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Analysis of the

GAINESVILLE, FLORIDA

HOUSING MARKET

as of April 1, 1971

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

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FHA Housing Market Analysis

Gainesville, Florida, as of April 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration 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 - GAINESVILLE, FLORIDA
AS OF APRIL 1, 1971

The Gainesville, Florida, Housing Market Area (HMA) is defined as Alachua County. The area is located in north-central Florida about 70 miles southwest of Jacksonville, 145 miles southeast of Tallahassee, and 130 miles north of Tampa-St. Petersburg. The estimated population of the HMA was 108,000 in April 1971.

The growth of the Gainesville HMA has been based upon the expansion of the University of Florida. University enrollment has increased from 13,100 in the fall of 1960 to 22,253 in the fall of 1970, a gain of 70 percent. Approximately 49 percent of total nonagricultural wage and salary employment is in government, primarily at the university. The expansion in government employment has provided the base for the large increases in consumer-oriented industries. The market for sales housing has strengthened since 1960 with an overall homeowner vacancy rate of 1.9 percent in April 1971, compared with 2.8 percent for April 1960. The strong demand for additional rental housing in the HMA has been influenced primarily by the increase in the number of student households. As a result of increasing demand by student households, multifamily construction in the period from 1966 to 1970 was 73 percent above the period from 1960 through 1965.

Anticipated Housing Demand

Based on the projected level of household growth during the forecast period, and giving attention to current levels of vacancy, the estimated number of units to be demolished, and the number of housing units under construction, it is anticipated that there will be an annual demand for 900 new private, nonsubsidized housing units during the two-year period ending April 1, 1973. An additional 300 units of demand are expected to be satisfied by mobile homes. It is estimated that the best demand-supply relationship would be achieved if annual construction consisted of 500 single-family houses and 400 multifamily units. The qualitative distributions of the projected demand by sales price and by monthly rent and size of unit are presented in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- to moderate-income families may be provided through a number of different programs administered by FHA: 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 considered, 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. It is advisable, therefore, that future approvals under each program should take into account any concurrent approvals under other programs which serve the same families and individuals.

The annual occupancy potentials for subsidized housing are based primarily on the following factors: 1971 incomes, the proportion of households occupying substandard housing, estimates of the elderly population, income limits in effect on April 1, 1971, and on recent market experience. Consideration, also has been given to the area's current vacancy levels. The successful attainment of the calculated potentials for subsidized housing may well depend upon the choice of location for the units as well as upon a distribution of rents and sales prices over the complete range attainable under the specified programs. The total occupancy potential for federally assisted housing approximates the sum of the potential for low-rent public housing and the potential for Section 236 housing. For the Gainesville HMA, the total occupancy potential is estimated to be 690 units annually, including 570 units for families and 120 units for elderly couples and individuals. The occupancy potentials for subsidized rental housing are shown in table II.

Section 235 Sales Housing and Section 236 Rental Housing. Either sales housing or rental accommodations can be provided for low- to moderate-income families under the provisions of Sections 235 or Section 236. Demand under the two programs is not additive. Based on exception income limits, about 250 units a year for families under the two programs could be absorbed in

the Gainesville HMA during the two-year forecast period ending April 1, 1973; using regular income limits the potential would be reduced to 190 units. In addition, using both regular and exception income limits, about 80 elderly families and individuals would qualify for Section 236 rental housing. About 20 families and 40 elderly households also would qualify for public housing.

During 1969, one existing property and 30 new houses were insured under Section 235. During 1970, approximately 160 new homes were insured under Section 235. As of March 1, 1971 about 80 new houses were under construction in Alachua County which are to be insured under Section 235. Section 235 sales housing ranges in price from \$17,500 to \$18,500 for a three- or four-bedroom house.

There are 216 units of Section 236 housing for families which have been readily absorbed. One Section 236 project of 100 units and one Section 221(d)(3) BMIR project of 220 units are presently under construction in the Gainesville HMA. The Section 221(d)(3) BMIR project is being constructed on the University of Florida campus and is replacing 400 old, frame units for married students which are being razed. Disregarding the 220 units of Section 221(d)(3) BMIR housing which are replacing existing units, the units under construction should satisfy about 70 percent of the first year occupancy potential for families.

Rental Housing Under the Public Housing and Rent-Supplement Programs. These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Gainesville HMA, the annual occupancy potential for public housing is estimated at 340 units for families and 80 units for the elderly. About 20 families and 40 elderly households also are eligible for housing under Section 236. In the case of the more restrictive rent-supplement program, the potential for families would be about 47 percent of the figure shown above, but the market among the elderly would be unchanged.

As of April 1, 1971, the Gainesville Housing Authority had under management five low-rent public housing projects with 515 units, including 100 units for elderly occupancy. The Gainesville Housing Authority has a waiting list of 934 families and 104 elderly, and reported a vacancy rate of less than one percent as of February 11, 1971. As of April 1, 1971, 70 units for the elderly were under construction to be completed by January 1972. These 70 units will satisfy the occupancy potential for elderly households for the first year of the forecast period.

The recently established Alachua County Housing Authority has 200 single-family houses for families under construction which will be completed by September 1971. These units will be built in the towns of Hawthorn and Newberry and the cities of Archer, Alachua, and Waldo; reducing the occupancy potential to approximately 140 units for families for the first year of the forecast year. There are three rent supplement projects in the HMA totaling 372 units which have been readily absorbed.

Sales Market

The sales market in the HMA has strengthened since April 1960 when the homeowner vacancy rate was 2.8 percent. As of April 1, 1971, the estimated homeowner vacancy rate was 1.9 percent. Single-family construction for the years 1966 through 1970 averaged 600 units a year, lower than the annual average of 725 homes for the years 1960 through 1965. Single-family construction increased from 642 units in 1969 to 698 units in 1970.

During 1970, 23 percent of new construction activity was insured under Section 235. Builders, because of high interest rates and a lack of mortgage funds, had built fewer homes speculatively in 1970 than in 1969. A January 1971 unsold inventory survey conducted by the Jacksonville Insuring Office indicated that 68 percent of new single-family houses completed in subdivisions with five or more completions during 1970 were built speculatively, compared with 84 percent in a similar survey covering houses built in 1969. A total of 62 homes (26 percent) were unsold in 1970, compared with 86 (21 percent) in 1969.

In Alachua County, nonsubsidized single-family construction has been primarily concentrated in northeast and northwest Gainesville, and the area immediately west of the city limits. Single-family homes range in price from \$18,000 to \$27,000 in northeast Gainesville, and from \$25,000 to \$40,000 in northwest Gainesville. Sales housing varies in price from \$30,000 to \$60,000 in the area west of the city limits.

Existing homes usually range in price from \$8,000 to \$12,000 in southeast Gainesville, \$15,000 to \$20,000 in northeast Gainesville, and \$20,000 to \$45,000 in northwest Gainesville.

As a result of high interest rates and a lack of mortgage funds, approximately 23 percent of single-family construction during 1970 was insured under Section 235. During the first two months of 1971, 64 percent of new single-family construction was insured under Section 235. The reduction in conventional interest rates over the past six months should result in a decrease in the percentage of single-family homes insured under Section 235.

Single-family homes insured under Section 235 have been concentrated in the city of Alachua, the town of High Springs, and in northeast, east and southeast Gainesville. Section 235 sales housing ranges in price from \$17,500 to \$18,500 for a three- or four-bedroom house. Single-family homes insured under Section 235 have been readily absorbed. Foreclosures, especially in High Springs and Alachua City, have been the result of families not having enough money to cover their mortgage payments, maintenance costs on their houses, and family health costs. FHA Property Management has 9 homes in Alachua City and 6 homes in High Springs which have been foreclosed.

Rental Market

The strong demand for additional rental housing in the HMA has been influenced primarily by the growth of student households. As a result of

increasing student household formation, multifamily construction increased by 73 percent in the period from 1966 through 1970. Multifamily construction expanded from 330 units during the period from 1960 through 1965 to 570 units during the period from 1966 through 1970, while student enrollment increased from an annual average of 750 additional students to 1,075 during the same periods.

The present rental vacancy rate is 6.4 percent, down from the 9.3 percent of the April 1970 Census. The sharp reduction in the rental vacancy rate is the result of two factors: (1) during 1970, only 127 multifamily units were authorized in the HMA, substantially below the annual average of 570 units authorized in the 1965-1970 period, (2) excess vacancies were absorbed by the 1,484 additional students enrolled at the University of Florida in the fall of 1970, the largest increase in student enrollment in the school's history.

Most multifamily units built for students are located in the vicinity of Southwest 13th Avenue, approximately one mile from the University of Florida or in the area immediately north of West University Avenue. A large number of older garden apartments are furnished. Older furnished garden apartments (excluding all utilities) usually rent from \$95 to \$110 for a one-bedroom unit, while a two-bedroom apartment typically rents from \$120 to \$140.

New garden apartments (excluding all utilities) typically range in rent from \$125 to \$150 for a one-bedroom unit and \$150 to \$195 for a two-bedroom unit. New furnished garden apartments rent from \$150 to \$175 for a one-bedroom unit and \$185 to \$230 for a two-bedroom unit. Efficiency and three-bedroom apartments are not an important segment of the rental market.

Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based on the trends in employment, income, population, and housing factors summarized in the following paragraphs.

Employment. Economic growth of the Gainesville HMA has been based upon the expansion of the University of Florida. University enrollment has grown 70 percent, from 13,100 in the fall of 1960 to 22,253 in the fall of 1970 (see table V). Approximately 49 percent of total nonagricultural wage and salary employment is in government, primarily in university employment. Government employment has provided the base for the large increases in consumer-oriented industries. Nonagricultural wage and salary employment in the Gainesville HMA averaged 36,140 workers in March 1970, an increase of 1,000 over March 1969.^{1/} The gain was primarily the result of increases

^{1/} A consistent series of employment data for Alachua County is maintained by the Florida State Department of Commerce only for March of each year.

in government, wholesale and retail trade, construction, and transportation and utilities (see table III). Wage and salary employment increased each year during the 1960-1970 period at an annual rate of about 1,500 jobs. The largest increases occurred between 1962 and 1963, when 2,450 jobs were added to the labor force, and between 1965 and 1966, when 2,200 jobs were added. Between 1965 and 1970, nonagricultural wage and salary employment increased at an annual rate of about 1,570 jobs a year, compared with an annual rate of 1,400 jobs between 1960 and 1965.

Manufacturing industries provide about ten percent of nonagricultural wage and salary employment. Between 1965 and 1970, manufacturing employment increased by an average of 140 jobs annually. The manufacturing sector of the Gainesville economy employs about 3,500 workers,^{1/} but the Florida Department of Commerce does not classify manufacturing employment by industry group for the Alachua County Labor Market Area. The largest employers are in the electrical equipment and food processing industries which together comprise approximately 50 percent of total manufacturing employment.

Nonmanufacturing industries account for about 90 percent of total non-agricultural wage and salary employment in the Gainesville HMA. Almost all of the employment growth in the HMA has been in nonmanufacturing in which the job total increased annually by an average of 1,425 between 1965 and 1970. The largest gains have been in government, wholesale and retail trade, and services. A substantial part of the increase in government has been the result of the expansion of the student enrollment at the University of Florida with the concomitant increase in faculty and service personnel at the university. For the 1970-1971 academic year, the faculty, administrative staff, and service personnel totaled approximately 9,350 employees at the University of Florida.

During the next two years, nonagricultural wage and salary employment is expected to increase by an average of 1,200 jobs a year, of which 100 will be in manufacturing. This rate of growth is somewhat lower than in the period from 1965 to 1970 because of a slowdown in the overall economy along with a reluctance of business to invest in new plants and equipment. Nonmanufacturing is expected to grow by 1,100 jobs with increases occurring primarily in government, wholesale and retail trade, services, construction, and transportation. The expansion of the Gainesville economy will be primarily stimulated by job increases in the government sector, largely the result of increases in employment at the University of Florida. Additional workers in this sector will create a demand for more jobs in the consumer-oriented industries of wholesale and retail trade and services. Construction also will be stimulated by expansion in the government sector.

Income. The median annual income, after deduction of federal income tax, of all families in the Gainesville HMA was \$7,700 as of April 1, 1971;

^{1/} Estimated by Housing Market Analyst for April 1, 1971. Employment figures for March 1971 will not be available for publication until November 1971.

the median after-tax income of renter households of two or more persons was \$6,550. These estimates contrast with median after-tax incomes of \$5,900 for all families and \$5,100 for renter households for November 1966. Distributions of all families and renter households by income class for 1971 are presented in table IV.

Population and Households. The population of the Gainesville HMA reached 108,000 persons on April 1, 1971, including 65,325 in the city of Gainesville and 42,675 in the remainder of Alachua County (see table VI).^{1/} The increase in population since 1960 reflects a net in-migration of 1,690 persons a year and a net natural increase (excess of births over deaths) of about 1,390 a year.

During the April 1960-April 1971 period, the nonstudent population in the HMA grew by an average of 2,350 persons annually to a total of 86,800; it is expected to increase by an average of 2,375 persons annually over the next two years. The student population of the University of Florida grew by an average of 730 persons annually in the 1960-1971 period to a total of 21,200 students in April 1971; it is expected to increase to 23,000 by April 1, 1973, an average gain of 900 a year. Student enrollment dropped from 22,253 in the fall of 1970 to 21,200 in the spring of 1971 because of graduation and the usual attrition of students with failing grades (see table V).

In April 1971, there were 32,125 households in the Gainesville HMA, including 26,425 nonstudent households and 5,700 student households (see table VI).^{2/} A large number of student households are located east and north of the University of Florida. Nonstudent household growth is expected to average about 925 households over the next two years. Student households are expected to grow by an average of 225 a year during the forecast period.

Private Residential Construction Trends and Housing Inventory. As measured by building permits, which cover approximately 99 percent of the land area of the Gainesville HMA, annual nonsubsidized single-family construction for the years 1966 through 1970 averaged 560 units a year, lower than the annual average of 725 homes for the years 1960 through 1965 (see table VII). During the last five years, nonsubsidized single-family construction has varied from year to year, between a low of 484 units authorized in 1966 and a high of 612 units in 1969. In Alachua County private single-family construction has been predominantly concentrated in northwest and west Gainesville. During the first two months of 1971, a total of 94 single-family houses were authorized in the HMA, including approximately 60 homes under Section 235.

^{1/} According to the Advance Report of the 1970 Census of Population, the population of Alachua County totaled 104,764 persons in April 1970, while the population of the city of Gainesville totaled 64,510 persons.

^{2/} According to the Advance Report of the 1970 Census of Housing, the number of households in Alachua County was 31,114 in April 1970, while the number of households in the city of Gainesville was 18,776.

Absorption of new multifamily accommodations is dependent largely on growth in the student population. Multifamily construction expanded during the period from 1966 to 1970, averaging 570 units annually, compared with an annual average of 330 units in the period from 1960 through 1965. Student enrollment expanded from an annual average of 750 additional students in the period from 1960 to 1965 to an annual average of 1,075 additional students from 1965 to 1970. Since 1961, when 1,478 dormitory spaces were provided for students, a large percentage of new multifamily construction has been built for students. During the period from 1966 to 1970, student demand for housing was met by the addition of 1,014 spaces in university-owned dormitories and the addition of an average of 570 apartment units each year.

During the period from 1960 through 1970, 2,492 (250 annually) dormitory spaces were provided for students at the University of Florida. Student enrollment increased from 13,100 students in the fall of 1960 to 22,253 in the fall of 1970, averaging 915 additional students a year. As of September 1970, there was a vacancy of 3.0 percent in dormitory spaces out of a total capacity of 6,209 beds. As of January 1971, the vacancy rate in dormitory spaces had risen to 5.0 percent. This is normal, because of the drop-out of students during the first quarter of the academic year. No new dormitories are expected to be built in the forecast period.

As of April 1, 1971, there were 34,525 housing units in the Gainesville HMA, reflecting a net increase of 975 units over the April 1, 1970 inventory of 33,538. This increase in the housing inventory resulted from the completion of approximately 975 units, the loss of 400 through demolition, and other causes, and the addition of 400 mobile homes.

There were 525 units, both subsidized and non-subsidized, under construction as of April 1, 1971, including about 125 single-family houses and 400 units in multifamily structures.

Vacancy. Vacancies have decreased in the Gainesville HMA since April 1970. There were 2,400 vacant housing units in the HMA as of April 1, 1971; 375 units were available for sale, 850 units were available for rent, and 1,175 were either unsuitable or unavailable. The current available vacant sales and rental units represent ratios of 1.9 and 6.4 percent, respectively, compared with corresponding ratios of 2.1 percent and 9.3 percent in April 1970 (see table IX).

Table I

Estimated Annual Demand for Nonsubsidized Housing
Gainesville, Florida, Housing Market Area
April 1, 1971-April 1, 1973

A. Single-family

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$22,499	85	17
\$22,500 - 24,999	85	17
25,000 - 29,999	145	29
30,000 - 34,999	100	20
35,000 and over	<u>85</u>	<u>17</u>
Total	500	100

B. Multifamily

<u>Gross monthly rent^{a/}</u>	<u>Unit size</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$130	15	-	-	-
\$130 - 149	5	85	-	-
150 - 169	-	40	50	-
170 - 189	-	15	60	5
190 - 209	-	5	35	10
210 - 229	-	5	20	5
230 - 249	-	-	10	5
250 - 269	-	-	5	5
270 - 290	-	-	5	5
290 and over	-	-	5	5
Total	20	150	190	40

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy for Subsidized Rental Housing
Gainesville, Florida, Housing Market Area
April 1, 1971 to April 1, 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	30	0	60	90
2 bedrooms	90	20	120	230
3 bedrooms	70	0	90	160
4+ bedrooms	<u>40</u>	<u>0</u>	<u>50</u>	<u>90</u>
Total	230	20 ^{b/}	320 ^{b/}	570
B. <u>Elderly</u>				
Efficiency	20	30	25	75
1 bedroom	<u>20</u>	<u>10</u>	<u>15</u>	<u>45</u>
Total	40	40 ^{c/}	40 ^{c/}	120

^{a/} Estimates are based upon exception income limits.

^{b/} Forty seven percent of these families also are eligible under the rent supplement program.

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

Table III

Nonagricultural Wage and Salary Employment
Gainesville, Florida, Housing Market Area
March 1960-March 1970

<u>Industry</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970^{a/}</u>
Total employment	21,250	21,950	23,200	25,650	26,950	28,300	30,500	31,700	33,700	35,140	36,140
Manufacturing	2,650	2,600	2,800	2,900	2,900	2,700	3,220	3,280	3,220	3,320	3,420
Nonmanufacturing	18,600	19,350	20,400	22,750	24,050	25,600	27,280	28,420	30,480	31,820	32,720
Construction	1,050	1,250	1,250	1,550	1,700	2,050	2,320	2,280	1,840	2,240	2,060
Transportation and utilities	600	600	600	700	700	750	800	880	920	1,020	1,200
Wholesale and retail trade	3,650	3,900	3,950	4,300	4,650	5,200	5,480	5,900	6,740	6,900	7,160
Finance, insurance, & real estate	650	700	800	950	950	950	1,020	1,120	1,220	1,280	1,340
Service & other wage and salary	1,750	1,850	2,050	2,200	2,250	2,350	2,500	2,840	3,220	3,260	3,360
Government	10,900	11,050	11,750	13,050	13,800	14,300	15,160	15,400	16,540	17,120	17,600

^{a/} Preliminary.

Note: Components may not add to total because of rounding.

Source: Florida State Department of Commerce.

Table IV

Family Income Characteristics
Gainesville, Florida, Housing Market Area

A. Percentage Distribution of All Families and Renter Households
By Annual Income After Deduction of Federal Income Tax
As of April 1971

<u>Income</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$2,000	7	9
\$2,000 - 2,999	6	9
3,000 - 3,999	7	9
4,000 - 4,999	9	9
5,000 - 5,999	8	10
6,000 - 6,999	8	7
7,000 - 7,999	7	8
8,000 - 8,999	6	7
9,000 - 9,999	7	6
10,000 - 12,499	11	11
12,500 - 14,999	9	5
15,000 - 19,999	8	6
20,000 and over	<u>7</u>	<u>4</u>
Total	100	100

B. Median Family Income After Deduction of Federal Income Tax
As of November 1966 and April 1971

	<u>1966</u>	<u>1971</u>
All families	\$5,900	\$7,700
Renter households ^{a/}	\$5,100	\$6,550

^{a/} Includes two- or more-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Trend of Student Enrollment at the
University of Florida
Gainesville, Florida, HMA
1960-1972

<u>Year</u>	<u>Student enrollment^{a/}</u>	<u>Change previous year</u>
Fall 1960	13,100	-
Fall 1961	13,634	534
Fall 1962	13,826	192
Fall 1963	14,810	984
Fall 1964	15,701	891
Fall 1965	16,874	1,173
Fall 1966	18,039	1,165
Fall 1967	19,004	965
Fall 1968	19,848	844
Fall 1969	20,769	921
Fall 1970	22,253	1,484
Fall 1971 ^{b/}	23,130	877
Fall 1972 ^{b/}	24,074	944

a/ Includes all full-time degree-credit students.

b/ Projected estimates by University of Florida.

Source: University of Florida.

Table VI

Trend of Population and Household Growth
Gainesville, Florida, Housing Market Area
April 1960-April 1971

<u>Area and type</u>	<u>April 1960</u>	<u>April 1970</u>	<u>April 1971</u>	<u>April 1973</u>	<u>Average annual change</u>		
					<u>1960-1970 Number^{a/}</u>	<u>1970-1971 Number^{a/}</u>	<u>1971-1973 Number^{a/}</u>
<u>Population</u>							
<u>HMA Total</u>	<u>74,074</u>	<u>104,764</u>	<u>108,000</u>	<u>114,550</u>	<u>3,070</u>	<u>3,080</u>	<u>3,275</u>
Gainesville	29,701	64,510	65,325	69,475	3,480	3,235	2,075
Remainder of HMA	44,373	40,254	42,675	45,075	- 410	- 155	1,200
<u>HMA Total</u>	<u>74,074</u>	<u>104,764</u>	<u>108,000</u>	<u>114,550</u>	<u>3,070</u>	<u>3,080</u>	<u>3,275</u>
Student ^{b/}	13,100	19,770	21,200	23,000	670	730	900
Nonstudent	60,974	84,994	86,800	91,550	2,400	2,350	2,375
<u>Households</u>							
<u>HMA Total</u>	<u>19,888</u>	<u>31,114</u>	<u>32,125</u>	<u>34,425</u>	<u>1,120</u>	<u>1,110</u>	<u>1,150</u>
Gainesville	7,749	18,776	19,025	20,450	1,100	1,025	710
Remainder of HMA	12,139	12,338	13,100	13,975	20	85	440
<u>HMA Total</u>	<u>19,888</u>	<u>31,114</u>	<u>32,125</u>	<u>34,425</u>	<u>1,120</u>	<u>1,110</u>	<u>1,150</u>
Student ^{c/}	3,100	5,150	5,700	6,150	200	235	225
Nonstudent	16,788	25,964	26,425	28,275	920	875	925

^{a/} Rounded.

^{b/} Includes only students, not their dependents.

^{c/} Student households were estimated by adding married student households and students living together in rental units to save on rent.

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

Table VII

Nonsubsidized Housing Units Authorized by Building Permits
Gainesville, Florida, HMA
1960-1971

<u>Year</u>	<u>HMA Total</u>		<u>Alachua Co. Uninc. Area</u>		<u>Gainesville</u>		<u>HMA Remainder</u>	
	<u>Single-family</u>	<u>Multifamily</u>	<u>Single-family</u>	<u>Multifamily</u>	<u>Single-family</u>	<u>Multifamily</u>	<u>Single-family</u>	<u>Multifamily</u>
1960	804	37	604	26	155	11	45	-
1961	714	69	493	46	194	23	27	-
1962	599	167	182	15	409	152	8	-
1963	761	432	193	22	535	410	33	-
1964	772	359	276	48	449	309	47	2
1965	701	921	273	23	383	898	45	-
1966	484	662	251	7	210	651	23	4
1967	597	296	320	40	252	256	25	-
1968	575	1,378	277	144	274	1,234	24	-
1969	612	384	337	143	278	241	27	-
1970	538	127	371	20	220	107	107	-
Jan.-Feb. 1971	34	384	62	-	30	384	2	-

Source: U.S. Bureau of the Census and local permit-issuing places.

Table VIII

Subsidized Housing Units Authorized by Building Permits
Gainesville, Florida, HMA
1960-1971

<u>Year</u>	<u>Section 235</u>	<u>Public Housing</u>	<u>Section 221(d)(3)</u>	<u>Rent Supplement</u>	<u>Section 236</u>
1960	-	-	-	-	-
1961	-	-	-	-	-
1962	-	-	-	-	-
1963	-	-	-	-	-
1964	-	208	-	-	-
1965	-	-	-	-	-
1966	-	-	-	-	-
1967	-	-	-	100	-
1968	-	351	-	172	-
1969	30	-	-	100	136
1970	160	-	-	-	80
Jan.-Feb. 1971	60	-	220	-	100

Source: Gainesville Housing Authority and Jacksonville FHA Insuring Office.

Table IX

Tenure and Occupancy in the Housing Inventory
Gainesville, Florida, Housing Market Area
April 1, 1960 to April 1, 1971

<u>Tenure and occupancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>April 1971</u>
Total housing supply	21,933	33,538	<u>34,525</u>
Occupied housing units	19,888	31,114	32,125
Owner-occupied	12,312	18,912	19,700
Percent of all occupied	61.9	60.8	61.3
Renter-occupied	7,576	12,202	12,425
Percent of all occupied	38.1	39.2	38.7
Vacant housing units	2,045	2,424	2,400
Available vacant	1,007	1,660	1,225
For sale	357	404	375
Homeowner vacancy rate	2.8	2.1	1.9
For rent	650	1,256	850
Renter vacancy rate	7.9	9.3	6.4
Other vacant ^{a/}	1,038	764	1,175

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

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

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