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*Analysis of the*  
**HUNTSVILLE, ALABAMA  
HOUSING MARKET**

**as of July 1, 1970**

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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

**December 1970**

**FHA Housing Market Analysis**  
Huntsville, Alabama, as of July 1, 1970

**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 - HUNTSVILLE, ALABAMA  
AS OF JULY 1, 1970<sup>1/</sup>

The Huntsville Housing Market Area (HMA) is defined as Madison County, Alabama. This definition conforms to that of the Bureau of the Budget for the Huntsville Standard Metropolitan Statistical Area as of the April 1, 1960 census.<sup>2/</sup> The HMA is located in north central Alabama. The nonfarm<sup>3/</sup> population of the HMA was about 179,000 persons in July 1970, including 74,000 military personnel and their dependents and civilian employees of military and NASA installations and their dependents.

Military and National Aeronautics and Space Administration (NASA) installations and defense- and space-related industries are the major element in the economy of the Huntsville HMA. The area includes five separate military commands and a major NASA facility. Major retrenchments in space and defense activities in recent years have severely affected population and employment growth in the HMA. Since 1966 this has been reflected in the market for housing in which there has been a sharply reduced volume of construction of both single-family and multifamily units and an increased emphasis on subsidized production. Absorption of units in particular areas of the HMA encounters continuing market resistance although both rental and sales markets have improved slightly since 1966.

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<sup>1/</sup> Data in this analysis are supplementary to a previous FHA analysis as of February 1, 1966.

<sup>2/</sup> Although Limestone County, Alabama, was added to the SMSA definition in October 1963, Madison County continues to be the principal housing market and is retained as such for purposes of this analysis.

<sup>3/</sup> Since the rural farm population constituted almost 13 percent of the HMA population in 1960, all demographic and housing data used in this analysis exclude the rural farm component, except where specifically noted.

### Anticipated Housing Demand

The demand for new, nonsubsidized housing in the Huntsville Housing Market Area is based upon the anticipated net increase in the number of nonmilitary-connected civilian households during the forecast period (July 1, 1970 to July 1, 1972).<sup>1/</sup> Consideration also has been given to such factors as the number of housing units currently vacant, the present level of construction activity, anticipated demolitions of housing units, and current family incomes. An additional factor is the expectation that, during the next two years, there will be a reduction in the number of military and military-connected civilian households in the market for privately-financed housing. In view of this, adjustment of the forecast demand would be appropriate if current trends in military strength and military-connected or NASA-connected civilian employment in the HMA are reversed or significantly accelerated during the forecast period. It is concluded that there will be an annual demand for 400 units of new, nonsubsidized permanent housing in the HMA during the two-year period ending July 1, 1972. All housing marketed to meet this demand would be most readily absorbed if offered as single-family houses. An additional 100 households annually are expected to be housed in mobile homes. The distribution of demand for single-family houses by price classes is presented in table 1.

The estimated annual demand for 400 units of nonsubsidized, permanent single-family housing during the forecast period is below the rate of about 600 units produced annually since 1967 and reflects the expected continued deceleration of population and household growth in the area. In view of the large number of available vacant housing units for rent in the HMA, a large part of the demand for multifamily unit housing will be satisfied through the existing inventory. It is recognized that some new multifamily housing units probably will be constructed during the forecast period, but a significant amount of such construction should not be encouraged.

The demand estimates discussed in this analysis are not intended to be predictions of short-term construction activity. Rather, they are suggestive of construction levels which would promote an orderly housing market consistent with trends evident in the Huntsville HMA as of July 1, 1970.

Military Housing. There is no evidence as of July 1, 1970 to suggest a demand for additional housing for military households during the next two years. Completion of 200 units of appropriated fund housing in

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<sup>1/</sup> As used in this analysis, the term "military households" is defined as including military personnel and their dependents. "Military-connected" includes civilians working at military or NASA installations or at one of the firms doing contractor and sub-contractor work for either the Army or NASA and their dependents. The term "nonmilitary-connected" includes all other households in the HMA.

September, 1970, and the expected modest decrease in the number of military households in the HMA during the forecast period should satisfy the demand for housing among military households.

#### 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 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Huntsville, Alabama HMA, the total occupancy potential is estimated to be 500 units annually. Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and households.

#### 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 Huntsville HMA, the annual occupancy potential for public housing is estimated at 260 units for families and 105 units for the elderly. Approximately 20 percent of the families and about 30 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the somewhat more restrictive rent-supplement program, the potential for families would be about two-fifths of the figure above, but the potential among the elderly would be the same (105 units).

There are 1,950 units of low-rent public housing in Huntsville HMA at present (including about 300 for the elderly). An additional 100 units contracted by the Huntsville City Housing Authority under the Turn-key program are currently under construction. There is a waiting list of 200 eligible families. As of July 1, 1970 there were 158 units of rent-supplement housing in the HMA for families; no additions to this stock are presently planned. All existing public housing and rent supplement units are fully occupied except for normal turnover. Provision of public housing units under Section 23 (Leased Housing Program) would be appropriate in the Huntsville HMA, particularly in view of the considerable inventory of acquired properties presently available in the area.

Rental Housing Under Section 236.1/ Moderately priced rental units can be provided under Section 236. With exception income limits, there is an annual occupancy potential for 215 units of Section 236 housing in the HMA, including 170 units for families and 45 units designed specifically for elderly occupants. If regular income limits are used, these potentials would be reduced to about 85 units for families and 40 units for the elderly. About 30 percent of the families and 65 percent of the elderly eligible under Section 236 also would qualify for public housing. It should also be noted that in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same population and are, therefore, not additive. As of July 1, 1970, there was no Section 236 housing existing or under construction in the HMA. However, 144 units of Section 221(d)(3) BMIR housing have been completed recently in the HMA, and are presently in the stage of initial rent-up. Because these units will serve virtually the same income group as Section 236 housing under exception income limits, because of the currently high renter vacancy rate in the area, and because of the prospect of further N.A.S.A. and U.S. Army cutbacks, the estimated occupancy potential among families for Section 236 housing may be best satisfied from the existing inventory, while provision of suitable public housing units may best satisfy the potential among elderly couples and individuals. Consideration of Section 236 proposals should be made with these alternatives in mind.

Sales Housing Under Section 235. Sales housing can be provided for families with low or moderate incomes under Section 235. It is estimated that, using exception income limits, the Huntsville HMA could absorb about 170 units under this program during each of the next two years. It should be noted that one-half of these families are five- or more-person households. Under regular income limits, the annual potential for Section 235 housing would be reduced by about half. All of the families in the potential for Section 235 housing also are eligible under Section 236, and vice versa, but the two are not additive. Newly-constructed Section 221(d)(3) BMIR units presently in the initial rent-up stage could reduce the potential for Section 235 housing for the first year of the projection period. As

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1/ Interest reduction payments may be made also with respect to cooperative housing projects. However, occupancy requirements under Section 236 are the same for both tenants and cooperative owner-occupants.

of March 31, 1970, a total of 152 houses have been financed under Section 235 in the Huntsville HMA. Most of the houses insured under this program are existing houses in subdivisions northwest of downtown Huntsville. In approving applications under Section 235, consideration should be given to the effect of these approvals on the liquidation of the inventory of acquired properties.

### Sales Market

The market for new and existing sales housing has improved since 1966, as evidenced by a decline in the homeowner vacancy rate from 3.7 percent in February 1966 to 3.2 percent in July 1970. Sharp reductions in the annual rate of new construction have permitted easing of an earlier condition of oversupply in the market. However, higher construction costs, mortgage and credit stringencies, and recent employment layoffs have precluded full and rapid absorption of new and existing units, particularly in the north and northwest portions of Huntsville.

Availability of land and the prospect of continued high levels of employment growth resulted in rapid subdivision development northwest of Huntsville during the first half of the 1960's. Subsequent softening of the local economy resulted in an oversupply of single-family houses in this segment of the city. As an indication of this, the proportion of new single-family units unsold (as reported in annual FHA surveys) increased from 14 percent for units completed in 1963 to 36 percent for units completed in 1966, while foreclosures on mortgages insured in the Huntsville area under Section 203b of the National Housing Act increased from four in 1965 to 22 in 1966, 81 in 1967, and 91 in 1968. Reductions in military strength levels at Redstone Arsenal between 1967 and 1969 resulted in considerable market weakness. Foreclosures among mortgages insured under Section 809 of the housing act quadrupled from the 1966 rate to an average 120 units during 1967, 1968 and 1969.

The most recent FHA survey of new construction activity revealed that of 305 houses completed in 31 selected subdivisions during 1969, over three-fourths (260 units) were speculatively built and 61 (23 percent) remained unsold at the end of the year. Of the total completions, more than half (57 percent) were priced above \$25,000, 16 percent were priced between \$20,000 and \$25,000, and about 27 percent were priced below \$20,000. Most of the houses remaining unsold more than three months were priced below \$17,500.

In the Huntsville HMA, the average price for new homes constructed in subdivisions is about \$26,000, an increase of approximately \$3,000 since 1968 and about \$5,000 since 1965. New houses priced above \$25,000 have been concentrated southeast of Huntsville, while those offered at prices below \$20,000 are generally located north and west of downtown Huntsville.

Existing homes offered for sale generally are located in the northeast and northwest sectors of Huntsville and are heavily concentrated in the price range below \$20,000. Many of these units represent FHA and VA

repossessed properties. FHA acquisitions in Huntsville have averaged 15 to 20 units monthly since 1967 and there are presently about 145 units in inventory. Market resistance to absorption of the latter units is expected to continue during the forecast period. This conclusion is drawn from consideration of several factors, including (1) competition from more desirable new single-family units being built under the provisions of Section 235, (2) relative inaccessibility and dearth of amenities in these neighborhoods compared to others in the area, and (3) instability of the market due to neighborhood transition.

### Rental Market

The market for nonsubsidized rental housing in the HMA has improved only slightly since 1966. Although the current rental vacancy rate of 6.5 percent is below the rate of 8.0 percent in February 1966, the market remains in a state of oversupply. Had not credit restrictions and builders' awareness of the market's deterioration forced a reduction in multifamily unit production in recent years, (from 1,688 units in 1963 to 24 units in 1967 and none, to date, during 1970) present rental vacancy rates would have been considerably higher.

Absorption of rental units has been best in newer "luxury" projects located southwest and southeast of downtown Huntsville while recurring vacancies appear in projects suffering competitive disadvantages because of location or the absence of "luxury" amenities. Spot checks of projects in the area suggest vacancy rates are generally higher in the northeast and northwest areas of Huntsville where the availability of low-priced houses (including FHA and VA repossessions and new homes insured under Section 235) have induced a shift from renter- to owner-occupancy.

It may be expected that in view of continuing cutbacks in NASA civil-service and contractor employment as well as the completion of 200 units of appropriated fund housing at Redstone Arsenal in September 1970, rental vacancies in the HMA will remain at present levels or increase slightly in the next several months. Large additions to the stock of non-subsidized rental housing in the area should be carefully considered during the forecast period.

Rentals in multifamily projects completed in the last few years currently average \$115 to \$125 for one-bedroom units, \$130 to \$150 for two-bedroom units, and \$155 to \$185 for three-bedroom units (excluding utilities). Very few efficiencies have been included in these developments. Most apartment complexes built in recent years have consisted of garden-type units offering extensive amenities such as tennis courts, olympic-sized pools, and recreation rooms. Most developments have been located near major arterials in the southeast and southwest portions of Huntsville, convenient to NASA and U.S. Army facilities in Redstone Arsenal.

There are a number of multifamily units presently under construction or nearing completion for middle and low-income families. One-hundred units of Turnkey public housing are presently being built and 144 units of Section 221(d)(3) BMIR housing will be completed within the next few weeks.



Economic, Demographic, and Housing Factors

Employment. Redstone Arsenal is the largest source of employment in the HMA. Currently, employment at the Arsenal and at related activities in the area accounts for about one-third of total wage and salary employment. The National Aeronautics and Space Administration's George C. Marshall Space Flight Center and several facilities of the Department of the Army, including the U.S. Army Missile Command, Corps of Engineers, Missile and Munitions Center and School, Safeguard Logistics Command, and Safeguard System Command are located at the Arsenal. NASA activities include research, development and production of vehicles for space exploration as well as advanced systems analysis and research for future concepts of space transportation. The various missions of U.S. Army installations at Redstone Arsenal include management and development of Army missile and rocket programs, missile maintenance training, and research and development of advanced missile defense systems.

Employment growth in the HMA has suffered a sharp reversal since 1966 as a result of reductions in military and space-related activities at the Arsenal. On an annual average basis, total nonagricultural employment in Madison County has declined from 75,900 jobs in 1966 to 70,000 jobs in 1969, a loss of 5,900 jobs, or about ten percent (see table III). Work force components accounting for this decline include durable goods manufacturing, off 2,000 jobs; construction, off 700 jobs; and services, off 3,800 jobs.

Since 1966, Federal civil service and civilian-contractor employment at the Arsenal have decreased significantly. Currently, there are an estimated 23,565 civilians employed at the Arsenal or engaged in military and NASA contractor work, down from about 36,580 in FY 1966 (see table IV). Total civil service employment at the Arsenal has declined by about 2,200 jobs and civilian-contractor employment in the HMA has decreased by over 10,800 jobs. Work force reductions have been most severe among area firms dependent on NASA contracts. The area's largest firms in 1966, all of which were NASA contractors, sustained large work force cutbacks during the last four years. These firms are concentrated in research, engineering, or fabrication and account for nearly all employment losses in the services and durable goods categories referenced above.

Despite these reductions, however, nonmilitary-connected civilian employment in the HMA has shown moderate growth since 1966 (up about 1,800 jobs annually). Efforts to diversify the economy in recent years have met with some success. Four new firms unassociated with NASA or defense contracts have located in the area since 1966. Currently, their combined work force totals 3,700 persons. Programs designed to attract non-aerospace employers are continuing and a further reorientation of the local economy is expected in the next two years.

On the assumption of continuing deceleration in the nation's space program and assuming only moderate budgetary and personnel cutbacks by the Department of the Army, NASA- and military-connected civilian employment in the HMA is expected to decrease by about 1,400 jobs annually over the forecast period (July 1, 1970-July 1, 1972). Assuming further diversification of the area economy can be achieved, nonmilitary-connected civilian employment in the HMA is expected to increase moderately during the forecast period, at approximately 1,900 jobs annually. Overall, net employment growth in the HMA will be modest, an estimated 500 jobs each year during the next two years.

Income. As of July 1, 1970, the estimated median annual income of all families in the Huntsville HMA was \$12,650, after deducting federal income tax. Renter households of two or more persons had an estimated median annual after-tax income of \$7,200. In 1966, the revised median after-tax incomes for all families and for renter households were \$9,200 and \$6,050, respectively. Distributions of families and renter households by after-tax income are presented in table V.

Demographic Factors. Total nonfarm population in the Huntsville HMA was an estimated 179,000 on July 1, 1970,<sup>1/</sup> including 11,000 military personnel and their dependents and 63,000 military-connected workers and their dependents (see table VI). The HMA total represents an average annual increase of approximately 7,450 persons (5.4 percent) since April 1, 1960. The greatest portion (over 85 percent) of this growth occurred before 1966. Since then stabilization of employment growth has reduced in-migration into the HMA. While military and military- and NASA-connected civilian population accounted for over one-half of population growth before 1966, since then all population growth in the HMA has been nonmilitary-connected civilian. On the basis of continued diversification and growth of the local economy and assuming only moderate retrenchment of NASA and Department of the Army activities in the area, total nonfarm population should increase by 1,500 persons annually during the forecast period to a total of 182,000 by July 1, 1970.

There were an estimated 52,000 nonfarm households in the HMA as of July 1, 1970, an increase of approximately 4,700 since February 1966. Household growth has averaged 1,075 annually since 1966, compared with an average of nearly 3,400 between 1960 and 1966. During the 1970-1972 forecast period, the number of renter households is expected to increase by about 650 annually and owner households by about 350 annually, for a total household growth during the two-year projection period of approximately 1,000 annually, all of them in the nonmilitary-connected civilian sector.

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<sup>1/</sup> Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

Housing Factors. The nonfarm housing inventory in the Huntsville HMA totaled 55,400 units on July 1, 1970, including 33,300 owner-occupied units, 18,700 renter-occupied units and 3,400 vacant units (see table VIII). The increase in the housing inventory of about 25,300 units since April 1960 resulted from the construction of approximately 27,000 units, the addition of 850 mobile homes, the change from rural-farm to non-farm status of about 2,300 units, and the loss of approximately 4,900 units through demolition and other causes. There were 400 housing units under construction in July 1970, of which 240 were single-family houses and 160 were units in multifamily structures. Of the multifamily units under construction, 100 were units in a Turnkey-type public housing development while the remainder were part of a Section 221(d)(3) BMIR project nearing completion.

Private residential construction activity has slackened considerably in recent years under the impact of reduced employment and household growth and the continuing mortgage money and credit stringencies. From a peak of 5,700 units in 1963, building permit authorizations for private residential construction decreased each successive year to less than 600 units in all of 1969.<sup>1/</sup> During the first six months of 1970, no unsubsidized multifamily units were authorized and the number of single-family houses authorized was only slightly above that for the comparable period in 1969 (see table VII).

There were about 2,400 vacant nondilapidated, nonseasonal housing units available in the HMA as of July 1, 1970. About 1,100 were available for sale and 1,300 were for rent, indicating homeowner and renter vacancy rates of 3.2 percent and 6.5 percent, respectively. Both homeowner and renter vacancy rates have declined since February 1966 when they were 3.7 percent and 8.0 percent, respectively (see table VIII). Improvement in vacancy rates is largely the result of sharply reduced rates of new construction in recent years.

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<sup>1/</sup> Building permit authorizations reported here and in table VII cover an estimated 90 percent of housing starts in the HMA.

Table I

Estimated Annual Demand For Nonsubsidized New Single-Family Houses  
Huntsville, Alabama, Housing Market Area  
July 1, 1970-July 1, 1972

<u>Price class</u>	<u>Number of units</u>
Under \$20,000	20
\$20,000 - 22,499	40
22,500 - 24,999	70
25,000 - 29,999	100
30,000 - 34,999	70
35,000 - 39,999	60
40,000 and over	40
Total	400

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Huntsville, Alabama, Housing Market Area  
July 1, 1970-July 1, 1972

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	5	10	25	40
2 bedrooms	40	20	65	125
3 bedrooms	50	15	60	125
4+ bedrooms	<u>25</u>	<u>5</u>	<u>60</u>	<u>90</u>
Total	120	50 <u>c/</u>	210 <u>c/</u>	380
<b>B. <u>Elderly</u></b>				
Efficiency	5	15	30	50
1 bedroom	<u>10</u>	<u>15</u>	<u>45</u>	<u>70</u>
Total	15 <u>b/</u>	30	75 <u>d/</u>	120

a/ Estimates are based on exception income limits.

b/ Applications and commitments under Section 202 are being converted to Section 236.

c/ About two-fifths of these families also are eligible under the rent supplement program.

d/ All of these elderly couples and individuals also are eligible for rent supplements.

Table III

Nonagricultural Wage and Salary Employment by Type of Industry  
Huntsville, Alabama, Housing Market Area  
(1960-1969 Annual Averages, in thousands)

<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>
Total wage and salary employment	<u>38.6</u>	<u>43.1</u>	<u>48.5</u>	<u>57.2</u>	<u>65.5</u>	<u>72.6</u>	<u>75.9</u>	<u>72.2</u>	<u>70.2</u>	<u>70.0</u>
Manufacturing	<u>5.0</u>	<u>5.6</u>	<u>6.8</u>	<u>8.2</u>	<u>10.0</u>	<u>12.3</u>	<u>12.5</u>	<u>11.1</u>	<u>11.1</u>	<u>10.8</u>
Durable goods	<u>2.2</u>	<u>2.7</u>	<u>3.9</u>	<u>5.3</u>	<u>6.8</u>	<u>8.8</u>	<u>9.0</u>	<u>7.4</u>	<u>7.6</u>	<u>7.0</u>
Ordnance	0.8	1.2	2.0	3.0	4.1	5.7	5.5	4.4	4.1	2.3
Fabricated metals	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.5	0.5
Machinery, including electrical	0.7	0.7	1.0	1.2	1.6	2.0	2.4	1.9	2.3	3.4
Other durable goods	0.4	0.5	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.8
Nondurable goods	<u>2.8</u>	<u>2.9</u>	<u>2.9</u>	<u>2.9</u>	<u>3.2</u>	<u>3.5</u>	<u>3.5</u>	<u>3.7</u>	<u>3.5</u>	<u>3.8</u>
Food and kindred products	0.5	0.5	0.5	0.6	0.8	0.8	0.7	0.7	0.7	0.8
Textiles and apparel	1.2	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.3
Printing and publishing	0.2	0.2	0.2	0.2	0.2	0.4	0.4	0.4	0.4	0.4
Chemicals	0.2	0.3	0.2	0.3	0.3	0.2	0.2	0.3	0.2	0.2
Other nondurable	0.7	0.8	0.9	0.7	0.8	0.9	1.0	1.1	1.0	1.1
Nonmanufacturing	<u>33.6</u>	<u>37.5</u>	<u>41.7</u>	<u>49.0</u>	<u>55.5</u>	<u>60.3</u>	<u>63.4</u>	<u>61.1</u>	<u>59.1</u>	<u>59.2</u>
Construction	2.5	2.4	3.2	4.1	4.7	4.3	3.2	2.6	2.3	2.5
Trans., comm., utilities	1.1	1.2	1.2	1.4	1.7	1.9	1.8	1.8	1.6	1.8
Wholesale, retail trade	5.4	5.9	6.6	7.7	9.1	10.1	10.9	10.2	10.2	10.9
Finance, insurance, real estate	0.6	0.8	0.9	1.3	1.4	1.7	1.7	1.7	1.8	1.9
Services and miscellaneous	5.8	7.2	9.0	12.8	15.2	18.2	20.2	19.2	17.4	16.4
Government	18.2	20.0	20.8	21.7	23.4	24.1	25.6	25.6	25.8	25.7

Source: Alabama State Employment Service.

Table IV

Military Strength and Civilian Personnel  
at Army and N.A.S.A. Facilities  
Huntsville, Alabama, Area

<u>Date</u>	<u>DOD personnel</u>			<u>NASA personnel</u>		<u>Total civilian</u>
	<u>Military</u>	<u>Civil service</u>	<u>Civilian contractor</u>	<u>Civil service</u>	<u>Civilian contractor</u>	
FY 1960	3,932	14,279	3,682	-	-	17,961
FY 1961	4,072	10,403	3,115	5,688	2,532	21,738
FY 1962	3,899	9,621	4,898	6,500	4,535	25,554
FY 1963	3,750	9,200	7,366	7,000	7,604	31,170
FY 1964	3,267	9,676	6,243 <sub>b/</sub>	7,107	10,901	33,927
FY 1965	3,390	9,971	N.A.	7,015	13,676	N.A.
FY 1966	5,726	10,951	4,900 <sub>c/</sub>	7,059	13,670	36,580
FY 1967	4,966	11,041	3,073 <sub>c/</sub>	6,910	11,910	32,934
FY 1968	5,122	11,331	2,875 <sub>c/</sub>	6,395	8,818	29,419
FY 1969	4,847	10,462	2,850 <sub>c/</sub>	6,143	6,189	25,644
FY 1970	4,585 <sub>a/</sub>	9,758 <sub>a/</sub>	2,523 <sub>d/</sub>	6,040	5,244	23,565

<sub>a/</sub> May 31, 1970.

<sub>b/</sub> December.

<sub>c/</sub> Annual average.

<sub>d/</sub> August 31, 1970.

Sources: Department of Defense, Washington, D.C.; Department of the Army, Army Missile Command, Redstone Arsenal, Manpower Section; National Aeronautics and Space Administration, George C. Marshall Space Center, Redstone Arsenal, Manpower Office.

Table V

Estimated Percentage Distribution of All Families and Renter Households<sup>a/</sup>  
by Income, After Deduction of Federal Income Tax  
Huntsville, Alabama, Housing Market Area, 1966 and 1970

Annual income after tax	1966 <sup>b/</sup>		1970	
	All families	Renter households <sup>a/</sup>	All families	Renter households <sup>a/</sup>
Under \$2,000	7	18	7	16
\$2,000 - 2,999	5	6	3	6
3,000 - 3,999	5	7	4	6
4,000 - 4,999	5	9	4	6
5,000 - 5,999	6	10	5	8
6,000 - 6,999	7	8	5	7
7,000 - 7,999	8	7	6	7
8,000 - 8,999	7	6	5	6
9,000 - 9,999	6	5	6	5
10,000 - 12,499	14	12	13	10
12,500 - 14,999	10	6	11	10
15,000 - 19,999	13	5	17	10
20,000 and over	<u>7</u>	<u>1</u>	<u>14</u>	<u>3</u>
Total	100	100	100	100
Median income	\$9,200	\$6,050	\$10,975	\$7,200

<sup>a/</sup> Excludes one-person households.

<sup>b/</sup> Revised.

Source: Estimated by Housing Market Analyst.



Table VI

Nonfarm Population and Household Trends  
Huntsville, Alabama, Housing Market Area  
April 1, 1960-July 1, 1970

	<u>April 1, 1960</u>	<u>February 1, 1966</u>	<u>July 1, 1970</u>	<u>Average annual change</u>	
				<u>1960-1966</u>	<u>1966-1970</u>
<u>Population</u>					
Military	8,550	12,250	11,000	635	-285
Military-connected civilian <sup>a/</sup>	45,300	77,250	63,000	5,480	-3,240
Nonmilitary-connected civilian	48,622	77,500	105,000	4,955	6,250
HMA total	102,472	167,000	179,000	11,070	2,725
<u>Households</u>					
Military	1,700	2,500	2,500	140	-
Military-connected civilian <sup>a/</sup>	12,800	22,250	18,500	1,625	-850
Nonmilitary-connected civilian	13,018	22,540	31,000	1,635	1,925
HMA total	27,518	47,300	52,000	3,390	1,075

<sup>a/</sup> Includes U.S. Army and N.A.S.A. personnel and their dependents and workers employed by firms under contract with either agency and their dependents.

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

Table VII

Housing Units Authorized by Building Permits  
Huntsville, Alabama, Housing Market Area  
January 1, 1960 to June 30, 1970

<u>Date</u>	<u>Units in structure</u>				<u>Total<sup>a/</sup></u>
	<u>One</u>	<u>Two</u>	<u>Three &amp; four</u>	<u>Five or more</u>	
1960	1,348	36	19	33	1,436
1961	2,144	28	48	134	2,354
1962	2,576	22	72	373	3,043
1963	4,015	74	480	1,134	5,703
1964	3,843	128	370	511	4,852
1965	2,470	28	207	694	3,399
1966	1,148	4	16	89	1,257
1967	767	-	-	24	791
1968	610	-	15	94	719
1969	431	-	4	152	587
<u>First 6 months:</u>					
1969	261	-	4	144	409
1970	300	-	-	-	300

Note: Permits reported in this table cover an estimated 90 percent of total new housing starts in the HMA.

<sup>a/</sup> Excludes units authorized as public housing as follows: 86 units in 1963, 314 units in 1964, 170 units in 1969, and 100 units in 1970; and 200 units of appropriated fund housing begun in 1969. Excludes an estimated 2,525 units unreported or in nonpermit-issuing places in the HMA.

Sources: Bureau of the Census, Construction Reports, C-40 Series; local building departments, city of Huntsville, town of Madison.

Table VIII

Components of the Nonfarm Housing Inventory  
Huntsville, Alabama, Housing Market Area  
April 1960 to July 1970

	<u>April</u> <u>1960</u>	<u>Feb.</u> <u>1966</u>	<u>July</u> <u>1970</u>
Total housing inventory	<u>30,127</u>	<u>51,000</u>	<u>55,400</u>
Total occupied units	<u>27,518</u>	<u>47,300</u>	<u>52,000</u>
Owner-occupied	16,500	31,200	33,300
Percent of all occupied	60.0	66.0	64.0
Renter-occupied	11,018	16,100	18,700
Percent of all occupied	40.0	34.0	36.0
Vacant housing units	<u>2,609</u>	<u>3,700</u>	<u>3,400</u>
Available vacant	1,758	2,600	2,400
For sale	769	1,200	1,100
Homeowner vacancy rate	4.5	3.7	3.2
For rent	989	1,400	1,300
Renter vacancy rate	8.2	8.0	6.5
Other vacanta/	851	1,100	1,000

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

Sources: 1960 Census of Housing; 1966 and 1970 estimated by Housing Market Analyst.

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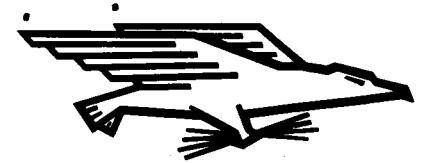
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