Analysis of the

GALVESTON-TEXAS CITY, TEXAS

as of February 1, 1971

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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Housing Market Analysis

Galveston-Texas City, Texas as of February 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 - GALVESTON-TEXAS CITY, TEXAS AS OF FEBRUARY 1, 1971

The Galveston Housing Market Area (HMA) consists of Galveston County; this area is coextensive with the Galveston-Texas City Standard Metropolitan Statistical Area as defined by the Office of Manangement and Budget. The HMA is located in eastern Texas, bordered on the north by the Houston SMSA and on the south by the Gulf of Mexico. Galveston City is located on Galveston Island, a major Texas resort area about two miles from the mainland portion of the county; Texas City and La Marque are twin cities in the center of the mainland HMA. As of February 1, 1971, the population of the HMA was 172,000 persons of whom 61,700 resided in Galveston City, and 56,150 resided in Texas City-La Marque.

The economy of the HMA is based primarily upon nonmanufacturing industries predominantly geared to the tourist trade and to the Port of Galveston. Substantial economic growth during the past ten years (especially after the 1961 hurricane) has led to a substantial increase in population, primarily on the mainland of the HMA because of a shortage of land suitable for development on the island. The economic growth has encouraged a high rate of construction activity in the HMA and decreased unemployment rates since 1960. The substantial amount of construction has been absorbed readily and both the sales and rental markets have improved since 1960.

Anticipated Housing Demand

There will be an annual demand for about 1,050 privately financed, nonsubsidized housing units in the Galveston HMA during the two-year forecast period ending February 1, 1973. This number is somewhat below the number of housing units which were added to the inventory during 1970. Total demand includes 800 units of single-family homes, 150 units of multifamily housing, and 100 mobile homes. The demand estimate has taken into consideration current housing market conditions, projected economic trends, expected population growth and household formation, and anticipated losses to the housing inventory. Further considerations were current nonseasonal vacancies, and current levels of construction of nonseasonal homes.

The projected demand for single-family sales housing continues the downward trend since 1968. Demand for multifamily units is expected to decline nominally during the forecast period because of a surplus of rental units resulting from high rates of multifamily unit construction during the 1965 to 1969 period.

Table I shows the distribution of demand for sales housing by price class and the demand for multifamily units by gross monthly rents.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 program 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 Galveston HMA, the total occupancy potential is estimated to be 670 units annually.

The annual occupancy potentials[1/] for subsidized housing discussed in the following paragraphs are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on February 1, 1971, and on available market experience.[2/]

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 Galveston HMA, it is estimated (based on regular income limits) that, for the period February 1971-February 1973, there is an occupancy potential for an annual total of 190 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 50 units of Section 236 rental housing for elderly couples and individuals exclusively, and a potential of 35 units of Section 236 rental housing for elderly couples and individuals that are also eligible for public housing. The use of exception income limits would increase the potential for families by 40 percent and would not affect the elderly potential.

As of February 1, 1971, seven existing homes had been insured under Section 235, and 12 homes were either completed or under construction under the program. Also, a Section 236 project of 200 units designated specifically for the elderly had been operating in Galveston City for two years and had a waiting list of about 125 applicants. There are 348 units of Section 236 rental housing for families committed for the HMA and 120 units in process, for a total of 468 units under Section 236. If these units are completed by February 1, 1973 they will more than satisfy the two-year occupancy potential for Sections 235 and 236 housing.

Public Housing and Rent Supplement. Both of these programs serve families in essentially the same low income groups and the individual potentials are not additive. The primary differences arise from the manner in which net income is computed for each program and from other eligibility requirements.

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 program.

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

For the Galveston HMA, the annual occupancy potential for public housing is 330 units for families. In addition, there is a potential for 65 units for elderly couples and individuals eligible for public housing exclusively and for 35 units for elderly couples and individuals who are also eligible for Section 236 rental housing (see table II for details). The annual occupancy potential for rent supplement is about 75 percent of the annual potential for public housing for families; all of the elderly couples and individuals eligible for public housing also are eligible for rent supplements.

Two rent supplement projects with a total of 340 units have been committed for the Galveston HMA; in addition, a 72-unit project is under construction, giving a total of 412 units potentially available during the forecast period. None of these units are specifically designed for the elderly. If the 412 units are ready for occupancy by February 1, 1973, they will satisfy all of the first year occupancy potential and a part of the second year occupancy potential for rent supplement and low-rent public housing for both families and elderly households.

As of February 1, 1971, a 192-unit 221(d)(4) project was completed in September 1970 and was absorbed readily. There were no vacancies and it had a waiting list of about 100 applicants.

As of February 1, 1971, there were about 1,675 units of public housing in the Galveston HMA. Four of the public housing projects (about 1,050 units), located in Galveston City, were undergoing rehabilitation utilizing a Department of Housing and Urban Development Grant. The four projects had about 200 vacancies combined, nearly all of the public housing vacancies reported in the HMA. After the vacant units have been modernized, families will transfer into them from other units targeted for rehabilitation until all of the 1,050 units have been rehabilitated. The waiting list for public housing in the HMA included about 200 families and about 120 elderly as of February 1971. The Galveston Housing Authority has applied for 200 units under the Leased Housing Program. If the 200 public housing units reported as vacancies are eliminated through the rehabilitation program and the 200 leased units are added to the inventory they will satisfy all of the second year occupancy potential for public housing and rent supplement.

The Sales Market

The sales market in the Galveston HMA, which had been weak in the early 1960's, began tightening in the mid-1960's and is now considered good. Vacancy rates in sales units have declined to 2.0 percent as of February 1971. This gradual strengthening has resulted from increasing employment opportunities in the HMA which have stimulated simultaneous in-migration with a high level of single-family building during the 1962-1968 period.

Single-family construction levels in the Galveston HMA have not varied significantly since 1960. However, in the latter 1960's, individual builders have been reluctant to start more than 10 units at a time. Consequently, accumulations of unsold homes have been minimal and the sales market has remained in reasonable balance. But in early 1970, a shortage of homes in the $15,000 to $20,000 price class (nonsubsidized) occurred in the HMA and builders subsequently increased activity in this range. The average sales price of new homes built in 1970 was about $20,700 compared to the 1969 average of about $21,350.

Most single-family construction activity on Galveston Island is in seasonal homes located in subdivisions well outside Galveston City limits. The unavailability of land suitable for development within the city limits has restricted construction activity to higher priced nonseasonal permanent homes or seasonal homes. Therefore, most single-family building in recent years has been located on the mainland, in the northern portions of the HMA.

Rental Market

The rental vacancy rate in the Galveston HMA dropped from 13.0 percent in April 1960 to 9.5 percent in February 1971. Although this indicates improvement in the general conditions of the rental market over the last ten years, the vacancy rate of 9.5 percent exceeds that deemed reasonable for a balanced market. The rental market for modern good quality units in desirable locations is satisfactory, however. Vacancy levels in the city of Galveston in apartment units constructed since 1960 are substantially lower than those on the mainland. The majority of these units are garden style, moderate rent projects with amenities such as swimming pools and air conditioning included. The desirable location in the HMA appears to be Galveston City with its proximity to the beach resort area and job opportunities. Less desirable apartments are located in the mainland portion of the HMA, the majority being pre-1960 duplex style units without the previously mentioned amenities.

Very few efficiencies and three-bedroom units are offered in nonsubsidized projects and rents in post-1960 units for one-bedroom units are between $125 and $175 and between $150 and $200 for two-bedroom units, with utilities included in the upper rent ranges.

It appears that on the mainland of Galveston County single-family homes constructed in the late 1950's and early 1960's comprise a majority of the renter occupied units and are competitive with new apartment units. Most are three-bedroom homes with rents at about $160 a month. Older single-family units, typically deteriorated or dilapidated units in the $50 to $100 rent range located in inner-city areas, comprise a majority of the low-rent units. They represent a large portion of the rental vacancy rate throughout the HMA.

Economic, Demographic, and Housing Factors

The anticipated annual demand for new nonsubsidized housing units is based upon the employment, income, population, and housing factors discussed below.

<u>Employment</u>. Average nonagricultural wage and salary employment in the Galveston HMA in 1970 was 57,500 workers, a gain of 13,400 workers since 1960. Between 1960 and 1964, employment increased by about 1,000 jobs a year, but decreased by about 450 jobs a year between 1964 and 1966. Since 1966, nonagricultural wage and salary employment increased by about 2,575 annually, with the largest gain of about 6,500 occurring between 1969 and 1970 (see table III for details). This large employment increase between 1969 and 1970 occurred primarily in nonmanufacturing industries. Several firms expanded operations at the Galveston Wharves and employment in the transportation category increased by 2,750 workers. In addition, the University of Texas Medical Branch at Galveston continued its expansion program, stimulating employment in the medical services and state and local government categories resulting in a gain of over 750 workers. As a result of this expansion, employment in wholesale and retail trade increased by 1,075 workers. Employment at the Galveston Wharves and the University of Texas Medical Branch is expected to increase gradually during the two-year forecast period as expansion continues.

Nonmanufacturing industries, which account for 80 percent of nonagricultural wage and salary employment, increased by 4,350 workers between 1960 and 1964, declined by 750 workers between 1964 and 1966, and increased by 8,600 since 1966, with the largest gain of about 5,950 workers occurring between 1969 and 1970. Principal gains have been in trade (275 a year); services (250 annually); transportation, communication and utilities (115 a year); and government (470 a year). These increases resulted primarily from additional demand for goods and services generated by increased employment levels at the municipally owned Port of Galveston and related employment sources, increased tourism, and increased employment levels at the University of Texas Medical Branch.

Employment in manufacturing industries declined by 550 workers between 1960 and 1966 (90 annually); gains of 425 annually between 1966 and 1970 were recorded. Between 1960 and 1966, losses occurred in chemicals and allied products and in petroleum refining. Since 1966, however, these categories combined with the transportation equipment and fabricated metals categories have accounted for the increase in employment in manufacturing industries.

Nonagricultural wage and salary employment in the Galveston HMA is expected to increase by 2,650 (1,325 annually) during the forecast period. About 90 percent of this increase is expected to occur, as in the past, in nonmanufacturing employment. The employment increases in nonmanufacturing industries are expected to be concentrated in transportation, wholesale and retail trade, services, and government. The Port of Galveston and the University of Texas Medical Branch are expected to stimulate most transportation and state and local government employment increases. The employment increases in manufacturing industries are expected to be concentrated in transportation equipment, chemicals and allied products, and petroleum refining. The Port of Galveston is expected to stimulate the transportation equipment and chemical industries, while nominal employment increases are expected to take place at the petroleum refining complex in Texas City.

Income. In February 1971, the median annual income of all families in the Galveston HMA was about $9,325, after deduction of federal income taxes. The median after-tax income of renter households of two or more persons was $6,975. The 1971 after-tax median incomes compare with 1959 after-tax median incomes of $4,800 for all families and $3,600 for renter households of two or more persons (see table IV for details).

Demographic Factors. The population of the Galveston HMA reached 172,000 persons as of February 1, 1971. This reflects an average annual increase of about 2,925 since April 1, 1960.1/ Since the net natural increase of the HMA (resident births less resident deaths) has been declining during the 1960's, the increased rate of population growth was the result of greater in-migration into Galveston County. Increased job opportunities in the HMA have been the primary reason for increased in-migration.

The rapid growth of the northern portion of Galveston County has been the most significant factor of demographic change in the HMA. In-migration to Galveston County combined with the substantial out-migration from Galveston City, and the affects of the rapidly growing Houston HMA (Harris County) adjacent to the northern border of the Galveston HMA, has contributed to the rapid growth of the northern sector of the HMA.

Based upon the expectations that economic expansion will induce continued in-migration to the HMA, it is anticipated that population growth during the two-year forecast period will average 2,800 persons annually. Past trends and current conditions indicate that most of this population growth will occur in the northern portion of the HMA between Texas City and the Galveston County-Harris County border, and that the population of Galveston City will continue to decline (see table V for details).

There were about 53,800 households in the Galveston HMA as of February 1, 1971, reflecting an annual average increase of about 1,065 (2.2 percent) since April 1, 1960.2/ This increase in the number of households in the HMA has been occurring at a more rapid rate than population gains, because of a decline in household size. It is anticipated that past trend will continue during the two-year forecast period and households are expected to increase by 1,025 annually from February 1971 to February 1973.

Housing Factors. The housing inventory in the Galveston HMA totaled about 62,800 units as of February 1, 1971, an increase of 11,800 (1,085 annually) since April 1960. The increase since 1960 was the result of the addition of about 15,400 units, an increase of about 1,050 mobile homes, and the loss of 4,650 units by demolition and other causes (including many units destroyed by Hurricane Carla in September 1961). There were about 560 privately financed housing units under construction in February 1971, of which 260 were single-family houses and 300 units were in multifamily structures.

1/ The 1970 Census reported a population of 169,812 for Galveston County as of April 1, 1970.

2/ The 1970 Census reported 52,986 households for Galveston County.

Residential Building Activity. A large portion of construction activity in the HMA takes place outside permit issuing places; construction authorized by building permits comprises only about 50 percent of total residential building activity. Construction activity has not varied significantly since 1960 and most changes can be attributed to varying multifamily construction levels (see table VI for details).[1/]

According to the Galveston City building code, land is required to be filled to a minimum height above sea level for construction purposes. This requirement increases the cost of land within the city limits and discourages low- to moderate-income single-family house construction. In addition, as a result of land conditions, stilts must be utilized in construction outside the Galveston City limits on the island. This effectively precludes multifamily construction on the remainder of the island and limits single-family construction primarily to resort homes. Throughout the remainder of the HMA low-cost single-family housing construction has been feasible.

Vacancy. As of February 1, 1971, there were about 2,800 vacant units available for sale or for rent in the HMA. About 700 were available for sale and 2,100 available for rent, indicating respective homeowner and rental vacancy rates of 2.0 percent and 9.5 percent (see table VII for details). The HMA has an increase in vacancies during the winter months, although they are primarily held off the market and are not included in available vacancies. The decline of the homeowner and rental vacancy rates reflects the nominal tightening in the HMA housing market brought about by increased employment and population growth since 1960 and the increased popularity of Galveston as a resort area.

1/ Table VI is comprised of building permit data from C-40 construction reports published by the Department of Commerce and estimates utilizing information from local builders, realtors, and building inspectors.

Table I

Annual Demand for New Nonsubsidized Housing
Galveston, Texas, Housing Market Area
February 1, 1971-February 1, 1973

A. Single-Family Houses

Price class	Number of units	Percent
Under $15,000	85	11
15,000 - 17,499	90	11
17,500 - 19,999	80	10
20,000 - 22,499	80	10
22,500 - 24,999	95	12
25,000 - 29,999	140	18
30,000 - 34,999	90	11
35,000 and over	140	17
Total	800	100

B. Multifamily Units

Gross monthly rent a/	Efficiency	One bedroom	Two bedrooms	Three or more bedrooms
$120 - $129	5	-	-	-
130 - 139	5	-	-	-
140 - 149	-	25	-	-
150 - 159	-	15	-	-
160 - 169	-	10	-	-
170 - 179	-	5	25	-
180 - 189	-	5	15	-
190 - 199	-	-	10	-
200 - 209	-	-	5	5
210 - 219	-	-	5	5
220 and over	-	-	5	5
Total	10	60	65	15

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Galveston, Texas, Housing Market Area
1971-1973

	Section 236a/ exclusively	Eligible for both programs	Public housing exclusively	Total for both programs
A. Families				
1 bedroom	25	0	55	80
2 bedrooms	75	0	120	195
3 bedrooms	45	0	90	135
4+ bedrooms	45	0	65	110
Total	190	0	330c/	520
B. Elderly				
Efficiency	25	25	50	100
1 bedroom	25	10	15	50
Total	50	35b/	65b/	150

a/ Estimates are based upon regular income limits.
b/ All of the elderly couples and individuals also are eligible for rent supplement payments.
c/ About 75 percent of families also are eligible for rent supplement payments.

Source: Estimates by Housing Market Analyst.

Table III

Labor Force Trends
Galveston, Texas, Housing Market Area
1960-1970
(annual averages)a/

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970
Civilian work force	55,600	58,600	59,000	58,700	59,850	58,850	57,950	58,150	60,250	61,150	68,050
Unemployment	3,600	4,450	5,100	4,200	3,500	3,350	2,750	2,350	2,150	2,800	2,950
Percent unemployed	6.5	7.6	8.6	7.2	5.8	5.7	4.7	4.0	3.6	4.6	4.3
Total employment	52,000	54,150	53,950	54,350	56,350	55,250	55,150	55,650	58,100	58,000	65,100
Nonagricultural wage and salary	44,100	46,400	46,050	46,400	48,100	47,200	47,200	48,500	51,000	51,000	57,500
Manufacturing	10,750	10,600	10,650	10,350	10,350	10,250	10,200	10,250	10,850	11,350	11,900
Stone, clay, and glass	85	75	75	100	100	140	180	150	150	150	150
Primary metals	170	200	190	150	170	180	300	230	250	250	250
Fabricated metals	35	35	45	65	65	65	200	250	300	550	555
Transportation equipment	1,150	1,100	1,200	1,075	1,050	1,250	1,150	1,150	1,325	1,525	1,500
Food & kindred products	1,250	1,350	1,450	1,450	1,400	1,200	1,275	1,075	1,050	1,025	975
Printing and publishing	510	510	500	460	450	400	410	400	400	430	400
Chemicals and allied products	4,950	4,900	4,850	4,800	4,850	4,800	4,750	4,875	5,050	5,200	5,500
Petroleum refining	2,225	2,075	1,975	1,850	1,850	1,850	1,800	1,950	2,100	2,025	2,300
Other	350	350	350	350	400	375	150	175	200	200	300
Nonmanufacturing	33,400	35,800	35,400	36,050	37,750	36,950	37,000	38,250	40,150	39,650	45,600
Agriculture, forestry & fisheries	300	325	275	275	275	265	265	275	325	425	450
Mining	600	500	525	510	475	375	375	275	200	200	200
Contract construction	3,025	3,675	3,500	3,475	4,400	4,075	3,900	5,650	5,800	4,050	3,625
Trans., communication and utilities	7,275	7,125	6,625	6,700	7,025	6,350	5,675	5,175	6,250	5,625	8,425
Transportation	(6,325)	(6,150)	(5,625)	(5,625)	(5,950)	(5,375)	(4,725)	(4,225)	(5,225)	(4,400)	(7,150)
Communication	(550)	(525)	(550)	(575)	(575)	(550)	(550)	(550)	(610)	(730)	(750)
Electric, gas	(400)	(450)	(450)	(510)	(500)	(425)	(400)	(400)	(410)	(480)	(525)
Trade	7,950	8,125	7,925	8,025	8,250	7,900	8,450	8,525	9,000	9,600	10,675
Wholesale	(1,200)	(1,275)	(1,325)	(1,325)	(1,350)	(1,275)	(1,250)	(1,225)	(1,200)	(1,325)	(1,350)
Retail	(6,750)	(6,850)	(6,600)	(6,700)	(6,900)	(6,625)	(7,200)	(7,300)	(7,800)	(8,275)	(9,325)
Fin., ins., and real estate	2,550	2,575	2,650	2,700	2,600	2,525	2,675	2,950	3,050	3,075	3,350
Services (excluding priv. households)	5,275	5,900	6,100	6,375	6,575	6,650	6,475	5,850	5,550	6,325	7,750
Business	(2,975)	(3,400)	(3,475)	(3,700)	(3,900)	(3,950)	(3,850)	(3,425)	(3,150)	(3,800)	(5,025)
Medical & professional	(2,300)	(2,500)	(2,625)	(2,675)	(2,675)	(2,700)	(2,620)	(2,450)	(2,400)	(2,525)	(2,725)
Government	6,425	7,575	7,825	8,025	8,125	8,825	9,200	9,600	9,975	10,350	11,100
Federal	(1,200)	(1,250)	(1,275	(1,300)	(1,300)	(1,300)	(1,300)	(1,325)	(1,300)	(1,300)	(1,500)
State and local	(5,225)	(6,325)	(6,550	(6,725)	(6,825)	(7,525)	(7,900)	(8,275)	(8,675)	(9,050)	(9,600)
Other nonagriculturalb/	7,325	7,200	7,350	7,375	7,325	7,350	7,275	6,500	6,450	6,325	6,975
Agricultural	550	550	550	575	900	700	675	650	675	675	650

a/ Totals will not add due to rounding.
b/ Includes nonagricultural self-employed and unpaid family workers, and domestic workers in private households.

Source: Texas Bureau of Employment Security.

Table IV

Estimated Percentage Distribution of Families by Annual Income[a/]
Galveston, Texas, Housing Market Area
1959 and 1971

Income class	1959 All families	1959 Renter households[b/]	1971 All families	1971 Renter households[b/]
Under - $3,000	25	38	10	16
$3,000 - 3,999	13	18	5	8
4,000 - 4,999	15	14	6	8
5,000 - 5,999	12	12	6	9
6,000 - 6,999	12	7	7	9
7,000 - 7,999	7	4	7	8
8,000 - 8,999	5	7)	7	7
9,000 - 9,999	3	)	6	7
10,000 - 10,999	)	)	6	6
11,000 - 11,999	)	)	6	5
12,000 - 12,999	8)	)	6	3
13,000 - 13,999	)	)	5	4
14,000 - 16,999	)	)	10	)
17,000 and over	)	)	13	10)
Total	100	100	100	100
Median	$4,800	$3,600	$9,325	$6,975

a/ After deduction of federal income tax.
b/ Renter households of two or more persons.

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

Table V

Population and Household Trends
Galveston, Texas, Housing Market Area
April 1960-February 1973

	April 1960	April 1970	February 1971	February 1973	Average annual change 1960-1970 Number	Percent	1971-1973 Number	Percent
Population								
HMA total	140,364	169,812	172,000	177,600	2,943	1.9	2,800	1.4
Galveston	67,175	61,809	61,700	60,900	-537	.8	-400	.6
Texas City-La Marque	46,034	55,039	56,150	57,850	900	1.8	850	1.5
Remainder	27,155	52,964	54,150	58,850	2,580	6.7	2,350	4.2
Households								
HMA total	42,267	52,986	53,800	55,850	1,072	2.3	1,025	1.9
Galveston	21,736	21,023	21,000	20,850	- 71	.3	- 75	.3
Texas City-La Marque	12,800	16,364	16,750	17,500	356	2.4	375	2.2
Remainder	7,731	15,599	16,050	17,500	787	7.0	725	4.4

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

Table VI

Estimated Residential Building Activity[a/]
Galveston, Texas, Housing Market Area
1960-1971

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	Jan. 1971
HMA total	1,175	1,100	1,450	1,525	1,450	1,575	1,175	1,600	2,050	1,475	1,150	235
Single-family	1,075	950	1,150	1,125	1,050	1,075	975	1,200	1,200	925	875	135
Multifamily	100	150	300	400	400	500	200	400	850	550	275	100
City of Galveston	200	250	325	250	275	275	175	200	375	350	325	150
Single-family	160	200	200	175	150	150	100	100	100	75	100	50
Multifamily	40	50	125	75	125	125	75	100	275	275	225	100
Texas City-LaMarque	325	225	300	475	400	400	200	375	400	175	150	10
Single-family	325	200	275	300	300	250	200	300	275	150	150	10
Multifamily	-	25	25	175	100	150	-	75	125	25	-	-
Remainder	650	625	825	800	775	900	800	1,025	1,275	950	675	75
Single-family	590	550	675	650	600	675	675	800	825	700	625	75
Multifamily	60	75	150	150	175	225	125	225	450	250	50	-

a/ Does not include public housing units.

Sources: Bureau of the Census C-40 Construction Reports; local building records and estimates by Housing Market Analyst.

Table VII

Components of Housing Inventory
Galveston, Texas, Housing Market Area
April 1, 1960-February 1, 1971

Component	April 1, 1960	April 1, 1970	February 1, 1971
Total housing inventory	51,003	61,889	62,800
Total occupied units	42,267	52,986	53,850
Owner-occupied	24,265	33,102	33,850
Percent	57.4	62.5	63.0
Renter-occupied	18,002	19,884	20,000
Percent	42.6	37.5	37.0
Total vacant units	8,736	8,903	8,950
Available vacant	3,662	2,849	2,800
For sale	969	712	700
Homeowner vacancy rate	3.8	2.1	2.0
For rent	2,693	2,137	2,100
Rental vacancy rate	13.0	9.7	9.5
Other vacant a/	5,074	6,054	6,150

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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Analysis of the...housing market

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