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Analysis of the

**EL PASO,
TEXAS
HOUSING
MARKET**

as of December 1, 1971

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

July 1972

Housing Market Analysis

El Paso, Texas, As of December 1, 1971

Foreword

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

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

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

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



FHA HOUSING MARKET ANALYSIS - EL PASO, TEXAS
AS OF DECEMBER 1, 1971

The El Paso, Texas, Housing Market Area (HMA) is defined as El Paso County, and is coterminous with the El Paso Standard Metropolitan Statistical Area (SMSA) as defined by the U. S. Office of Management and Budget. The population of the HMA in December 1971 was estimated at 369,600 persons.

The total of subsidized and nonsubsidized housing construction has increased significantly each year since 1966. The annual net increase in the housing inventory since the 1970 Census was about 70 percent above the average net increase of the previous ten-year period. In December 1971, the market for new nonsubsidized single-family units and moderately-priced rental units was strong. However, high levels of construction since the 1970 Census have saturated the market for nonsubsidized units in the upper rent ranges.

The assumptions underlying the projections in this report include two major factors: the relative stability of military installations in the HMA and an expected continuance in the right to commute from Ciudad Juarez, a neighboring city on the Rio Grande River in Mexico. The overall level of military strength declined during the last decade; the decline during the late 1960's did not have a significant effect in the HMA because it involved many lower-grade noncareer personnel. Military sources stated that assigned strength is not expected to change significantly during the forecast period. A change in the commutation pattern during the forecast period, which could result from the enactment of legislation now in Congress, would have a significant effect on population and housing in the HMA. Currently, about 13,000 Mexican citizens commute daily from Juarez. These commuters have been legally authorized to reside in the United States, but have chosen to reside in Mexico. There are an additional 5,000 United States citizens who are employed in El Paso but reside in Juarez. The discontinuance of the right to commute would result in a sudden increase in the population of the HMA.

Anticipated Housing Demand

It is judged that 2,900 new, nonsubsidized housing units could be built and absorbed annually in the El Paso HMA during the December 1, 1971 to December 1, 1973 forecast period. The most desirable demand-supply balance would be achieved with the annual construction of about 1,700 single-family

houses and 1,200 multifamily units. See table I for distribution of demand by sales prices and gross monthly rents. An additional 100 units of demand annually probably will be satisfied by mobile homes. Because increased levels of construction of nonsubsidized multifamily units during 1971 have caused saturation of some portions of the market, the anticipated demand for multifamily units is somewhat below levels of construction reached during recent years.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the El Paso HMA, the total occupancy potential is estimated to be 2,025 units annually.

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

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

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

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the El Paso HMA, it is estimated (based on regular income limits) that, for the period December 1, 1971 to December 1, 1973, there is an occupancy potential for an annual total of 675 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 115 units of Section 236 rental housing for elderly couples and individuals. About 25 percent of the families eligible under the provisions of the Section 235 and Section 236 programs also are eligible for public housing. About 80 percent of the elderly households eligible for Section 236 rental housing are eligible also for public housing or rent supplements.

As of December 1971, approximately 1,000 single-family homes had been insured under the provisions of the Section 235 program, including 30 which were funded under the program for existing units. During 1970 and 1971, about 500 units of single-family housing annually were insured under Section 235 program. Under the Section 236 rental housing program, one project of 138 units has been completed in the HMA; in November 1971, these units were fully occupied. Under Section 221(d)(3) BMIR, which serves households in virtually the same income bracket, two projects totaling 190 units have maintained satisfactory levels of occupancy.

Currently, about 100 single-family houses are under construction which will require Section 235 funding upon completion. In addition, three projects containing a total of 354 units of Section 236 rental housing are under construction, including 250 units expected to become ready for occupancy during the first six months of the forecast period. The 454 single-family and multifamily units under construction under Section 235 and Section 236 will satisfy about 70 percent of the first year's potential for families under these two programs. The absorption and levels of occupancy of the Section 236 housing entering the market during 1972 should be closely observed for possible signs of buyer preference among low- to moderate-income families in the HMA. The past successful occupancy record of the Section 235 sales housing program in the HMA indicates that more than half of the Section 235 and Section 236 potential during the forecast period should be satisfied by new construction under the Section 235 program.

Rental Housing Under the Public Housing and Rent-Supplement Programs. These two programs serve essentially the same low-income households. The principal differences are in the eligibility requirements and in the manner in which net income is computed. For the El Paso HMA, the annual occupancy potential for public housing is 1,175 units for families and 330 units for elderly households. About 15 percent of the families and 30 percent of the elderly households are eligible also for rental housing under Section 236.

Under the provisions of the rent supplement program, the annual potential for families would be about 750 units, while the potential for the elderly would be unchanged.

The El Paso Housing Authority manages 1,370 low-rent public housing units for families and 660 units for the elderly. Prior to 1970, no new public housing units for families had been completed in the HMA since 1953. Two projects for the elderly, each containing 330 units have been built and successfully absorbed. In December 1971, all of the public housing units in the HMA were occupied and a verified waiting list for low-rent units numbered 984 families and 367 elderly households and individuals. Under the rent-supplement program, two projects with a total of 300 units have been completed and have maintained satisfactory levels of occupancy.

In December 1971, 390 units of low-rent public housing were under construction. About 1,600 units were in final stages of processing and were expected to begin construction during the first year of the forecast period. An additional 406 units were under program reservation. The total of public housing units under construction, about to begin construction, and under program reservation is approximately equal to the total occupancy potential for family units in public housing during the forecast period. There are no units under construction or proposed for low-income elderly households.

A final factor which must be considered in the El Paso HMA is the potential impact of HUD Project Rehabilitation on the demand for public housing during the forecast period. An annual contributions contract has been executed which eventually will provide 1,350 units for families in rehabilitated housing in south El Paso. Initial relocation experience with the program in El Paso has indicated that the dense population concentration in south El Paso will necessitate the relocation of about 2,900 families before the first total of 1,350 units can be rehabilitated. Because there are about 2,000 units of public housing either under construction or in final stages of processing, relocation of families and individuals in the projects to be rehabilitated probably will be accelerated during the forecast period.

Sales Market

The market for new, nonsubsidized single-family sales housing in the El Paso HMA is strong. During 1971, demand for sales housing strengthened as a result of a decline in the cost of mortgage financing. In response, area builders increased levels of construction; permits issued during the first ten months of 1971 for single-family homes totaled almost 1,800, a significant increase over the 1,584 permits recorded during all of 1970. In December 1971, the market for new single-family homes was strong in all price ranges, and was particularly strong in the range from \$20,000 to \$24,000.

El Paso's unique combination of natural and man-made obstacles has funneled suburban residential development in the only three available directions: northwest along Mesa Drive, northeast along Dyer Drive, and

and southeast along U. S. Interstate 10. The northwest segment of the HMA was the only apparently overbuilt area in December 1971. Demand for new sales housing was soft, as a result of recent high levels of construction. Most of the units built in the northwest segment sell for \$27,000 or more. The northeast portion of the HMA has had rapid development for several years, and currently accounts for about 40 percent of new single-family construction. During 1971, some Section 235 construction occurred in the developing areas of northeast El Paso. The completion of most of U. S. Interstate 10 in El Paso has spurred residential development in the southeast portion of the HMA. In December 1971, subsidized and nonsubsidized homes were selling rapidly in southeast El Paso.

During recent years, mobile homes have provided steady, small additions to the supply of sales housing in the HMA. Since the April 1970 Census, the number of mobile homes in the HMA has increased by about 300 units. City officials stated that 620 new mobile home spaces were added in the HMA during 1971, and about 230 spaces were being developed in December 1971. A study completed in June 1971 by the El Paso Department of Planning and Research found that about ten percent of all mobile home spaces in mobile home parks were vacant.

Rental Market

During 1971, rapidly increased levels of construction weakened the market for new, nonsubsidized rental units in the El Paso HMA. Local builders reported that new units entering the market in December were being absorbed less rapidly than during previous months, and levels of occupancy were beginning to drop in some projects which were three to five years old. In December 1971, the market was very soft for one-bedroom units at gross monthly rents above \$180 and two-bedroom units above \$200. The market remained strong for units which could be offered at rents below these levels, and was particularly strong for one-bedroom units at gross monthly rents from \$130 to \$160. In addition, there was a limited but strong market for new units with three or more bedrooms at gross monthly rents of \$225 or more. A significant portion of this demand was generated by the large number of retired military personnel residing in the HMA.

Most new rental units built in the HMA are in garden-style projects of 100 to 150 units. One-bedroom apartments are usually offered at gross monthly rents of \$135 to \$170, and two-bedroom apartments are available for \$175 or more. The southeast corridor of the city is the most rapidly developing area of multifamily construction in the HMA. Depending on the location, units are available there in a wide variety of rent ranges. In northwest El Paso, recent high levels of construction of apartments, particularly in the luxury rent ranges, have significantly weakened the market for rental units there in the past year.

Economic, Demographic, and Housing Factors

The anticipated demand for nonsubsidized housing during the December 1971 to December 1973 forecast period is based on the trends in employment, assigned military strength, income, population and housing factors summarized below.

Employment. Nonagricultural wage and salary employment increased each year between 1965 and 1969 by an average of 4,650 jobs (5.5 percent) annually. Between 1969 and 1970, wage and salary employment continued to increase, but at the lower level of about 1,750 jobs (1.7 percent). Although comparable data are not available for 1971, nonagricultural wage and salary employment probably increased during 1970-1971. However, the rate of growth probably was below that reached during the 1969 to 1970 period, as a result of reductions in the level of employment by the federal government.

During the 12 months ending in September 1971, manufacturing employment averaged 24,100 jobs, an increase of about 1,200 jobs (5.2 percent) over the average of the previous 12 months. Manufacturing employment had increased by about 1,325 jobs (8.0 percent) annually during the 1965-1970 period, providing about one-third of all nonagricultural wage and salary growth. About 80 percent of manufacturing employment growth between 1965 and 1970 resulted from rapid expansion in employment levels in the apparel industry. During 1971, five of the seven largest manufacturing firms in the HMA were apparel manufacturers; all employed 1,000 or more workers. In December 1971, two new apparel plants were under construction which will add a total of about 800 new jobs in apparel manufacturing during the forecast period.

Nonmanufacturing employment increased by 4,350 jobs (6.5 percent) annually from 1965 to 1967, with increases in trade, services, and government accounting for about 90 percent of employment growth. From 1967 to 1970, however, all three of these sectors, particularly government, grew less rapidly. As a result, during this period, nonmanufacturing employment increased by only 1,850 jobs (2.4 percent) annually. Cutbacks in the level of defense-related civilian employment, which were largely responsible for the slowdown in government employment growth during 1967 to 1970, are not expected to occur in any significant number during the forecast period. Employment in contract construction increased each year between 1965 and 1969, then declined by about 50 jobs during 1970. However, continued levels of highway construction and increased levels of residential and commercial construction should boost employment in contract construction during the forecast period.

During the December 1971 to December 1973 period, nonagricultural wage and salary employment is expected to increase by 1,750 jobs annually. Manufacturing employment is expected to increase by 750 jobs annually, with nondurable goods accounting for an increase of about 650 jobs annually. Employment in apparel manufacturing is expected to increase by about 500 jobs annually, as a result of the opening of two plants and expansion at several others. During the forecast period, nonmanufacturing employment

is expected to increase by about 1,000 jobs annually. Largest increases in nonmanufacturing employment are anticipated in services, contract construction, and finance, insurance and real estate. During the forecast period, employment in trade is expected to remain at about the 1971 level.

Military. Fort Bliss and the William Beaumont General Army Hospital are the two military installations in the El Paso HMA. During the 1960's, both installations experienced personnel gains as a result of the Vietnam conflict. Since 1969, however, both assigned military strength and civilian civil service employment have been declining in the HMA (see table IV). The military strength and civil service employment reductions during 1969-1971 included a cessation of basic training operations and increased emphasis on air defense training, thus altering, in part, the basic function of the military contingent in the HMA. In December 1971, local sources indicated that total military strength was at about the level of 16,275 reported in June 1971. Civilian civil service employment probably declined slightly from the 4,570 employees reported at that time. In addition, during 1971 there were about 1,500 civilians who lived in El Paso and commuted daily to the White Sands Missile Range in New Mexico. No major change in military strength or civilian civil service employment is anticipated during the forecast period. Any significant changes in military activity in the area should be carefully evaluated to determine if a change in the demand estimates made in this report is warranted.^{1/}

Income. In December 1971, the median annual incomes in the El Paso HMA, after deduction of federal income tax, were approximately \$7,925 for all families and \$6,050 for renter households of two or more persons. About seven percent of all families and 15 percent of renter households had annual after-tax incomes of less than \$3,000. About 16 percent of all families and five percent of renter households had annual after-tax incomes in excess of \$15,000. Distributions of all families and of renter households by after-tax annual income are presented in table V.

Population and Households. On December 1, 1971, the population of the El Paso HMA was about 369,600 persons. This total was composed of 39,300 in the military population (assigned military personnel and their dependents), and 330,300 civilians (defined as all other population including military-connected civil service employees and their dependents). The increase in the HMA population since the 1970 Census total of 359,291 persons was about 6,175 persons (1.7 percent) annually. All of the increase in population since April 1970 has occurred in the civilian population.

The military population of the HMA declined sharply between the 1960 and 1970 Censuses as a result of the closing of Biggs Air Force Base in 1966 and an overall reduction in military strength in the other installations in the area. The loss of military population accounted for a large part of the annual out-migration of about 3,350 persons (1.1 percent) during this period. The military population declined by about 100 persons

^{1/} Subsequent to the date of this analysis, a realignment of functions at Fort Bliss was announced for the June to December 1972 period. Local sources stated that there was a sufficient supply of on-base and off-base housing to accommodate the 800 to 900 families moving to the HMA as a result of the reorganization.

annually since the 1970 Census, and is expected to continue to decline slightly during the forecast period. Based on a relatively stable military population and an expected continuation of net out-migration, the population of the El Paso HMA is expected to increase by about 5,400 persons (1.4 percent) annually to a December 1973 total of about 380,400 persons.

On December 1, 1971, there were about 100,500 households in the HMA, including 8,650 military households and 91,850 civilian households. The current number of households represents an increase of about 2,800 (2.9 percent) annually over the 95,843 households enumerated in the 1970 Census. During the 1960-1970 period, the number of the military households in the HMA declined sharply. Since the 1970 Census, however, the number of military households has remained fairly constant. Civilian households increased by about 2,200 (2.9 percent) annually during the 1960-1970 period. The rate of civilian household growth was more rapid during the latter half of the 1960's in response to increased employment opportunities in the HMA. Since the 1970 Census, the number of civilian households has increased by about 2,875 (3.3 percent) annually. The above mentioned population trends and an expected continued decline in the average number of persons per household are expected to result in an annual increase of 2,650 households (2.6 percent) during the forecast period, to a December 1973 total of 105,800 households.

Housing Factors. The April 1970 Census enumerated 101,224 housing units in the El Paso HMA, a net increase of about 15,300 over the 1960 Census count. The decennial change was the result of about 24,450 units of new construction, the net loss of about 50 mobile homes, and the additional net loss of about 9,100 units through demolition, fire, and other causes. In December 1971, the housing inventory of the HMA totaled about 105,700 units, an increase of about 4,500 units over the 1970 Census total. About 6,000 units of new construction, the addition of about 300 mobile homes, and the demolition of about 1,800 units caused the net increase. In December 1971, about 925 single-family houses and about 2,600 units in multifamily structures were under construction in the HMA.

Building permit authorizations for nonsubsidized single-family homes indicate that the number of newly constructed houses declined from 1,432 units in 1965 to 1,139 units during the credit restriction of 1966, but then returned to 1,485 units in 1967. During the 1968-1970 period, construction of nonsubsidized single-family homes averaged about 1,575 units a year. During 1971, a decline in the cost of mortgage financing caused levels of construction of nonsubsidized homes to increase; during the first ten months, permits were issued for 1,599 houses. In December 1971, about 825 nonsubsidized single-family homes were under construction in the HMA.

Permits issued for nonsubsidized units in multifamily structures have increased each year since 1965. During the 1968-1970 period, construction of new multifamily units has increased from about 1,200 to about 1,400 units per year. During the first ten months of 1971, however, the number

of permits issued for nonsubsidized multifamily units increased sharply to 2,019 units, about 1,875 nonsubsidized multifamily units were under construction in December 1971. About 700 of these units probably will be completed during the first three months of the forecast period.

Vacancy. The 1970 Census reported 3,564 vacancies available for sale or rent in the El Paso HMA, including 862 units available for sale and 2,702 units available for rent. The homeowner and renter vacancy rates were 1.5 percent and 6.4 percent, respectively. These vacancy rates represented a significant decline from those reported at the time of the 1960 Census. By December 1971, vacancies had declined to about 3,400 units. About 925 units were available for sale and 2,475 units were available for rent. The homeowner vacancy rate was unchanged from that of the 1970 Census, while the rental vacancy rate had declined to 5.7 percent.

Not all of the housing units listed as vacant and available for sale or rent in the 1960 and 1970 Censuses met what many would consider minimum standards for housing. For example, of the 4,560 vacant available rental units enumerated in the 1960 Census, about 1,475 (32 percent) lacked one or more plumbing facilities. Many of these units were demolished during the 1960's; the 1970 Census reported that 468 of the vacant available rental units (17 percent) lacked plumbing facilities.

Since the 1970 Census rental vacancies in the downtown area of El Paso have declined significantly as demolitions have reduced the supply of units, and displacees resulting from code enforcement and highway construction have tightened the market for the remaining units. Sales and rental vacancies have increased slightly in the remainder of the HMA, primarily as a result of increased levels of construction during 1970 and 1971.

Table I

Estimated Annual Demand for New, Nonsubsidized Housing
El Paso, Texas, Housing Market Area
December 1971 to December 1973

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$15,000	50	3
\$15,000 - 17,499	210	12
17,500 - 19,999	250	15
20,000 - 22,499	360	21
22,500 - 24,999	250	15
25,000 - 29,999	290	17
30,000 - 34,999	140	8
35,000 and over	150	9
Total	<u>1,700</u>	<u>100</u>

B. Multifamily Units

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$140	60	70	-	-
\$140 - 159	-	250	50	-
160 - 179	-	190	230	-
180 - 199	-	30	180	-
200 - 224	-	-	20	-
225 - 249	-	-	-	40
250 - 274	-	-	-	60
275 - 299	-	-	-	10
300 and over	-	-	-	10
Total	<u>60</u>	<u>540</u>	<u>480</u>	<u>120</u>

^{A/} Includes shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
El Paso, Texas, Housing Market Area
December 1, 1971 to December 1, 1973

	<u>Section 236 exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
One bedroom	90	40	150	280
Two bedrooms	200	95	380	675
Three bedrooms	135	40	280	455
Four bedrooms or more	75	-	190	265
Total	<u>500^{a/}</u>	<u>175^{b/}</u>	<u>1,000^{b/}</u>	<u>1,675</u>
B. <u>Elderly</u>				
Efficiency	10	70	165	245
One bedroom	<u>10</u>	<u>25</u>	<u>70</u>	<u>105</u>
Total	20	<u>95^{c/}</u>	<u>235^{c/}</u>	350

a/ Based on regular income limits. All of the families are also eligible for the Section 235 sales housing program and should not be considered additive to the potential for that program.

b/ About 750 of these families are also eligible for rent supplements.

c/ All of these elderly households are also eligible for rent supplements.

Source: Estimated by Housing Market Analyst.

Table III

Civilian Work Force Components
El Paso, Texas, Housing Market Area
1965-1971

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>12 mos. ending</u>	
							<u>Sept. 1970^{a/}</u>	<u>Sept. 1971^{a/}</u>
Civilian work force	<u>103,510</u>	<u>109,165</u>	<u>115,375</u>	<u>117,841</u>	<u>122,170</u>	<u>125,724</u>	<u>125,100</u>	N.A.
Unemployment	5,970	4,780	4,513	4,683	4,518	6,133	5,850	"
Rate	5.8%	4.4%	3.9%	4.0%	3.7%	4.9%	4.7%	"
Employment, total	<u>97,540</u>	<u>104,385</u>	<u>110,212</u>	<u>112,833</u>	<u>117,617</u>	<u>119,558</u>	<u>119,200</u>	"
Nonag. wage & salary	<u>84,045</u>	<u>90,815</u>	<u>95,604</u>	<u>97,817</u>	<u>102,633</u>	<u>104,395</u>	<u>104,100</u>	"
Manufacturing	<u>16,595</u>	<u>18,690</u>	<u>19,446</u>	<u>20,629</u>	<u>22,550</u>	<u>23,229</u>	<u>22,900</u>	<u>24,100</u>
Durable	4,110	4,280	4,839	4,494	5,111	5,201	5,125	5,275
Nondurable	12,485	14,410	15,607	16,135	17,439	18,028	17,750	18,800
Apparel and other finished textiles	8,415	10,310	11,488	12,114	13,361	13,683	13,550	14,250
Nonmanufacturing	<u>67,450</u>	<u>72,125</u>	<u>76,156</u>	<u>77,188</u>	<u>80,083</u>	<u>81,167</u>	<u>81,250</u>	N.A.
Agri., for., & fish	120	130	125	119	128	137	130	"
Mining	95	110	143	148	126	93	100	"
Contract construction	4,425	4,765	5,028	5,097	5,748	5,705	5,750	"
Trans., comm., & pub. utils.	9,165	9,375	9,128	8,767	8,851	8,582	8,600	"
Trade	22,170	22,660	23,890	24,947	25,093	25,679	25,700	"
Fin., ins., & real estate	3,160	3,200	3,501	3,693	4,150	4,472	4,500	"
Services	11,585	12,445	13,021	12,970	13,616	14,197	14,000	"
Government	16,730	19,440	21,320	21,447	22,371	22,302	22,450	"
All other nonag. empl. ^{b/}	11,520	11,610	12,333	12,500	12,500	12,500	12,500	12,500
Agriculture	1,975	1,960	2,275	2,516	2,484	2,663	2,575	2,875
Persons involved in labor-mgmt. disputes	-	-	650	325	35	33	25	250

^{a/} Rounded.

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

Source: Texas Employment Commission.

Table IV

Military Strength and Civilian Civil Service Employment Trends
El Paso, Texas, Housing Market Area
1960-1971

	<u>Beaumont Hospital</u>		<u>Fort Bliss</u>		<u>HMA Total</u>	
	<u>Military</u>	<u>Civilian</u>	<u>Military</u>	<u>Civilian</u>	<u>Military</u>	<u>Civilian</u>
June 1960	1,122	412	20,279	2,600	21,401	3,012
June 1961	1,112	424	20,503	2,703	21,615	3,127
June 1962	1,380	438	19,580	2,761	20,960	3,199
June 1963	862	413	18,478	2,751	19,340	3,164
June 1964	1,036	409	13,403	2,884	14,439	3,293
June 1965	892	429	14,738	2,916	15,630	3,345
June 1966	1,087	702	31,065	4,491	32,152	5,193
June 1967	1,208	839	25,071	4,962	26,279	5,801
June 1968	1,500	774	25,575	5,132	27,075	5,906
June 1969	1,601	940	26,716	4,941	28,317	5,881
June 1970	1,867	903	17,436	4,205	19,303	5,108
June 1971	1,575	870	14,700	3,700	16,275	4,570

Source: U. S. Department of Defense.

Table V

Estimated Percentage Distribution of All Families and Renter Households
By Annual Income After Deducting Federal Income Tax
El Paso, Texas, Housing Market Area
1959 and 1971

<u>Income</u>	<u>All families</u>		<u>Renter households^{a/}</u>	
	<u>1959</u>	<u>1971</u>	<u>1959</u>	<u>1971</u>
Under \$ 3,000	25	7	38	15
\$ 3,000 - 3,999	15	8	21	10
4,000 - 4,999	16	9	16	13
5,000 - 5,999	12	9	10	12
6,000 - 6,999	10	9	5	9
7,000 - 7,999	5	9	3	10
8,000 - 8,999	4	7	1	7
9,000 - 9,999	4	7	2	6
10,000 - 12,499	5	13	3	9
12,500 - 14,999	3	6	1	4
15,000 and over	1	16	-	5
Total	100	100	100	100
Median	\$4,625	\$7,925	\$3,575	\$6,050

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends
El Paso, Texas, Housing Market Area
1960-1973

<u>Demographic components</u>	April	April	December	December	<u>Average annual change^{a/}</u>		
	<u>1960</u>	<u>1970</u>	<u>1971</u>	<u>1973</u>	<u>1960-1970</u>	<u>1970-1971</u>	<u>1971-1973</u>
Total population	<u>314,070</u>	<u>359,291</u>	<u>369,600</u>	<u>380,400</u>	<u>4,525</u>	<u>6,175</u>	<u>5,400</u>
Civilian ^{b/}	<u>250,721</u>	<u>319,798</u>	<u>330,300</u>	<u>341,300</u>	<u>6,900</u>	<u>6,300</u>	<u>5,500</u>
Military ^{b/}	<u>63,349</u>	<u>39,493</u>	<u>39,300</u>	<u>39,100</u>	<u>-2,375</u>	<u>- 125</u>	<u>- 100</u>
Total households	<u>78,270</u>	<u>95,843</u>	<u>100,500</u>	<u>105,800</u>	<u>1,750</u>	<u>2,800</u>	<u>2,650</u>
Civilian	<u>65,170</u>	<u>87,069</u>	<u>91,850</u>	<u>97,250</u>	<u>2,200</u>	<u>2,875</u>	<u>2,700</u>
Military ^{c/}	<u>13,100</u>	<u>8,774</u>	<u>8,650</u>	<u>8,550</u>	<u>- 450</u>	<u>- 75</u>	<u>- 50</u>
 <u>Geographic components</u>							
Total population	<u>314,070</u>	<u>359,291</u>	<u>369,600</u>	<u>380,400</u>	<u>4,525</u>	<u>6,175</u>	<u>5,400</u>
El Paso	<u>276,687</u>	<u>322,261</u>	<u>333,300</u>	<u>343,800</u>	<u>4,550</u>	<u>6,600</u>	<u>5,250</u>
Remainder	<u>37,383</u>	<u>37,030</u>	<u>36,300</u>	<u>36,600</u>	<u>- 25</u>	<u>- 435</u>	<u>150</u>
Total households	<u>78,270</u>	<u>95,843</u>	<u>100,500</u>	<u>105,800</u>	<u>1,750</u>	<u>2,800</u>	<u>2,650</u>
El Paso	<u>71,714</u>	<u>88,187</u>	<u>92,750</u>	<u>97,850</u>	<u>1,650</u>	<u>2,725</u>	<u>2,550</u>
Remainder	<u>6,556</u>	<u>7,656</u>	<u>7,750</u>	<u>7,950</u>	<u>100</u>	<u>50</u>	<u>100</u>

a/ Rounded.

b/ Includes all military personnel and their dependents.

c/ Includes only those households in which the head of the household is a member of the military.

Sources: 1960 and 1970 Censuses of Population and Housing; Fort Bliss, Office of Housing, and estimates by Housing Market Analyst.

Table VII

Housing Units Authorized by Building Permits^{a/}
El Paso, Texas, Housing Market Area
1965-1971

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>10 mos.</u> <u>1971</u>
HMA total	<u>2,002</u>	<u>1,468</u>	<u>2,266</u>	<u>2,893</u>	<u>3,525</u>	<u>3,919</u>	<u>4,558</u>
Nonsubsidized total	<u>1,672</u>	<u>1,468</u>	<u>2,266</u>	<u>2,843</u>	<u>2,820</u>	<u>2,967</u>	<u>3,618</u>
Single-family	<u>1,432</u>	<u>1,139</u>	<u>1,485</u>	<u>1,615</u>	<u>1,536</u>	<u>1,584</u>	<u>1,599</u>
Multifamily	<u>240</u>	<u>329</u>	<u>781</u>	<u>1,228</u>	<u>1,284</u>	<u>1,383</u>	<u>2,019</u>
Subsidized total	<u>330</u>	-	-	<u>50</u>	<u>705</u>	<u>952</u>	<u>940</u>
Section 235 (single-family)	-	-	-	<u>50</u>	<u>175</u>	<u>500</u>	<u>450</u>
Section 236	-	-	-	-	-	<u>288</u>	<u>100^{b/}</u>
Section 221(d)(3) rent supplement	-	-	-	-	<u>200</u>	<u>100</u>	-
Low-rent public housing	<u>330</u>	-	-	-	<u>330</u>	<u>64</u>	<u>390^{c/}</u>

^{a/} Currently, virtually all residential construction occurs in permit-issuing areas.

^{b/} Excludes 104 units of Section 236 rental housing under construction in December 1971 but permitted after the first ten months of 1971.

^{c/} Includes housing developed under the Turnkey program.

Sources: U. S. Bureau of the Census, C-40 Construction Reports, estimates by Housing Market Analyst, and information obtained locally.

Table VIII

Components of the Housing Inventory
El Paso, Texas, Housing Market Area
April 1960 to December 1971

<u>Components</u>	<u>April 1960</u>	<u>April 1970</u>	<u>December 1971</u>
Total housing inventory	<u>85,939</u>	<u>101,224</u>	<u>105,700</u>
Occupied housing units	<u>78,270</u>	<u>95,843</u>	<u>100,500</u>
Owner-occupied	44,124	56,232	59,300
Percent	56.4%	58.7%	59.0%
Renter-occupied	34,146	39,611	41,200
Percent	43.6%	41.3%	41.0%
Vacant housing units	<u>7,669</u>	<u>5,381</u>	<u>5,200</u>
Available vacant	<u>5,728</u>	<u>3,564</u>	<u>3,400</u>
For sale	1,168	862	925
Homeowner vacancy rate	2.6%	1.5%	1.5%
For rent	4,560	2,702	2,475
Renter vacancy rate	11.8%	6.4%	5.7%
Other vacant ^{a/}	1,941	1,817	1,800

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

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

297
298
El Paso
El Paso
1971

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WASHINGTON, D.C. 20548
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