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Analysis of the

# JACKSON, MICHIGAN HOUSING MARKET

as of June 1, 1971

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

March 1972

## Housing Market Analysis

Jackson, Michigan, as of June 1, 1971

### Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - JACKSON, MICHIGAN  
AS OF JUNE 1, 1971

The Jackson, Michigan, Housing Market Area (HMA) is defined as Jackson County, Michigan, and conforms to the Office of Management and Budget definition of the Jackson Standard Metropolitan Statistical Area (SMSA). The HMA is situated in the central portion of southern Michigan, about eighty miles west of Detroit and forty miles south of the state capital at Lansing. The population of the HMA was estimated at 144,000 as of June 1, 1971, including 45,000 residents of the city of Jackson.

Corresponding to national trends, the economy of the HMA expanded throughout the mid- and late-1960's. Employment increases were largest between 1964 and 1966, reflecting the strong demand for durable goods produced in the Jackson area. Although expansion of the manufacturing sector subsequently slowed, employment gains were steady as trade, service and government activities increased in importance. Consistent with general economic prosperity, the housing market in Jackson strengthened. Reflecting the trend in the dominant and volatile durable goods sector, there has been a significant decline in employment in the HMA. In the near-term future, the levels of employment growth and household formation are expected to decline from those of the past several years, and demand for new housing is projected at levels which are below those of recent years.

Anticipated Housing Demand

There will be an annual demand for about 625 new units of nonsubsidized housing in the Jackson HMA over the two-year forecast period (June 1, 1971 to June 1, 1973). An additional demand for 100 units a year is expected to be satisfied by an increased use of mobile homes. Best absorption probably will result if production consists of 500 single-family houses and 125 units in multifamily structures. This demand estimate is determined by several factors, including the projected level of household growth and the anticipated losses from the inventory. Distributions of demand for single-family houses by price class and for multifamily units by the number of bedrooms and gross monthly rents are shown in table I.

### 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 Jackson HMA, the total occupancy potential is estimated to be 415 units annually (See table II). Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials<sup>1/</sup> discussed below are based on 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on June 1, 1971, and on available market experience.<sup>2/</sup>

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families

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

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

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Although single-family construction volume declined in 1969 and in 1970 from the peak years 1967-68, the number of speculatively built houses remained about the same and some market resistance has developed in the \$35,000 and above price ranges. Recently, builders have adjusted their production in order to avoid excess inventories.

The market within Jackson city is primarily in existing homes, with the average home selling for about \$18,000. Increasing costs of new homes have strengthened the market for existing homes in recent years, and most homes are sold within a relatively short period of time. Sales volume of more expensive, used homes in suburban areas, particularly in Summit and Blackman Townships, has been maintained through mortgage assumptions.

### Rental Market

Prior to the late 1960's, virtually all of the rental units in the Jackson HMA were in older structures with two to four units. Since 1966, more than 650 rental units have been built, primarily in the city of Jackson and in Summit Township, to the west of the city. The market for rental housing in the HMA is considered to be satisfactory. Although the current renter vacancy rate is about 5.8 percent, local sources indicate that vacancies in desirable rental accommodations are virtually nonexistent.

Most of the rental units constructed in recent years have been luxury-type garden apartments. Rents usually range from \$185 to \$200 a month for one-bedroom units and \$215 to \$265 for two-bedroom units, excluding utilities. The rents for the small number of three-bedroom units built in recent years range from \$290 to \$340 per month, excluding utilities. Nearly all of the apartments constructed in recent years have attained successful occupancy levels; projects which reported experiencing occupancy difficulties in 1968 no longer have these problems.

The most successful segment of the rental market appears to be the moderately-priced, unsubsidized rental units in the better locations throughout the city. These units generally have modern amenities and better access to shopping facilities and typically rent for \$125 to \$140 for one-bedroom units and \$150 to \$175 for two-bedroom units, excluding utilities.

An excess of vacancies exists in rental units located in the eastern and southeastern sections of the city of Jackson. Many of these older units are considered to be undesirable and are likely to remain vacant. The units located in these areas are not deemed to be competitive with units in other sections of the HMA. It is believed that there is a need for moderately-priced, unsubsidized rental units designed for family occupancy in locations outside the central city. Older rental units outside the central city fail to meet the needs of present inner city families because of a lack of space and higher rents. Most rental accommodations in the area consist of older converted single-family houses, which often lack modern amenities and typically rent for \$75 to \$90 a month for one-bedroom units and \$85 to \$110 a month for two-bedroom units, excluding utilities.

### Economic, Demographic and Housing Factors

The anticipated demand for new unsubsidized housing during the June 1971-June 1973 forecast period is based on trends in employment, incomes, population and housing factors summarized below.

Employment. The middle and latter part of the 1960 decade was characterized by sustained growth in the economy of the Jackson HMA. However, during the twelve months ending in March 1971, nonagricultural wage and salary employment averaged 45,100 jobs, or approximately 1,600 fewer than in the previous comparable twelve-month period. From 1964 through 1969, wage and salary employment growth had averaged 1,400 (3.2 percent) annually. Table III presents nonagricultural wage and salary employment trends by industry for the Jackson Labor Market Area.

Past growth trends indicate that changes in the magnitude of employment growth have resulted primarily from the changes in manufacturing employment. The major period of growth occurred from 1966 through 1969, when 2,700 manufacturing jobs were added. Much of that gain occurred in the transportation equipment and nonelectrical machinery industries. Producers of automobile and aircraft parts expanded employment rapidly during the period. Manufacturing employment has declined from its peak level of 1966. In the past twelve months, manufacturing employment has averaged about 16,300 jobs, which represents a decline of 2,300 jobs from the previous comparable one-year period. The decrease in manufacturing employment can be directly attributed to the residual effects of the automobile strike in late 1970 and to layoffs in nonelectrical machinery plants in the area.

There was a decrease in nonmanufacturing employment from 1960 through 1964 of 700 jobs due to the national recession and losses primarily in the transportation, communication and utilities sectors. From 1964 to 1969 nonmanufacturing employment has shown sustained growth; however, in 1970 nonmanufacturing employment declined slightly. Most of the growth occurred in the trade and service sectors. In addition, government employment has shown steady growth. Much of the employment in government activities includes persons employed at the State Prison of Southern Michigan. Employment in the finance, real estate, and insurance sectors has remained steady over the decade, averaging about 1,100 annually.

Unemployment in the HMA averaged 7.2 percent of the work force during the year ending March 31, 1971. The unemployment rate was 8.3 percent in 1961, the peak level of the decade. The unemployment rate reached a low of 2.6 percent in 1966.

Nonagricultural wage and salary employment is expected to increase by 600 jobs annually over the two-year forecast period of June 1, 1971 to June 1, 1973. The nonmanufacturing sector is expected to follow recent trends and provide the

major portion of new jobs in the area. Total manufacturing employment gains should total about 250 jobs annually. Rehiring in transportation and non-electrical equipment industries should account for virtually all of the added jobs in the manufacturing sectors.

Income. In June 1971, the median annual income of all families in the Jackson area, after the deduction of federal income tax, was \$10,650; the median after tax income of renter households of two or more persons was \$8,525. Detailed distributions of all families and renter households by 1959 and 1971 income classes are presented in table IV.

Demographic Factors. The population of the Jackson HMA was estimated at 144,000 persons in June 1971,<sup>1/</sup> an average increase of 1,075 annually since April 1960. Population growth has been confined to areas outside the corporate limits of the city of Jackson, with substantial growth occurring to the southwest and west of the city, in Summit and Blackman Townships (See table V). The population of the city has declined by 5,725 persons since 1960; it is estimated that most of the population loss occurred after 1965.

Over the next two years, the population of the HMA, is expected to increase by 500 (0.3 percent) annually. This estimate reflects the anticipated reduced rate of employment growth and continued declining birth rates in the HMA. Following recent trends, population growth is expected to continue to be in areas outside the present corporate limits of Jackson.

Households. The number of households in the Jackson HMA was estimated at 42,900 in June 1971, reflecting an increase of 480 (2.2 percent) annually since April 1960. Based on the expected increase in population and further decrease in the average household size, households are expected to increase by 400 (0.9 percent) annually during the June 1, 1971-June 1, 1973 forecast period.

Residential Construction and Housing Inventory. There were an estimated 45,600 housing units in the Jackson HMA on June 1, 1971, an increase of 4,440 over the 41,160 enumerated in the April 1960 Census. This increase reflects the construction of 6,875 new units, a net addition of 1,400 mobile homes, and losses to the inventory of approximately 3,825 units through demolitions and other causes. An estimated 380 units were under construction in June 1971, including 130 single-family houses and 250 units in multifamily structures.

Private residential building volume, as measured by building permits<sup>2/</sup> reached a peak of 968 units in 1967, including 671 single-family houses and 297 units in multifamily structures. The number of units authorized by

<sup>1/</sup> The April 1970 Census enumerated a population of 143,274 persons and 42,251 households.

<sup>2/</sup> Virtually all residential construction in the HMA is included in the building permit data.



building permits remained at a high level in 1968, when 921 units were authorized, including 662 single-family houses and 259 units in multifamily structures. Single-family house construction, has declined since 1968 to 493 units in 1969 and 480 units in 1970. Unsubsidized multifamily building activity has been at low levels throughout the 1960's except in 1967 and 1968, declining sharply to 47 units in 1969 and 25 in 1970. Trends in privately financed housing units authorized by building permits are presented in table VI.

Vacancy. As of June 1, 1971, there were about 800 vacant housing units available in the HMA. Of that total, 245 were available for sale only and 555 were available for rent, equal to homeowner and renter vacancy rates of 0.7 percent and 5.8 percent, respectively. Vacancy rates have not changed appreciably since the 1960 Census. The Census of April 1970 enumerated 849 vacant housing units available in the HMA, including 245 houses available for sale only and 604 available for rent, equal to homeowner and renter vacancy rates of 0.7 and 6.4 percent, respectively.

Table I

Estimated Annual Demand for New, Nonsubsidized Housing  
Jackson, Michigan, Housing Market Area  
June 1, 1971 to June 1, 1973

A. Single-family houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
\$17,500 - \$19,999	60	12
20,000 - 22,499	60	12
22,500 - 24,999	85	17
25,000 - 29,999	100	20
30,000 - 34,999	85	17
35,000 - 39,999	55	11
40,000 and over	<u>55</u>	<u>11</u>
Total	500	100

B. Multifamily units

<u>Gross monthly rents</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$160	10	-	-	-
\$160 - 179	-	25	-	-
180 - 199	-	15	-	-
200 - 219	-	5	35	-
220 - 239	-	-	10	-
240 - 259	-	-	10	-
260 and over	-	-	<u>5</u>	<u>10</u>
Total	<u>10</u>	<u>45</u>	<u>60</u>	<u>10</u>

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Jackson, Michigan, Housing Market Area  
June 1, 1971 - June 1, 1973

	<u>Section 236</u>	<u>Public housing</u>	<u>Total for both programs</u>
<b>A. <u>Families</u></b>			
1 bedroom	20	25	45
2 bedrooms	50	60	110
3 bedrooms	35	35	70
4+ bedrooms	<u>35</u>	<u>20</u>	<u>55</u>
Total	<u>140</u>	<u>140</u>	<u>280</u>
<b>B. <u>Elderly</u></b>			
Efficiency	35	65	100
1 bedroom	<u>15</u>	<u>20</u>	<u>35</u>
Total	<u>50</u>	<u>85</u>	<u>135</u>

Table III

Civilian Work Force Components  
Jackson, Michigan, Housing Market Area  
Annual Averages, 1960-1971 <sup>a/</sup>  
(In thousands)

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	Twelve months ending March 31,	
												1970	1971
Civilian work force	48.6	48.1	48.2	47.9	48.7	50.9	52.9	53.8	54.3	54.9	54.8	55.8	55.0
Unemployment	2.9	4.0	2.9	2.9	2.0	2.0	1.4	2.4	2.4	2.1	3.5	2.6	4.0
Percent of work force	6.0%	8.3	6.0	6.1	4.1	3.9	2.6	4.5	4.4	3.8	6.4	4.4	7.2
Total nonfarm employment	43.9	42.2	43.5	43.5	45.3	47.5	50.2	50.0	50.4	51.5	49.9	51.3	50.4
Nonagricultural wage & salary	38.7	36.9	38.3	38.3	40.1	42.3	45.1	45.1	45.7	47.0	45.4	46.7	45.1
Manufacturing	15.8	14.6	15.9	16.1	17.5	18.3	20.2	19.4	18.6	18.9	15.8	18.6	16.3
Durable goods	12.5	11.5	12.7	12.9	14.2	14.9	16.9	16.4	15.6	15.9	13.8	15.4	13.3
Metal industries	2.6	2.4	2.7	2.7	2.9	3.1	3.3	3.3	3.3	3.4	2.9	3.1	2.9
Machinery (non-electrical)	2.8	2.5	2.8	3.0	3.0	3.1	3.6	4.0	4.1	4.3	3.8	4.2	3.5
Transportation equipment	4.9	4.1	4.5	4.7	5.5	5.8	6.4	6.3	6.1	6.2	5.5	6.2	5.4
Other durables	2.2	2.5	2.8	2.6	2.8	2.8	3.6	2.8	2.1	2.2	1.6	1.9	1.5
Nondurable goods	3.3	3.1	3.2	3.3	3.3	3.4	3.3	3.0	3.0	3.1	3.0	3.2	3.0
Nonmanufacturing	17.4	16.7	16.6	16.4	16.8	18.1	19.0	19.5	20.3	20.8	20.1	20.7	20.8
Construction	1.4	1.2	1.1	1.1	1.2	1.4	1.5	1.7	1.9	1.8	1.6	1.8	1.5
Trans., comm., & utilities	4.0	3.9	3.8	3.6	3.4	3.6	3.8	4.0	4.1	4.1	4.3	4.2	4.3
Trade	6.8	6.6	6.8	6.7	6.9	7.5	7.8	7.9	8.1	8.4	8.3	8.4	8.6
Services	4.2	4.0	3.9	3.9	4.1	4.4	4.6	4.6	4.9	5.0	5.1	5.0	5.2
Fin., real estate, & ins.	1.0	1.0	1.0	1.1	1.1	1.2	1.3	1.3	1.3	1.3	1.5	1.3	1.2
Government	5.5	5.6	5.8	5.8	5.8	5.9	5.9	6.2	6.8	7.3	7.0	7.4	8.0
Other nonagricultural	5.2	5.3	5.2	5.1	5.2	5.2	5.1	4.9	4.7	4.5	4.5	4.6	4.5
Agricultural	1.7	1.6	1.5	1.5	1.4	1.4	1.3	1.3	1.3	1.2	1.2	1.2	1.2
Labor-mgt. disputes	.1	.3	.3	-	-	-	-	.1	.2	.1	.2	.1	.2

<sup>a/</sup> Rounded to nearest 100; components may not add to totals because of rounding.

Source: Michigan Employment Security Commission.

Table IV

Estimated Percentage Distribution of All Families and Renter Households  
By Annual Income, After Deduction of Federal Income Tax  
Jackson, Michigan, Housing Market Area, 1959 and 1971

<u>Annual income</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households<sup>a/</sup></u>	<u>All families</u>	<u>Renter households</u>
Under \$ 4,000	23	38	8	16
\$ 4,000 - 4,999	13	19	3	6
5,000 - 5,999	17	16	4	7
6,000 - 6,999	14	10	6	7
7,000 - 7,999	10	6	6	8
8,000 - 8,999	8	5	7	11
9,000 - 9,999	6	2	9	8
10,000 - 12,499	5	2	21	16
12,500 - 14,999	)	)	14	9
15,000 - 19,999	)4	)2	13	7
20,000 and over	)	)	9	4
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$5,850	\$4,675	\$10,650	\$8,525

a/ Renter households of two or more persons.

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

Table V

Trend of Population and Household Growth  
Jackson, Michigan, Housing Market Area  
April 1960 - June 1971

	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>June</u> <u>1971</u>	<u>Average annual change</u>			
				<u>1960-1970</u>		<u>1970-1971</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number<sup>a/</sup></u>	<u>Percent</u>
<u>Population</u>							
HMA total	<u>131,994</u>	<u>143,274</u>	<u>144,000</u>	<u>1,128</u>	0.8	<u>630</u>	0.4
Jackson	<u>50,720</u>	<u>45,484</u>	<u>45,000</u>	<u>- 524</u>	-1.0	<u>- 410</u>	-0.9
Remainder	<u>81,274</u>	<u>97,790</u>	<u>99,000</u>	<u>1,652</u>	1.8	<u>1,040</u>	1.1
<u>Households</u>							
HMA total	<u>37,520</u>	<u>42,251</u>	<u>42,900</u>	<u>473</u>	1.2	<u>560</u>	1.3
Jackson	<u>16,139</u>	<u>14,900</u>	<u>14,950</u>	<u>- 124</u>	- .9	<u>40</u>	0.2
Remainder	<u>21,381</u>	<u>27,351</u>	<u>27,950</u>	<u>597</u>	2.5	<u>520</u>	1.9

a/ Rounded.

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

Table VI

Private Housing Units Authorized by Building Permits  
Jackson, Michigan SMSA  
1960-1971

<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>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>First 4 months 1971</u>
HMA total	<u>572</u>	<u>413</u>	<u>557</u>	<u>545</u>	<u>540</u>	<u>609</u>	<u>520</u>	<u>968</u>	<u>921</u>	<u>540</u>	<u>505</u>	<u>279</u>
Single-family	<u>500</u>	<u>379</u>	<u>500</u>	<u>483</u>	<u>503</u>	<u>597</u>	<u>514</u>	<u>671</u>	<u>662</u>	<u>493</u>	<u>480</u>	<u>133</u>
Multifamily	<u>72</u>	<u>34</u>	<u>57</u>	<u>62</u>	<u>37</u>	<u>12</u>	<u>6</u>	<u>297</u>	<u>259</u>	<u>47</u>	<u>25</u>	<u>146</u>
Jackson City	<u>93</u>	<u>30</u>	<u>39</u>	<u>25<sup>a/</sup></u>	<u>62<sup>b/</sup></u>	<u>14</u>	<u>11</u>	<u>271</u>	<u>247</u>	<u>11<sup>c/</sup></u>	<u>15<sup>d/</sup></u>	<u>-</u>
Single-family	<u>23</u>	<u>30</u>	<u>34</u>	<u>25</u>	<u>27</u>	<u>14</u>	<u>11</u>	<u>8</u>	<u>7</u>	<u>11</u>	<u>15</u>	<u>-</u>
Multifamily	<u>70</u>	<u>-</u>	<u>5</u>	<u>-</u>	<u>35</u>	<u>-</u>	<u>-</u>	<u>263</u>	<u>240</u>	<u>-</u>	<u>-</u>	<u>-</u>
Blackman Township	<u>103</u>	<u>79</u>	<u>72</u>	<u>60</u>	<u>58</u>	<u>64</u>	<u>59</u>	<u>74</u>	<u>57</u>	<u>40</u>	<u>56</u>	<u>160</u>
Single-family	<u>101</u>	<u>79</u>	<u>70</u>	<u>60</u>	<u>58</u>	<u>64</u>	<u>59</u>	<u>68</u>	<u>54</u>	<u>40</u>	<u>42</u>	<u>14</u>
Multifamily	<u>2</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6</u>	<u>3</u>	<u>-</u>	<u>14</u>	<u>146</u>
Columbia Township	<u>19</u>	<u>20</u>	<u>37</u>	<u>43</u>	<u>51</u>	<u>100</u>	<u>60</u>	<u>17</u>	<u>75</u>	<u>66</u>	<u>44</u>	<u>22</u>
Single-family	<u>19</u>	<u>20</u>	<u>37</u>	<u>43</u>	<u>51</u>	<u>88</u>	<u>60</u>	<u>12</u>	<u>73</u>	<u>66</u>	<u>44</u>	<u>22</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12</u>	<u>-</u>	<u>5</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>
Leoni Township	<u>65</u>	<u>42</u>	<u>65</u>	<u>57</u>	<u>79</u>	<u>101</u>	<u>92</u>	<u>123</u>	<u>102</u>	<u>61</u>	<u>71</u>	<u>20</u>
Single-family	<u>65</u>	<u>42</u>	<u>65</u>	<u>57</u>	<u>79</u>	<u>101</u>	<u>92</u>	<u>123</u>	<u>102</u>	<u>61</u>	<u>71</u>	<u>20</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Spring Arbor Township	<u>43</u>	<u>22</u>	<u>29</u>	<u>37</u>	<u>40</u>	<u>38</u>	<u>43</u>	<u>50</u>	<u>53</u>	<u>92</u>	<u>38</u>	<u>8</u>
Single-family	<u>43</u>	<u>22</u>	<u>29</u>	<u>35</u>	<u>38</u>	<u>38</u>	<u>43</u>	<u>41</u>	<u>53</u>	<u>52</u>	<u>36</u>	<u>8</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>9</u>	<u>-</u>	<u>40</u>	<u>2</u>	<u>-</u>
Summit Township	<u>167</u>	<u>124</u>	<u>213</u>	<u>227</u>	<u>124</u>	<u>148</u>	<u>133</u>	<u>128</u>	<u>82</u>	<u>67</u>	<u>48</u>	<u>14</u>
Single-family	<u>167</u>	<u>124</u>	<u>163</u>	<u>175</u>	<u>124</u>	<u>148</u>	<u>131</u>	<u>128</u>	<u>82</u>	<u>65</u>	<u>48</u>	<u>14</u>
Multifamily	<u>-</u>	<u>-</u>	<u>50</u>	<u>52</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>
Other twnshps. & vilgs.	<u>82</u>	<u>96</u>	<u>102</u>	<u>96</u>	<u>126</u>	<u>144</u>	<u>122</u>	<u>305</u>	<u>305</u>	<u>303</u>	<u>235</u>	<u>55</u>
Single-family	<u>82</u>	<u>62</u>	<u>102</u>	<u>88</u>	<u>126</u>	<u>144</u>	<u>118</u>	<u>291</u>	<u>291</u>	<u>298</u>	<u>224</u>	<u>55</u>
Multifamily	<u>-</u>	<u>34</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>-</u>	<u>4</u>	<u>14</u>	<u>14</u>	<u>5</u>	<u>9</u>	<u>-</u>

a/ Excludes 116 units of Section 221(d)(3) housing.

c/ Excludes 127 units of publicly financed housing.

b/ Excludes 100 units of publicly financed housing.

d/ Excludes 81 units of Section 236 housing.

Sources: U.S. Bureau of the Census, C-40 Construction Reports; local building records.

Table VII

Tenure and Occupancy in the Housing Inventory  
Jackson, Michigan, Housing Market Area  
April 1, 1960 to June 1, 1971

<u>Tenure and Occupancy</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>June</u> <u>1971</u>
Total housing inventory	<u>41,160</u>	<u>45,011</u>	<u>45,600</u>
Occupied housing units	<u>37,520</u>	<u>42,251</u>	<u>42,900</u>
Owner-occupied	29,132	33,351	33,850
Percent of all occupied	77.6%	78.9%	78.9%
Renter-occupied	8,388	8,900	9,050
Percent of all occupied	22.4%	21.1%	21.1%
Vacant housing units	<u>3,640</u>	<u>2,760</u>	<u>2,700</u>
Available vacant	<u>724</u>	<u>849</u>	<u>800</u>
For sale	241	245	245
Homeowner vacancy rate	.8%	.7%	.7%
For rent	483	604	555
Renter vacancy rate	5.4%	6.4%	5.8%
Other vacant <sup>a/</sup>	2,916	1,911	1,900

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

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



728.1  
;308  
F22  
Jackson,  
Mich.  
1971

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728.1 :308 F22 Jackson, Mich. 1971

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