Gratiot site lies east of the Chrysler Expressway, about one mile from the center of Detroit. Before the redevelopment began, nearly 2,000 families lived in 1,550 housing units, of which two-thirds were substandard.

The Lafayette Project (R-12) lies adjacent to the southern boundary of the Gratiot area and also borders the Chrysler Expressway. The two areas have been grouped together into the 195-acre Lafayette Park Neighborhood, which will house 3,200 families. Approximately 560 families have been relocated from about 520 housing units in the Lafayette Project. To date, the 336-unit 1300 Lafayette East Project, the 92-unit Central Park Plaza, and a 70-unit elderly housing project built by Ferndale Cooperative have been completed. Construction is underway on a 50-unit condominium development, Navarre Square.

Elmwood Park Number One, (R-40), Number Two (R-62), and Number Three (R-123), consisting of 745 acres for residential development, lie to the east of the Lafayette Park Neighborhood. Relocation of the 850 families and individuals in Project Number One has been completed. Plans call for 1,100 units in low- and medium-rise structures.

Elmwood Number Two is also in the execution stage. To date, approximately 200 families and individuals of a total of 525 have been relocated. Nearly half of the 975 units have been demolished and the balance should be removed within the next two years. In Elmwood Number Three, which is still in the planning stage, about 1,300 of a total of 1,700 families and individuals should be displaced and about 700 of 2,125 units should be demolished during the next two years. Present plans are for about 2,000 units of housing to be built in these two areas, making a total of 3,100 units of low- and medium-rise structures in the three sections of the Elmwood Project.

Highland Park. The Neighborhood Number Six Project (R-26). Virtually all 655 families in this area have been relocated. There are two rental projects nearing completion in the area; each contains 48 units.

Public Housing. There are 8,534 units of public housing under management in the Detroit Urban Area at present: 79 units in Dearborn, 8,155 units in Detroit, and 300 units in Hamtramck. Only the 79 units in Dearborn were designed for occupancy by elderly households, but 111 units under construction in Dearborn and 359 units of a total of 500 units in preconstruction planning in Detroit are designed for elderly households.

Demand for Housing

Quantitative Demand

The demand for additional new housing in the Detroit Urban Area is primarily based on the number of housing units expected to be demolished during the next two years and on some return migration of families to new townhouse and high-rise structures from other submarket areas of the HMA. Consideration is also given to expected changes in the tenure of occupancy in the inventory, to the current level of vacancy, and to the current volume of residential construction. Based on these considerations, demand for new housing is expected to total 2,000 units a year. These totals include 400 units of single-family housing and 1,600 units of multifamily housing. The estimated demand for new multifamily housing includes 500 units that may be marketed only at the rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. This demand estimate does not include low-rent public housing or rent-supplement accommodations.

Qualitative Demand

Single-family Housing. Based on current family income, on typical ratios of income to purchase price, on recent market experience, and on the assumption that new single-family housing cannot be provided to sell for below $18,000 in the Detroit Urban Area, the annual demand for 400 units of new single-family housing is expected to approximate the distribution shown in the following table.

Estimated Annual Demand for New Single-family Housing
Detroit Urban Area
November 1966 to November 1968

Sales price	Units: Number	Units: Percent
$18,000 - $19,999	110	27
20,000 - 24,999	120	30
25,000 - 29,999	90	22
30,000 - 34,999	50	13
35,000 and over	30	8
Total	400	100

Multifamily Housing. The monthly rentals at which privately owned net additions to the aggregate multifamily housing inventory might best be absorbed by the market are indicated for various size units in the following table. These 1,100 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.

Estimated Annual Demand for New Multifamily Housing
Detroit Urban Area
November 1966 to November 1968

Monthly gross rent a/	Size of unit: Efficiency	One bedroom	Two bedroom	Three bedroom
$105 and over	85	-	-	-
110 " "	75	-	-	-
120 " "	65	-	-	-
130 " "	55	-	-	-
140 " "	50	525	-	-
150 " "	35	425	-	-
160 " "	20	325	390	-
170 " "	15	235	355	-
180 " "	10	160	285	100
200 " "	5	100	235	80
220 " "	-	50	120	50
240 " "	-	30	55	20
260 " "	-	20	40	15

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

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for one-bedroom units at gross monthly rents of $140 to $150 is 100 units (525 less 425).

At the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, an additional 500 units may be absorbed. These 500 units would be distributed best with respect to unit size in the following manner: 35 efficiencies at rents of $75 and above, 205 one-bedroom units at $95 and above, 170 two-bedroom units at $110 and above, and 90 three-bedroom units at $125 and above.

Submarket Summary
Western Wayne County
Detroit, Michigan, HMA

Note: Notes, definitions, and qualifications contained in the preceding analysis of the HMA are equally applicable to each submarket summary.

Housing Market Area

The Western Wayne County Submarket Area consists of all of Wayne County to the west and south of Detroit and Dearborn. The area had a population of 736,900 in April 1960. Major cities in the submarket include Allen Park, Dearborn Heights, Livonia, and Westland. According to the 1960 Census, a daily out-commutation of 148,700 workers and an in-commutation of 53,000 workers resulted in a daily net out-commutation of 95,700 workers. The great bulk of the out-commuters traveled to the Detroit Urban Area, with lesser numbers traveling to Washtenaw County, Oakland County, and Macomb County.

Income

Presently, the median annual family incomes, after deduction of federal income tax, are estimated to be $8,600 for all families and $6,500 for all renter households of two or more persons. As shown in table IV and V after-tax income is expected to rise by seven to eight percent during the next two years.

At present, only 20 percent of all families in Western Wayne County have after-tax incomes of less than $6,000. Approximately 45 percent of renter households also have after-tax incomes of less than $6,000. The percentages of families with after-tax income of $15,000 or more are eight percent for all families, two percent for renter households.

Demographic Factors

Population

Past and Future Trends. The November 1966 population of Western Wayne County was 877,000, about 140,100 (21,300 annually) above the April 1960 total of 736,900, which, in turn, was 385,300 more than the April 1950 total of about 351,600. The slower annual rate of growth during the 1960-1966 period is, in part, a reflection of the slower rate of growth in the entire HMA since 1960, but the growth rate has slowed more in Western Wayne County than in either of the other suburban submarket areas in the HMA. The population in the submarket area is expected to increase by an average of 20,000 a year and total 917,000 in November 1968. As shown in table VI, population growth has slowed in most areas of the submarket since 1960. The only areas in which growth has continued at about the rate of the 1950-1960 decade are Livonia and Westland. In Plymouth Township, however, the rate of growth since 1960 has surpassed the growth rate of the 1950-1960 decade.

Households

The November 1966 household total of 225,300 represents an average annual increase of 5,425 since April 1960 (see table VIII). Between 1950 and 1960, the number of households increased by an average of nearly 9,900 a year, from 90,675 in 1950 to 189,625 in 1960. The number of households in Western Wayne County is expected to continue to increase at a slightly reduced rate (5,100 households a year) during the two-year forecast period. At this rate of growth, the number of households will total 235,500 in November 1968.

Household Size. The average household in Western Wayne County has increased in size from 3.71 persons in 1950, to 3.80 persons in 1960, and to 3.83 persons in 1966. Household size in this submarket area is larger than in the other submarkets in the Detroit HMA. Average household size is expected to increase only slightly in the area during the next two years.

Housing Market Factors

Housing Supply

There are about 232,000 housing units in Western Wayne County at the present time, a net gain of 33,950 units since April 1960. The net addition resulted from the completion of 36,950 units and the loss of about 3,000 units through demolition, fire, and other causes. During the previous decade, the housing inventory increased from 94,800 units in 1950 to 198,050 units in 1960, an average annual increase of 10,325 units, compared with an average increase of 5,150 units between 1960 and 1966. Although reduced annual increments to the housing inventory since 1960 are, for the most part, the result of a reduced level of construction of new units in the area, the increase during the 1950-1960 intercensal period was inflated by the change in definition of "household" by the Census Bureau between 1950 and 1960. As may be seen in table X, the proportion of units in structures of three or more units has increased from 3.5 percent in 1960 to 6.1 percent at present. The proportion in single-family units has declined from 93.3 percent in 1960 to 91.4 percent at present, despite a net increase of 27,450 single-family units. There was a slight decrease in the proportion of units in two-family structures.

An indication of the recent growth of the housing supply in the area is the high proportion of the units in the current inventory (64 percent) that were built since 1950. Most of the units were added during the last five years of the previous decade. The additions during the six and one-half years since April 1960, accounting for 16 percent of the current inventory, are over one-third fewer than the number added during the preceding five and one-quarter year period (see table XI).

Residential Building Activity

The number of housing units authorized by building permits in Western Wayne County declined in 1961 and 1962. Between 1962 and 1965, however, the number of units authorized increased by 3,625 units to a total of 8,350 in 1965. The average of 570 units authorized each month during the first 10 months of 1966 represents a sharp decline from the average of 840 units a month during the same period in 1965. Construction in Western Wayne County declined from 32 percent of the HMA total in 1960 to 25 percent in 1962, and has remained at about that level ever since.

The number of single-family houses authorized in Western Wayne County declined from 4,700 in 1960 to 4,000 units in 1962. Subsequently, the number of units authorized increased steadily to a total of 4,850 units in 1965. The decline to 3,200 units in the first 10 months of 1966 reflects the reduced rate of construction caused by the tightness in the mortgage market, for the most part.

The number of units authorized in structures of three or more units increased each year since 1961 to a total of 3,500 units in 1965 and from two percent of total authorizations in 1961 to 42 percent in 1965. The average number of units authorized in structures of three or more units in the first 10 months of 1966 (250) was down by only 14 percent from the average of 290 units in 1965, compared with a decline of 26 percent for single-family units.

Housing Units Authorized by Building Permits
Western Wayne County, Michigan
January 1960 - October 1966

Year	One family	Two family	Three or more family	Total
1960	4,688	254	311	5,253
1961	4,697	11	79	4,787
1962	3,996	22	722	4,740
1963	4,303	256	988	5,547
1964	4,601	10	1,366	5,977
1965	4,837	12	3,509	8,358
1966 (Jan.-Oct.)	3,198	18	2,475	5,691
Total	30,320	582	9,451	40,353

Sources: Detroit Metropolitan Area Regional Planning Commission.
United States Bureau of the Census.

Units Under Construction. There are judged to be 3,400 units under construction in Western Wayne County, including 1,200 single-family units and 2,200 multifamily units. The bulk of the single-family construction is occurring in Livonia, Plymouth Township, Southgate, and Taylor Township. Multifamily construction is occurring in Allen Park, Dearborn Heights, Plymouth Township, and Westland, for the most part.

Demolitions. A total of approximately 3,000 units have been removed from the housing inventory of Western Wayne County since 1960. Based on anticipated demolitions for urban renewal and highway construction, and on estimates for other losses, about 350 units will be removed from the housing inventory during each of the next two years.

Tenure

Of the 225,300 occupied housing units in Western Wayne County, 190,300, or 84 percent are owner-occupied (see table IX). This is a slight decline from the proportion of 86 percent in 1960; the decline represents a reversal of the trend to owner-occupancy during the 1950-1960 decade, when the ratio of owner-occupancy increased from 76 percent in 1950 to the 1960 ratio of 86 percent, and reflects the increase in multifamily authorizations since 1960.

Vacancy

1960 Census. The 1960 Census of Housing enumerated 5,425 vacant housing units that were available for sale or rent in Western Wayne County (see table IX), an over-all available vacancy ratio of 2.8 percent. The sales vacancy ratio in 1960 was 1.9 percent and the rental vacancy ratio was 7.8 percent, the lowest ratios in any of the four submarket areas in 1960.

Postal Vacancy Survey. The sample postal vacancy survey conducted by the post offices in Western Wayne County in November 1966 indicates a total of 200,100 possible deliveries, equal to 87 percent of the current housing inventory of 232,000 units. A total of 1,450 vacant units were enumerated, on the basis of the sample, indicating a vacancy ratio of 0.7 percent. Vacant residences totaled 1,125 and vacant apartments totaled 325, for respective vacancy ratios of 0.6 percent and 3.8 percent.

Other Vacancy Data. The market absorption survey of rental projects completed in Western Wayne County in 1965 and 1966, conducted in October 1966, reveals a vacancy ratio of one percent in a total of more than 1,225 units. The 10 vacant units that were enumerated in the 17 projects surveyed were in one project of 164 units that had been completed in January 1966. All other units had been absorbed by the time of the survey.

Current Estimate. It is judged, on the basis of available data, that there are 3,100 vacant units available for sale or rent in Western Wayne County, an over-all vacancy ratio of 1.4 percent. There are approximately 2,000 vacant units available for sale, a homeowner vacancy ratio of 1.0 percent, and 1,100 vacant units available for rent, a rental vacancy ratio of 3.0 percent. These levels represent substantial reductions from the levels in April 1960.

Sales Market

The market for sales housing in Western Wayne County is in a balanced condition at present. The fairly constant rate of construction of new single-family housing during the six and one-half year period and the increasing rate of household growth are mainly responsible for the decline of 1,125 vacant units for sale and the balanced condition in the market at present.

Approximately 26 percent (8,025 units) of the new single-family houses built in Western Wayne County since 1960 have been built in Livonia. The unsold inventory survey conducted by the Detroit Insuring Office in January 1965 revealed that 60 percent of the houses built in subdivisions with five or more completions in Wayne County in 1964 were in Livonia. The total of 4,750 lots (in 60 subdivisions) platted in Livonia between 1960 and 1965 was the third highest in all municipalities in the HMA. Despite this high rate of construction, the postal vacancy survey revealed a vacancy ratio of only 0.4 percent in residences in Livonia. It is reported that the houses being built in Livonia range in price from $15,000 - $30,000, with most priced between $18,000 and $20,000. Other areas of single-family growth are Dearborn Heights, Plymouth Township, and Taylor Township. Based on the number of plats recorded in 1965, single-family development should continue in these areas and should increase to a sizeable proportion of the total in Southgate during the next several years.

Rental Market

The rental market in Western Wayne County has improved considerably since 1960. At 3.0 percent, the current rental vacancy level suggests a tight market. This is confirmed by the virtually complete absorption of all rental units completed within the past 22 months. The great majority of the 10,050 new units built in multifamily structures since 1960 have been in garden apartment projects and, to a lesser degree, in townhouse developments, with rents (not including electricity or cooking gas) that range from $120-$165 for one-bedroom units to $140-$190 for two-bedroom units. The units completed in the early years of the present decade are offered at the lower rent levels and the units that were recently completed command the higher rents, a reflection of the addition of more amenities and an increase in the cost of construction, combining to raise rents by as much as 25 percent during the past three years. Efficiency units and three-bedroom units have not been built in any volume.

The areas in which multifamily construction has been concentrated are Westland (formerly Nankin Township) and Dearborn Heights. Multifamily construction is also occurring in Allen Park, Plymouth Township, Riverview, and Southgate. It appears, however, that the development of rental housing is continually extending farther out from downtown Detroit. This is especially true of such areas as Taylor Township, Romulus Township, and Trenton, where abundant land is available and excellent transportation is provided by the relatively new interstate highways (I-75 and I-94).

Urban Renewal Activity

There are 11 urban renewal projects, one community renewal plan, and two general neighborhood studies in eight municipalities in Western Wayne County. Of the 14 projects, 11 are in the execution stage and three are completed. Approximately 850 families lived in 1,400 housing units in these areas when urban renewal activity began. Relocation and demolition activity has begun in most areas, but new housing has not been built in any of the three areas where the predominant re-use is residential.

Public Housing

Currently, there are 14 low-rent public housing projects containing a total of 1,040 units in seven municipalities in Western Wayne County. A total of 118 of these units are occupied by elderly households. There are 226 units in preconstruction planning that will be designed for occupancy by elderly families.

Demand for Housing

Quantitative Demand

Demand for new housing during the two-year forecast period, November 1966 to November 1968, is expected to average 5,450 units a year, including 3,600 units of single-family housing and 1,850 units of multifamily housing. Of the total demand for new multifamily housing, it is estimated that 550 units will require some form of public benefits or assistance to achieve the lower rents necessary for absorption. This estimate excludes demand for public low-rent housing and rent-supplement accommodations.

Qualitative Demand

Single-family. The annual demand for 3,600 single-family units is expected to be distributed as shown in the following table. The minimum selling price at which acceptable single-family housing can be produced in the area is about $14,000.

Estimated Annual Demand for New Single-family Housing
Western Wayne County
November 1966 to November 1968

Sales price	Number of units	Percent of total
$14,000 - 15,999	575	16
16,000 - 17,999	650	18
18,000 - 19,999	935	26
20,000 - 24,999	865	24
25,000 - 29,999	430	12
30,000 and over	145	4
Total	3,600	100

Multifamily Housing. The monthly rental at which 1,300 privately owned net additions to the aggregate multifamily housing inventory might best be absorbed by the market are indicated for various size units in the following table.

Estimated Annual Demand for New Multifamily Housing
Western Wayne County
November 1966 to November 1968

Monthly gross rent a/	Size of unit: Efficiency	One bedroom	Two bedroom	Three bedroom
$105 and over	70	-	-	-
110 " "	65	-	-	-
120 " "	55	-	-	-
130 " "	40	-	-	-
140 " "	30	525	-	-
150 " "	20	440	-	-
160 " "	10	340	535	-
170 " "	5	230	415	-
180 " "	-	120	335	170
200 " "	-	50	255	125
220 " "	-	20	150	80
240 " "	-	-	50	50
260 " "	-	-	15	20

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

NOTE: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for one-bedroom units at gross monthly rents of $140 to $150 is 85 units (525 less 440).

At the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, an additional 550 units may be absorbed. These 550 units would be distributed best with respect to unit size in the following manner: 25 efficiencies at $75 and up, 190 one-bedroom units at $95 and over, 210 two-bedroom units beginning at $110, and 125 three-bedroom units at $125 and over. The location factor is of especial importance in the provision of new units at the lower-rent levels.

Submarket Summary
Oakland County
Detroit, Michigan, HMA

NOTE: Notes definitions, and qualifications contained in the preceding analysis of the HMA are equally applicable to each submarket summary.

Housing Market Area

The Oakland County Submarket Area, which includes the entire county, is northwest of the city of Detroit. With a total population of 690,250 in 1960, Oakland County had the second highest population of any county in the state of Michigan. In 1960, ten municipalities in the county had populations in excess of 25,000 and two had populations of over 50,000: Pontiac, with 82,200 persons, and Royal Oak, with 80,600 persons. The county has an economic base that is heavily dependent on several large automobile manufacturing plants and supporting industries; however, net out-commutation of 72,800 workers from the county in 1960 indicates that the county also serves as a bedroom community for persons employed elsewhere in the HMA. Of the 101,550 workers (of the total of 235,000 employed residents) that traveled out of the county for work in 1960, 75,000 traveled to Wayne County, 13,600 traveled to Macomb County, 4,800 worked outside the HMA, and 8,150 did not report then place of work.

Income

Currently, the median after-tax income of all families in Oakland County is $8,925 and the median for all renter households of two or more persons is $6,750. These median incomes are the highest of the four submarket areas in the Detroit HMA and are ten percent and eleven percent above the respective after-tax median incomes for the HMA as a whole. Twenty-two percent of all families receive after-tax incomes below $6,000 and 16 percent receive after-tax incomes over $15,000. For renter families, 44 percent have after-tax incomes below $6,000, while seven percent have after-tax incomes over $15,000 (see tables IV and V). The median after-tax income of all families is expected to reach $9,600 in November 1968 and the median for renter households of two or more persons should total $7,250.

Demographic Factors

Population

Past and Future Trends. The November 1966 population of Oakland County totaled 849,000, nearly 158,700 (23 percent) higher than in April 1960. The average increase of 24,100 persons a year since 1960 compares with an average yearly increase of 29,425 persons during the 1950-1960 decade. The average annual gain since 1960 is 18 percent lower than that in the 1950-1960 period, about the same as the 17 percent decline in average annual population growth in the HMA as a whole. There are indications, however, that the direction of population growth has swung from other areas of the HMA (mainly Macomb County) to Oakland County and that the population in the county has been increasing more rapidly in recent years than in the other suburban submarket areas. This trend is expected to continue and the November 1968 population should total 903,000, representing average annual increments of 27,000 above the current estimate of 849,000.

Households

Past and Future Trends. There were about 232,500 households in Oakland County in November 1966, up by 6,625 a year since April 1960 (see table VIII). In the preceding decade, the yearly increase averaged 7,975, as the number of households increased from 109,250 in 1950 to 189,000 in 1960. Based on the slight increase in the rate of population growth in Oakland County during the forecast period and on a continuation of the present average household size, it is estimated that there will be 248,200 households in the county in November 1968, about 15,700 (7,850 annually) above the present total.

Household Size. Reflecting the trend to suburbanization in the county, the average household size has increased since 1950. The average size in 1950 of 3.54 persons compares with an average of 3.61 persons in 1960 and 3.62 persons at present. By November 1968, the average household size for all families is expected to increase only slightly.

Housing Market Factors

Housing Supply

There were approximately 246,900 housing units in Oakland County in November 1966, indicating a net gain of nearly 42,275 units since April 1960. The average increase of 6,425 units a year since 1960 is nearly one-quarter less than the average annual increase of 8,450 housing units between 1950 and 1960 (see table IX). The number of housing units authorized by building permits increased by an average of 2,200 units a year between 1961 and 1965, while demolitions and other losses from the inventory held constant at about 575 a year, resulting in a three-fold increase in the yearly net additions to the inventory in 1965 compared with 1961. The net addition of some 10,000 units in 1965 was greater than the average of 8,450 a year between 1950 and 1960 and probably compares favorably with the years of greatest growth during the 1950-1960 decade.

Approximately 29 percent of the net additions to the housing inventory since 1960 have been in structures of three or more units. As a result, units in this type of structure currently make up nine percent of the total inventory compared with about five percent in 1960. The number of units in two-family structures declined slightly as a proportion of the total inventory. Units in single-family structures declined from 92 percent of the total inventory in 1960 to slightly over 88 percent at present (see table X).

About 18 percent of the current housing inventory of Oakland County was built since 1960, 19 percent was built between 1955 and March 1960, and another 18 percent was constructed between 1950 and 1954; therefore, nearly 56 percent of the units in the current inventory are less than 17 years old. Units added between 1930 and 1950 make up only 25 percent of the total and the units added prior to 1930 account for the remaining 19 percent.

Residential Building Activity

The 49,600 housing units authorized in Oakland County between January 1960 and November 1966 constitute the highest total in that period in any of the four submarket areas in the HMA. The yearly total rose steadily from 3,625 units in 1961 to 12,450 units in 1965. A drop of about 380 units between 1960 and 1961 and 1,700 units in the first 10 months of 1966 were the only declines registered. The number of units authorized annually in Oakland County did not exceed the number of units authorized in Western Wayne County until 1962 or in Macomb County until 1963, yet the total in Oakland for the entire 6½ year period was 23 percent and 11 percent, respectively, above the totals in the other two submarket areas and nearly 4½ times the total in the Detroit Urban Area (see table XII).

As may be seen in the following table, the increase in total units authorized has consisted of sizeable increases in both single-family and multifamily housing, in contrast to the experience in the other three submarkets where single-family authorizations have increased only slightly since 1960, if at all. The number of single-family units authorized in Oakland County rose by over 3,800 from 1961 to 1965. The decline in the first 10 months of 1966 is presumably the result of the tight money situation. Authorizations of two-family structures have been minimal since 1960.

Although the increase in the number of single-family units authorized has accounted for a large part of the increase in total authorizations since 1960, the increase of multifamily activity has been even larger. From 300 units in structures containing three or more units authorized in 1960, the total increased steadily to 5,525 units in 1965, a 19-fold increase over the five-year period. In the first 10 months of 1966, a total of 3,825 units in multifamily structures were authorized, about 600 units fewer than in the comparable period in 1965.

Housing Units Authorized by Building Permits
Oakland County, Michigan
January 1960 - October 1966

Year	One family	Two family	Three or more family	Total
1960	3,682	20	296	3,998
1961	3,082	12	519	3,613
1962	3,958	8	1,071	5,037
1963	5,009	8	2,188	7,205
1964	6,269	16	2,423	8,708
1965	6,900	32	5,526	12,458
1965 (Jan.-Oct.)	5,839	32	4,416	10,287
1966 (Jan.-Oct.)	4,746	14	3,823	8,583
Total	33,646	110	15,846	49,602

Sources: Detroit Metropolitan Area Regional Planning Commission.
United States Bureau of the Census.

Units Under Construction. There are an estimated 3,300 units under construction in Oakland County, including 1,000 single-family units and 2,300 multifamily units. The multifamily units are in garden apartment and townhouse projects in Troy, Southfield, and Royal Oak, for the most part.

Demolition. Approximately 3,900 units have been removed from the housing inventory in Oakland County since 1960. Seventy percent of the losses resulted from recorded demolitions for urban renewal, highway construction, code enforcement, etc., and 30 percent resulted from fire, catastrophe and other unrecorded losses. About 50 percent of the recorded demolitions have been in the city of Pontiac. An average of about 450 units are expected to be removed from the inventory during each of the next two years.

Tenure

At present, 81 percent of the 232,500 occupied housing units in Oakland County are owner-occupied compared with 83 percent in 1960. The shift towards renter occupancy represents a change from the 1950-1960 period when the owner occupancy ratio increased by five percentage points. The average annual increase in the number of renter households between 1960 and 1966 was about two and one-half times the level of the 1950-1960 period, while average annual growth in the number of owner-occupied units between 1960 and 1966 was 34 percent below the level of the previous decade.

Vacancy

1960 Census. Oakland County contained 5,725 vacant housing units that were available for sale or rent in April 1960, a net vacancy ratio of 2.9 percent. A total of 2,800 units were available for sale, representing a homeowner vacancy ratio of 1.8 percent. The remaining 2,925 vacant available housing units were for rent, a rental vacancy ratio of 8.4 percent.

Postal Vacancy Survey. The results of the November 1966 sample postal vacancy survey for Oakland County are presented in table XIV. On the basis of the sample, the 207,900 total possible deliveries represent 84 percent of the 246,000 units in the present housing inventory. There were a total of 3,025 vacant units enumerated (1.5 percent of the total possible deliveries), of which 2,200 were residences (1.2 percent of the total residences surveyed) and 825 were apartments (4.6 percent of total apartments surveyed).

Other Vacancy Data. The market absorption survey conducted by the Detroit Insuring Office in October 1966 covered a total of 1,220 units in Oakland County, of which 40, or three percent, were vacant. These units are in 12 projects that are located in the southeastern portion of the county, below Pontiac. Half of the vacant units were in one project of 240 units that was completed in September 1966 and the other half were in a project completed in September 1965.

Current Estimate. Based on the postal vacancy survey, personal observation, and other vacancy indicators, it is estimated that there are 3,700 vacant units available for sale or rent in Oakland County at present, equal to 1.6 percent of the available housing inventory. Of these, 1,700 units are available for sale, a homeowner vacancy ratio of 0.9 percent, and 2,000 units are available for rent, a rental vacancy ratio of 4.3 percent. The current number of sales vacancies is 40 percent below the 1960 number, while the number of rental vacancies is down by 31 percent from 1960. Because the inventories of owner-occupied and renter-occupied units have risen since 1960, the current homeowner and rental vacancy ratios have been about halved since 1960.

Sales Market

An average annual increase of 4,725 owner households and an annual net addition of 4,550 units to the inventory of sales housing have resulted in an average decline of 170 vacant units available for sale each year since 1960. As a result of these changes, the homeowner vacancy ratio has declined from 1.8 percent in April 1960 to 0.9 percent in November 1966, indicating that the market has gone from a condition of over-supply to a condition of relative tightness. The market is strong in all parts of the area and the few municipalities where the vacancy ratio for residences is somewhat high are areas with large numbers of seasonal units or are areas of rapid growth (see table XIV).

The sales prices of new houses are 20 percent to 25 percent higher in Oakland County than in the HMA as a whole and the prices have gone up by about 25 percent in the last three years in Oakland County as in the entire HMA. In most of the areas in Oakland County in which there is rapid development of single-family houses (Farmington Township, Royal Oak, Southfield, and Troy), the sales prices of new houses tend to range between $20,000 and $25,000. In Bloomfield Township and West Bloomfield Township, which are also areas of growth, prices begin at $30,000. Rapid growth of single-family construction has begun in the city of Troy, which is north of Royal Oak and northwest of the city of Warren (in Macomb County). Most of the available land has been developed in Royal Oak and Warren and, as a result, developers have been building in Troy, particularly in the last few years. As an indication of the potential growth of single-family construction in Troy, 13 subdivisions with 375 lots were platted in the city between 1960 and 1964, whereas 10 subdivisions with 1,625 lots were platted in 1965 alone. These 1,625 lots account for 33 percent of the total lots platted in Oakland County in 1965. Other areas of prospective growth are Bloomfield Township, Farmington Township, and Southfield.

Rental Market

The current vacancy ratio indicates that the market is in a strong competitive position at present. The great majority of the rental units built in Oakland County since 1960 are in garden apartment and townhouse projects in the southeastern quarter of the county. Rents in the new projects (excluding electricity and cooking gas) that are not as well located or have fewer luxury features range from $120-135 for one-bedroom units and $140-160 for two bedroom units, to minimums of approximately $150 for one-bedroom units, $175 for two-bedroom units, and $220 for three-bedroom units in projects that offer better decorated and more luxurious units and are better located in the southeastern portion of the county. Although occupancy has remained above 95 percent in most projects, a greater promotional effort is required for the units with higher rents and it appears that the vacancy problems that are mentioned in the vacancy section of this submarket report are centered in garden apartment projects with comparatively high rents.

There are approximately 2,300 units of rental housing under construction in Oakland County. All but 340 units are in garden apartments and townhouse projects concentrated in the southeastern portion of the county, especially in Southfield and Troy. The 340 units are in a high-rise project that is being constructed near the Northland Shopping Center in Southfield.

Urban Renewal Activity

There are three municipalities in Oakland County that have three urban renewal projects in the execution stage and one project in the planning stage. A total of 700 families living in 1,175 housing units have been or will be involved in relocation from the areas. Only one of the four projects will be re-used primarily for residential purposes, and middle-income housing (Section 221(d)(3) type) is proposed.

Public Housing

There are two public housing projects in Oakland County at present: one in Pontiac with 400 units and the other in Royal Oak Township with 80 units. A 105-unit low-rent project for Roseville is in preconstruction planning. One hundred of the 105 units will be reserved for occupancy by elderly families, the first such accommodations in the county.

Demand for Housing

Quantitative Demand

It is estimated that there will be demand for 8,300 additional housing units during each of the next two years, including 5,600 single-family units and 2,700 multifamily units. Included in the demand for multifamily housing are 650 units that will require some form of public benefits or assistance to achieve the lower rents necessary for absorption. This estimate of rental demand does not include demand for public low-rent housing or rent-supplement accommodations.

Single-family Housing. On the assumption that new single-family housing cannot be provided in Oakland County to sell for less than $14,000, the annual demand for 5,600 units of new single-family housing is expected to approximate the distribution shown in the table below.

Estimated Annual Demand for New Single-family Housing
Oakland County
November 1966 to November 1968

Sales price	Number of units	Percent of total
$14,000 - 15,999	450	8
16,000 - 17,999	850	15
18,000 - 19,999	1,000	18
20,000 - 24,999	1,450	26
25,000 - 29,999	1,000	18
30,000 - 34,999	400	7
35,000 and over	450	8
Total	5,600	100

Multifamily Housing. The monthly rental at which 2,050 privately owned net additions to the aggregate rental housing inventory might best be absorbed by the multifamily market in Oakland County are indicated for various unit sizes in the following table.

Estimated Annual Demand for New Multifamily Housing
Oakland County
November 1966 to November 1968

Monthly gross rent a/	Size of unit Efficiency	One bedroom	Two bedroom	Three bedroom
$105 and over	100	-	-	-
110 " "	90	-	-	-
120 " "	75	-	-	-
130 " "	55	-	-	-
140 " "	35	755	-	-
150 " "	-	640	-	-
160 " "	-	480	860	-
170 " "	-	400	765	-
180 " "	-	275	620	335
200 " "	-	210	505	260
220 " "	-	110	320	180
240 " "	-	-	210	120
260 " "	-	-	135	70

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

NOTE: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for one-bedroom units at gross monthly rents of $140 to $150 is 115 units (755 less 640).

At the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, an additional 650 units may be absorbed. These 650 units would be distributed best with respect to unit size in the following manner: 30 efficiencies at $75 and up, 250 one-bedroom units at $95 and over, 240 two-bedroom units at $110 and over, and 130 three-bedroom units at $125 and over. The location factor is of especial importance in the provision of new units at the lower-rent levels.

Submarket Summary
Macomb County, Michigan
Detroit, Michigan, HMA

NOTE: Notes, definitions, and qualifications contained in the preceding analysis of the HMA are equally applicable to each submarket summary.

Housing Market Area

The Macomb County Submarket Area lies northeast of the city of Detroit and consists of all of Macomb County. In 1960, the population totaled about 405,800. Three cities, Roseville, St. Clair Shores, and Warren, had populations in excess of 50,000 in 1960 and two additional areas, Clinton Township and East Detroit, had populations of over 25,000. The economic base of the county is centered in a one-mile wide strip of manufacturing firms (mainly automobile firms) that extends from the city of Detroit to about 14 mile road and is bounded by Mound Road on the west and Van Dyke Road on the east. Despite the substantial number of jobs in this area and in other parts of the county, an out-commutation of 67,725 workers and an in-commutation of 38,875 workers resulted in a calculated net daily out-commutation of 28,850 workers in April 1960. Nearly 56,900 workers traveled to Wayne County, 5,450 workers traveled to Oakland County, and the remaining 5,375 worked elsewhere or did not report their place of work.

Income

Median incomes, after deduction of federal income tax, for all families and all renter households of two or more persons in Macomb County currently total $8,425 and $6,375, respectively. Approximately 23 percent of all families and 47 percent of the renter households have after-tax incomes below $6,000, whereas eight percent and four percent, respectively, have after-tax incomes in excess of $15,000. By November 1968, these medians should rise to $9,075 for all families and $6,850 for renter households of two or more persons (see tables IV and V).

Demographic Factors

Population

Past and Future Trends. The population of Macomb County totals 561,000, approximately 155,200, or 38 percent, more than in April 1960. As may be seen in table VI, the average annual growth of 23,600 since 1960 is slightly above the average annual increase of nearly 22,100 between 1950 and 1960. Macomb County is the only submarket area in the HMA in which average annual population growth between 1960 and 1966 has been greater than in the 1950-1960 period. As was mentioned in the submarket section on Oakland County, there is evidence, however, that the direction of residential development has shifted from Macomb County to Oakland County in the past few years. This development should become more pronounced during the next several years because of the restrictions imposed on new development in Macomb County as a result of sewage disposal problems. It is expected, therefore, that the population of Macomb County will increase by only about 14,000 during each of the next two years and total 589,000 in November 1968.

Households

Past and Future Trends. There are 148,500 households in Macomb County, about 41,500 (39 percent) more than in April 1960. The number of households increased from 49,450 in 1950 to 107,000 in 1960. As may be seen in table VIII, average annual growth was slightly larger during the 1960-1966 period than in the previous decade. The change in Census definition from "dwelling unit" in 1960 had only a minor impact in suburban areas. Because of the restriction on new development in parts of this submarket area until new means of sewage disposal are added to the present sewage system, the growth of households will slow and the projected November 1968 total of 156,600 households suggests average annual increments of 4,050 during each of the next two years.

Household Size. The average household in Macomb County increased in size from 3.67 persons in 1950 to 3.77 persons in 1960. Since 1960, however, it is estimated that the average size has decreased to about 3.73 persons. The average household size is expected to change very little during the two-year forecast period.

Housing Market Factors

Housing Supply

As of November 1966, there were approximately 153,900 housing units in Macomb County compared with 113,350 units in 1960 and 52,300 in 1950. There has been an increase in the number of units in single-family residences and in structures with three or more units and a slight decline in units in two-family structures since 1960 (see table X). The increase in units in the structures with three or more units has been relatively larger than the increase in single-family structures. As a result, units in structures with three or more units now account for seven percent of total units compared with four percent in 1960. The proportion of total units in single-family structures has declined from 94 percent in 1960 to 91 percent in 1966.

Approximately 69 percent of the units in the current housing inventory have been added since 1950 (see table XI). This is a greater proportion than for any of the other submarkets in the HMA and the 27 percent of the total added since 1960 is half again greater than the next highest proportion (18 percent in Oakland County). Since so large a proportion of the current inventory was added since 1950, the proportion of the total inventory which had been built in earlier periods is considerably below the proportion for the HMA as a whole.

Residential Building Activity

Residential construction, as indicated by building permit authorizations, declined from about 5,575 units in 1960 to 4,975 units in 1961, but subsequently increased to a total of 8,925 units in 1965. The increase during the 1961-1965 period averaged nearly 1,000 units a year. The number of units authorized in the first 10 months of 1966 was 25 percent below the total in the comparable period of 1965. This decline has resulted, in part, from the shortage of mortgage money and, in part, from the restriction on additions to the existing sewer systems in parts of the county.

As may be seen in the table below, the number of units authorized in single-family structures increased between 1961 and 1965 (after a slight decline between 1960 and 1961), the number of units authorized in two family structures has remained minimal, and the number of units authorized in structures with three or more units increased considerably since 1960. These trends are quite similar to the trends in the HMA as a whole and reflect an increase in apartment living that results from a declining supply of land for subdividing, from in-migration, new family formation, and from the shift from owner to renter status of older families that no longer wish to maintain a large single-family residence.

Housing Units Authorized by Building Permits
Macomb County, Michigan
January 1960 - October 1966

Year	One family	Two family	Three or more family	Total
1960	5,331	12	228	5,571
1961	4,866	2	105	4,973
1962	5,090	4	448	5,542
1963	5,084	78	1,026	6,188
1964	5,582	18	2,240	7,840
1965	6,243	34	2,649	8,926
1965 (Jan.-Oct.)	5,357	34	2,112	7,503
1966 (Jan.-Oct.)	4,157	26	1,458	5,641
Total	36,353	174	8,154	44,681

Sources: Detroit Metropolitan Area Regional Planning Commission.
United States Bureau of the Census.

Units Under Construction. On the basis of postal vacancy survey data, building permit data, information furnished by local sources, and on personal observation, there are approximately 2,100 residential units under construction in Macomb County, including 1,600 units in single-family structures and 500 units in structures containing two or more units. The bulk of the single-family units are being built in Sterling Township, Warren, and Clinton Township, and most of the multifamily units are under construction in Warren.

Demolition. A total of about 1,900 units have been removed from the housing inventory of Macomb County since January 1960, as a result of urban renewal activity, highway construction, fire, disaster, and other causes.

Tenure

About 85 percent of all housing units in Macomb County are owner-occupied, the highest proportion in the HMA at present. The ratio of 86 percent in April 1960 indicates that the trend to owner-occupancy during the previous decade (from 81 percent in 1950 to 86 percent in 1960) has been reversed to a slight trend to renter status since 1960.

Vacancy

1960 Census. The 1960 Census of Housing reported a total of 3,325 vacant available housing units, a net available vacancy ratio of 3.0 percent.

This total included 1,850 vacant units for sale, a homeowner vacancy ratio of 2.0 percent, and 1,475 vacant units for rent, a rental vacancy ratio of 9.1 percent. Approximately 60 of the vacant units for sale and 230 of the vacant units for rent were considered to be substandard because of a deficiency in existing standard plumbing facilities.

Postal Vacancy Survey. On the basis of the sample postal vacancy survey conducted in November 1966, total possible deliveries of 141,000 in the postal areas in the county represent 92 percent of the current housing inventory in Macomb County. The total of 1,300 vacant units enumerated on the basis of the sample suggests an over-all vacancy ratio of 0.9 percent. Of the total vacant units 1,175 are residences (0.9 percent of total residences) and 125 are apartments (1.8 percent of total apartments).

Other Vacancy Data. A total of 20 rental projects that had been completed in Macomb County in the past 22 months were surveyed by personnel of the Detroit Insuring Office in October 1966, as part of the market absorption survey in the Detroit HMA. Of the 1,761 units in these projects, only 17, or one percent, were vacant. Only two projects had vacancy levels of any significance; a 12 percent vacancy ratio in a project completed in August 1966 and a five percent vacancy ratio in a project completed in 1965. In 11 projects completed after June 1966 (excluding the above-mentioned project of 64 units), there were only two vacancies in a total of 1,033 units.

Current Estimate. The various indicators of vacancies mentioned in this submarket analysis indicate that the level of available vacancy has declined considerably since 1960. It is estimated that there are 1,800 vacant available units in the county at present, equal to only 1.2 percent of the available housing supply. The 1,800 vacant units include 1,000 units that are available for sale and 800 units that are available for rent. The current homeowner vacancy ratio is 0.8 percent and the rental vacancy ratio is 3.5 percent. These ratios are between one-half and one-third the respective ratios in April 1960. In addition to the decline in over-all available vacancies since 1960, the number of substandard sales vacancies has declined to about 45 units and the number of substandard rental vacancies has declined to approximately 160 units at present.

Sales Market

The sales market in Macomb County, as in the other submarket areas in the HMA, has tightened since 1960, but the improvement has been greater in Macomb County. The two percent sales vacancy ratio in Macomb County in 1960 was the highest in the HMA, while the current sales vacancy ratio of 0.8 percent is the lowest. A part of the tightened market in Macomb County may have resulted from the currently imposed restriction on the further extension on new sewers until a new means of disposal other than the Clinton River is developed. This has been at least partly the cause of a 25 percent decline in new residential authorizations in the county in the first 10 months of 1966, the largest decline for any of the submarket areas. This sharp decline in new single-family construction, in turn, has put a greater pressure on the supply of available sales vacancies in this submarket than in the others.

Unless the problem of new sewers is remedied in the near future, the supply of new sales units will not be augmented in large volume during the next two years and development of new sales housing, as a result, will shift more than at present to the other submarket areas, especially to Oakland County. The most likely solution to this problem is for each municipality to tie into the sewer system of the city of Detroit, which is capable of handling the increased volume and the city is anxious to consummate an agreement. Tie-in lines from the municipalities to the existing city lines must first be constructed. This and the negotiations will reportedly take at least one year.

The bulk of single-family construction (53 percent of the total) in Macomb County since 1960 has occurred in the city of Warren. The number of yearly authorizations has been declining during the past few years, as has the number of subdivisions and lots platted, however. Land has become scarce and expensive in Warren; as a result, single-family development in the county has been shifting to Sterling and Shelby Townships (north of Warren) and to Clinton Township (northeast of Warren). Single-family authorizations in Sterling Township in the first 10 months of 1966 exceeded the total in Warren for the first time. This increase resulted, in part, from the platting of 2,632 lots in Sterling Township in 1965 (nearly as large as the 2,963 lots platted in the first five years of the decade) compared with only 711 lots in Warren in the same year.

Rental Market

The inventory of rental units in Macomb County is the smallest of any in the Detroit HMA, but the average annual rate of growth of renter-occupied units since 1960 (6.2 percent) is the fastest of any of the submarkets in the HMA. At the same time the market has tightened considerably, as indicated by a decline in the vacancy ratio from 9.1 percent in April 1960 to 3.5 percent in November 1966. The areas of rapid development of rental housing have been the areas of rapid development of single-family houses, for the most part: Warren, followed by St. Clair Shores, Roseville, and Sterling Township. The postal vacancy survey showed apartment vacancy ratios of 1.1 percent to 4.5 percent in these areas.

New one-bedroom units in Macomb County rent for $120-$160 a month and two-bedroom units rent for $150-$200 a month (excluding electricity and cooking gas). The units with rents on the high end of the scale tend to be the newer units that contain added amenities (swimming pools, air conditioners, carpeting, etc.) and require a greater amount of promotional effort. Based on the experience in Oakland County in recent months, these units may prove difficult to rent if the market becomes at all sluggish.

Urban Renewal

Three cities in Macomb County (Centerline, Mount Clemens, and St. Clair Shores) have a total of five urban renewal projects. Two are in the planning stage and three in the execution stage. A total of 700 families lived in 800 housing units in the project areas. The two project areas that are in planning will be re-used primarily for residential purposes, as will the one project in the execution stage in Mount Clemens.

Public Housing

There are two public housing projects in Mount Clemens with a total of 160 units. Forty of these units are occupied by elderly households. One project of 100 units (50 for elderly households) is in preconstruction planning in Clinton Township and one project of 65 units for elderly occupancy is in preconstruction planning in East Detroit.

Demand for Housing

Quantitative Demand

There will be about 4,250 new residential units in demand during each of the next two years in Macomb County. It is expected that 3,100 units will be in demand as single-family units and 1,150 units will be in demand as multifamily units. Of the 1,150 units of multifamily housing that will be in demand, approximately 500 can be absorbed only at the rents achievable with public benefits or assistance in financing or land acquisition, excluding public low-rent housing and rent-supplement accommodations.

Single-family Housing. On the assumption that standard private single-family housing cannot be produced in the submarket area to sell for less than $14,000, the demand for 3,100 single-family units is expected to be distributed by price as shown in the following table.

Estimated Annual Demand for New Single-family Housing
Macomb County
November 1966 to November 1968

Sales price	Number of units	Percent of total
$14,000 - 15,999	370	12
16,000 - 17,999	620	20
18,000 - 19,999	720	23
20,000 - 24,999	870	28
25,000 - 29,999	370	12
30,000 and over	150	5
Total	3,100	100

Multifamily Housing. The monthly rental at which 650 privately owned net additions to the aggregate multifamily housing inventory might best be absorbed by the rental market are indicated for various size units in the following table.

Estimated Annual Demand for New Multifamily Housing
Macomb County
November 1966 to November 1968

Monthly gross rent a/	Size of unit			
	Efficiency	One bedroom	Two bedroom	Three bedroom
$105 and over	40	-	-	-
110 " "	35	-	-	-
120 " "	30	-	-	-
130 " "	25	-	-	-
140 " "	20	225	-	-
150 " "	-	160	-	-
160 " "	-	110	285	-
170 " "	-	75	250	-
180 " "	-	45	180	100
200 " "	-	-	110	75
220 " "	-	-	55	30

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

NOTE: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for one-bedroom units at gross monthly rents of $140 to $150 is 65 units (225 less 160).

At the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, an additional 500 units may be absorbed. These 500 units would be distributed best with respect to unit size in the following manner: 15 efficiencies at $75 and up, 130 one-bedroom units at $95 and over, 245 two-bedroom units at $110 and up, and 110 three-bedroom units at $170 and over. The location factor is of especial importance in the provision of new units at the lower-rent levels.

Table I

Trend of Civilian Work Force Components
Detroit, Michigan, Housing Market Area
Annual Averages 1956-1966
(in thousands)

Components	1956	1958	1960	1961	1962	1963	1964	1965	First 9 months 1965	First 9 months 1966
Civilian work force	1588.9	1528.7	1455.9	1442.6	1415.4	1433.0	1498.2	1566.8	1558.3	1595.6
Unemployment	117.4	230.4	98.7	157.3	98.5	73.8	64.8	55.3	60.6	56.4
Percent unemployed	7.4%	15.1	6.8	10.9	7.0	5.2	4.3	3.5	3.9	3.5
Employment, total	1469.6	1292.0	1356.6	1279.2	1315.4	1358.5	1424.2	1508.7	1494.5	1537.6
Agricultural	8.4	7.8	7.4	7.2	6.9	6.7	6.5	6.3	6.6	6.3
Nonagricultural	1461.2	1284.2	1349.2	1272.0	1308.5	1351.8	1417.7	1502.4	1487.9	1531.2
Wage and salary	1303.5	1138.8	1199.5	1127.6	1165.4	1209.8	1269.9	1352.5	1337.4	1385.3
Other a/	157.7	145.4	149.7	144.4	143.1	142.0	147.8	149.9	150.6	145.9
Workers involved in labor-management disputes	1.9	6.3	0.6	6.1	1.5	0.7	9.2	2.8	3.2	1.6

a/ Self-employed (including domestics).

Source: Michigan State Employment Security Commission.

Table II

Total Nonagricultural Wage and Salary Employment by Industry
Detroit, Michigan, Housing Market Area
Annual Averages 1956-1966
(in thousands)

	1956	1958	1960	1961	1962	1963	1964	1965	First 9 months 1965	First 9 months 1966
Wage and salary workers	1303.5	1138.8	1199.5	1127.6	1165.4	1209.8	1269.9	1352.5	1337.4	1385.3
Manufacturing	601.4	473.9	515.4	455.5	480.2	506.1	536.2	579.5	573.2	592.4
Durable goods	512.5	392.9	432.7	375.8	398.3	421.3	449.9	490.9	484.6	503.3
Primary metals	51.4	42.2	49.4	44.9	47.4	48.6	50.4	52.1	52.3	50.4
Fabricated metals	70.6	51.4	63.2	53.9	58.6	64.1	69.5	76.4	75.1	79.4
Nonelectrical machinery	91.5	73.8	31.8	74.4	79.3	81.4	86.1	92.5	92.0	95.6
Electrical machinery	9.4	7.5	7.1	6.7	7.4	7.9	9.0	9.6	9.6	9.9
Transportation equip.	257.7	187.0	201.7	171.2	181.4	195.8	211.9	237.4	233.1	243.0
Motor vehicles & equip.	251.9	183.3	198.0	167.5	177.6	191.8	208.3	233.7	229.4	239.1
Other trans. equip.	5.8	3.7	3.7	3.7	3.8	4.0	3.6	3.7	3.7	3.9
Other durable goods	32.0	31.0	29.4	24.8	24.2	23.4	23.0	22.8	22.6	25.0
Nondurable goods	89.0	81.0	32.7	79.7	81.9	84.8	86.3	88.6	88.5	89.1
Food & kindred products	28.1	25.7	23.8	23.2	22.8	23.2	23.2	22.6	22.6	22.2
Printing & allied	16.5	15.8	15.9	14.9	15.0	15.6	16.1	18.3	18.2	19.0
Chemicals & related	21.4	19.5	20.3	19.1	19.2	19.5	19.5	18.4	18.4	19.6
Other nondurable goods	23.0	20.0	22.7	22.4	24.9	26.6	27.6	29.3	29.3	28.2
Nonmanufacturing	577.9	538.5	553.2	538.1	547.6	562.8	591.0	626.2	619.3	639.6
Construction	63.5	47.3	47.8	44.3	41.6	46.9	51.3	56.7	55.8	53.9
Trans., comm., & utilities	77.4	69.9	71.9	66.9	66.5	66.3	67.1	70.6	70.2	72.6
Wholesale trade	62.6	59.4	58.7	56.7	58.0	59.0	61.5	67.1	66.9	69.5
Retail trade	179.6	171.0	173.4	170.1	171.6	173.6	185.6	198.6	193.7	206.5
Fin., real estate, & ins.	48.1	48.6	49.5	51.2	53.3	53.6	54.7	56.9	56.7	58.9
Services	145.8	141.4	145.9	148.1	155.7	162.6	170.0	175.5	175.2	177.4
Mining	.9	.8	1.0	.9	.8	.9	.9	.9	.9	.9
Government	124.2	126.5	130.9	133.9	137.6	140.9	142.7	146.8	144.9	153.3
Federal	21.4	21.9	23.6	24.1	25.3	26.1	27.7	28.0	27.6	29.6
State	8.2	9.5	10.6	10.9	11.4	11.4	11.5	12.7	12.5	13.4
Local	94.7	95.1	96.8	98.9	100.9	103.3	103.5	106.1	104.8	110.3

Source: Michigan State Employment Security Commission.

Table III

Production of Automobiles, Trucks, and Buses in the United States 1955 - 1966

Year	Passenger Cars	Trucks and buses	Total
1955	7,950,400	1,253,700	9,204,100
1956	5,806,800	1,112,000	6,918,800
1957	6,120,000	1,100,400	7,220,400
1958	4,247,400	873,800	5,121,200
1959	5,599,500	1,124,100	6,723,600
1960	6,703,100	1,202,000	7,905,100
1961	5,522,000	1,730,900	6,652,900
1962	6,943,300	1,254,000	8,197,300
1963	7,644,400	1,464,400	9,108,800
1964	7,745,500	1,562,400	9,307,900
1965	9,335,200	1,802,600	11,137,800
1966	8,598,900	1,750,000	10,348,900

Source: Automobile Manufacturers Association and Greater Detroit Board of Commerce.

Table IV

Percentage Distribution of All Families by Annual Income
After Deduction of Federal Income Tax
Detroit, Michigan, Housing Market Area
November 1966 and November 1968

Annual income after tax	November 1966 HMA total	November 1966 Detroit Urban Area	November 1966 Western Wayne County	November 1966 Oakland County	November 1966 Macomb County	November 1968 HMA total	November 1968 Detroit Urban Area	November 1968 Western Wayne County	November 1968 Oakland County	November 1968 Macomb County
Under $3,000	10%	14%	5%	7%	7%	9%	12%	4%	6%	6%
3,000 - 3,999	5	6	4	3	4	4	7	3	3	4
4,000 - 4,999	6	7	4	5	5	6	6	4	4	5
5,000 - 5,999	8	8	7	7	7	7	7	6	6	6
6,000 - 6,999	11	10	12	10	11	9	9	10	9	8
7,000 - 7,999	9	10	12	10	12	9	9	12	10	12
8,000 - 8,999	9	8	10	8	10	8	7	9	8	8
9,000 - 9,999	8	8	10	9	10	8	8	9	7	10
10,000 - 12,499	16	13	19	18	18	17	15	20	18	20
12,500 - 14,999	8	7	9	7	8	9	8	11	11	10
15,000 - 19,999	7	7	6	8	6	10	9	9	9	9
20,000 and over	3	2	2	8	2	4	3	3	9	2
Total	100	100	100	100	100	100	100	100	100	100
Median	$8,100	$7,475	$8,600	$8,925	$8,425	$8,700	$8,050	$9,250	$9,600	$9,075

Source: Estimated by Housing Market Analyst.

Table V

Percentage Distribution of Renter Households by Annual Income a/
After Deduction of Federal Income Tax
Detroit, Michigan, Housing Market Area
November 1966 and November 1968

Annual income after tax	November 1966 HMA total	November 1966 Detroit Urban Area	November 1966 Western Wayne County	November 1966 Oakland County	November 1966 Macomb County	November 1968 HMA total	November 1968 Detroit Urban Area	November 1968 Western Wayne County	November 1968 Oakland County	November 1968 Macomb County
Under $3,000	21%	25%	15%	17%	18%	20%	24%	14%	16%	16%
3,000 - 3,999	9	9	10	9	8	8	8	9	8	9
4,000 - 4,999	9	9	9	9	10	8	8	9	8	9
5,000 - 5,999	10	11	11	9	11	9	9	9	8	9
6,000 - 6,999	13	13	14	11	14	9	12	9	8	10
7,000 - 7,999	10	8	13	11	12	11	10	15	12	14
8,000 - 8,999	7	5	7	8	7	9	9	10	9	9
9,000 - 9,999	6	6	7	5	7	6	5	6	6	6
10,000 - 12,499	7	7	9	10	7	10	6	11	11	10
12,500 - 14,999	4	2	3	4	2	5	3	5	6	3
15,000 and over	4	5	2	7	4	5	6	3	8	5
Total	100	100	100	100	100	100	100	100	100	100
Median	$6,100	$5,675	$6,500	$6,750	$6,375	$6,550	$6,075	$6,975	$7,250	$6,850

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Population Trends
Detroit, Michigan, Housing Market Area
April 1950 - November 1966

Area	April 1950	April 1960	November 1966	Average annual change a/ 1950 - 1960 b/ Number	Rate	1960 - 1966 b/ Number	Rate
HMA, total	3,016,197	3,762,360	4,170,000	74,616	2.2	61,950	1.6
Detroit Urban Area	2,083,621	1,929,378	1,883,000	-15,424	-0.7	-7,050	-0.4
Dearborn	94,994	112,007	114,800	1,701	1.7	420	0.4
Detroit	1,849,568	1,670,144	1,619,000	-17,942	-1.0	-7,775	-0.5
Harper Woods	9,148	19,995	22,300	1,085	7.9	350	1.7
Rest of area	129,911	127,232	126,900	- 268	-0.2	-50	-
Western Wayne County	351,614	736,919	877,000	38,531	7.4	21,300	2.7
Allen Park	12,329	37,494	42,600	2,517	11.1	775	1.9
Dearborn Heights	20,235	64,096	78,700	4,386	11.5	2,225	3.1
Inkster	16,728	36,119	41,600	1,939	7.7	830	2.2
Livonia	17,534	66,702	99,000	4,917	13.3	4,900	6.0
Plymouth Twp. c/	4,945	8,364	12,800	342	5.3	670	6.5
Taylor Twp.	18,848	49,658	59,400	3,081	9.7	1,475	2.8
Westland	30,407	57,706	76,000	2,730	6.4	2,775	4.2
Rest of area	230,588	416,780	466,900	18,619	5.9	7,625	1.8
Oakland County	396,001	690,259	849,000	29,426	5.6	24,100	3.2
Beverly Hills	NA	8,633	13,100	-	-	680	6.4
Bloomfield Twp.	3,851	22,530	37,100	1,868	17.7	2,225	7.6
Farmington Twp.	11,224	25,526	35,900	1,430	8.3	1,575	5.2
Independence Twp.	3,448	10,121	13,500	667	10.8	510	4.4
Madison Heights	NA	33,343	37,200	-	-	590	1.7
Oak Park	5,267	36,632	39,700	3,137	19.4	470	1.2
Pontiac	73,681	82,233	85,000	855	1.1	420	0.5
Royal Oak c/	46,898	80,612	93,700	3,371	5.4	2,000	2.2
Royal Oak Twp.	NA	8,147	13,800	-	-	860	8.1
Southfield	NA	31,531	58,700	-	-	4,125	9.5
Troy	NA	19,382	25,700	-	-	960	4.3
Waterford Twp.	24,316	47,008	55,000	2,269	6.6	1,225	2.4
W. Bloomfield Twp.	9,416	13,867	20,800	445	3.9	1,050	6.2
Rest of county	217,900	270,694	319,800	-	-	7,475	2.6
Macomb County	184,961	405,804	561,000	22,084	7.9	23,600	5.0
Clinton Twp.	10,393	25,668	34,000	1,528	9.1	1,275	4.3
Roseville c/	15,816	50,195	56,800	3,438	11.5	1,000	1.9
St. Clair Shores	19,823	76,657	90,000	5,683	13.5	2,025	2.5
Shelby Twp.	5,930	17,114	24,200	1,118	10.6	1,075	5.3
Sterling Twp.	6,509	14,622	35,000	811	8.1	3,100	13.2
Warren	42,653	89,246	170,500	4,659	7.4	12,350	9.8
Rest of county	83,837	132,302	150,500	4,847	4.6	2,775	2.0

a/ Totals may not add, because of rounding.
b/ Derived through a formula designed to calculate the rate of change on a compound basis.
c/ Part of change from 1950 to 1960 was due to annexation.
Source: 1950 and 1960 Censuses; 1966 by Market Analyst.

Table VII

Components of Population Change
Detroit, Michigan, Housing Market Area
April 1950 - November 1966

Area	Average annual change, 1950-1960 a/ Population	Net natural increase	Net migration	Average annual change, 1960-1966 a/ Population	Net natural increase b/	Net migration
HMA total	74,616	64,694	9,922	61,950	51,800	10,150
Wayne County	23,107	44,855	-21,748	14,250	30,200	- 15,950
Oakland County	29,426	12,414	17,012	24,100	11,500	12,600
Macomb County	22,084	7,425	14,659	23,600	10,100	13,500

a/ Columns may not add, because of rounding.
b/ Net natural increase for first 10 months of 1966 estimated by Housing Market Analyst.

Sources: Detroit Metropolitan Area Regional Planning Commission.
1950 and 1960 Censuses of Population.
Estimates by Housing Market Analyst.

Table VIII

Household Trends
Detroit, Michigan, Housing Market Area
April 1950 - November 1966

Area	April 1950	April 1960	November 1966	Average annual change a/ 1950 - 1960 Number	Rate b/	1960 - 1966 Number	Rate b/
HMA, total	828,832	1,080,649	1,193,000	25,182	2.6	17,100	1.5
Detroit Urban Area	579,462	595,043	586,700	1,558	0.3	-1,275	-0.2
Dearborn	26,692	33,898	34,600	721	2.4	110	0.4
Detroit	512,414	514,837	504,900	242	0.1	-1,500	-0.3
Harper Woods	2,528	5,383	6,000	286	7.6	95	1.7
Rest of area	37,828	40,925	41,200	310	0.8	40	0.1
Western Wayne County	90,666	189,625	225,300	9,896	7.4	5,425	2.7
Allen Park	3,122	9,419	10,800	630	11.0	210	2.1
Dearborn Heights	NA	16,935	21,000	-	-	620	3.3
Inkster	3,952	8,604	9,900	465	7.8	200	2.2
Livonia	4,832	17,014	24,900	1,218	12.6	1,200	5.8
Plymouth Twp. c/	NA	2,009	3,100	-	-	170	6.7
Taylor Twp.	4,712	12,613	15,000	790	9.9	360	2.7
Westland	11,048	12,688	16,900	164	1.4	640	4.4
Rest of area	63,000	110,343	123,700	-	-	2,025	1.8
Oakland County	109,239	188,986	232,500	7,975	5.5	6,625	3.2
Beverly Hills	NA	2,413	3,600	-	-	180	6.2
Bloomfield Twp.	NA	5,948	9,600	-	-	560	7.3
Farmington Twp.	NA	6,690	9,300	-	-	400	5.1
Independence Twp.	NA	2,468	3,300	-	-	130	4.5
Madison Heights	2,719	8,545	9,700	583	11.4	180	2.0
Oak Park	1,446	9,678	10,500	823	19.0	120	1.5
Pontiac	20,054	23,224	23,700	317	1.5	70	0.4
Royal Oak c/	13,284	22,803	26,200	952	5.4	520	2.1
Royal Oak Twp.	NA	1,873	3,200	-	-	200	8.2
Southfield	NA	8,740	16,300	-	-	1,150	9.6
Troy	NA	5,041	6,700	-	-	250	4.4
Waterford Twp.	NA	12,734	14,900	-	-	330	2.4
W. Bloomfield Twp.	NA	3,643	5,500	-	-	280	6.3
Rest of county	71,736	75,186	90,000	-	-	2,250	2.8
Macomb County	49,465	106,995	148,500	5,753	7.8	6,300	5.0
Clinton Twp.	NA	6,468	8,700	-	-	340	4.5
Roseville c/	4,257	12,405	14,300	815	10.7	290	2.2
St. Clair Shores	5,462	19,933	23,200	1,447	12.9	500	2.4
Shelby Twp.	NA	4,092	6,100	-	-	310	6.1
Sterling Twp.	NA	3,831	8,900	-	-	770	13.0
Warren	13,186	23,941	46,100	1,076	6.0	3,375	10.0
Rest of county	26,560	36,325	41,200	-	-	740	2.0

a/ Totals may not add, because of rounding.
b/ Derived through a formula designed to calculate the rate of change on a compound basis.
c/ Part of change from 1950 to 1960 was due to annexation.
Sources: 1950 and 1960 Censuses; 1966 by Market Analyst.

Table IX

The Housing Inventory by Occupancy and Tenure a/
Detroit, Michigan, Housing Market Area
April 1950 - November 1966

Area and period	Housing inventory, total	Occupied housing units: Total	Occupied: Owner	Occupied: Renter	Vacant units: Total	Vacant: Available: Total	Available: Sale	Available: Rent	Other vacant
HMA: 1950	858,027	828,832	512,510	316,322	29,195	10,593	6,278	4,315	18,602
1960	1,153,243	1,080,649	767,603	313,046	72,594	48,144	11,036	37,108	24,450
1966	1,246,000	1,193,000	857,200	335,800	53,000	24,700	7,200	17,500	28,300
Average annual change, '50-60	29,522	25,182	25,509	-328	4,340	3,755	476	3,279	585
'60-66	14,100	17,100	13,600	3,450	-2,975	-3,575	-580	-2,975	590
Detroit Urban Area: 1950	590,823	579,462	318,694	260,768	11,361	5,904	3,023	2,881	5,457
1960	637,200	595,043	355,590	239,453	42,157	33,667	3,234	30,433	8,490
1966	613,200	586,700	352,100	234,600	26,500	16,100	2,500	13,600	10,400
Average annual change, '50-60	4,637	1,558	3,690	-2,132	3,080	2,776	21	2,755	303
'60-66	-3,650	-1,275	-525	-750	-2,375	-2,675	-110	-2,550	290
Western Wayne County: 1950	94,802	90,666	68,791	21,875	4,136	2,139	1,803	336	1,997
1960	198,049	189,625	162,376	27,249	8,424	5,432	3,135	2,297	2,992
1966	232,000	225,300	190,300	35,000	6,700	3,100	2,000	1,100	3,600
Average annual change, '50-60	10,325	9,896	9,359	537	429	329	133	196	100
60-66	5,150	5,425	4,250	1,175	-260	-350	-170	-180	90
Oakland County: 1950	120,096	109,239	84,981	24,258	10,857	1,951	1,107	844	8,906
1960	204,632	188,986	157,365	31,621	15,646	5,720	2,809	2,911	9,926
1966	246,900	232,500	188,400	44,100	14,400	3,700	1,700	2,000	10,700
Average annual change, '50-60	8,454	7,975	7,238	736	479	377	170	207	102
60-66	6,425	6,625	4,725	1,900	-190	-310	-170	-140	120
Macomb County: 1950	52,306	49,465	40,044	9,421	2,841	599	345	254	2,242
1960	113,362	106,995	92,272	14,723	6,367	3,325	1,858	1,467	3,042
1966	153,900	148,500	126,400	22,100	5,400	1,800	1,000	800	3,600
Average annual change, '50-60	6,106	5,753	5,223	530	353	273	151	121	80
60-66	6,150	6,300	5,175	1,125	-150	-230	-130	-100	85

a/ Totals may not add, because of rounding.

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

Table X

Housing Inventory by Units in Structure
Detroit, Michigan, Housing Market Area
April 1960 and November 1966

Units in structure	Detroit Urban Area Number	Detroit Urban Area Percent	Western Wayne County Number	Western Wayne County Percent	Oakland County Number	Oakland County Percent	Macomb County Number	Macomb County Percent	HMA total Number	HMA total Percent
April 1960										
1 unit a/	391,847	61.5	184,556	93.3	187,779	91.8	106,431	93.9	870,613	75.5
2 units	110,860	17.4	6,267	3.2	5,819	2.8	2,796	2.5	125,742	10.9
3 or more units	134,563	21.1	6,888	3.5	11,031	5.4	4,104	3.6	156,586	13.6
Total b/	637,270	100.0	197,711	100.0	204,629	100.0	113,331	100.0	1,152,941	100.0
November 1966										
1 unit a/	387,600	63.2	212,000	91.4	218,500	88.5	140,200	91.1	958,300	76.9
2 units	106,100	17.3	5,900	2.5	5,400	2.2	2,700	1.8	120,100	9.6
3 or more units	119,500	19.5	14,100	6.1	23,000	9.3	11,000	7.1	167,600	13.5
Total	613,200	100.0	232,000	100.0	246,900	100.0	153,900	100.0	1,246,000	100.0

a/ Includes trailers.
b/ Differs from the count of all units because units by structural size were enumerated on a sample in 1960.

Sources: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Table XI

Distribution of the Housing Supply by Year Built
Detroit, Michigan, Housing Market Area
November 1966

Age a/	Detroit Urban Area		Western Wayne County		Oakland County		Macomb County		HMA Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
April 1960 - Oct. 1966	16,050	2.6	36,950	15.9	45,300	18.3	41,750	27.1	140,050	11.2
1955 - March 1960	20,600	3.4	60,700	26.2	47,700	19.3	38,400	24.9	167,400	13.4
1950 - 1954	51,550	8.4	49,700	21.4	45,100	18.3	26,400	17.2	172,750	13.9
1940 - 1949	101,000	16.5	40,400	17.4	40,700	16.5	20,100	13.1	202,200	16.2
1930 - 1939	102,000	16.6	11,850	5.1	22,000	8.9	9,550	6.2	145,400	11.7
1929 or earlier	322,000	52.5	32,400	14.0	46,100	18.7	17,700	11.5	418,200	33.6
Total	613,200	100.0	232,000	100.0	246,900	100.0	153,900	100.0	1,246,000	100.0

a/ The basic data from which the estimates were derived reflect an unknown degree of error in "age of structure" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Source: 1960 Census of Housing, adjusted by Housing Market Analyst to reflect changes since 1960.

Table XII

Housing Units Authorized by Building Permit
Detroit, Michigan, Housing Market Area
January 1960 - November 1966

Area	1960	1961	1962	1963	1964	1965	Jan.-Nov. 1966
HMA, total	16,428	15,369	19,132	21,736	25,599	31,899	21,822
Detroit Urban Area	1,606	1,996	3,813	2,796	3,074	2,157	1,907
Dearborn	144	135	295	157	187	98	182
Detroit	1,268	1,523	3,102	2,215	2,321	1,751	1,434
Harper Woods	30	143	188	159	281	15	114
Rest of area	164	195	228	265	285	293	177
Western Wayne County	5,253	4,787	4,740	5,547	5,977	8,358	5,691
Allen Park	104	233	159	258	294	330	346
Dearborn Heights	640	507	382	637	953	818	547
Garden City	104	38	103	205	163	160	198
Inkster	233	153	125	318	149	244	33
Livonia	1,202	1,148	1,201	1,544	1,454	1,443	492
Melvindale	20	46	39	96	98	217	186
Plymouth Twp.	37	35	129	170	371	506	398
Southgate	29	10	8	37	32	625	279
Taylor Twp.	578	468	197	318	318	649	579
Westland	913	892	897	525	442	1,270	852
Rest of area	1,393	1,257	1,500	1,439	1,703	2,096	1,781
Oakland County	3,998	3,613	5,037	7,205	8,708	12,458	8,583
Beverly Hills	39	51	155	243	343	337	120
Bloomfield Twp.	365	452	468	765	674	878	559
Farmington Twp.	412	285	288	325	377	919	668
Independence Twp.	55	46	73	135	252	240	165
Madison Heights	101	62	79	51	60	602	193
Oak Park	106	16	19	53	317	300	165
Pontiac	239	272	235	271	372	321	275
Royal Oak	366	420	678	837	1,044	1,246	353
Royal Oak Twp.	106	35	242	564	403	261	-
Southfield	380	640	776	1,029	1,560	2,772	1,726
Troy	158	127	165	206	294	660	1,546
Waterford Twp.	330	244	239	394	364	651	344
W. Bloomfield Twp.	121	129	214	331	453	500	397
Rest of county	1,220	834	1,406	2,001	2,195	2,771	2,072
Macomb County	5,571	4,973	5,542	6,188	7,840	8,926	5,641
Clinton Twp.	114	200	473	643	740	573	658
Roseville	341	145	274	669	393	502	317
St. Clair Shores	438	294	328	445	502	661	513
Shelby Twp.	272	183	275	342	646	485	313
Sterling Twp.	532	425	462	514	102	1,920	1,538
Warren a/	3,259	3,281	3,058	2,888	4,158	3,638	1,367
Rest of county	615	445	672	687	1,299	1,147	935

a/ Includes Centerline.

Sources: United States Bureau of the Census.
Detroit Metropolitan Area Regional Planning Commission.

Table XIII

Housing Units Authorized by Building Permits
Detroit, Michigan, Housing Market Area
January 1953 - November 1966

Period	One family	Two family	Three or more family	Total units
Year:				
1950	N.A.	N.A.	N.A.	25,019
1951	N.A.	N.A.	N.A.	27,515
1952	N.A.	N.A.	N.A.	32,301
1953	30,830	512	3,766	35,108
1954	40,225	928	2,291	43,444
1955	41,253	436	1,037	42,726
1956	31,171	358	1,161	32,690
1957	22,229	292	3,060	25,581
1958	21,857	270	1,678	23,805
1959	20,685	116	879	21,680
1960	14,880	364	1,184	16,428
1961	13,756	99	1,514	15,369
1962	14,180	58	4,894	19,132
1963	15,321	360	6,055	21,736
1964	17,280	98	8,221	25,599
1965	18,470	114	13,315	31,899
Ten months:				
1965	16,021	100	11,020	27,141
1966	12,543	104	9,175	21,822

N.A. Not available.

Sources: Detroit Metropolitan Area Regional Planning Commission.
United States Bureau of the Census.

Table XIV

Detroit, Michigan, Area Postal Vacancy Survey

November 22-30, 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	Vacant: No.	Vacant: %
The Survey Area Total (estimated)	1,157,000	14,800	1.3	11,950	2,850	10,150	984,100	9,650	1.0	8,150	1,500	4,650	172,900	5,150	3.0	3,800	1,350	5,500	7,050	200	2.8
Wayne County	808,100	10,475	1.3	9,200	1,275	5,100	659,900	6,275	1.0	5,850	425	1,650	148,200	4,200	2.8	3,350	850	3,450	1,800	30	1.7
Detroit	483,100	7,825	1.6	7,200	625	1,400	358,000	4,375	1.2	4,325	50	200	125,100	3,450	2.8	2,875	575	1,200	-	-	-
Macomb County	141,000	1,300	0.9	875	425	2,200	134,200	1,175	0.9	775	400	1,850	6,800	125	1.8	100	25	350	2,625	95	3.6
Oakland County	207,900	3,025	1.5	1,875	1,150	2,850	190,000	2,200	1.2	1,525	675	1,150	17,900	825	4.6	350	475	1,700	2,625	75	2.9
The Survey Area Total (surveyed sample)	582,237	9,053	1.6	7,205	1,848	6,850	442,554	5,266	1.2	4,491	775	2,813	139,683	3,787	2.7	2,714	1,073	4,037	5,842	170	2.9
Wayne County	295,641	6,443	1.6	5,624	819	3,492	274,308	3,402	1.2	3,196	206	1,000	121,333	3,041	2.5	2,428	613	2,492	1,414	24	1.7
Detroit City 1/	248,085	4,953	2.0	4,476	477	792	143,021	2,420	1.7	2,399	21	111	105,064	2,533	2.4	2,077	456	681	2	2	100.0
General Post Office	4,478	90	2.0	90	-	-	3,830	47	1.2	47	-	-	648	43	6.6	43	-	-	-	-	-
Stations:																					
Brightmoor	4,318	64	1.5	62	2	141	3,518	52	1.5	50	2	3	800	12	1.5	12	-	138	-	-	-
College Park	5,296	50	0.9	46	4	3	4,493	45	1.0	41	4	3	803	5	0.6	5	-	-	-	-	-
Delray	1,602	20	1.2	20	-	-	1,559	18	1.2	18	-	-	43	2	4.7	2	-	-	-	-	-
Fenkell	16,735	275	1.6	275	-	3	8,287	164	2.0	164	-	3	8,448	111	1.3	111	-	-	-	-	-
Fort Shelby	430	23	5.3	18	5	-	246	8	3.3	8	-	-	184	15	8.2	10	5	-	-	-	-
Grand River	15,726	334	2.1	334	-	-	10,330	180	1.7	180	-	-	5,396	154	2.9	154	-	-	-	-	-
Gratiot	9,210	331	3.6	299	32	135	4,691	102	2.2	100	2	56	4,519	229	5.1	199	30	79	-	-	-
Harper	8,801	179	2.0	178	1	2	8,025	149	1.9	148	1	-	776	30	3.9	30	-	2	-	-	-
Jefferson	20,899	1,123	5.4	796	327	200	14,552	614	4.2	612	2	-	6,347	509	8.0	184	325	200	-	-	-
Joyfield	7,208	79	1.1	51	28	7	5,242	25	0.5	20	5	3	1,966	54	2.7	31	23	4	-	-	-
Kensington	5,987	13	0.2	13	-	1	5,394	11	0.2	11	-	1	593	2	0.3	2	-	-	-	-	-
Kercheval	13,878	407	2.9	406	1	4	6,335	209	3.3	208	1	-	7,543	198	2.6	198	-	4	-	-	-
Linwood	26,237	605	2.3	605	-	-	4,554	205	4.5	205	-	-	21,683	400	1.8	400	-	-	-	-	-
Milwaukee Junction	8,653	320	3.7	317	3	-	7,377	185	2.5	185	-	-	1,276	135	10.6	132	3	-	-	-	-
Mount Elliott	4,390	8	0.2	8	-	27	4,047	8	0.2	8	-	27	343	-	0.0	-	-	-	-	-	-

See footnote on page 4.

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 XIV (cont'd)

Detroit, Michigan, Area Postal Vacancy Survey (continued)

November 22-30, 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	Vacant: No.	Vacant: %
North End	31,373	424	1.4	371	53	-	5,422	143	2.6	140	3	-	25,951	281	1.1	231	50	-	2	2	100.0
Northwestern	18,470	303	1.6	303	-	-	6,883	96	1.4	96	-	-	11,587	207	1.8	207	-	-	-	-	-
Park Grove	6,205	20	0.3	20	-	2	5,284	15	0.3	15	-	2	921	5	0.5	5	-	-	-	-	-
Redford	8,040	49	0.6	40	9	259	6,374	15	0.2	14	1	9	1,666	34	2.0	26	8	250	-	-	-
Seven Oaks	6,784	49	0.7	37	12	4	5,473	20	0.4	20	-	-	1,311	29	2.2	17	12	4	-	-	-
Springwells	8,362	100	1.2	100	-	-	6,691	31	0.5	31	-	-	1,671	69	4.1	69	-	-	-	-	-
Strathmoor	6,880	18	0.3	18	-	4	6,515	18	0.3	18	-	4	365	-	0.0	-	-	-	-	-	-
Thirty First Street	8,123	69	0.8	69	-	-	7,899	60	0.8	60	-	-	224	9	4.0	9	-	-	-	-	-
Other Areas	147,556	1,490	1.0	1,148	342	2,700	131,287	982	0.7	797	185	889	16,269	508	3.1	351	157	1,811	1,412	22	1.6
Allen Park 2/	5,439	26	0.5	15	11	135	5,326	25	0.5	14	11	15	113	1	0.9	1	-	120	-	-	-
Beech 5/	4,194	21	0.5	19	2	5	3,902	5	0.1	3	2	5	292	16	5.5	16	-	-	186	-	0.0
Belleville (12-6-66) 4/	5,300	42	0.8	16	26	62	5,193	16	0.3	16	-	35	107	26	24.3	-	26	27	462	-	0.0
Dearborn (12-1-66) 2/	22,173	174	0.8	130	44	727	19,876	105	0.5	79	26	87	2,297	69	3.0	51	18	640	-	-	-
Dearborn Hts.	6,910	69	1.0	34	35	318	5,802	39	0.7	22	17	62	1,108	30	2.7	12	18	256	-	-	-
Fort Dearborn	7,888	38	0.5	34	4	16	7,778	38	0.5	34	4	15	110	-	0.0	-	-	1	-	-	-
Melvindale	1,201	4	0.3	4	-	228	1,177	4	0.3	4	-	-	24	-	0.0	-	-	228	-	-	-
Northeastern	6,174	63	1.0	58	5	165	5,119	24	0.5	19	5	10	1,055	39	3.7	39	-	155	-	-	-
Encorse 5/	923	3	0.3	1	2	15	897	2	0.2	-	2	7	26	1	3.8	1	-	8	125	4	3.2
Garden City 3/	4,900	43	0.9	31	12	80	4,808	43	0.9	31	12	61	92	-	0.0	-	-	19	-	-	-
Grosse Ile 4/	2,138	55	2.6	33	22	14	2,138	55	2.6	33	22	14	-	-	-	-	-	-	-	-	-
Grosse Point 5/	5,023	20	0.4	15	5	154	4,619	19	0.4	14	5	14	404	1	0.2	1	-	140	-	-	-
Hamtramck 5/	5,415	18	0.3	18	-	-	5,251	17	0.3	17	-	-	164	1	0.6	1	-	-	-	-	-
Highland Park 5/	17,216	418	2.4	417	1	4	9,177	202	2.2	202	-	4	8,039	216	2.7	215	1	-	-	-	-
Inkster 4/	10,536	141	1.3	130	11	80	10,159	135	1.3	126	9	16	377	6	1.6	4	2	64	380	7	1.8
Lincoln Park 3/	7,698	23	0.3	18	5	65	6,978	16	0.2	15	1	15	720	7	1.0	3	4	50	-	-	-
Livonia 2/	9,623	40	0.4	33	7	90	9,241	37	0.4	30	7	90	382	3	0.8	3	-	-	-	-	-
Plymouth (12-9-66) 3/	5,298	65	1.2	20	45	446	4,568	22	0.5	10	12	72	730	43	5.9	10	33	374	190	10	5.3
Redford Heights 2/	2,710	9	0.3	7	2	8	2,706	9	0.3	7	2	6	4	-	0.0	-	-	2	-	-	-
River Rouge 5/	2,530	11	0.4	10	1	-	2,376	4	0.2	3	1	-	154	7	4.5	7	-	-	-	-	-
Rockwood 4/	2,398	32	1.3	17	15	9	2,345	20	0.9	17	3	7	53	12	22.6	-	12	2	-	-	-
Romulus (12-1-66) 4/	3,661	43	1.2	31	12	100	3,649	41	1.1	29	12	100	12	2	16.7	2	-	-	-	-	-
Taylor 3/	7,936	38	0.5	38	-	165	7,704	38	0.5	38	-	165	232	-	0.0	-	-	-	-	-	-

See footnotes on page 4 .

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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 XIV (con't)

Detroit, Michigan, Area Postal Vacancy Survey (continued)

November 22-30, 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Residences: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	House trailers: Total possible deliveries	Vacant: No.	%
Trenton 3/	3,263	26	0.8	14	12	67	2,999	16	0.5	7	9	3	264	10	3.8	7	3	64	-	-	-
Wayne 2/	10,071	130	1.3	81	49	182	8,880	72	0.8	68	4	26	1,191	58	4.9	13	45	156	-	-	-
Wyandotte 2/	9,111	112	1.2	54	58	292	8,495	83	1.0	38	45	147	616	29	4.7	16	13	145	69	1	1.4
Macomb County	70,813	715	1.0	500	215	1,305	66,124	645	1.0	434	211	1,078	4,689	70	1.5	66	4	227	2,163	77	3.6
Center Line	2,952	6	0.2	4	2	5	2,807	4	0.1	2	2	5	145	2	1.4	2	-	-	-	-	-
East Detroit	6,222	24	0.4	22	2	16	5,853	20	0.3	18	2	16	369	4	1.1	4	-	-	-	-	-
Mount Clemens (12-2-66) 3/	14,188	140	1.0	109	31	242	13,168	139	1.1	109	30	198	1,020	1	0.1	-	1	44	821	11	1.3
New Baltimore (11-18-66) 4/	2,173	-	0.0	-	-	56	2,173	-	0.0	-	-	36	-	-	-	-	-	20	47	-	0.0
Richmond (12-1-66) 4/	2,298	90	3.9	89	1	22	2,231	76	3.4	75	1	20	67	14	20.9	14	-	2	-	-	-
Roseville 3/	7,409	66	0.9	59	7	180	6,988	47	0.7	42	5	167	421	19	4.5	17	2	13	-	-	-
St. Clair Shores 2/	7,921	84	1.1	42	42	61	6,853	75	1.1	34	41	25	1,068	9	0.8	8	1	36	-	-	-
Utica 3/	7,210	89	1.2	60	29	328	6,980	83	1.2	54	29	315	230	6	2.6	6	-	13	330	40	12.1
Warren 2/	20,440	216	1.1	115	101	395	19,071	201	1.1	100	101	296	1,369	15	1.1	15	-	99	965	26	2.7
Oakland County	115,783	1,895	1.6	1,081	814	2,053	102,122	1,219	1.2	861	358	735	13,661	676	4.9	220	456	1,318	2,265	69	3.0
Birmingham 2/	6,748	123	1.8	56	67	251	6,259	73	1.2	42	31	45	489	50	10.2	14	36	206	-	-	-
Clawson 4/	4,862	29	0.6	15	14	34	4,862	29	0.6	15	14	34	-	-	-	-	-	-	-	-	-
Drayton Plains 4/	4,086	68	1.7	27	41	25	4,021	50	1.2	25	25	25	65	18	27.7	2	16	-	-	-	-
Farmington 3/	6,720	127	1.9	61	66	725	6,067	91	1.5	52	39	146	653	36	5.5	9	27	579	359	3	0.8
Ferndale 5/	2,973	19	0.6	9	10	-	2,903	9	0.3	9	-	-	70	10	14.3	-	10	-	-	-	-
Hazel Park (12-1-66) 3/	4,030	63	1.6	56	7	9	3,912	41	1.0	34	7	9	118	22	18.6	22	-	-	-	-	-
Holly 4/	2,621	54	2.1	28	26	15	2,521	25	1.0	25	-	15	100	29	29.0	3	26	-	103	16	15.5
Lake Orion 4/	3,865	157	4.1	139	18	69	3,795	145	3.8	127	18	69	70	12	17.1	12	-	-	167	3	1.8
Oak Park 5/	4,261	26	0.6	26	-	-	2,445	5	0.2	5	-	-	1,816	21	1.2	21	-	-	-	-	-
Oxford 4/	2,193	-	0.0	-	-	18	2,179	-	0.0	-	-	18	14	-	0.0	-	-	-	-	-	-
Pontiac (12-5-66) 2/	26,736	634	2.4	365	269	63	23,629	335	1.4	285	50	46	3,107	299	9.6	80	219	17	541	25	4.6
Auburn Heights	2,346	221	9.4	7	214	6	2,081	10	0.5	7	3	3	265	211	79.6	-	211	3	381	18	4.7
Pontiac	24,390	413	1.7	358	55	57	21,548	325	1.5	278	47	43	2,842	88	3.1	80	8	14	160	7	4.4

See footnotes on page 4.

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

Table XIV (cont'd)

Detroit, Michigan, Area Postal Vacancy Survey (continued)

November 22-30, 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	Vacant: No.	Vacant: %
Rochester 3/	4,142	54	1.3	30	24	180	4,004	39	1.0	19	20	53	138	15	10.9	11	4	127	-	-	-
Royal Oak 2/	20,422	257	1.3	141	116	288	16,038	107	0.7	101	6	50	4,384	150	3.4	40	110	238	365	2	0.5
Berkley	5,302	20	0.4	17	3	7	4,462	18	0.4	17	1	7	840	2	0.2	-	2	-	-	-	-
Madison Hts.	3,289	97	2.9	61	36	24	2,896	47	1.6	44	3	24	383	50	12.7	17	33	-	365	2	0.5
Royal Oak	11,831	140	1.2	63	77	257	8,680	42	0.5	40	2	19	3,151	98	3.1	23	75	238	-	-	-
Southfield 3/	9,478	143	1.5	46	97	196	7,965	143	1.8	46	97	148	1,513	-	0.0	-	-	48	730	20	2.7
South Lyon (12-15-66) 4/	739	10	1.4	8	2	9	710	7	1.0	5	2	9	29	3	10.3	3	-	-	-	-	-
Troy 3/	5,030	28	0.6	7	21	31	3,940	17	0.4	4	13	26	1,090	11	1.0	3	8	5	-	-	-
Walled Lake 4/	4,743	25	0.5	11	14	79	4,738	25	0.5	11	14	29	5	-	0.0	-	-	50	-	-	-
Waterford 4/	2,134	78	3.7	56	22	61	2,134	78	3.7	56	22	13	-	-	-	-	-	48	-	-	-

1/ The sampling in these areas included all postal routes with substantial deliveries to apartments and about one-quarter of the remaining routes.
2/ The sampling in these areas included all postal routes with substantial deliveries to apartments and about one-third of the remaining routes.
3/ The sampling in these areas included all postal routes with substantial deliveries to apartments and about one-half of the remaining routes.
4/ All routes in these postal service areas were surveyed.
5/ Branches served by the Detroit Post Office. See footnote 1.

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 XV

New Homes Completed in Selected Subdivisions [a/]
Detroit, Michigan, Housing Market Area
as of January 1, 1964, 1965, and 1966

Sales price	Houses completed: Number	Houses completed: Percent	Houses completed: Pre-sold	Speculative Construction: Total	Speculative Construction: Number sold	Speculative Construction: Number unsold	Speculative Construction: Percent unsold
			Houses completed in 1963				
Under $ 12,500	1,160	31	1,160	-	-	-	-
12,500 - 14,999	1,161	31	1,139	22	22	-	-
15,000 - 17,499	534	14	528	6	6	-	-
17,500 - 19,999	489	13	478	11	5	6	55
20,000 - 24,999	339	9	339	-	-	-	-
25,000 and over	61	2	61	-	-	-	-
Total	3,744	100	3,705	39	33	6	15
			Houses completed in 1964				
Under $ 10,000	46	1	46	-	-	-	-
10,000 - 12,499	1,041	14	1,013	28	28	-	-
12,500 - 14,999	1,649	22	1,539	110	110	-	-
15,000 - 17,499	1,661	22	1,588	73	73	-	-
17,500 - 19,999	842	11	797	45	45	-	-
20,000 - 24,999	1,119	15	1,025	94	94	-	-
25,000 - 29,999	924	13	848	76	76	-	-
30,000 - 34,999	67	1	67	-	-	-	-
35,000 and over	54	1	54	-	-	-	-
Total	7,403	100	6,977	426	426	-	-
			Houses completed in 1965				
Under $ 10,000	6	-	6	-	-	-	-
10,000 - 12,499	386	4	386	-	-	-	-
12,500 - 14,999	1,343	14	1,343	-	-	-	-
15,000 - 17,499	2,119	23	2,034	85	84	1	1
17,500 - 19,999	605	6	547	58	56	2	3
20,000 - 24,999	1,787	19	1,665	122	120	2	2
25,000 - 29,999	1,461	16	1,405	56	56	-	-
30,000 - 34,999	696	7	638	58	55	3	5
35,000 and over	1,011	11	820	191	188	3	2
Total	9,414	100	8,844	570	559	11	2

a/ Covers all subdivisions in which five or more houses were completed during the year.

Source: Annual survey of unsold inventory of new houses conducted by the Detroit Insuring Office.