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Analysis of the
**EUGENE-
SPRINGFIELD,
OREGON
HOUSING
MARKET**

as of April 1, 1971

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

February 1972

Housing Market Analysis

Eugene-Springfield, Oregon, as of April 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 - EUGENE-SPRINGFIELD, OREGON
AS OF APRIL 1, 1971

The Eugene-Springfield Housing Market Area (HMA) is defined as Lane County, Oregon, which is located in west central Oregon and is bounded by the Pacific Ocean on the west and the Cascade Mountains on the east. The population of the HMA was estimated to be 218,000 persons as of April 1, 1971, including about 77,750 persons in Eugene and about 27,150 persons in Springfield.

The primary economic activities of the HMA are higher education and the lumber and wood products industry. Employment in the latter is influenced in large part by the national level of housing starts. Total national housing starts declined each year between 1968 and 1970, resulting in decreased overall employment opportunities in the Eugene-Springfield HMA. Some economic recovery has occurred very recently in the HMA, but unemployment remains at a relatively high level, in part because inclement weather earlier this year adversely affected the important lumber and wood products industry. Economic growth during the April 1971 to April 1973 forecast period is not expected to match the average increases of the 1960's, and as a result, a decline in the rate of household growth and a relatively stable demand for new nonsubsidized housing during the next two years are expected, as compared to the 1969 and 1970 levels. Demand for subsidized housing is expected to remain strong.

Anticipated Housing Demand

It is estimated that there will be an annual demand for 1,800 nonsubsidized new housing units in the Eugene-Springfield HMA during the April 1, 1971 to April 1, 1973 forecast period. Best absorption probably will occur if building activity consists of 900 single-family houses and 900 multifamily units. An additional 150 units of demand annually probably will be satisfied by mobile homes. Distributions of demand for single-family houses by

price classes and for multifamily units by the number of bedrooms and gross monthly rents are shown in table I. Effective demand for new multifamily units will be concentrated in gross rents (shelter rent plus the cost of utilities) of about \$120 to \$140 for one-bedroom units and \$140 to \$160 for two-bedroom units. Students have increasingly affected the private rental market because of their numbers and because of a shift from on-campus living to off-campus residence. The primary determinants of the demand estimates are the projected level of household growth, the need to replace housing lost from the inventory, and the expectation of a continued relatively rapid increase in renter occupancy in the HMA.

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 the Federal Housing Administration: 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 limits are concerned, all families and individuals with incomes 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 Eugene-Springfield HMA, the total occupancy potential is estimated to be 735 units annually (see table II).

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

Public Housing and Rent Supplement. These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Eugene-Springfield HMA, the annual occupancy potential for public housing is estimated at 180 units for families and 165 units for the elderly. None of the families but about 25 percent of the elderly couples and individuals are eligible also for Section 236 housing. Under the more restrictive rent supplement program, the potential for families is reduced to about 40 units. Currently under management are 516 units (452 units for the elderly and 64 units for families) of conventional low-rent public housing located in seven different towns, and about 600 leased units located in three towns (of which about one-third are occupied by elderly persons). Currently, there are about 1,000 unfilled applications, of which about 25 percent are from elderly couples and individuals. Over 80 percent of applying families could be placed in two- and three-bedroom units.

Fifteen hundred units of public low-rent housing have been applied for by the Housing Authority and Urban Renewal Agency of Lane County--300 units for the elderly and 1,200 units for families. Local sources indicate that if reservations are secured for these 1,500 units, they will be built and/or leased over the next few years at a rate which will meet the demand rather than in a relatively short time period which could flood the market. Local public housing officials report that existing single-family units for leasing are becoming increasingly difficult to locate, in part because of inhibiting statutory limits on rent amounts that may be offered to property owners and in part because of the overall relatively tight housing market in the HMA. Currently under construction are about 70 single-family houses, of which 15 units will be leased. Under the rent supplement program there are 90 units for the elderly under management in the Yapoah Terrace project, and 93 units for the elderly are under construction in the Sorgenfri project which will be ready for occupancy this summer.

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

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

Section 235 (Sales Housing) and Section 236 (Rental Housing). 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 Eugene-Springfield HMA, it is estimated (based on regular income limits) that, for the period April 1971 to April 1973 there is an occupancy potential for an annual total of 350 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. About 30 percent of these families are five- or more-person households. In addition, there is an annual potential for about 80 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase these potentials substantially.

During 1969 and 1970, approximately 800 units were insured under the Section 235 program--about 70 rehabilitated units, about 130 new and existing units converted from various other programs to the Section 235 program, about 120 existing units insured under Section 235 but not rehabilitated, and about 480 new units. On April 1, 1971, a lack of federal subsidy funds was restricting the construction of Section 235 housing. Most of the new Section 235 housing is located in subdivisions in the Springfield and Santa Clara areas; most were built on a contract basis.

At present only one Section 236 project has been built and occupied, the Lindale project of 64 units in Springfield. Construction has not yet begun on the Village Oaks project (67 units), but a firm commitment has been issued. Several additional proposals have been put forth, but no other project has received a Section 236 commitment. Local sources indicate that many households with female heads would prefer Section 236 housing to Section 235 housing primarily because of the maintenance responsibilities which homeownership imposes. However, Section 236 housing has not yet been provided in the variety of locations which would adequately test its potential as an alternative to Section 235 housing.

The Sales Market

The current sales market is characterized by a slight undersupply (0.9 percent homeowner vacancy rate) of available single-family houses for sale, primarily because a previous backlog of demand has been released by a recent adequate supply of mortgage funds. Existing unmet effective demand in the HMA has caused absorption rates of speculatively built units to improve recently in the \$15,000 to \$20,000 and the \$24,000 to \$29,000 price ranges. Housing starts have increased by about 25 percent during the first quarter of 1971, compared to the first quarter of 1970. However, local sources indicate this current rate of local housing starts is not expected to be maintained during the forecast period.

Most building activity in the Eugene-Springfield area occurs in subdivisions, and much is in south Eugene and northwest of Eugene. A significant amount of residential construction is on a speculative basis, and the current popular price range is \$24,000 to \$29,000. The present city boundaries of both Eugene and Springfield encompass most of the area's level topography, except to the north down the Willamette Valley. At this time providing sewage facilities for the surrounding elevated topography is not economically feasible, so building activity during the forecast period probably will be within incorporated limits where city sewer service is presently provided; this serviced area could support a population three times the present if the included vacant land were developed at single-family density. The city of Eugene recently has made another commitment to provide water and sewer service to the Bethel area and an increase in building activity is expected in this location.

The Rental Market

Currently, the rental market in the Eugene-Springfield HMA is relatively tight, with an estimated vacancy rate of 3.7 percent. Neither the garden style multifamily units, which predominate in the area, nor the high rise structures have significant vacancies. This tight market has been brought about, in large part, by the decision of the University of Oregon not to require freshmen to live on campus during the 1970-1971 academic year; in previous years the university has required freshmen to live on campus. This policy change somewhat accelerated an existing tendency of students to replace the elderly in the residential area immediately west of the downtown mall, thus increasing the demand for assisted housing for the elderly. In addition to demand being exerted by students attending the University of Oregon, demand has been created by growth at Lane Community College. This institution does not provide housing, but enrolls a student body which includes a relatively large number of veterans and older full time students; this has created a significant demand for private housing. Enrollment during the forecast period at the University of Oregon will probably remain at the 1970-1971 level because of anticipated state legislation limiting the university's enrollment. However, an increasing proportion of married and possibly out-of-state students at the university and enrollment increases at the college will result in significant demand for private rental housing during the forecast period.

Adult Student Housing, Incorporated, is presently proposing 150 units of non-profit housing in the vicinity of the intersection of highways I-105 and I-5. Multifamily structures currently under construction are garden style, and are located throughout the cities of Eugene and Springfield. Gross rents in these new multifamily structures will be a minimum of \$120 for a one-bedroom unit and \$140 for a two-bedroom unit.

Economic, Demographic, and Housing Factors

The estimated demand for new, nonsubsidized housing in the Eugene-Springfield HMA is based on the findings and assumptions presented in the following discussion of employment, demographic, and housing variables.

Employment. Between 1961 and 1970, there were three periods of relatively slow growth of nonagricultural wage and salary employment in the area: 1962-1963, 1965-1967, and 1969-1970. The economy in the HMA seems to be influenced by the level of national housing starts. As shown in table III, nonagricultural wage and salary employment increased each year between 1960 and 1970, from 45,430 workers in 1960 to 69,550 workers in 1970.

Nonmanufacturing employment increased each year from 29,140 persons in 1960 to 51,100 persons in 1970, and accounted for more than ninety percent of the total wage and salary employment increase during the period. Nonmanufacturing job increases took place primarily in the government, trade, and service sectors. Accounting for the large increase in government employment has been a doubling of enrollment at the University of Oregon since 1960 and the establishment on the HMA in 1964 of Lane Community College which currently enrolls over 5,000 full-time students, excluding extension and adult education students (see table IV).

Manufacturing employment in the Eugene-Springfield HMA is dominated by the lumber and wood products industry, but both manufacturing employment and wood products employment are declining in magnitude relative to the total HMA economy. In 1960, lumber and wood products employment comprised about 83 percent of total manufacturing employment, but the proportion was only 74 percent in 1970. Further, manufacturing employment declined from about 36 percent of total nonagricultural wage and salary employment in 1960 to about 26.5 percent in 1970. During the 1960 through 1970 period, manufacturing employment was at its lowest level (an average of 16,290 jobs) in 1960 and at its highest level (an average of 19,400 jobs) in 1965; during 1970 employment averaged 18,450 jobs. The most volatile component of lumber and wood products since 1963 has been the category of "plywood and other wood products." This component was at an employment level of 6,900 jobs in 1963, 8,500 in 1965, and 7,000 in 1970, with a maximum year-to-year change of 1,000 additional jobs between 1963 and 1964. On the other hand, the logging and sawmills categories had a combined employment of 7,000 workers in 1963, and 6,600 in 1970, an absolute decline over the period, but a relative nonvolatile one, with a maximum change of 350 jobs between any two consecutive years. Further, a ratchet effect seems to prevail in the plywood and wood product firms. During employment declines in these firms, the smaller concerns tend to go out of business and the larger firms merely reduce employment, whereas, during periods of employment increases in these plywood and wood products firms, the smaller firms often do not open and the larger firms expand employment. Underlying this process is the trend to automation wherever feasible.

Nonagricultural wage and salary employment in the Eugene-Springfield HMA is expected to increase by about 1,500 jobs annually from April 1971 to April 1973. Nonmanufacturing employment will increase by approximately 1,700 jobs annually while manufacturing employment is expected to decline somewhat. A continuing but less intense trend of automating existing wood products plants coupled with no foreseeable sudden depletion of wood products inventories is expected to bring about the slight decrease (about 200 jobs annually) in manufacturing employment over the forecast period.

Income. In April 1971, the estimated median annual income of all families in the Eugene-Springfield HMA was \$7,875 and of renter households of two or more persons \$6,825, after the deduction of federal income taxes. Comparable figures for 1959 were \$5,525 for families and \$4,800 for renter households of two or more persons. Shown in table V are estimated income distributions in the HMA for 1959 and 1971.

Demographic Factors. The population of the Eugene-Springfield HMA was estimated at 218,000 persons in April 1971, of which an estimated 77,750 persons resided in Eugene and an estimated 27,150 persons in Springfield (see table VI). Because net natural increase has been relatively constant since 1967, this relatively conservative population estimate is based primarily on the recent slower growing economy which in turn has decreased the rate of in-migration. Also, enrollment at the University of Oregon has remained relatively stable since the fall of 1968. Over the next two years, population is expected to increase by 4,350 persons annually; this population forecast anticipates a continued low rate of economic growth, and no change in net natural increase.

There were an estimated 70,400 households in the HMA in April 1971. This figure represents an increase of about 2,150 households since April 1970. The relatively large increase in households during the preceding year is attributed primarily to a changed University of Oregon policy which, for the first time, permitted freshmen to live off campus effective in the fall 1970 term. However, it is anticipated that during the next two years there will be an increase of only about 1,850 households annually because of the slower economic growth rate and because enrollment at the University of Oregon is not expected to exceed the 1970-1971 academic year level.

Housing Factors. The housing inventory of the Eugene-Springfield HMA was estimated at 73,100 units in April 1971, a net gain of about 1,850 units since April 1970. The average annual net gain between April 1960 and April 1970 was about 1,925 units. Since April 1960, approximately 24,350 units have been built, a net addition of about 1,525 mobile homes has occurred, and an estimated 4,825 units have been lost from the inventory because of demolitions and other causes.

There were an estimated 1,075 housing units under construction in the HMA in April 1971, including about 300 single-family houses and about 775 units in multifamily structures. Included in the multifamily units under construction were 93 rent supplement units for the elderly in the Sorenfri project. There were relatively few Section 235 housing units under construction because of a present lack of federal subsidy funds.

Private residential building activity as measured by building permits^{1/} (see table VII), increased each year between 1960 (1,604 units) and 1963 (2,883 units), then declined each year between 1963 and 1967 to 1,988 units in 1967. The 1967 level of construction activity was maintained until 1969 when the yearly total dipped to the lowest level since 1960, even though a substantial volume of Section 235 housing was being built. There was a recovery of activity in 1970 (2,069 units), but this recovery was aided significantly again by Section 235 construction. Building permits issued during the first quarter of 1971 were more than double the count for the first quarter 1970, but local sources indicate that this construction rate probably will not be sustained throughout the forecast period.

In April 1971, there were an estimated 1,400 vacant housing units available in the Eugene-Springfield HMA (see table VIII). An estimated 400 of these units were available for sale and about 1,000 units were available for rent, equivalent to a homeowner vacancy rate of 0.9 percent and a renter vacancy rate fo 3.7 percent. Rental vacancies have declined substantially over the past year because of the new University of Oregon policy effective with the fall 1970 term which permitted freshmen to live off campus for the first time. The relatively low vacancy rates of both April 1970 and April 1971, during the spring portion of the academic years, indicates that vacancies are very low during the fall.

^{1/} Virtually all residential construction in the HMA is covered by permits.

Table I

Estimated Annual Demand for Nonsubsidized Housing
Eugene-Springfield, Oregon, Housing Market Area
April 1971 to April 1973

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	110	12
\$17,500 - 19,999	210	23
20,000 - 22,499	200	22
22,500 - 24,999	130	15
25,000 - 29,999	120	13
30,000 - 34,999	50	6
35,000 and over	<u>80</u>	<u>9</u>
Total	<u>900</u>	<u>100</u>

B. Multifamily Units

<u>Monthly gross rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$100	20	-	-	-
\$100 - 119	20	-	-	-
120 - 139	5	200	-	-
140 - 159	5	85	185	-
160 - 179	-	35	100	25
180 - 199	-	15	60	20
200 - 219	-	5	35	10
220 - 239	-	-	15	10
240 - 259	-	-	10	5
260 and over	-	-	<u>15</u>	<u>20</u>
Total	<u>50</u>	<u>340</u>	<u>420</u>	<u>90</u>

a/ Shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Eugene-Springfield, Oregon, Housing Market Area
April 1971 to April 1973

	<u>Section 236^a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	65	-	40	105
2 bedrooms	150	-	75	225
3 bedrooms	95	-	40	135
4+ bedrooms	<u>40</u>	<u>=</u>	<u>25</u>	<u>65</u>
Total	<u>350</u>	<u>-</u>	<u>180^b/<u></u></u>	<u>530</u>
B. <u>Elderly</u>				
Efficiency	20	30	105	155
1 bedroom	<u>20</u>	<u>10</u>	<u>20</u>	<u>50</u>
Total	<u>40</u>	<u>40</u>	<u>125</u>	<u>205</u>

a/ Estimates are based upon regular income limits.

b/ Approximately 40 of these families also are eligible under the rent supplement program.

Table III

Work Force, Unemployment and Employment Trends
Eugene-Springfield, Oregon, Housing Market Area
1960 to April 1971

	Annual Averages											Jan. - March	
	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1970 ^{a/}	1971 ^{b/}
Civilian labor force	62,670	64,020	66,550	69,380	73,580	78,200	81,100	81,500	83,500	87,650	90,800	87,020	88,950
Unemployment	3,100	4,050	3,610	3,730	3,840	3,750	4,400	5,050	4,250	4,800	6,400	6,370	7,880
Percent of labor force	4.9	6.3	5.4	5.4	5.2	4.8	5.4	6.2	5.1	5.5	7.0	7.3	8.9
Employment	59,560	59,960	62,850	65,030	69,710	74,450	76,650	76,450	79,250	82,750	84,400	80,650	81,070
Nonagri. wage and salary	45,430	46,430	49,720	51,670	55,680	60,350	62,300	62,400	65,000	68,100	69,550	67,470	67,680
Manufacturing	16,290	16,380	17,310	17,060	18,590	19,400	19,250	18,400	19,150	19,300	18,450	17,720	17,670
Durables	14,210	14,230	15,040	14,860	16,180	16,900	16,450	15,600	16,250	16,300	15,450	15,170	c/
Lumber & wood products	13,520	13,490	14,260	13,900	15,080	15,650	15,000	14,150	14,750	14,450	13,600	13,320	13,330
Logging	7,700	7,150	7,430	2,460	2,560	2,650	2,450	2,350	2,500	2,450	2,250	2,080	c/
Sawmills				4,540	4,620	4,500	4,350	4,150	4,300	4,250	4,350	4,170	c/
Plywood & other wood prods.	5,820	6,340	6,830	6,900	7,900	8,500	8,200	7,650	7,950	7,750	7,000	7,070	c/
Other durables	690	740	780	960	1,100	1,250	1,450	1,450	1,500	1,850	1,850	1,850	c/
Nondurables	2,080	2,150	2,270	2,200	2,410	2,500	2,800	2,800	2,900	3,000	3,000	2,550	c/
Food & kindred products	1,360	1,380	1,480	1,390	1,460	1,450	1,550	1,550	1,600	1,600	1,550	1,120	1,150
Other nondurables	720	770	790	810	950	1,050	1,250	1,250	1,300	1,400	1,450	1,430	c/
Nonmanufacturing	29,140	30,050	32,410	34,610	37,090	40,950	43,050	44,000	45,850	48,800	51,100	49,750	50,020
Contract construction	3,010	2,930	3,310	3,490	3,460	4,150	3,400	3,200	3,150	3,100	3,000	2,330	2,550
Trans., comm., utilities	3,180	3,240	3,300	3,390	3,580	3,750	3,900	3,900	4,050	4,250	4,150	4,070	4,020
Transportation	2,220	2,210	2,310	2,390	2,490	2,600	2,700	2,700	2,850	2,950	2,850	2,780	2,700
Comm. & utilities	960	1,030	990	1,000	1,090	1,150	1,200	1,200	1,200	1,300	1,300	1,280	1,320
Wholesale and retail trade	8,670	8,820	9,470	10,010	10,890	11,950	12,400	12,050	12,550	13,700	14,450	14,270	13,900
Wholesale	1,660	1,740	1,730	1,810	2,040	2,150	2,300	2,250	2,300	2,450	2,550	2,600	2,470
Retail	7,010	7,080	7,740	8,200	8,850	9,800	10,100	9,800	10,250	11,250	11,900	11,670	11,430
Finance, ins., real estate	1,550	1,620	1,740	2,020	2,220	2,300	2,400	2,600	2,750	2,900	2,950	2,930	2,950
Government	7,650	8,220	8,950	9,800	10,540	11,650	13,050	14,100	14,800	15,550	16,450	16,270	16,630
Federal	980	1,060	1,070	1,160	1,190	1,200	1,250	1,300	1,300	1,350	1,450	1,300	1,350
State and local education	6,670	7,160	7,880	6,560	7,030	7,950	9,000	10,000	10,350	10,800	11,350	11,480	11,750
State and local public admin.				2,080	2,320	2,500	2,800	2,800	3,150	3,400	3,650	3,480	3,530
Service and miscellaneous	5,080	5,220	5,640	5,900	6,400	7,150	7,900	8,150	8,550	9,300	10,100	9,880	9,970
Other nonag. employment	10,370	9,980	9,280	9,270	9,580	10,000	10,150	10,100	10,150	10,450	10,700	10,630	10,850
Agricultural	3,760	3,550	3,850	4,090	4,450	4,100	4,200	3,950	4,100	4,200	4,150	2,550	2,530
Labor-mgt. disputants	10	10	90	620	30	-	50	-	-	100	-	-	-

a/ Rounded; components may not add to totals.

b/ Data subject to revision.

c/ Data not available.

Source: State of Oregon, Department of Employment.

Table IV

Trend of Student Enrollment at the
University of Oregon and Lane Community College
Eugene-Springfield, Oregon, HMA
Fall 1960-Fall 1970

<u>Year</u>	<u>Student Enrollment</u>		<u>Total</u>	<u>Change from previous year</u>
	<u>University of Oregon</u>	<u>Lane Community College^{a/}</u>		
Fall 1960	7,652	-	7,652	-
Fall 1961	8,850	-	8,850	1,198
Fall 1962	9,634	-	9,634	784
Fall 1963	10,012	-	10,012	378
Fall 1964	10,665	-	10,665	653
Fall 1965	12,246	1,775	14,021	3,356
Fall 1966	13,049	3,032	16,081	2,060
Fall 1967	NA	3,720	-	-
Fall 1968	14,933	3,904	18,837	2,756 ^{b/}
Fall 1969	15,266	4,542	19,808	971
Fall 1970	15,301	5,374	20,675	867

^{a/} All full- and part-time degree-credit students.

^{b/} Two year change.

Sources: University of Oregon and Lane Community College.

Table V

Estimated Percentage Distribution of All Families and Renter Households
By Estimated Annual After-tax Income
Eugene-Springfield, Oregon, Housing Market Area
1959 and 1971

<u>Annual after-</u> <u>tax incomes</u>	<u>Percentage distributions</u>			
	<u>1959</u>		<u>1971</u>	
	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>
Under \$ 2,000	8	12	4	7
\$ 2,000 - 2,999	6	9	4	5
3,000 - 3,999	10	14	5	7
4,000 - 4,999	16	20	6	9
5,000 - 5,999	18	19	8	11
6,000 - 6,999	13	9	12	13
7,000 - 7,999	10	6	13	15
8,000 - 8,999	6	4	10	9
9,000 - 9,999	4	3	8	6
10,000 - 11,999	4	2	12	8
12,000 - 14,999	2	1	10	6
15,000 and over	3	1	8	4
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$5,525	\$4,800	\$7,875	\$6,825

a/ Excludes one-person renter households.

Table VI

Population and Household Trends
Eugene-Springfield, Oregon, Housing Market Area
April 1960 to April 1973

Component	April 1960	April 1970	April 1971	April 1973	Average annual change					
					1960-April 1970		Apr. 1970-Apr. 1971		Apr. 1971-Apr. 1973	
					Number ^{a/}	Percent	Number ^{a/}	Percent	Number ^{a/}	Percent
<u>Population</u>										
HMA total	162,890	213,358	218,000	228,700	5,050	2.7	4,650	2.2	4,350	2.0
Eugene	50,977	76,346	77,750	81,750	2,525	4.0	1,400	1.8	2,000	2.5
Springfield	19,616	27,047	27,150	28,250	750	3.2	100	0.4	550	2.0
Remainder of HMA	92,297	109,965	113,100	116,700	1,775	1.8	3,150	2.9	1,800	1.6
<u>Households</u>										
HMA total	48,862	68,257	70,400	74,100	1,950	3.3	2,150	3.1	1,850	2.6
Eugene	16,199	25,774	26,800	28,300	960	4.6	1,025	4.0	750	2.7
Springfield	5,738	8,924	9,050	9,700	320	4.4	125	1.4	325	3.5
Remainder of HMA	26,925	33,559	34,550	36,100	670	2.2	1,000	3.0	775	2.2
<u>Population</u>										
Nonstudents	152,290	183,758	186,300	192,450	3,150	1.7	2,550	1.4	3,075	1.6
Students	10,600	29,600	31,700	34,250	1,900	10.3	2,100	7.1	1,275	3.9
<u>Households</u>										
Nonstudents	46,987	64,407	66,025	69,075	1,750	3.2	1,625	2.5	1,525	2.3
Students	1,875	3,850	4,375	5,025	200	7.2	525	13.6	325	6.9

^{a/} Rounded.

Sources: 1960 and 1970 Censuses of Housing and Population and estimates by Housing Market Analyst.

Table VII

Privately Financed Housing Units Authorized by Building Permits^{a/}
Eugene-Springfield, Oregon, Housing Market Area
1960 to April 1971

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	<u>1st 3 mos.</u>	
												1970	1971
SMSA total	1,604	1,938	2,261	2,883	2,578 ^{b/}	2,463	2,222 ^{c/}	1,988	1,976	1,743 ^{d/}	2,069 ^{e/f/g/}	403	831
Single-family	1,244	1,395	1,604	1,790	1,841	1,627	1,131	1,192	1,146	1,196 ^{d/}	1,196 ^{e/}	240	301
Multifamily	360	543	657	1,093	746 ^{b/}	836	1,091 ^{c/}	796	830	547	873 ^{f/g/}	163	530
Eugene	639	869	741	1,019	931 ^{b/}	845	1,212 ^{c/}	843	897	675	933 ^{g/}	212	496
Single-family	409	455	416	484	428	374	298	436	437	361	367	72	102
Multifamily	230	414	325	535	503 ^{b/}	471	914 ^{c/}	407	460	314	566 ^{g/}	140	394
Springfield total	62	114	259	525	240	242	140	194	198	287	416 ^{f/}	50	139
Single-family	38	75	136	181	158	127	79	61	72	154	149	29	23
Multifamily	24	39	123	344	82	115	61	133	126	133	267 ^{f/}	21	116
Remainder total	903	955	1,261	1,339	1,416	1,376	870	951	881	781	720	141	196
Single-family	797	865	1,052	1,125	1,255	1,126	754	695	637	681	680	139	176
Multifamily	106	90	209	214	161	250	116	256	244	100	40	2	20

^{a/} Excludes about 530 public housing units;

^{b/} Includes 72 units of Section 221(d)(3) BMIR housing.

^{c/} Includes 80 units of Section 221(d)(3) BMIR housing.

^{d/} Includes an estimated 275 units of Section 235 housing.

^{e/} Includes an estimated 335 units of Section 235 housing.

^{f/} Includes 64 units of Section 236 housing.

^{g/} Includes 93 units of Section 221(d)(3) Rent Supplement housing.

Sources: U.S. Bureau of the Census, C-40 Construction Reports; and University of Oregon, Bureau of Business Research.

Table VIII

The Housing Inventory, Tenure, and Vacancy
Eugene-Springfield, Oregon, Housing Market Area
April 1960 to April 1971

<u>Occupancy and tenure</u>	<u>April 1960</u>	<u>April 1970</u>	<u>April 1971</u>
Total housing inventory	<u>52,042</u>	<u>71,239</u>	<u>73,100</u>
Total occupied units	<u>48,862</u>	<u>68,257</u>	<u>70,400</u>
Owner-occupied units	33,749	43,739	44,700
Percent of all occupied	69.1	64.1	63.5
Renter-occupied	15,113	24,518	25,700
Percent of all occupied	30.9	35.9	36.5
Vacant housing units	<u>3,180</u>	<u>2,982</u>	<u>2,700</u>
Available vacant units	<u>1,295</u>	<u>1,662</u>	<u>1,400</u>
For sale	503	411	400
Homeowner vacancy rate	1.5	0.9	0.9
For rent	792	1,251	1,000
Rental vacancy rate	5.0	4.9	3.7
Other vacant units	1,885	1,320	1,300

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

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