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Analysis of the
**JACKSON, MICHIGAN
HOUSING MARKET**

as of April 1, 1967

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A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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ANALYSIS OF THE
JACKSON, MICHIGAN, HOUSING MARKET

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Field Market Analysis Service
MS. Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

ANALYSIS OF THE
JACKSON, MICHIGAN, HOUSING MARKET
AS OF APRIL 1, 1967

Summary and Conclusions

1. The economy of the Jackson, Michigan, Housing Market Area (HMA) is dependent on manufacturing industries, particularly transportation equipment, nonelectrical machinery, and metal products. During the twelve months ending February 28, 1967, manufacturing industries employed an average of 20,300 persons, approximately 45 percent of non-agricultural wage and salary employment, which totaled 45,200. In 1966, wage and salary employment averaged 45,000, about 16 percent higher than in 1960. During the twelve-month period ending February 28, 1967, the number of unemployed persons in the Jackson HMA averaged 1,400, about 2.6 percent of the work force. Unemployment has declined steadily since the 1961 recession peak of 8.2 percent. During the April 1967-April 1969 forecast period, total nonagricultural employment is expected to increase by about 2,800 jobs (1,400 annually).
2. The median income of all families, after the deduction of federal income tax, is approximately \$7,550; for renter households of two or more persons the median income is \$6,050. By 1969, the median after-tax income will rise to approximately \$7,825 for all families and to \$6,325 for renter households.
3. As of April 1967, the nonfarm population of the HMA was approximately 134,200, an increase of about 1,525 annually since 1960. The population is expected to increase by about 1,700 annually during the forecast period.
4. There were approximately 38,450 nonfarm households in April 1967, a gain of about 475 annually since 1960. The number of households is expected to increase by about 500 a year during the forecast period.
5. There were an estimated 41,950 nonfarm housing units in the HMA in April 1967, an increase of about 455 annually since 1960. Units authorized by building permits fluctuated from a low of 413 in 1961 to a peak of 661 in 1963. In April 1967, there were about 175 housing units under construction, including about 130 single-family houses and 45 multifamily units.
6. As of April 1967, there were about 700 available, vacant, nonseasonal, nondilapidated housing units in the HMA, a net vacancy ratio of 1.8 percent. Approximately 225 units were available for sale and 475 units were available for rent, representing sales and rental vacancy ratios of 0.7 and 5.4 percent, respectively.

The annual demand for new privately-owned housing units during the April 1967-April 1969 forecast period is estimated at 570 units, including 500 single-family houses and 70 multifamily housing units. The annual multifamily demand includes demand for approximately 45 units at market-interest-rate financing. Depending upon market absorption, another 25 units or more may be marketed at the lower rents achievable through public benefits or assistance in financing, exclusive of public low-rent or rent-supplement accommodations. The annual demand for single-family housing by price class is indicated on page 23. The demand for multifamily housing by unit-size and gross rents is discussed on page 24.

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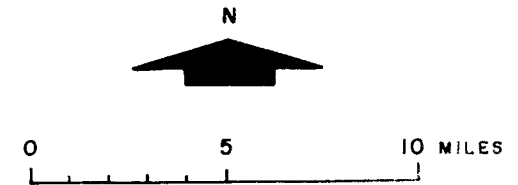
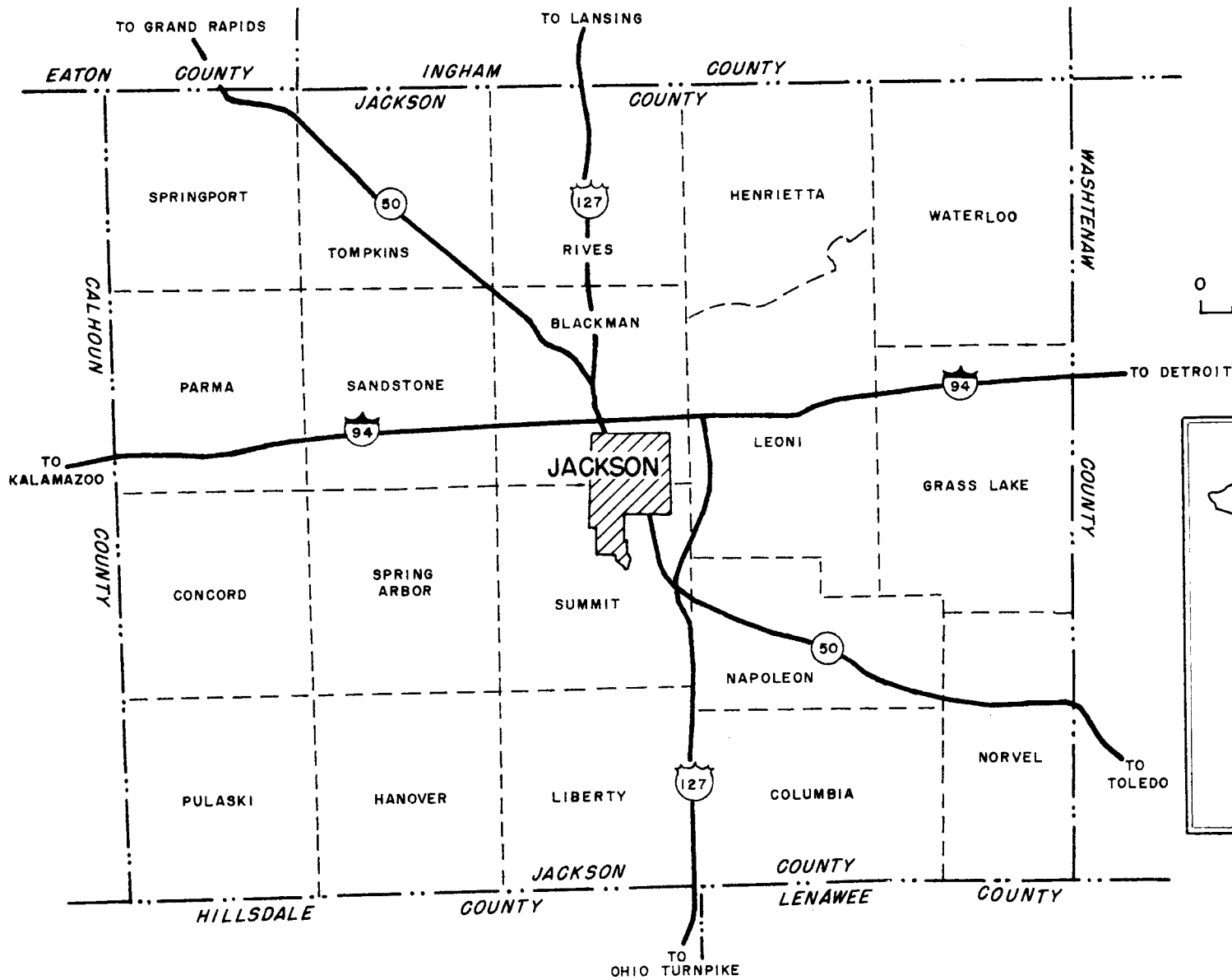
For the purpose of this analysis, the Jackson, Michigan, Housing Market Area (HMA) is defined as Jackson County. The HMA is coextensive with the Jackson Standard Metropolitan Statistical Area (SMSA) and the Jackson Labor Market Area. In April 1960, the nonfarm population of the HMA totalled nearly 123,500.^{1/}

The HMA is located in the central portion of southern Michigan. By highway, Jackson City, the county seat, lies about 70 miles west of Detroit, 40 miles south of Lansing, and approximately 220 miles east of Chicago. The area is served by a good network of state and federal highways. Interstate 94, the major east-west highway, connects the city with Detroit and Kalamazoo. U.S. 127 links Jackson with Lansing on the north and the Ohio Turnpike on the south. The New York Central and the Grand Trunk Western Railroad companies provide rail transportation daily to and from Jackson. North Central and Lake Central Airlines provide daily flights from Reynolds Municipal Airport, located less than three miles from the city. More than thirty trucking companies and two bus lines provide inter-city motor freight and passenger services.

The census of population reported that, of a total of 48,950 workers who lived in the HMA in April 1960, about 2,025 persons worked in the counties contiguous to Jackson, while 2,600 outside residents commuted to jobs in the HMA, indicating net daily in-commutation of about 575 workers. It is judged that net in-commutation has increased with the high level of employment in recent years.

^{1/} Since rural farm population constituted over six percent of the population of the Jackson HMA in 1960, all demographic and housing data used in this analysis exclude the rural farm component, except where specifically noted.

JACKSON, MICHIGAN, HOUSING MARKET AREA



Economy of the Area

History and Character. The first group of permanent settlers arrived in the Jackson area in 1830 and began building a village at the present site of Jackson City. The original settlement was called Jacksonburgh, in honor of President Andrew Jackson. The name of the city was changed to Jacksonopolis, then shortened to Jackson several months after the county was organized in 1832. The original settlers were dependent mainly on agriculture; the land was suitable for the growth of wheat, corn, and potatoes. Within a few years, the settlers established a church and built a school and a hotel. In addition, a tannery, a saw mill, and a furnace and machine shop were constructed. These were among the first social and industrial establishments in the area. By 1837, when Michigan became a State, Jackson was an important flour mill and saw mill center for the southern part of the State.

In 1838, land was donated by the people of Jackson for the location of the state prison. Subsequently, it was relocated on 57 acres on the outskirts of the city, and today the State Prison of Southern Michigan, with a population of over 5,000, is one of the largest penal institutions in the world.

In 1841, the Michigan Central railroad from Ann Arbor to Jackson was completed. The line was extended later to Battle Creek and other western cities. Other lines reached Jackson subsequently, making the city an important freight and passenger transportation center for the surrounding areas. In the 1850's, both farming and sheep herding increased in importance and a substantial quantity of coal was mined each year. Following the Civil War, the area advanced economically and technological improvements such as telephones, electric lights, and electric cars were introduced. At the turn of the century, several local residents experimented with steam-powered and gasoline-driven engines. Original models of the Buick were produced successfully at Jackson before the company moved to Flint in 1908. Because of technological developments and consolidation in the industry, other automobile companies in the area relocated or discontinued production. However, some manufacturers who specialized in the production of automobile equipment and parts remained, and the transportation equipment industry is still the largest manufacturing industry in the area.

Work Force

During the twelve months ending February 28, 1967, the civilian work force in the Jackson HMA averaged 53,400, about 1,900 more than in the comparable period ending February 1966 (see table I). In the year 1966, the work force averaged 53,100, about 4,100 more than in 1960. All of the increase, however, occurred after 1963, because of the strong demand for transportation equipment generated by national economic prosperity and the Vietnam conflict. The work force declined slightly in the 1960-1963 period because of the slow recovery of the area from the low employment level of 1961.

Employment

Current Estimate. During the twelve months ending February 28, 1967, nonagricultural employment in the HMA averaged 50,600, approximately 2,300 more than in the comparable period a year earlier. In 1966, nonagricultural employment averaged 50,400, about 6,000 more than in 1960 and 7,700 above the recession minimum of 42,700 in 1961. The 1966 average included 45,000 wage and salary workers and 5,400 other nonagricultural workers.

Past Trend. The 45,000 nonagricultural wage and salary workers in the area in 1966 represented an increase of 6,300 (16 percent) since 1960--8,100 above the 1961 recession average. Employment losses at the Clark Equipment Company, the Walker Manufacturing Company, and other transportation equipment firms were chiefly responsible for a 1961 decline of 1,800 in nonagricultural wage and salary employment to a low of 36,900. Most of the gain in employment since 1961 occurred after 1963, reflecting increased demand for transportation equipment and other durable goods in the 1964-1966 period. The trend of nonagricultural wage and salary employment is indicated in the following table.

Trend of Nonagricultural Wage and Salary Employment
Jackson, Michigan, HMA
1960-1967
(in thousands)

<u>Period</u>	<u>Manu- facturing</u>	<u>Nonmanu- facturing</u>	<u>Total nonag. wage and salary employment^{b/}</u>	<u>Change from previous period</u>	
				<u>Number</u>	<u>Percent</u>
1960	15.8	22.9	38.7	-	-
1961	14.6	22.3	36.9	-1.8	-4.7
1962	15.9	22.4	38.3	1.4	3.8
1963	16.1	22.3	38.4	.1	.3
1964	17.5	22.6	40.1	1.7	4.4
1965	18.4	24.1	42.4	2.3	5.7
1966 ^{a/}	20.1	24.9	45.0	2.6	6.1
<u>Twelve mos. ^{a/} ending Feb.</u>					
1966	18.7	24.3	42.8	-	-
1967	20.3	24.9	45.2	2.4	5.6

^{a/} Preliminary.

^{b/} Subtotals may not add to total because of rounding.

Source: Michigan Employment Security Commission.

Employment by Industry

Manufacturing. Employment in manufacturing industries in the HMA is concentrated in the durable goods industries, primarily in the fabrication of transportation equipment, metal products, and nonelectrical machinery. In 1966, manufacturing employment accounted for nearly 45 percent of wage and salary employment, compared with less than 40 percent in 1961. The reported increase in the proportion of manufacturing employment reflects the fact that 68 percent of the increase in wage and salary employment since 1961 resulted from job increases in manufacturing industries.

In 1966, employment in manufacturing totalled 20,100, or 4,300 (27 percent) more than in 1960. Because of job losses, mainly among the transportation equipment firms, manufacturing employment declined by 1,200 in 1961. The loss was regained in 1962 and a small number of jobs were added in 1963. Since 1963, manufacturing employment has increased substantially (4,000 jobs) to the 1966 level of 20,100. The increase in employment in recent years was widely distributed among different firms; however, the Clark Equipment Company and the Aeroquip Corporation were among the firms which had the most significant employment gains.

Employment in the durable goods industries totalled 16,800 in 1966, more than 37 percent of wage and salary employment. Employment in these industries declined moderately in 1961. Since then, a total of 5,300 jobs have been added. Yearly employment gains in the 1961-1966 period ranged from a low of 200 in 1963 to a high of 1,900 in 1966.

The transportation equipment industry provided approximately 6,300 jobs in 1966, about 14 percent of wage and salary employment. The loss of jobs at the Clark Equipment Company, the major firm in the industry, and in other establishments such as Walker Manufacturing and Hayes Industries, caused employment in the transportation equipment industry to decline by 800 in 1961. Subsequent employment gains, especially at the Clark Equipment Company and at Hayes Industries, have resulted in a net increase of 1,400 jobs in the industry in the 1960-1966 period.

In 1966, the nonelectrical machinery industry employed 3,700 workers, eight percent of wage and salary employment. Only 300 jobs were added in the industry during the 1960-1965 period; but a moderate increase of 600 was registered in 1966. Much of the increase in employment resulted from expansion at Aeroquip Corporation, the major firm in the nonelectrical machinery industry.

The primary and fabricated metals industry provided 3,300 jobs in 1966, seven percent of wage and salary employment. The industry had a net increase of only 100 in the 1960-1963 period and increases of 200 in each succeeding year. The employment increase in the industry resulted from new jobs in many of the small plants (less than 500 employees each) which are typical of the industry.

Employment in the other durable goods industries totaled 3,500 in 1966, eight percent of wage and salary employment. Employment among durable goods firms increased by 600 in the 1960-1962 period, remained relatively stable until 1965, then increased by 700 in 1966. Most of the increase in other durable goods employment is attributable to job gains at Sparton Electronics.

Employment in the nondurable goods industries totalled 3,300 in 1966, seven percent of wage and salary employment. Employment in this group has been stable during the 1960-1966 period. Many of the jobs in these industries are provided by the Goodyear Tire and Rubber Company and by a few food processing firms.

Nonmanufacturing. In 1966, employment in nonmanufacturing totaled 24,900, 55 percent of wage and salary employment. The 1966 total represented an increase of 2,000 (nine percent) since 1960. Nonmanufacturing employment declined by 600 in 1961, remained stable during the next two years, then increased by 2,600 during the 1963-1966 period. Trade, which accounted for 7,800 jobs (17 percent of wage and salary employment) is the principal nonmanufacturing industry in the HMA. The 1966 employment in trade represented an increase of 1,000 over the 1960 total, with virtually all of the increase occurring since 1964. The high proportion of employment in trade results from Jackson City's role as a distribution center for the surrounding suburban and rural areas.

Employment in government totalled 5,900 in 1966, 13 percent of wage and salary employment. Employment in government has increased slightly (400 jobs) during the 1960-1966 period. Local government, including employees of the city, county, villages, and townships, accounted for 75 percent of all government employment in 1966. Employment by the State, which included more than 800 workers at the State Prison, accounted for 20 percent and federal employment accounted for the remaining five percent of all government employment.

Employment in services totaled 4,600 in 1966, ten percent of wage and salary employment. Employment in services declined slightly in the 1960-1963 period, then increased gradually in the succeeding years. The 1966 employment figure was only 400 more than the 1960 total.

Employment in transportation, communication, and public utilities totaled 3,700 in 1966, approximately 300 less than in 1960. Employment in these industries declined steadily in the 1960-1964 period, partly because of technological changes. The small increase in employment during the 1964-1966 period resulted mainly from job increases at the Consumer Power Company, one of the largest employers in the group.

The construction industry provided 1,700 jobs in 1966, slightly more than in 1960. Employment in the industry declined by 300 in the 1960-1963 period; this loss was regained in the 1963-1965 period and 300 more jobs were added in 1966. Recent increases in construction employment resulted from industrial and commercial building activity.

In 1966, employment in finance, insurance, and real estate averaged 1,200. This total, though slightly less than in 1965, represented a gain of 200 over the 1960-1962 level.

Participation Rate. On the basis of resident population and employment data in the 1960 Census, the employment participation rate (the ratio of nonagricultural employment to total population) was 35.71 percent, compared with 37.56 percent in 1950. Based on data which include in-commuters but exclude out-commuters, the employment participation rate is calculated to be 37.70 percent as of April 1967. A slight increase in the participation rate is anticipated during the forecast period.

Principal Employment Sources

The Jackson Directory of Manufacturers indicates that there are about twenty manufacturing firms in the HMA which employ 250 or more workers each. Of these, two firms employ more than 1,500 persons each, five companies employ between 500 and 1,500 workers each, and 13 establishments each employed between 250 and 500 persons. Four of the larger manufacturing firms are discussed below. Of the remaining firms with 250 or more employees, seven produce transportation equipment, four produce electrical machinery, three produce nonelectrical machinery, and two produce metals.

The Clark Equipment Company is the largest employer in the HMA. The company recently completed a 150,000 square foot expansion of its facilities, and, presently, is building new office facilities. The company produces gears, transmissions, differentials, and forgings for transportation vehicles at several plant locations in the area. Although company officials expect the demand for their products to remain high, they give no indication of future employment.

Goodyear Tire and Rubber Company is the second largest manufacturing employer in the area. Employment by the company has registered only a slight gain since 1960. Goodyear produces truck and passenger tires at the local plant. Although modernization of some of its facilities might be expected, no plans for plant expansion or employment changes have been announced.

Since its establishment in 1940 the Aeroquip Corporation has expanded gradually. The company has three plants in Jackson in addition to its laboratory and machine shop and general offices. The products include flexible hose lines and fittings, self-sealing couplings, conveyor and transmission belts, and cargo control products, some of which are utilized in the aircraft industry.

Consumer Power Company, the largest employer in the nonmanufacturing sector of the economy, supplies electricity and gas to communities in 37 counties and electricity only to communities in an additional 24 counties. The company maintains its general offices at Jackson City. A small increase in employment is expected during the forecast period.

Employment at the State Prison of Southern Michigan was over 800 in 1966, and has been stable during the 1960-1966 period. The prison, which covers 57 acres and has more than 5,000 inmates, is one of the largest walled institutions in the world. Prison administrators place strong emphasis on rehabilitation; rehabilitation programs in the institution include job training as well as recreational and athletic events. Many of the inmates are assigned regular working hours, producing such items as textiles, metal stamping products and license plates. In addition, some of the inmates cultivate the prison farms which cover approximately 4,500 acres.

Unemployment

During the 12-month period ending February 28, 1967, the number of unemployed persons in the Jackson HMA averaged 1,400, 500 less than in the comparable period ending February 1966 and equal to 2.6 percent of the work force of 53,400 (see table 1). In 1966, there was an average of 1,400 unemployed persons (2.6 percent) in the HMA. Monthly average unemployment reached a peak of 8.2 percent in the 1961 recession, then declined substantially in the succeeding years to the low level indicated in 1966.

Future Employment. Based on past trends, on future expectations of some of the major employers in the area, and on the assumption that national economic prosperity will continue during the forecast period, nonagricultural wage and salary employment is expected to increase by about 1,400 jobs annually, including 800 jobs in manufacturing and 600 in nonmanufacturing. It is anticipated that the annual increase in manufacturing employment will be distributed as follows: 300 jobs in the transportation equipment industry, 200 in the other durable goods industries, 150 in the primary and fabricated metals industry and 150 in the nonelectrical machinery industry. In the nonmanufacturing sector of the economy, employment in trade is expected to rise by 200 annually. About 150 new jobs are anticipated in services and an equal number of new jobs is expected in the construction industry. Smaller increases in employment, totaling 100 jobs annually, are anticipated in the other nonmanufacturing industries.

The projected increases in employment both among manufacturing and non-manufacturing industries are, generally, equal to or above the average for the 1960-1966 period, but somewhat lower than the gains since 1964. Although the demand for products of the area is expected to remain high, the projected increase in employment is not expected to be as high as in recent years. The current tightness of the labor market suggests that some employers may not be able to recruit the desired number of workers, except at prohibitive costs. Part of the increase in employment, however, could be satisfied through increased in-commutation.

Income

Current Estimate. The median income, after the deduction of federal income tax, of all families in the HMA is \$7,550. The median after-tax income of renter households of two or more persons is \$6,050. By 1969, the median after-tax income of all families is expected to rise to \$7,825, the median income of renter households will be approximately \$6,325.

As indicated in table III, 22 percent of all families and 39 percent of renter households have after-tax incomes of less than \$5,000. About thirteen percent of all families but only five percent of renter households have after-tax incomes of \$12,500 or more.

Demographic Factors

Population

HMA total. As of April 1967, the nonfarm population of the Jackson HMA totaled 134,200. This total was an increase of 10,700 (nine percent), or an average annual gain of 1,525 (1.2 percent) since April 1960. During the April 1950-April 1960 period, the nonfarm population increased by an average of 2,825 (2.6 percent) annually, from 95,200 to 123,500. The increase in population during the 1950-1960 period, however, reflected a conceptual change in the definition of "farm" between the two censuses.

Jackson City. As of April 1967, the population of Jackson City was estimated at 49,750, a decrease of 150 (0.3 percent) annually since April 1960. Between 1950 and 1960, the population of Jackson declined from 51,100 to 50,725, an average annual loss of 35 persons (0.1 percent). Like many other central cities, Jackson's population loss is attributable, in part, to old and dilapidated housing in some areas and inharmonious land uses in others. In addition, the supply of vacant land and the increased use of automobiles have given the suburbs an advantage in the competition for new households.

Remainder of the HMA. There were approximately 84,450 persons in the remainder of the HMA in April 1967, an average increase of 1,675 (2.1 percent) annually since 1960. The nonfarm population of the remainder of the HMA during the decennial period, influenced by the changed definition of "nonfarm" increased from 44,100 to 72,775, or an average of 2,875 annually. Summit, Blackman, and Leoni Townships, the most populous townships, accounted for approximately 52 percent of the 1950-1967 population growth in the HMA. The table below shows the population trend in the HMA. Comparable population data for Jackson City and some of the individual communities are indicated in table IV.

Nonfarm Population Trend
Jackson, Michigan, HMA
1950-1969

<u>Period</u>	<u>Nonfarm population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent^{a/}</u>
April 1950	95,214	-	-
April 1960	123,497	2,828	2.6
April 1967	134,200	1,525	1.2
April 1969	137,600	1,700	1.3

^{a/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population;
1967 and 1969 estimated by Housing Market Analyst.

Estimated Future Population. The population of the HMA is expected to increase by 1,700 persons annually to total 137,600 by April 1969. The projected increase in population is based on the average household size and on the increase in the number of households anticipated to result from the projected increase in employment. Inasmuch as net in-commutation and the number of secondary wage earners are expected to increase, the population growth resulting from the projected increase in employment is not as high as might be expected otherwise. On the basis of recent population trends, it is expected that most of the population growth will occur in the suburban areas (mainly in Summit, Blackman, and Leoni Townships) which have grown moderately during the 1960-1967 period.

Net Natural Increase and Migration. During the April 1950-April 1960 period, the population of Jackson County, including the rural farm population, increased by an average of 2,400 annually. The net natural increase, resident births minus resident deaths, in the county averaged 1,875, indicating that there was an average of 525 in-migrants annually during the decade. During the 1960-1967 period, the population of the county (including the rural farm component) increased at an average of 1,250 persons annually. Net natural increase averaged 1,600, indicating net out-migration of about 350 persons annually. Most of the out-migrants, which probably included several hundred previous farm residents, are assumed to have left the area in the early part of the 1960-1967 period when unemployment was relatively high.

Households

HMA total. As of April 1967, there were approximately 38,450 nonfarm households (occupied housing units) in the HMA. The total number of households represented an increase of 3,325 (nine percent), 475 (1.3 percent) annually, since April 1960. During the April 1950-April 1960 period, the number of nonfarm households in the HMA increased from 27,325 to 35,125, an average annual increase of 780 (2.6 percent). The increase in the number of households was influenced by the definitional change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census as well as by the change in the definition of farm.

Jackson City. It is estimated that as of April 1967 there were 15,850 households in Jackson City, a decrease of about 40 (0.3 percent) annually since 1960. During the 1950-1960 period, the number of households in the city of Jackson, influenced by the definitional change in household, increased by about 10 (0.1 percent) annually from 16,025 to 16,150.

Remainder of the HMA. In April 1967, there were approximately 22,600 households in the remainder of the HMA, an increase of 515 (2.5 percent) annually since April 1960. During the April 1950-April 1960 period the number of households in the remainder of the HMA increased by about 770 annually from 11,300 to 18,975, partially due to the change in the definition of a farm. Paralleling the growth in population, Summit, Leoni, and Blackman Townships together accounted for 54 percent of the increase in the number of households in the HMA during the 1950-1967 period. The trend of households in the HMA is indicated on the following page; similar trends are shown for Jackson City and other communities in table V.

Nonfarm Household Trend
Jackson, Michigan, HMA
1950-1969

<u>Period</u>	<u>Nonfarm households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent^{a/}</u>
April 1950	27,325	-	-
April 1960	35,124	780	2.6
April 1967	38,450	475	1.3
April 1969	39,450	500	1.3

^{a/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing;
1967 and 1969 estimated by Housing Market Analyst.

Future Households. It is estimated that during the 1967-1969 forecast period the number of households in the HMA will increase by 500 annually and will total 39,450 by April 1969. The net number of new households expected in the forecast period is slightly higher than the average annual increase which occurred in the 1960-1967 period, but considerably below that which occurred during the 1950-1960 decade. It is anticipated that most of the increase in households will continue to occur in the townships of Summit, Leoni, and Blackman.

Household Size. The average number of persons per nonfarm household in the HMA in April 1967 was 3.30. In 1960, the census reported that there were 3.31 persons per household, compared with 3.20 in 1950. As of April 1967, the number of persons per household in Jackson City was 3.09, unchanged since 1960 and slightly less than the 3.11 persons per household reported in 1950. The average size of households is higher in the remainder of the HMA than in Jackson City. In April 1967, the average number of persons per household in the remainder of the HMA was 3.45. In 1960, there was an average of 3.50 persons per household in the remainder of the HMA, compared with 3.32 in 1950. No significant change in the number of persons per household is anticipated during the forecast period.

Housing Market Factors

Housing Supply

Current Estimate and Past Trends. In April 1967, there were an estimated 41,950 nonfarm housing units in the Jackson HMA, an increase of approximately 3,175 (eight percent), 455 annually, since April 1960. During the 1950-1960 decade, the number of housing units increased by an average of about 925 annually from 29,525 units in 1950 to 38,775 (see table VI). The increase in the housing inventory during the 1950-1960 period was influenced by the definitional change from "dwelling unit" in 1950 to "housing unit" in 1960 as well as by the definitional change in farm.

As of April 1967, there were 16,550 housing units in Jackson City compared with 16,850 in 1960 and 16,450 in 1950. The slight decrease in the housing inventory during the 1960-1967 period resulted from a substantial number of demolitions (not completely offset by new construction) because of urban renewal and code enforcement.

There were approximately 25,400 housing units in the remainder of the HMA, an increase of 500 annually since 1960. Between 1950 and 1960 the housing inventory in the remainder of the HMA increased from 13,075 to 21,925, an average annual gain of 885. A substantial proportion of the increases in the housing inventory in the remainder of the HMA in both the 1950-1960 and in the 1960-1967 period occurred in the suburban townships of Summit, Leoni, and Blackman.

Type of Structure. As indicated in the following table, the composition of the housing inventory has changed slightly since 1960. One-unit structures, including trailers, comprised nearly 88 percent of the total number of housing units in April 1967, compared with 87 percent in April 1960. The proportions of the inventory in two-unit structures and in structures with three or more units have declined slightly. Jackson City, which has approximately 27 percent of its housing inventory in structures containing two or more units, accounts for about 88 percent of all multifamily housing units in the HMA.

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Nonfarm Housing Inventory by Units in Structure
Jackson, Michigan, HMA
1960-1967

<u>Units in structure</u>	<u>April</u>	<u>April</u>	<u>Percent of total</u>	
	<u>1960</u>	<u>1967</u>	<u>1960</u>	<u>1967</u>
One unit ^{a/}	33,617	36,800	86.7	87.7
Two units	2,354	2,325	6.1	5.6
Three or more units	<u>2,787</u>	<u>2,825</u>	<u>7.2</u>	<u>6.7</u>
Total	38,758 ^{b/}	41,950	100.0	100.0

^{a/} Includes trailers.

^{b/} Differs slightly from the count of all units because units in structure were enumerated on a sample basis.

Sources: 1960 Census of Housing; 1967 estimated by Housing Market Analyst.

Age of Structure. The housing inventory of the Jackson HMA is quite old. Nearly 59 percent of all housing units were constructed before 1940 and are at least 28 years old. Approximately 20 percent of all units were built during the period 1940-1954 and 21 percent of the units were built in the 1955-1967 period. The housing inventory in the city of Jackson is much older than in the remainder of the HMA. It is estimated that nearly 89 percent of the housing units in the city were built before 1940, compared with only 39 percent in the remainder of the HMA. In contrast, 32 percent of the housing units in the remainder of the HMA, but only five percent of those in the city, were built in the 1955-1967 period.

Distribution of the Housing Inventory by Year Built^{a/}
Jackson, Michigan, HMA

<u>Year built</u>	<u>Percentage distribution</u>		
	<u>Jackson City</u>	<u>Remainder of HMA</u>	<u>HMA total</u>
April 1960-March 1967	2.9	14.5	10.0
1955 - March 1960	1.9	17.7	11.5
1950 - 1954	3.1	13.4	9.3
1940 - 1949	3.3	15.6	10.7
1939 or earlier	<u>88.8</u>	<u>38.8</u>	<u>58.5</u>
Total	100.0	100.0	100.0

^{a/} The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as by errors caused by sampling.

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

Condition of the Inventory. Approximately 13 percent of the housing units in the HMA in April 1967 were dilapidated or lacked one or more plumbing facilities, compared with 16 percent similarly classified in 1960. The demolition of many substandard housing units and the upgrading of some existing structures as well as the substantial volume of new units constructed since 1960 have improved the condition of the housing inventory.

Although the inventory in the city of Jackson is older than that in the remainder of the HMA, Jackson City has a smaller proportion of substandard units than the remainder of the HMA. As of April 1967, less than 10 percent of the housing units in the city were dilapidated or lacked one or more plumbing facilities, compared with approximately 15 percent in the remainder of the HMA. The April 1960 Census of Housing reported that 13 percent of the units in Jackson City and 18 percent of those in the remainder of the HMA were dilapidated or lacked one or more plumbing facilities.

Value and Rent. As of April 1967, it is estimated that the median value of owner-occupied housing units in the Jackson HMA is about \$12,000. The 1960 Census of Housing reported a median value of \$10,200 for all owner-occupied housing units (including rural-farm houses). The median value in Jackson City in 1960 was \$9,900. An upward trend in the value of real estate, the substantial volume of single-family units built since 1960 and priced at over \$12,500, as well as the demolition of many substandard units are the main factors which contributed to the increase in the value of owner-occupied housing units during the 1960-1967 period.

The April 1960 Census of Housing reported that the median gross rents, including utilities, in the HMA and in Jackson City were \$75. Because the new rental units built since 1960 have rented above the 1960 median and because dilapidated units in the lower rent ranges were demolished, it is judged that these median gross rents have increased to \$80 or more.

Residential Building Activity

Based on building permit data covering areas which contained about 96 percent of the total 1960 population, including the rural farm component, it is estimated that the number of housing units built since April 1960 and those under construction as of April 1967 totaled 4,350 units. This total represents an average of about 600 houses started annually since 1960. During the January 1960-March 1967 period, approximately 3,975 private housing units were authorized in permit-issuing areas, an average of 550 annually. Because of the slump in residential construction caused by the recession, the number of private housing units authorized declined from 572 in 1960 to 413 in 1961, then increased to a peak of 661 in 1963. The number of private housing units authorized declined to 540 in 1964, increased to 609 in 1965, then declined to about 520 in 1966. The 1966

level of authorizations, the lowest since 1961, reflected the tightness of the mortgage market which tended to restrict residential construction. About 105 housing units have been authorized during the first three months of 1967, less than the estimated 130 units authorized in the comparable period in 1966. In addition to the private housing units authorized by building permits, 100 units of public housing were constructed in Jackson and an estimated 275 housing units were built in non-permit-issuing places during the 1960-1967 period.

As indicated in table VII, 425 private housing units (11 percent of the 1960-1967 total) were authorized in Jackson City. Nearly 1,150 housing units (29 percent) were authorized in Summit Township, more than twice as many as in any other area. Leoni Township (with 510 units) and Blackman Township (with 500 units) also accounted for sizable proportions of the housing units authorized in the HMA during the 1960-1967 period.

The number of housing units authorized each year since 1960 is indicated by type of structure in the following table. About 3,550 units, 89 percent of the total authorized during the period were single-family houses. Only 425 units (11 percent) were in multifamily structures. About 260 of the multifamily housing units (61 percent) were authorized for the city of Jackson, 100 units were in Summit Township, and the remaining 65 units were distributed in several other townships.

Private Housing Units Authorized by Type of Structure
Jackson, Michigan, HMA
1960-1967

<u>Year</u>	<u>One - family</u>	<u>Two- to four-family</u>	<u>Five- or more-family</u>	<u>Total units^{a/}</u>
1960	500	2	70	572
1961	405	2	6	413
1962	496	6	55	557
1963	483	2	176	661
1964	503	2	35	540
1965	585	2	22	609
1966 ^{b/}	504	-	16	520
<u>Jan.-Mar.^{b/}</u>				
1966	125	-	5	130
1967	70	2	33	105

^{a/} Excludes 100 public housing units authorized in the city of Jackson in 1964 and an estimated 275 units built in non-permit-issuing places.

^{b/} Partly estimated by Housing Market Analyst.

Sources: Bureau of the Census C-40, Construction Reports; local permit-issuing offices, and estimates by Housing Market Analyst.

Units Under Construction. Based on the record of building permits and on the result of a postal vacancy survey conducted in the HMA during the April 5-7, 1967, period, it is estimated that there were 175 housing units under construction as of April 1967. The total included 130 single-family houses and 45 multifamily units. The number of units reported to have been under construction by the postal vacancy survey was adjusted upward to reflect construction in areas not served by postal carriers. An estimated 40 housing units were under construction in the city of Jackson; of these, 35 were multifamily units. Most of the remaining 135 units that were under construction were in the suburban areas of Summit, Leoni, and Blackman Townships.

Demolitions. Available data on demolitions indicate that approximately 1,000 housing units have been demolished during the 1960-1967 period. These included about 500 single-family houses and 500 multifamily units. Most of the demolitions occurred in the city of Jackson where some 800 units were demolished, mainly because of code enforcement and the urban renewal program. It is estimated that approximately 200 housing units will be demolished because of code enforcement and other causes during the forecast period.

Tenure of Occupancy. As of April 1967, there were about 38,450 occupied housing units in the Jackson HMA. Of these, 30,150 (78 percent) were owner-occupied units and 8,300 units (22 percent) were occupied by renters (see table VI). During the 1950-1960 decade, owner-occupancy increased from 72 percent to 77 percent of all occupied units.

In April 1967, there were 15,850 occupied housing units in Jackson City. Of these, 10,500 (66 percent) were owner-occupied and 5,350 (34 percent) were renter-occupied. The proportions of owner- and renter-occupied units in the city have not varied significantly during the 1950-1967 period.

Of the 22,600 occupied housing units that were in the remainder of the HMA in April 1967, 87 percent were owner-occupied and 13 percent were renter-occupied. During the 1950-1960 period, the proportion of owner-occupancy in the remainder of the HMA increased from 82 percent to 86 percent.

Vacancy

Last Census. The Census of Housing reported that in April 1960 there were about 725 vacant, available, nonseasonal, nondilapidated housing units in the Jackson HMA, representing a net vacancy ratio of 2.0 percent. Of the available vacant units, 240 were for sale and 485 were available for rent, representing sales and rental vacancy ratios of 0.9 percent and 5.6 percent respectively (see table VI). About 210 of the units available for sale and 320 of those available for rent had all plumbing facilities.

The 1960 Census reported that nearly 75 vacant housing units (0.7 percent) were available for sale and 340 units (5.8 percent) were available for rent in Jackson City. About 70 of those available for sale and 205 of those available for rent had all plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey which covered 30,571 residences and apartments (73 percent of all nonfarm housing units) was conducted in the HMA during the period April 5-7, 1967. The survey indicated that 623 units (2.0 percent) were vacant. The total number of units surveyed included 28,929 residences and 1,642 apartments. Of these, 421 residences and 202 apartments were vacant, representing vacancy ratios of 1.5 percent and 12.3 percent, respectively. The results of the postal vacancy survey are summarized in the following table and presented in detail in table VIII.

Postal Vacancy Survey Summary
Jackson, Michigan, HMA
April 5-7, 1967

<u>Category</u>	<u>Units surveyed</u>	<u>Units vacant</u>	<u>Percent vacant</u>
Residences	28,929	421	1.5
Apartments	<u>1,642</u>	<u>202</u>	<u>12.3</u>
Total	30,571	623	2.0

Source: FHA Postal Vacancy Survey conducted by collaborating postmasters.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses and some duplexes and structures with additional units created by conversions. An apartment is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units under construction in subdivisions. Although the postal vacancy survey has obvious limitations, the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. On the basis of the postal vacancy survey, the results of which have been adjusted to reflect incomplete coverage and census concepts as well as to exclude some seasonal units, it is estimated that there were about 700 vacant, nonseasonal, nondilapidated housing units available for sale or rent in the HMA in April 1967. The total available vacant units represented a net vacancy ratio of 1.8 percent. Approximately 225 housing units were for sale, representing a homeowner vacancy ratio of 0.7 percent. About 475 units were available for rent, equal to a rental vacancy ratio of 5.4 percent. It is estimated that the sales vacancy ratios for the city of Jackson and the remainder of the HMA were 0.7 percent and 0.8 percent, respectively. The rental vacancy ratios were 5.8 percent in Jackson and 4.7 percent in the remainder of the HMA. The number of vacant units in the HMA in April 1967 was slightly less than in 1960 mainly because the tightening of the mortgage market in 1966 aided the absorption of vacancies in existing structures.

Vacant Housing Units
Jackson, Michigan, HMA
1960-1967

<u>Category</u>	<u>April 1960</u>	<u>April 1967</u>
Total vacant	3,640	3,500
Available vacant	724	700
For sale	241	225
Homeowner vacancy ratio	.9%	.7%
For rent	483	475
Rental vacancy ratio	5.6%	5.4%
Other vacant	2,916	2,800

Sources: 1960 Census of Housing; 1967 estimated by Housing Market Analyst.

Of the vacant units which were available in April 1967, it is judged that 210 sales units and 375 rental units had all plumbing facilities. The number of available sales units with all plumbing facilities was below the level consistent with a balanced supply-demand relationship in an area of moderate growth such as the Jackson HMA. The number of available rental units with all plumbing facilities represented a balanced supply-demand relationship.

Sales Market

General Market Conditions. As indicated by local realtors, substantiated by the low sales vacancy ratio and limited data from the FHA unsold inventory survey, the sales market for new single-family homes in the HMA was firm, as of April 1967. This condition appears to have been prevalent since 1962, following a softening of the sales market during the 1960-1961 recession when the volume of new single-family units was curtailed. Since then, the supply of new units has kept pace with demand, thereby preventing any increase in the inventory of new unsold units. The decline in the volume of new units built in 1966 resulted from the difficulty of obtaining mortgage financing rather than an over-supply of new units. Local realtors reported that the market for existing properties was good and that, as of April 1967, there was a shortage of listings. Old houses in poor locations, however, remain unsold for relatively long periods of time.

Subdivision Activity. Adequate water and sewer facilities are available almost only in areas close to the city of Jackson, especially in Summit, Blackman, and Leoni townships, which effectively limits subdivision activity to these areas. Most of the subdivisions are small (50 lots or less). The larger subdivisions are being developed in stages over a period of years. Local sources indicate that the majority of the units are built on contract.

Unsold Inventory Survey. The FHA Grand Rapids Insuring Office conducted a survey of unsold inventory of new homes in the HMA as of January 1967. The survey indicated that, of a total of 155 houses completed in 14 subdivisions with five or more completions in 1966, 78 houses were built speculatively and 12 were unsold as of January 1, 1967, a 15 percent unsold inventory ratio. All of the unsold houses had been completed less than four months before the date of the survey. Twenty-four houses were under construction, of which 14 were being built speculatively (see table IX).

In 1965, 198 houses had been built in 20 subdivisions with five or more completions. Fifty-two houses had been built speculatively and 10 remained unsold as of January 1, 1966, a 19 percent unsold inventory ratio.

Home Prices. Most of the new houses constructed in the HMA are priced between \$15,000 and \$25,000; the most typical price was between \$20,000 and \$22,000. Most of the more expensive homes in the HMA are being built in Summit Township, while many of the lower-priced homes are built in Leoni Township.

Rental Market

General Market Conditions. In view of the relatively slow growth of the area, the successful absorption of the limited number of new rental units that have entered the market within the last two years suggests a firm latent demand for new apartments. The market for used rental units in good neighborhoods and with adequate facilities is good, according to local sources. However, there are many apartments in old converted structures and a number of single-family houses that are vacant. Because of poor condition or location, such units usually remain vacant for long periods. Market absorption data collected by the Grand Rapids Insuring Office indicate that the occupancy experience in the projects surveyed has been good.

Rents in the units built during the 1960-1967 period typically range from \$145 to \$170 for one-bedroom units, from \$165 to \$215 for two-bedroom units, and from \$325 to \$340 for three-bedroom units. Rents in the conventional units usually include gas but not electricity. Most of the new units built during the 1960-1967 period are two-bedroom units; there are, however, a moderate number of one- and three-bedroom units.

Rental Housing Under Construction. Based on the record of building permits and the postal vacancy survey, it is estimated that there were approximately 45 multifamily housing units under construction in April 1967. Of these, 35 were in Jackson and the remaining 10 units were scattered in other locations. Thirty-three of the units that were being built in Jackson are in a single project. In addition to the rental units under construction in April 1967, there are known plans to construct a 60-unit conventionally-financed project and 160 units of public housing for the elderly in Jackson City. These plans are in the initial stages.

Mortgage Market

Principal Sources of Funds. As of April 1967, local sources indicate that the supply of mortgage funds in the HMA is adequate to meet the demand. These sources report that residential construction had been adversely affected by a shortage of funds in 1966 but that the situation had improved within the last two or three months. The savings and loan institutions are the primary sources of mortgage funds, with some participation in the mortgage market by the commercial banks and other investment companies. The interest rate on conventional loans was about 6½ percent in April 1967. The downpayment was usually 20 to 25 percent and the repayment period about 25 years.

Urban Renewal

Currently, there are two urban renewal projects in execution in the HMA, the Belden Project (R-15) and the East Michigan Project (R-45). Approximately 420 families were relocated from the Belden project, which is an irregularly shaped area bounded roughly by Belden Road on the east, East Franklin Street on the north, Francis, Milwaukee and Merriman Streets on the west, and East Prospect Street on the south. The scheduled re-use of the 139 acres of land in the project area is mainly residential. Both a project for moderate income families and a low-rent public housing project are located in the Belden urban renewal area.

The East Michigan urban renewal area consists of 20 acres in the central business district. The project area is bounded roughly by Columbus Street on the east, Washington Avenue on the south, Mechanic Street on the west, and the Michigan Central Railroad on the north. The land in this project is scheduled for commercial re-use.

Public Housing

There are 100 public housing units under management in the HMA. Of these, 24 units are reserved for elderly tenants. The public housing units, located in the Belden urban renewal area, were completed in 1965. There are tentative plans to build an additional 160 units of elderly housing in Jackson City, probably in or near the downtown area.

Demand for Housing

Quantitative Demand

The prospective demand for new housing units over the next two years is based on an expected increase of 500 annually in the number of households, adjusted for anticipated losses in the housing inventory through demolitions and other causes. Adjustments have been made for the number of vacancies and the number of units under construction, as well as for an anticipated shift in tenure during the forecast period. On the basis of these considerations, it is estimated that the annual demand for new privately-owned housing will be 570 units, including 500 single-family units and 70 multifamily housing units. The annual rental demand includes demand for approximately 45 rental units at market-interest-rate financing and 25 units that may be marketed only at the lower rents achievable through public benefits or assistance in financing, exclusive of public low-rent or rent-supplement accommodations.

Qualitative Demand

Single-family Housing. Based on current family incomes, ratios of sales price to incomes typical in the area, and on recent market experience, the approximate distribution of the annual demand for 500 single-family housing units is estimated as follows:

Estimated Annual Demand for New Single-Family Housing by Price Class
Jackson, Michigan, HMA
April 1967-April 1969

<u>Price class</u>	<u>Number of houses</u>	<u>Percentage distribution</u>
\$10,000 - \$12,499	30	6
12,500 - 14,999	45	9
15,000 - 17,499	55	11
17,500 - 19,999	60	12
20,000 - 24,999	130	26
25,000 - 29,999	85	17
30,000 - 34,999	50	10
35,000 and over	<u>45</u>	<u>9</u>
Total	500	100

The foregoing distribution differs from that in table IX which reflects only selected subdivision experience during the year 1966. It must be noted that the 1966 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect contract construction on scattered lots. It is likely that some of the more expensive houses as well as some of the lower-value homes are concentrated in the smaller building operations. The preceding demand estimates reflect all home building and indicate a slightly greater concentration in some price ranges than the subdivision surveys reveal.

Multifamily Housing

The annual demand for new multifamily housing, at minimum gross rents achievable in the area has been estimated at 45 units. The total number of units will be absorbed best if distributed as follows: 20 one-bedroom units, 20 two-bedroom units, and 5 three-bedroom units. The net addition to the rental inventory may be accomplished by either new construction or rehabilitation, and should be provided in small structures of only a few units each at rents close to the minimum achievable in the area.

An additional 25 units of multifamily housing (mainly one- and two-bedroom units) could be absorbed at the lower rents associated with public benefits or assistance in financing, exclusive of public low-rent or rent-supplement accommodations. These units should be provided in small projects, carefully located to serve the needs of this market. The absorption of the initial projects should be carefully observed, should the units be rented readily, additional housing of this type may be warranted.

As indicated previously, the demand for housing is based on the assumption that there will be an increase in net in-commutation as well as an increase in the number of secondary wage earners. If the projected increase in employment gives rise to substantial net in-migration rather than net in-commutation, however, the demand estimates (including the demand for moderate-income multifamily housing) may be adjusted upward.

Table I

Trend of Civilian Work Force Components
Jackson, Michigan, Housing Market Area
Annual Averages 1960-1966
(in thousands)

<u>Components</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966^{a/}</u>	Twelve mos. <u>ending Feb. ^{a/}</u> <u>1966</u>	<u>1967</u>
Civilian work force	<u>49.0</u>	<u>48.6</u>	<u>48.6</u>	<u>48.2</u>	<u>49.1</u>	<u>51.3</u>	<u>53.1</u>	<u>51.5</u>	<u>53.4</u>
Unemployment	2.9	4.0	2.9	2.9	2.0	2.0	1.4	1.9	1.4
Percent of work force	5.9%	8.2%	6.0%	6.0%	4.1%	3.9%	2.6%	3.7%	2.6%
Agricultural employment	1.7	1.6	1.5	1.5	1.4	1.4	1.3	1.4	1.3
Total nonagricultural employment	<u>44.4</u>	<u>42.7</u>	<u>43.9</u>	<u>43.8</u>	<u>45.7</u>	<u>47.9</u>	<u>50.4</u>	<u>48.3</u>	<u>50.6</u>
Wage and salary employment	38.7	36.9	38.3	38.4	40.1	42.4	45.0	42.8	45.2
Other ^{b/}	5.7	5.8	5.6	5.4	5.6	5.5	5.4	5.5	5.4
Labor management disputes	.1	.3	.3	-	-	-	-	-	-

^{a/} Preliminary.

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

Note: Subtotals may not add to totals because of rounding.

Source: Michigan Employment Security Commission.

Table II

Nonagricultural Wage and Salary Employment, by Industry
Jackson, Michigan, Housing Market Area
Annual Averages 1960-1966
(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^{a/}</u>	<u>Twelve mos.</u> <u>ending Feb.</u>	
								<u>1966</u>	<u>1967</u>
Wage and salary employment	<u>38.7</u>	<u>36.9</u>	<u>38.3</u>	<u>38.4</u>	<u>40.1</u>	<u>42.4</u>	<u>45.0</u>	<u>42.8</u>	<u>45.2</u>
Manufacturing	<u>15.8</u>	<u>14.6</u>	<u>15.9</u>	<u>16.1</u>	<u>17.5</u>	<u>18.4</u>	<u>20.1</u>	<u>18.7</u>	<u>20.3</u>
Durable goods	<u>12.5</u>	<u>11.5</u>	<u>12.7</u>	<u>12.9</u>	<u>14.2</u>	<u>14.9</u>	<u>16.8</u>	<u>15.1</u>	<u>17.0</u>
Primary & fabricated metals	2.6	2.4	2.7	2.7	2.9	3.1	3.3	3.1	3.4
Nonelectrical machinery	2.8	2.5	2.8	3.0	3.0	3.1	3.7	3.2	3.8
Transportation equipment	4.9	4.1	4.5	4.7	5.5	5.8	6.3	5.9	6.3
Other durable goods	2.2	2.5	2.8	2.6	2.8	2.8	3.5	2.9	3.5
Nondurable goods	3.3	3.1	3.2	3.3	3.3	3.4	3.3	3.4	3.3
Nonmanufacturing	<u>22.9</u>	<u>22.3</u>	<u>22.4</u>	<u>22.3</u>	<u>22.6</u>	<u>24.1</u>	<u>24.9</u>	<u>24.3</u>	<u>24.9</u>
Construction	1.4	1.2	1.1	1.1	1.2	1.4	1.7	1.5	1.7
Trans., comm., & pub. util.	4.0	3.9	3.8	3.6	3.4	3.6	3.7	3.7	3.7
Trade	6.8	6.6	6.8	6.8	6.9	7.5	7.8	7.5	7.8
Fin., ins., & real estate	1.0	1.0	1.0	1.1	1.1	1.3	1.2	1.2	1.2
Services	4.2	4.0	3.9	3.9	4.1	4.4	4.6	4.4	4.6
Government	5.5	5.6	5.8	5.8	5.8	5.9	5.9	5.9	6.0

^{a/} Preliminary.

Note: Subtotals may not add to totals because of rounding.

Source: Michigan Employment Security Commission.

Table III

Estimated Percentage Distribution of Families and Households by Annual Income
After Deduction of Federal Income Tax
Jackson, Michigan, Housing Market Area, 1967-1969

<u>Annual income</u>	<u>1967</u>		<u>1969</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$3,000	10	18	9	17
\$3,000 - 3,999	5	10	5	9
4,000 - 4,999	7	11	6	10
5,000 - 5,999	10	10	9	11
6,000 - 6,999	12	13	11	12
7,000 - 7,999	11	12	11	12
8,000 - 8,999	10	8	10	8
9,000 - 9,999	9	5	9	6
10,000 - 12,499	13	8	15	9
12,500 - 14,999	7	3	8	4
15,000 and over	<u>6</u>	<u>2</u>	<u>7</u>	<u>2</u>
Total	100	100	100	100
Median income	\$7,550	\$6,050	\$7,825	\$6,325

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

Source: Estimated by Housing Market Analyst.

Table IV

Nonfarm Population Trends
Jackson, Michigan, Housing Market Area
1950 - 1967

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1967</u>	<u>Average annual change</u>			
				<u>1950 - 1960</u>		<u>1960 - 1967^{a/}</u>	
				<u>Number</u>	<u>Percent^{b/}</u>	<u>Number</u>	<u>Percent^{b/}</u>
HMA total	<u>95,214</u>	<u>123,497</u>	<u>134,200</u>	<u>2,828</u>	<u>2.6</u>	<u>1,525</u>	<u>1.2</u>
Jackson City	51,088	50,720	49,750	-37	-.1	-150	-.3
Remainder of the HMA	<u>44,126</u>	<u>72,777</u>	<u>84,450</u>	<u>2,865</u>	<u>5.0</u>	<u>1,675</u>	<u>2.1</u>
Blackman Township	12,903	16,060	17,625	316	2.3	225	1.3
Leoni Township	8,468	11,430	12,875	296	3.0	210	1.7
Summit Township	10,215	18,101	21,550	789	5.7	495	2.5
Other townships	12,540	27,186	32,400	1,464	7.8	745	2.5

^{a/} Rounded.

^{b/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population; 1967 estimated by Housing Market Analyst.

Table V

Nonfarm Household Trends
Jackson, Michigan, Housing Market Area
1950 - 1967

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1967</u>	<u>Average annual change</u>			
				<u>1950 - 1960</u>		<u>1960 - 1967^{a/}</u>	
				<u>Number</u>	<u>Percent^{b/}</u>	<u>Number</u>	<u>Percent^{b/}</u>
HMA total	27,325	35,124	38,450	780	2.6	475	1.3
Jackson City	16,014	16,139	15,850	13	.1	-40	-.3
Remainder of the HMA	11,311	18,985	22,600	767	5.2	515	2.5
Blackman Township	1,926	2,988	3,450	106	4.4	65	2.1
Leoni Township	2,517	3,251	3,725	73	2.6	70	2.0
Summit Township	3,053	5,237	6,300	218	5.4	150	2.6
Other townships	3,815	7,509	9,125	370	6.8	230	2.8

^{a/} Rounded.

^{b/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing; 1967 estimated by Housing Market Analyst.

Table VI

Nonfarm Housing Inventory, Tenure, and Vacancy
Jackson, Michigan, Housing Market Area
1950 - 1967

<u>Occupancy and tenure</u>	<u>April 1950</u>	<u>April 1960</u>	<u>April 1967</u>	<u>Average annual change</u>			
				<u>1950 - 1960</u>	<u>Percent^{b/}</u>	<u>1960 - 1967^{a/}</u>	<u>Percent^{b/}</u>
	<u>Number</u>			<u>Number</u>		<u>Number</u>	
Total housing inventory	<u>29,520</u>	<u>38,764</u>	<u>41,950</u>	<u>924</u>	<u>2.7</u>	<u>455</u>	<u>1.1</u>
Total occupied units	<u>27,325</u>	<u>35,124</u>	<u>38,450</u>	<u>780</u>	<u>2.6</u>	<u>475</u>	<u>1.3</u>
Owner-occupied	19,798	27,002	30,150	720	3.1	450	1.6
Percent of all occupied	72.5%	76.9%	78.4%	-	-	-	-
Renter-occupied	7,527	8,122	8,300	60	.8	25	.3
Percent of all occupied	27.5%	23.1%	21.6%	-	-	-	-
Vacant housing units	<u>2,195</u>	<u>3,640</u>	<u>3,500</u>	<u>144</u>	<u>5.1</u>	<u>-20</u>	<u>-.6</u>
Available vacant units	<u>270</u>	<u>724</u>	<u>700</u>	<u>45</u>	<u>9.9</u>	<u>-5</u>	<u>-.5</u>
For sale	98	241	225	14	9.0	-5	-1.0
Homeowner vacancy rate	.5%	.9%	.7%	-	-	-	-
For rent	172	483	475	31	10.3	-	-.2
Rental vacancy rate	2.2%	5.6%	5.4%	-	-	-	-
Other vacant units	1,925	2,916	2,800	99	4.2	-15	-.6

^{a/} Rounded.

^{b/} Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing; 1967 estimated by Housing Market Analyst.

Table VII

Private Housing Units Authorized by Building Permits
Jackson, Michigan, Housing Market Area
1960 - 1967

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>Jan. - March</u>	
								<u>1966</u>	<u>1967</u>
HMA total	<u>572</u>	<u>413</u>	<u>557</u>	<u>661</u>	<u>540</u>	<u>609</u>	<u>520</u>	<u>130</u>	<u>105</u>
Jackson City	93	30	39	141	62 ^{a/}	14	11	2	35
Blackman Township	103	79	72	60	58	64	59	10	6
Columbia Township	19	20	37	43	51	100	60	15	12
Leoni Township	65	42	65	57	79	101	92	20	8
Napoleon Township	17	27	35	37	27	29	20	5	5
Spring Arbor Township	43	22	29	37	40	38	43	8	9
Summit Township	167	124	213	227	124	148	133	26	10
Other townships and villages ^{b/}	65	69	67	59	99	115	102	44	20

^{a/} Does not include 100 public housing units authorized for Jackson City in 1964.

^{b/} Includes 12 permit-issuing places which typically had fewer than 20 permits a year each, and for some of which the 1966 and 1967 totals were estimated by the Housing Market Analyst.

Sources: Bureau of the Census, C-40 Construction Reports; local permit-issuing offices; and estimates by Housing Market Analyst.

Table VIII

Jackson, Michigan, Area Postal Vacancy Survey

April 5-7, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	<u>30,571</u>	<u>623</u>	<u>2.0</u>	<u>588</u>	<u>35</u>	<u>131</u>	<u>28,929</u>	<u>421</u>	<u>1.5</u>	<u>390</u>	<u>31</u>	<u>119</u>	<u>1,642</u>	<u>202</u>	<u>12.3</u>	<u>198</u>	<u>4</u>	<u>12</u>	<u>1,251</u>	<u>33</u>	<u>2.6</u>
Jackson	29,368	623	2.1	588	35	125	27,726	421	1.5	390	31	113	1,642	202	12.3	198	4	12	1,249	33	2.6
Michigan Center	1,203	-	0.0	-	-	6	1,203	-	0.0	-	-	6	-	-	-	-	-	-	2	-	0.0

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table IX

Houses Completed in Selected Subdivisions
Jackson, Michigan, Housing Market Area
1966

	<u>Total completions</u>	<u>Pre-sold</u>	<u>Speculative houses</u>			
			<u>Total</u>	<u>Sold</u>	<u>Unsold</u>	<u>Percent unsold</u>
\$10,000 - \$12,499	10	10	-	-	-	-
12,500 - 14,999	13	3	10	10	0	0
15,000 - 17,499	51	26	25	22	3	12
17,500 - 19,999	11	9	2	1	1	50
20,000 - 24,999	26	10	16	12	4	25
25,000 - 29,999	19	7	12	8	4	33
30,000 - 34,999	15	7	8	8	0	0
35,000 and over	10	5	5	5	0	0
Total	155	77	78	66	12	15

Source: Federal Housing Administration.

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