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DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
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Analysis of the

KANSAS CITY, MISSOURI-KANSAS HOUSING MARKET

as of November 1, 1965

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

August, 1966

ANALYSIS OF THE
KANSAS CITY, MISSOURI-KANSAS, HOUSING MARKET
AS OF NOVEMBER 1, 1965

FIELD MARKET ANALYSIS SERVICE
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, of course, be differences of opinion 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.

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ANALYSIS OF THE
KANSAS CITY, MISSOURI-KANSAS, HOUSING MARKET
AS OF NOVEMBER 1, 1965

Summary and Conclusions

1. Nonagricultural wage and salary employment in the Kansas City Housing Market Area (HMA) increased from a monthly average of 409,200 in 1962 to a monthly average of 427,100 in 1964, an average gain of about 9,275 annually. During the first nine months of 1965, the employment level was 9,000 workers above the same period in 1964. Average monthly employment during the first nine months of 1965 totaled about 338,900 in the Missouri portion of the area and about 95,800 in the Kansas portion. During the next two years, nonagricultural wage and salary employment is expected to increase by an average of 9,000 annually, 6,000 a year in the Missouri portion and 3,000 a year in the Kansas portion.

Unemployment in the area averaged 24,100 (4.6 percent of the work force) during the first nine months of 1965, down from 5.0 percent in 1963 and 5.5 percent in 1962. Unemployment is moderately lower in the Kansas portion than in the Missouri portion.

2. The current median annual income of all families in the Kansas City HMA is approximately \$6,850, after deduction of Federal income tax, and the median after-tax income of all renter families is about \$5,450. By 1967, median income is expected to increase to about \$7,150 for all families and to \$5,675 for renter families.
3. The current population of the HMA is about 1,239,000 persons, an increase of 146,500 (13 percent) since April 1960. Of the 1,239,000 persons in the HMA, 855,000 reside in Missouri and 384,000 in Kansas. Since April 1960, the population of the HMA has increased by an average of 26,200 a year, 16,400 in the Missouri portion and 9,800 in the Kansas portion. During the next two years total population is expected to increase by an average of about 27,000 a year, 16,500 in the Missouri portion and 10,500 in the Kansas portion.
4. The 394,800 households currently in the HMA represent an increase of 47,500 (14 percent) since April 1960, or about 8,500 annually. By November 1967, households are expected to increase by an average of about 9,000 annually, 6,000 in the Missouri portion and 3,000 in the Kansas portion.

5. The current inventory of about 418,500 housing units represents a net gain of over 46,000 units (12 percent) since April 1960, an average increase of 8,250 a year. The 301,300 housing units in the Missouri portion represent a net gain of about 30,875 (11 percent) since April 1960. The 117,200 housing units in the Kansas portion represent a net gain of almost 15,200 (15 percent) since April 1960.

Since 1960, an average of 9,825 new private housing units a year has been authorized for construction in the HMA, 6,675 single-family houses and 3,150 units in multifamily structures. In 1964 new units authorized in the Kansas City HMA totaled about 12,200, up 27 percent from 1963. During the first ten months of 1965, units were authorized at an annual rate of 12,650. Approximately 2,250 single-family houses and 4,400 multifamily units currently are under construction.

6. Currently, there are about 15,375 vacant housing units available for sale or rent in the HMA; about 5,125 are vacant sales units, representing a homeowner vacancy ratio of 1.9 percent, and 10,250 are vacant rental units, a current renter vacancy ratio of 7.2 percent.
7. Demand during the next two years for privately-financed new housing totals approximately 6,500 sales units and about 4,200 rental units annually, excluding public low-rent housing and rent-supplement accommodations. Approximately 1,230 units of annual rental demand are at rents which probably will require use of below-market-interest-rate financing or assistance in land purchase and cost if they are to be supplied by privately-owned new units.
8. Annual demand includes about 4,300 sales units and 3,200 rental units in the Missouri portion of the HMA, and about 2,200 sales units and 1,000 rental units in the Kansas portion. Distribution of the total annual demand in the HMA for sales units is expected to approximate the sales price pattern shown on page 24. Demand for new rental units in the HMA by rent levels and size of units is expected to approximate the pattern indicated on page 25.

ANALYSIS OF THE
KANSAS CITY, MISSOURI-KANSAS, HOUSING MARKET
AS OF NOVEMBER 1, 1965

Housing Market Area

The Kansas City Housing Market Area (HMA) is coterminous with the present Kansas City, Missouri-Kansas, Standard Metropolitan Statistical Area (SMSA) which comprises four counties in Missouri and two counties in Kansas. The counties in Missouri are Cass, Clay, Jackson, and Platte; in Kansas, they are Johnson and Wyandotte.

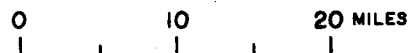
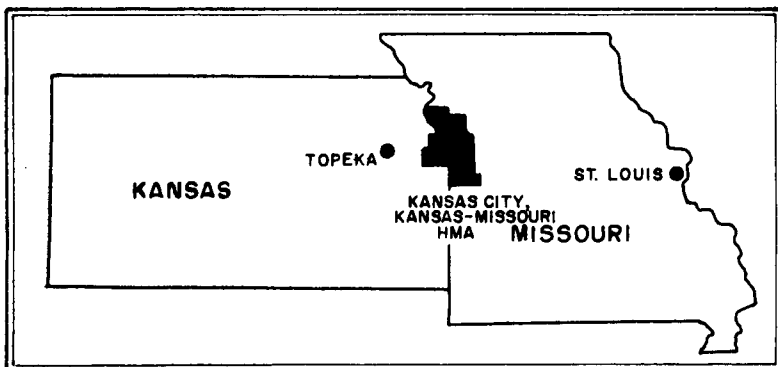
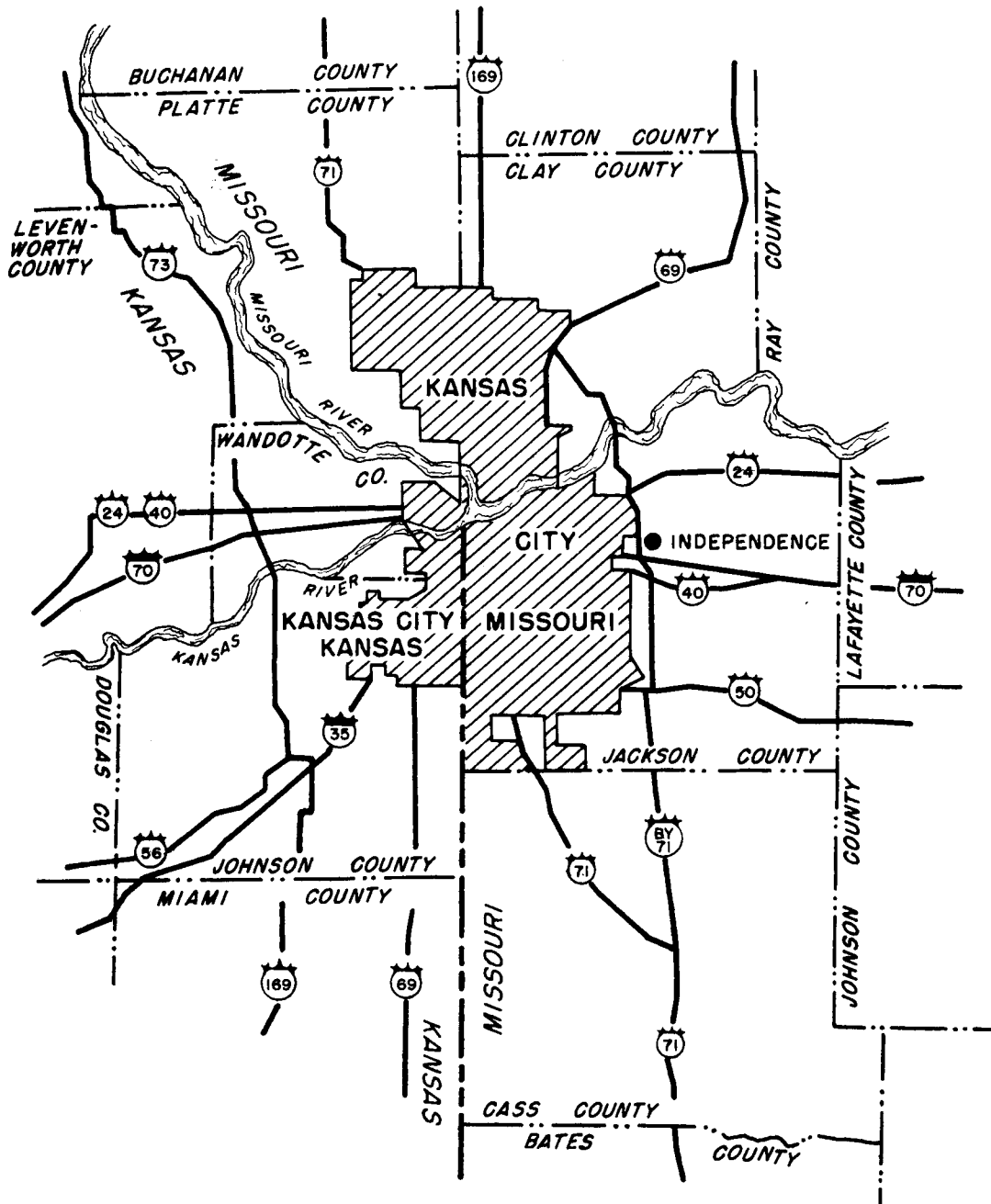
The Kansas City HMA had a population of 1,092,000 in 1960.^{1/} Approximately seventy percent (763,000 persons) of the population of the HMA lived in the Missouri portion of the area and thirty percent (329,000) lived in Kansas. The principal city, Kansas City, Missouri, had a 1960 population of 475,500. Kansas City, Kansas, west across the Missouri and Kansas Rivers and the state line, had a population of 121,900 in 1960. The third largest city in the HMA, Independence, Missouri, had a population of 62,300. [475,000 in 1965]

According to the 1960 Census of Population, daily in-commutation to employment in Jackson County, Missouri totaled over 46,000 from Johnson and Wyandotte counties in Kansas. About 14,000 Jackson County residents commuted to employment in Johnson and Wyandotte counties, indicating a daily net in-commutation of approximately 32,000 workers to Jackson County, Missouri from the two Kansas counties. In addition, about 16,400 Cass, Clay, and Platte County residents commuted to work in Jackson County. A modern network of expressways is integrating all major segments of the HMA from the standpoint of industry, commerce, employment, and housing. Completion of additional expressways will increase further the freedom of choice between place of residence and place of work.

Kansas City is situated at the confluence of the Missouri and Kansas Rivers in almost the geographic center of the continental United States. Kansas City is about 250 miles west of St. Louis, 500 miles southwest of Chicago, 550 miles east of Denver, and about 500 miles north of the Dallas-Fort Worth area. Kansas City is served by a diversified transportation network which includes seven Federal and three interstate highways, 145 truck lines, 17 bus lines, 12 trunk line railroads, 11 pipelines, and two common carrier barge lines. Eight airlines provide service from Kansas City Municipal Airport, five minutes from downtown. A second airport, Mid-Continent International Airport, under development on a 4,000-acre site northwest of Kansas City, is designed to serve supersonic air traffic.

^{1/} Inasmuch as the rural farm population of the Kansas City HMA constituted only two percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

KANSAS CITY, MISSOURI - KANSAS, HOUSING MARKET AREA



Economy of the Area

Character and History

A riverport landing and trading post was established early in the 18th Century at the confluence of the Missouri and Kansas Rivers. This was the beginning of Kansas City. Principally because of excellent rail and river transportation facilities and a strategic mid-continent location, Kansas City early developed into a major trade, distribution, finance, and manufacturing center. The economy of the Kansas City HMA is broadly diversified and has expanded at a relatively moderate rate over a long period of years. The major activities contributing to the economic diversity of the Kansas City HMA are summarized briefly as follows: (1) the manufacturing of various products for regional and national distribution; (2) the marketing of grains and livestock, and the processing of agricultural products including meat packing and flour millings; (3) the development of an excellent transportation network, including air, rail, truck, bus, river, and pipeline carriers; (4) wholesaling and warehousing, with Kansas City recognized as a major mid-continent wholesale and distribution center; (5) the development of the HMA as a financial center, with Kansas City as the headquarters for the Tenth Federal Reserve District; (6) the development of the area as a medical and scientific center; and (7) the establishment in the area of regional and national headquarters for many Federal agencies and private organizations.

Kansas City, Missouri is the second most populous city in Missouri; Kansas City, Kansas is the second most populous city in Kansas. The Kansas City HMA ranks first in the United States as a stocker and feeder cattle market, as a wheat market, and in the distribution of farm equipment. It ranks second in flour milling and in grain elevator capacity; and third in automobile and truck assembly.

Employment

Current Estimate and Past Trend. Total nonagricultural wage and salary employment in the six-county Kansas City Labor Market Area averaged 434,700 monthly during the first nine months of 1965, according to the Missouri Division of Employment Security and the Kansas Employment Security Division. This represented a gain of 9,000 over the monthly average of 425,700 during the first nine months of 1964. Total nonagricultural wage and salary employment increased from a monthly average of 409,200 in 1962 to 427,100 in 1964, an average gain of 8,950 (2.2 percent) annually. Cass and Platte Counties in Missouri were excluded from the labor market data prior to 1962. Nonagricultural wage and salary employment in the four-county area increased from a monthly average of 370,800 in 1958 to 388,900 in 1961, representing an average gain of 6,000 (1.6 percent) annually. The employment gain was 20,300 from the four-county area in 1961 to the

six-county area in 1962, roughly 12,000 resulting from adding the two counties and 8,300 from an increase of wage and salary employment. As reflected by the following table, the year-to-year changes in the four-county area since 1958 ranged between a gain of 14,100 between 1958 and 1959 and a gain of only 900 between 1960 and 1961. Since 1961 the annual increase in employment has been within the range of 6,700 to 11,200.

Nonagricultural Wage and Salary Employment Trends
Kansas City Housing Market Area, 1958-1965
(Average monthly employment in thousands)

<u>Year</u>	<u>Total</u>		<u>Manufacturing</u>		<u>Nonmanufacturing</u>	
	<u>Total</u>	<u>Annual change</u>	<u>Total</u>	<u>Annual change</u>	<u>Total</u>	<u>Annual change</u>
1958	370.8	-	99.4	-	271.4	-
1959	384.9	14.1	103.7	4.3	281.2	9.8
1960	388.0	3.1	105.1	1.4	282.9	1.7
1961	388.9	.9	103.3	-1.8	285.6	2.7
1962 <u>a/</u>	409.2	20.3	108.8	5.5	300.4	14.8
1963	420.4	11.2	109.4	.6	311.0	10.6
1964	427.1	6.7	111.9	2.5	315.2	4.2
<u>Jan.-Sept.</u>						
1964	425.7	-	112.7	-	313.0	-
1965	434.7	9.0	113.5	.8	321.2	8.2

a/ Kansas City Labor Market Area expanded from four counties to six counties with the addition of Cass and Platte Counties in Missouri, which added about 12,000 workers to the area.

Sources: Missouri Division of Employment Security. Kansas Employment Security Division.

The trend of average annual nonagricultural wage and salary employment in various industry groups, presented in table II, indicates that virtually all major industry groups gained during the January 1962-September 1965 period. Of the gain of 25,500 from 1962 to 1965, about 4,700 (18 percent) occurred in manufacturing as contrasted to a gain of 20,800 (82 percent) in nonmanufacturing industries.

In manufacturing, average annual employment in the durable goods segment increased from 59,300 in 1962 to 65,500 in 1965, up 6,200 workers or 10 percent. A small net loss of 200 workers in primary metals was more than offset by significant gains in other industries, principally machinery (except electrical) which was up 2,200 workers (33 percent), transportation equipment industries up 1,600 (12 percent), and fabricated metal products up 1,200 (17 percent). Employment in the non-

durable goods segment decreased by 1,500 (3 percent) during the 1962-1965 period. Net losses of 1,700 (10 percent) in the food industry (caused principally by reduced employment in slaughtering and meat packing), and of 400 and 200, respectively, in the paper and textile industries were not fully offset by gains of 400 and 300, respectively, in the chemical and printing industries.

In nonmanufacturing activities, the largest numerical gains recorded were in government, up 8,400 workers (18 percent); business, personal, and professional services, up 8,400 workers (15 percent); wholesale and retail trade, up 2,800 workers (3 percent); and finance, insurance, and real estate, up 1,000 workers (4 percent). During the period there was a net loss of 400 in transportation, communication, and utilities.

During the first nine months of 1965, average monthly employment in manufacturing gained 800 workers. Continued declines in the meat packing industry were more than offset by other industry groups, principally the transportation equipment, nonelectrical machinery, and fabricated metal products industries. Nonmanufacturing employment gained 8,200 workers, or almost three percent, between the two nine-month periods. The largest increases during the period were in government (2,800 workers), wholesale and retail trade (2,000 workers), and business, personal, and professional services (1,800 workers). Also, there was a gain of 1,100 workers in construction, and 500 in transportation and utilities.

Employment by Industry. The Kansas City economy is well diversified as indicated by the types of employment opportunities available. The civilian work force during the first nine months of 1965 averaged 520,700 persons, of whom 496,600 were employed. Unemployment averaged 24,100, or 4.6 percent of the work force. Agriculture accounted for 7,700 workers, or less than two percent of total employment. Nonagricultural wage and salary employment totaled 434,700 and there were 54,200 self-employed, unpaid family workers, and domestic workers in private households.

Of the 434,700 nonagricultural wage and salary workers, about 26 percent were engaged in manufacturing, of whom 58 percent were employed in production of durable goods and 42 percent in nondurable goods production. As indicated in table II, no single manufacturing industry group dominates. The largest group is electrical machinery which accounts for less than four percent of total nonagricultural wage and salary employment. The food industry, formerly the largest, is now the second largest manufacturing industry (more than three percent), followed closely by the transportation equipment industry which also accounts for more than three percent. The next largest manufacturing industry is printing and publishing (more than two percent), followed by the nonelectrical machinery and fabricated metals industries which account for about two percent each.

Among the nonmanufacturing industries, trade provides the greatest proportion of all nonagricultural jobs, 24 percent. Business, personal and professional services account for more than 14 percent. Government accounts for almost 13 percent; transportation and utilities for 10 percent; and finance, insurance, and real estate for more than six percent.

Geographic Distribution of Employment. The Missouri Division of Employment Security gathers employment data and prepares labor market reports for the Kansas City Labor Market Area, which covers the entire SMSA including the Kansas segment. The Kansas Employment Security Division prepares similar data and reports for the Kansas City, Kansas, Labor Market Area, which covers the two counties in the Kansas portion of the SMSA. Data for the Missouri segment of the SMSA has been derived by subtracting the labor market data for the Kansas segment from the entire Kansas City Labor Market Area. During the first nine months of 1965, an average of 338,900 nonagricultural wage and salary workers were employed in the Missouri portion of the area (about 78 percent of the HMA total) and about 95,800 (22 percent) worked in the Kansas portion. As shown in the following table, the Kansas proportion of employed wage and salary workers has increased slightly since 1958, from about 20 percent to 22 percent of the total.

Nonagricultural Wage and Salary Employment Trends
Kansas City Housing Market Area, 1958-1965
(Average monthly employment in thousands)

<u>Year</u>	<u>Kansas City HMA</u>	<u>Missouri portion</u>	<u>Kansas portion</u>	<u>Percent of HMA in Kansas</u>
1958	370.8	295.4	75.4	20.3
1959	384.9	305.0	79.9	20.8
1960	388.0	306.9	81.1	20.9
1961	388.9	306.1	82.8	21.3
1962 <u>a/</u>	409.2	322.1 <u>a/</u>	87.1	21.3
1963	420.4	330.3	90.1	21.4
1964	427.1	333.7	93.4	21.9
<u>Jan.-Sept.</u>				
1964	425.7	332.7	93.0	21.8
1965	434.7	338.9	95.8	22.0

a/ Kansas City Labor Market Area expanded from four counties to six counties with the addition of Cass and Platte Counties in Missouri, which added about 12,000 workers to the area.

Sources: Missouri Division of Employment Security. Kansas Employment Security Division.

In the Missouri segment, the average annual increase from 1962 to 1965 was about 5,600 workers; in the Kansas segment, the average increase was about 2,900 workers a year. Approximately 25 percent of nonagricultural wage and salary workers in the Missouri segment are employed in manufacturing. In the Kansas segment, manufacturing employment accounts for about 29 percent of the total.

As reflected in table III, manufacturing employment in the Missouri segment during the 1962-1965 period increased from 81,400 to 85,400, a gain of about 4,000 workers, or five percent. Principal manufacturing gains were in the durable goods industries such as nonelectrical machinery (up 1,600 workers), fabricated metal products (up 800 workers), and stone, clay, and glass (up 300 workers). Employment in nonmanufacturing industries increased from 240,700 to 253,500, up 12,800 workers, or five percent also. Small employment losses in construction, transportation, and utilities were more than offset by gains in other industry groups, principally in the government and services groups which were up 6,700 and 6,600 workers, respectively.

As reflected in table IV, manufacturing industries in the Kansas segment during the 1962-1965 period gained 700 workers, or almost three percent. Employment gains throughout other manufacturing more than offset a small decline in the paper industry and a substantial decline of 1,700 workers, or 23 percent, in the food industry. The Armour Company discontinued production operations during the past year following sharp reductions the previous year. Nonmanufacturing gained 8,000 workers, or 13 percent. All groups showed significant gains over the 1962-1965 period except mining. The largest numerical gain was registered by wholesale and retail trade with an increase of 2,900 workers, or 16 percent. Service industries added 1,800 jobs, a gain of 18 percent. Government employment increased by 1,700, or 13 percent, and the construction industry gained 900 workers, or 16 percent.

Employment Participation Rate. The 1960 and the current participation rates (the ratio of nonagricultural wage and salary employment to total population) were about 35.23 and 35.02 percent, respectively, indicating a continuation of the moderate decline experienced between 1950 and 1960.

Unemployment

Unemployment averaged 24,100 (4.6 percent of the work force) during the first nine months of 1965, down from 24,900 (4.9 percent) during the first nine months of 1964, 5.0 percent for the year 1963, and 5.5 percent in 1962. The U.S. Department of Labor classifies the Kansas City area in Group C of its labor market classifications. This designation indicates that the number of job seekers in the area is moderately in excess of job openings.

Estimated Future Employment

The Kansas City economy is fairly broadly diversified and has expanded at a moderate rate over a long period of years; it is expected to continue its long-term moderate rate of growth, somewhat in line with the national trend. It is estimated that nonagricultural wage and salary employment opportunities will increase during the next two years at an average rate of approximately 9,000 a year, about the same as the average gain since 1962, and the same as the gain recorded in the first nine months of 1965 over the first nine months of 1964.

Employment gains are expected in both the Missouri and Kansas portions of the HMA, as well as in both the manufacturing and nonmanufacturing segments of the economy. Nonagricultural wage and salary employment opportunities are expected to increase an average of about 6,000 a year in the Missouri portion and 3,000 a year in the Kansas portion. Manufacturing employment increases are expected to be led by continued gains in the nonelectrical and electrical machinery industries, transportation equipment, fabricated metals, chemicals, and printing and publishing. Increases in basic manufacturing employment, population growth, and increased family incomes are expected to stimulate growth in trade, services, and local government functions.

Income

Hours and Earnings. The trend of average weekly earnings of all production workers in manufacturing industries shown in the following table indicates that weekly earnings in the Kansas portion of the HMA have been above the HMA average for the past several years. Production workers in the Kansas portion of the HMA also typically work more hours a week than the HMA average. Earnings increased more between 1958 and 1964 in the Kansas portion of the HMA than the average for the entire Kansas City HMA (28 percent in the Kansas portion and 23 percent in the entire HMA).

Average Gross Weekly Hours and Earnings
of Manufacturing Production Workers
1958-1965

<u>Year</u>	<u>Kansas City HMA</u>		<u>Kansas portion</u>	
	<u>Earnings^{a/}</u>	<u>Hours</u>	<u>Earnings^{a/}</u>	<u>Hours</u>
1958	\$ 91	40.1	\$ 97	41.2
1959	95	40.2	101	41.2
1960	97	39.8	107	42.4
1961	98	39.5	108	41.1
1962	104	40.3	117	42.4
1963	108	40.6	117	42.3
1964	112	40.9	124	42.7
1964, October	109	40.4	121	42.4
1965, October	117	41.0	131	43.2

^{a/} Weekly earnings rounded to nearest dollar.

Sources: U. S. Bureau of Labor Statistics, Missouri Division of Employment Security. Kansas Employment Security Division.

The \$112 weekly average that manufacturing workers earned in the Kansas City HMA in 1964 was above the Missouri State average (\$101) and the Kansas State average (\$111). But the \$112 weekly average was below the St. Louis average (\$115) and the Denver average (\$113).

Family Income. The current median annual money income, after deduction of Federal income tax, of all families in the Kansas City HMA is \$6,850. About 22 percent of all families have current after-tax income of \$10,000 or more a year and six percent make more than \$15,000 a year. The current median annual after-tax income of all renter families (\$5,450) is significantly lower than the median of all families.

Family income is expected to continue to rise during the next two years. All families are expected to have a median after-tax income in 1967 of about \$7,150, and renter families a median income of about \$5,675. By 1967, almost one-fourth of all families are expected to have an after-tax income of \$10,000 or more a year. Approximately eleven percent of all renter families will have an annual income of \$10,000 or more in 1967 (see table V).

The current median after-tax income of all families in Kansas City, Missouri, is about \$6,550 and in the remainder of the Missouri portion, about \$6,850. In Kansas City, Kansas, the median after-tax income (\$6,225) is sharply below the median of \$8,250 in the remainder of the Kansas portion.

Median Money Income After Federal Income Tax
of All Families and Renter Families
Kansas City HMA, 1965 and 1967

<u>Area</u>	<u>1965</u>		<u>1967</u>	
	<u>All</u> <u>families</u>	<u>Renter</u> <u>families</u>	<u>All</u> <u>families</u>	<u>Renter</u> <u>families</u>
Kansas City SMSA	\$6,850	\$5,450	\$7,150	\$5,675
Kansas City, Mo.	6,550	5,250	6,825	5,450
Rest of Mo. portion	6,850	5,450	7,150	5,675
Kansas City, Kansas	6,225	5,025	6,475	5,225
Rest of Kan. portion	8,250	6,525	8,575	6,800

Source: Estimated by Housing Market Analyst.

Demographic Factors

Population

Current Estimate and Past Trends. The population of the Kansas City Housing Market Area as of November 1, 1965 is approximately 1,239,000 persons, a gain of about 146,500 (13 percent) since April 1960. The Missouri portion of the HMA as of November 1, 1965 had a population of about 855,000, a gain of 91,800 or 12 percent since 1960; the Kansas portion of the HMA had about 384,000 residents, an increase of 54,700, or 17 percent, since 1960.

During the 1950-1960 decade, the total population of the HMA increased by 243,900 persons, or 29 percent. The Missouri portion of the HMA accounted for 59 percent of the net increase and the Kansas portion for 41 percent. The average increase since 1960 in the HMA, 26,200 annually, is approximately seven percent above the average annual increase of 24,400 during the 1950-1960 decade. The average annual increase since 1960 in the Missouri portion of the HMA is shown in the following table to be above the 1950-1960 decade, also. In the Kansas portion, the annual increase since 1960 is slightly below the 1950-1960 period but, as shown in table VI, the Kansas portion continues to increase annually at a higher percentage rate than the entire HMA or the Missouri portion.

Population Trends Kansas City HMA, 1950-1967

<u>Date</u>	<u>Missouri portion</u>	<u>Kansas portion</u>	<u>Entire HMA</u>
1950, April	620,554	228,101	848,655
1960, April	763,258	329,287	1,092,545
1965, November	855,000	384,000	1,239,000
1967, November	888,000	405,000	1,293,000

Average annual change

1950-1960	14,270	10,119	24,389
1960-1965	16,400	9,800	26,200
1965-1967	16,500	10,500	27,000

Sources: 1950 and 1960 Censuses of Population.
1965 and 1967 estimated by Housing Market Analyst.

Future Population. Based on the prospects of economic growth and the outlook for increasing employment opportunities, it is expected that the November 1, 1967 population of the Kansas City HMA will be approximately 1,293,000, a population growth of 27,000 persons a year during

the two-year period. As shown on the previous page, population growth in the Missouri portion is expected to average 16,500 annually, and in the Kansas portion 10,500 a year, during the two-year period.

Natural Increase and Migration. During the 1950-1960 decade natural increase (excess of births over deaths) accounted for approximately 155,000 of the population increase, and about 88,800 represented net in-migration into the Kansas City HMA in response to increasing economic and employment opportunities. The Missouri portion of the HMA had a natural increase of about 99,850 persons and a net in-migration of 42,850 during the 1950-1960 period. In the Kansas portion, natural increase was 55,200 and net in-migration accounted for about 46,000 persons.

From April 1960 to the present time, there has been an average net natural increase of about 16,300 persons a year in the Kansas City, HMA, 10,700 in the Missouri portion and 5,600 in the Kansas portion. Compared with the average population growth of 26,200 a year in the entire HMA, 16,400 in Missouri, and 9,800 in Kansas, average net in-migration rates of 9,900, 5,700, and 4,200 a year, respectively, are indicated since April 1960. Average in-migration rates since April 1960 in the HMA and in the Missouri portion are above the average net in-migration of 8,900 in the HMA and 4,300 in the Missouri portion during the 1950-1960 decade. In Kansas, net in-migration since April 1960 is below the average net in-migration of 4,600 persons a year during the 1950-1960 period.

Households

Current Estimate and Past Trends. Currently, there are approximately 394,800 households in the Kansas City HMA, representing an average annual gain of 8,500 from April 1960 to November 1965. By comparison, the increase in the 1950-1960 decade averaged about 8,000 a year.^{1/}

As shown in the following table, there are about 283,100 households in the Missouri portion of the HMA, representing an average annual increase of 5,725 since April 1960, up significantly from the average of 5,200 a year during the 1950-1960 period. In the Kansas portion, there are 111,700 households, representing an average annual increase of 2,775 since April 1960, only slightly below the average of 2,800 a year during the 1950-1960 period.

^{1/} The increase in households between 1950 and 1960 was due in part to a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Household Trends
Kansas City HMA, 1950-1967

<u>Date</u>	<u>Missouri portion</u>	<u>Kansas portion</u>	<u>Entire HMA</u>
1950, April	199,150	67,996	267,146
1960, April	251,182	96,142	347,324
1965, November	283,100	111,700	394,800
1967, November	295,100	117,700	412,800

Average annual change

1950-1960	5,200	2,800	8,000
1960-1965	5,725	2,775	8,500
1965-1967	6,000	3,000	9,000

Sources: 1950 and 1960 Censuses of Housing.
1965 and 1967 estimated by Housing Market Analyst.

Future Households. Projected employment and population increases indicate that by November 1, 1967 the number of households in the Kansas City HMA will total approximately 412,800, of which 295,100 will be in the Missouri segment and 117,700 in the Kansas segment of the HMA. Average annual increases of 9,000, 6,000, and 3,000, respectively, are projected for the entire HMA, the Missouri portion, and the Kansas portion of the HMA.

Household Size Trends. Population in households in the Kansas City HMA averaged 3.07 persons per household in 1950 and 3.10 in 1960. The average has continued to increase in some parts of the HMA, primarily in suburbs, and it is judged that the current average size in the entire HMA is approximately 3.12 persons. Similarly, population in households in the Missouri portion of the HMA averaged 2.98 in 1950, 2.99 in 1960, and about 3.00 in 1965. In the Kansas portion, the average number of persons per household increased from 3.31 in 1950 to 3.39 in 1960, and to 3.42 in 1965. No additional significant gain in the average size of households is expected during the next two years.

Housing Market Factors

Housing Supply

Current Estimate and Past Trends. Currently, there are approximately 418,500 housing units in the Kansas City HMA, a net increase of over 46,000 housing units since April 1960. About two-thirds of the additional housing units added were in the Missouri portion of the HMA. The net increase of 46,075 housing units resulted from approximately 54,575 units added through new construction and conversions, and the loss of about 8,500 units through demolitions, mergers, and other means. The inventory increase since 1960 has averaged 8,250 units a year, 15 percent below the average of 9,680 units a year during the 1950-1960 decade.

The inventory of housing in the Kansas City HMA as of April 1, 1960 was reported by the Census of Housing at 372,435 units of all types, a net increase of approximately 96,800 units (35 percent) from April 1, 1950. The increase in the supply was the net result of new construction, conversions, demolitions, and changes in use. Of the net increase, approximately 65,450 accrued to the Missouri portion; the Kansas portion gained about 31,350 units. About 270,400 (73 percent) of the units in April 1960 were in the Missouri portion of the area; about 102,000 (27 percent) were in the Kansas portion.

Type of Structure. Approximately three-fourths of the current inventory of housing in the Kansas City HMA is composed of single-family houses, about the same proportion as in April 1960, but significantly above the 62 percent in single-family houses in 1950. The substantial addition of single-family houses during the 1950-1960 decade caused an increase in the proportion of single-family houses and dropped the percentage of multifamily units in the inventory. During the 1950-1960 period, there was a net addition of about 1,650 units in structures containing five units or more; the net addition of single-family houses was about 107,300 units. Since April 1960 the increased addition of units in multifamily structures has resulted in no significant change in the percent of multifamily units in the inventory; about one-fourth in April 1960 and November 1965.

Year Built.^{1/} About twelve percent of the current inventory of housing in the Kansas City HMA is in structures built since April 1, 1960; approximately 28 percent of the inventory was built between January 1, 1950 and April 1, 1960. Of the owner-occupied units, approximately

^{1/} The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

39 percent were built during the 1950-1960 period. In contrast, about 15 percent of the renter-occupied units were in structures built during the 1950-1960 period.

Condition. The 1960 Census of Housing revealed that about 47,900 housing units in the HMA were dilapidated or lacked one or more plumbing facilities, less than thirteen percent of all housing units. Approximately eleven percent of the current housing inventory is dilapidated or lacks one or more plumbing facilities.

In 1960 less than five percent of the owner-occupied units were dilapidated or lacking plumbing facilities, as compared with twenty-two percent of the renter-occupied units. In both the Missouri portion and the Kansas portion of the area, about five percent of owner-occupied units and 22 percent of renter-occupied units were dilapidated or lacked plumbing facilities.

Value and Rent. The median value of owner-occupied single-family houses in the Kansas City Standard Metropolitan Statistical Area (SMSA)^{1/} as of April 1960 was \$12,100, \$11,900 in the Missouri portion and \$12,500 in the Kansas portion. The median asking price of vacant units available for sale in the SMSA was \$15,300; the median was substantially higher (\$18,400) in the Kansas portion, and somewhat lower (\$14,300) in the Missouri portion.

The median monthly gross rent of renter-occupied units in the Kansas City SMSA as of April 1, 1960 was \$70; in the Missouri portion it was \$69, and in the Kansas portion it was \$75.

The median gross rent asked for vacant units available for rent was \$54 in the SMSA, \$54 in the Missouri portion, and \$57 in the Kansas portion. The lower rents asked for unoccupied units reflect the generally low quality of vacant units as compared with units that were occupied in 1960.

^{1/} The Kansas City SMSA included only the counties of Jackson and Clay, Missouri, and Wyandotte and Johnson, Kansas, in 1960.

Residential Building Activity (Private)

Annual Volume. Building activity in the Kansas City HMA, as measured by building permits issued, increased each year from about 7,600 units in 1960 to over 12,200 units in 1964. During the first ten months of 1965, about 10,550 units were authorized, an annual rate of about 12,650 units, which was up two percent from 1964. Generally about two-thirds of the units are built in the Missouri portion and one-third in the Kansas portion.

Trend of Private Residential Construction by Type of Structure
in the Kansas City, Missouri-Kansas, HMA, 1960-1965 a/

<u>Year</u>	<u>Single-</u> <u>family</u>	<u>Multi-</u> <u>family</u>	<u>Total</u> <u>housing units</u>
1960	6,598	1,007	7,605
1961	6,049	2,027	8,076
1962	6,365	2,814	9,186
1963	6,543	3,063	9,606
1964	7,044	5,188	12,232
1965 b/	6,275	4,275	10,550

a/ Excludes the following public multifamily units; Kansas City, Missouri, 100 units in 1962 and 20 units in 1964; Kansas City, Kansas, 390 units in 1960 and 100 units in 1962; Independence, Missouri, 150 units in 1964; Liberty, Missouri, 36 units in 1962.

b/ January-October 1965.

Sources: Bureau of the Census, Construction Report C-40. Local building departments. Real Estate Board of Kansas City, Missouri.

As a proportion of the total, authorizations for private multifamily units increased from 13 percent in 1960 to 42 percent in 1964. Multifamily units authorized increased each year from approximately 1,000 units in 1960 to over 5,175 units in 1964. As reflected in the table above, multifamily construction increased above the volume of the previous year by about 101 percent and 39 percent, respectively, in 1961 and 1962, leveled off in 1963, and increased sharply by 69 percent to about 5,200 units in 1964. During the first ten months of 1965, about 4,275 private multifamily units were authorized, an annual rate of about 5,125 units.

Since January 1960, approximately 18,375 private multifamily units have been authorized, about 62 percent of which have been authorized in the Missouri portion and 38 percent in the Kansas portion of the HMA (see Tables VIII and IX.

As a result of the rapid increase in multifamily authorizations, many of them representing large projects, there are currently about 4,400 multifamily units under construction.

Single-family houses, which accounted for 87 percent of total authorizations in 1960, dropped from 6,600 units in 1960 to 6,050 units in 1961. Subsequently, single-family authorizations increased each year to about 7,050 units in 1964, when they accounted for 58 percent of the total units authorized. During the first ten months of 1965, about 6,275 single-family units were authorized, an annual rate of 7,525 houses. Approximately 2,250 houses currently are under construction.

Since January 1960, about 38,875 single-family units have been authorized, about 68 percent of which have been authorized in the Missouri portion and 32 percent in the Kansas portion.

Demolitions. Losses to the housing inventory from demolitions, conversions, and other losses, have been extensive since 1950. Comparison of the year-built data from the 1960 Census of Housing with the net change in the housing inventory of the HMA between April 1, 1950 and April 1, 1960 indicates that approximately 1,850 housing units were removed from the inventory annually during the period. Based on the information available, it is estimated that during the April 1, 1960-November 1, 1965 period an average of at least 1,500 units annually were lost from the inventory. During the next two years, net inventory losses are expected to total about 2,000 units a year.

Tenure of Occupancy

Largely as a result of the high proportion of single-family houses built and the loss of some existing multifamily units, the proportion of owner-occupancy increased from 59 percent in 1950 to 66 percent in 1960. Since 1960, however, there has been greater emphasis on multifamily construction. As a result, the net shift from renter to owner has slowed, with a net shift of less than one percentage point from April 1960 to November 1965.

Owner-occupancy is significantly higher in the Kansas portion (76 percent) than in the Missouri portion (63 percent). The shift in tenure in the Kansas City HMA during the past fifteen-year period is reflected in table X.

Vacancy

As of Census Dates. The Census of Housing revealed that on April 1, 1960 there were 16,975 nondilapidated, nonseasonal, vacant housing units available for sale or rent in the Kansas City HMA, a net available vacancy ratio of 4.6 percent. There was an increase of about 13,625 available vacant units between April 1950 and April 1960; in 1950 there were 3,350 such units available, representing a net available vacancy ratio of 1.2 percent. The number of vacancies increased during the decade in both sales and rental housing. As a result, the homeowner and rental vacancy rates increased from the rather low levels of 0.9 percent and 1.8 percent, respectively, in 1950 to 1.9 percent and 9.5 percent, respectively, in 1960 (see table X).

Approximately 34 percent of the available rental vacancies in 1960 were units lacking some plumbing facilities; lack of plumbing facilities was considerably less among sales vacancies, less than five percent.

The homeowner vacancy rate was identical (1.9 percent) in the Missouri and Kansas portions of the area. The rental vacancy rate in the Missouri portion was 9.5 percent as compared with 9.7 percent in the Kansas portion (see tables XI and XII).

Postal Vacancy Survey. Four postmasters with city delivery routes in the Kansas City HMA made a survey of vacant units in houses and apartments as of November 12, 1965, at the request of FHA. The postal survey was conducted on selected postal routes and covered over 50 percent of the total possible postal deliveries in the area served by the Kansas City, Missouri, Post Office. In the areas served by the Independence, Missouri, the Kansas City, Kansas, and the Shawnee-Mission, Kansas, Post Offices the survey covered all possible residential deliveries. The survey disclosed a vacancy ratio of 2.5 percent in residences and 8.2 percent in apartments, significantly lower than the vacancy ratios revealed in the May-June 1964 postal surveys (see table XVI for detailed results of the November 12, 1965 survey). The following table summarizes the results of the 1964 and 1965 surveys.

Vacancy Rates Reported by
Kansas City, Missouri-Kansas, Area Postal Vacancy Surveys
May 25, 1964 - June 1-8, 1964 and November 12, 1965

<u>Area and year</u>	<u>Total residences and apartments</u>	<u>Residences</u>	<u>Apartments</u>
<u>Survey area total</u>			
1964	4.4%	2.9%	11.6%
1965	3.5	2.5	8.2
<u>Missouri portion</u>			
1964	4.6	2.8	11.7
1965	3.9	2.4	8.7
<u>Kansas portion</u>			
1964	3.9	3.1	11.0
1965	2.9	2.6	6.5

Source: FHA postal vacancy surveys 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 tenure, whereas the postal vacancy survey 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 conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. Based on postal vacancy surveys and other vacancy data available for the Kansas City HMA, it is judged that there are about 15,375 vacant housing units available for sale or rent in the HMA. This total is nine percent below the 1960 vacancy level, reflecting improvement in the rental situation and no significant change in the homeowner vacancy ratio. Of the current vacancies, about 5,125 are vacant units available for sale only, representing a homeowner vacancy ratio of 1.9 percent (the same as in 1960), and 10,250 are vacant units available for rent, reflecting a current rental vacancy ratio of 7.2 percent (down from 9.5 percent in 1960). Table X compares these vacancies with the April 1960 and April 1950 vacancy counts.

Of the current available vacant units, an estimated 4,875 sales units and 6,675 rental units are nondilapidated and have all plumbing facilities.

Sales Market

General Market Conditions. As indicated by the current and the 1960 homeowner vacancy ratio of 1.9 percent, the present condition of the sales market is similar to the situation of moderate excess that existed at the time the 1960 Census was conducted. There are indications that during the middle of the 1960-1965 period the homeowner vacancy ratio reached a higher level than is evident now. The homeowner vacancy ratio has declined since mid-1964, reflecting a movement toward a better balanced sales market. The market for existing houses appears to be steady. Generally, new houses have been marketed within a reasonable time and have represented a broad range of selling prices. In 1964, a higher proportion of new construction in the Missouri

portion of the HMA was pre-sold (about two-thirds) than in the Kansas portion (one-third), and it took longer, on the average, to sell speculatively built houses in Missouri than in Kansas (about three and two-thirds months in Missouri and two months in Kansas).

Unsold Inventory. As indicated in tables XVII to XIX, the January 1965 FHA unsold inventory surveys reported 4,910 houses completed in the HMA in 1964 in subdivisions with five or more completions during the year. Of the 4,910 completions, 2,713 were pre-sold (sold before start of construction). The remaining 2,197 completions represented speculative construction, of which 539 were unsold, an unsold to completions ratio of 25 percent. That ratio represents an average selling period of about three months for speculative construction, up from an average of about two and three-fourths months in 1963. However, the average selling time in the Kansas portion of the area declined from about three months in 1963 to about two months in 1964, and the average in the Missouri portion increased from about two and two-thirds months in 1963 to three and two-thirds months in 1964.

In those subdivisions with five or more completions in 1964, an additional 83 houses had remained unsold for over 12 months; almost three-fourths of these are in one subdivision, foreclosed by the mortgagee. Of the total of 622 unsold houses, 13 percent remained unsold for over 12 months, 24 percent for seven months or more, and 47 percent for four months or more.

A comparison of the surveys suggests that higher priced houses accounted for a larger proportion of construction in the Kansas portion than in the Missouri portion. Houses priced at \$20,000 and over accounted for 62 percent of all completions in the Kansas portion as contrasted to 34 percent in the Missouri portion. Conversely, houses priced from \$15,000 to \$20,000 accounted for 53 percent of completions in Missouri and 30 percent in Kansas.

Rental Market

General Market Conditions. The rental market situation in the HMA continues somewhat mixed according to type, design, quality, location, monthly cost of units, and the services and equipment offered. The modern, well-designed garden apartments are renting well. Units in

high-rise apartments, which have been completed in significant volume over the past several years, have been fairly well absorbed except units that are over-priced, inadequate in design or location, or experiencing management problems. In general, the rental market for adequate existing units is firm, also.

As indicated by a comparison of current and 1960 rental vacancy ratios of 7.2 percent and 9.5 percent, respectively, the present rental market is improved over the situation that existed at the time the 1960 Census was conducted. As reflected in tables XI and XII, improvement in the rental market situation has occurred in both the Missouri portion and the Kansas portion of the HMA. However, approximately 4,400 multifamily units currently are under construction, 2,600 in the Missouri portion and 1,800 in the Kansas portion. Absorption of new multifamily construction is discussed in more detail in the summaries of the Missouri and Kansas segments.

Urban Renewal

The Urban Renewal Directory lists 23 Federally assisted activities in the Kansas City HMA, of which 17 are in the Missouri portion and six are in the Kansas portion. As of June 30, 1965, over \$11,525,000 in Federal grants has been disbursed in connection with these projects, \$7,336,000 in Missouri and \$4,189,400 in Kansas. The principal renewal projects are described briefly in the summaries of the Missouri and Kansas segments of the HMA.

Public Housing

In Kansas City, Missouri, there are 2,373 units of public housing. Approximately 55 percent of the units are occupied by nonwhite households. Seven families in 1964 and 11 to date in 1965 moved as a result of excess income. A 150-unit project is under construction in Independence, Missouri. One-third of the units are designed for the elderly and are to be available early in 1966; the remaining units are to be available later in the year.

In Kansas City, Kansas, there are 490 units; all units were completed in 1962 and 1963. There is a waiting list of 800 applications. Two additional projects (68 units and 301 units) are under development; the larger project is designed for the elderly.

Demand for Housing

Quantitative Demand

Quantitative demand for additional housing during the next two years in the Kansas City HMA is based on a projected level of household growth of 9,000 annually, on the number of housing units expected to be demolished, and on the need to reduce vacancies in some segments of the market to levels that reflect a balanced demand-supply relationship. Consideration is given also to the current tenure composition of the inventory, to the current trend from renter-occupancy to owner-occupancy, and to the potential transfer of single-family houses from the sales inventory to the rental inventory.

Giving consideration to the above factors, the volume of privately-owned additions to the housing supply that will meet demand during the next two years is approximately 10,700 housing units annually, 6,500 sales houses and 4,200 rental units, excluding public low-rent housing and rent-supplement accommodations. Of the total demand, about 4,300 sales houses and 3,200 rental units a year represent demand in the Missouri portion of the HMA and 2,200 sales houses and 1,000 rental units represent demand in the Kansas portion. Additional geographic distributions of demand will be found in the summary sections of this analysis which deal with the sub-market areas of the HMA.

Qualitative Demand

Sales Housing. The estimated distribution of the annual demand for 6,500 new sales houses is expected to approximate the pattern presented in the following table. The distribution is based on the ability to pay, as measured by current family incomes after tax and ratios of sales prices to income typical in the HMA, and on recent market experience.

Because of current construction and land costs, it is judged that few, if any, adequate new sales houses can be built to sell below \$12,000. Therefore, all of the 6,500 sales housing units expected to be in demand annually during the next two years have been distributed at and above this minimum on the assumption that purchasers with the ability to pay these prices will purchase new houses and the units vacated by them will be purchased by other families in the HMA moving up in the quality scale of housing (filtering).

Estimated Annual Demand for New Sales Housing
Kansas City, HMA, November 1965 to November 1967

<u>Price range</u>	<u>All households</u>
\$12,000 - \$13,999	555
14,000 - 15,999	1,245
16,000 - 17,999	1,145
18,000 - 19,999	825
20,000 - 24,999	1,470
25,000 and over	<u>1,260</u>
Total	6,500

The distribution shown above differs from that revealed by the unsold inventory surveys, which reflect only selected subdivision experience during 1963 and 1964. Unsold inventory data do not include new construction in subdivisions with fewer than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower value homes are concentrated in the smaller building operations. The demand estimates above reflect all home building and indicate a greater concentration in some price ranges than a selected subdivision survey would reveal.

Rental Housing. The monthly rental at which privately-owned additions to the aggregate rental housing inventory might best be absorbed are indicated for various size units in the following table. This table is a composite of the demand distributions prepared for each of the major sub-market segments of the HMA. The net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition and cost. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. The demand estimate excludes public low-rent housing and rent-supplement accommodations.

Estimated Annual Demand for New Rental Units by All Households
by Gross Monthly Rent and by Unit Size
Kansas City, Missouri-Kansas, HMA
November 1, 1965-November 1, 1967

<u>Monthly gross rent a/</u>	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three or four bedroom</u>
\$65 and over	305	-	-	-
70 " "	295	-	-	-
75 " "	275	1,870	-	-
80 " "	250	1,785	-	-
85 " "	225	1,635	-	-
90 " "	200	1,575	1,515	-
95 " "	190	1,445	1,450	-
100 " "	160	1,325	1,360	-
105 " "	155	1,175	1,260	510
110 " "	135	1,055	1,160	455
115 " "	120	905	1,040	410
120 " "	90	790	940	355
125 " "	75	710	845	305
130 " "	50	600	755	270
135 " "	45	520	665	235
140 " "	35	460	575	205
160 " "	-	245	350	135
180 " "	-	150	250	85
200 " "	-	100	170	60
220 " "	-	45	135	40
240 " "	-	-	90	30
260 " "	-	-	-	20

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

Note: The above figures are cumulative and cannot be added vertically. For example, the demand for one-bedroom units at from \$130 to \$140 is 140 units (600 minus 460).

The distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative

and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.

Under current construction and land costs, it is judged that the minimum gross rents achievable for units that will meet FHA minimum requirements in the Kansas City HMA, without public benefits or assistance in financing or land acquisition and cost are approximately \$80 a month for efficiencies, \$95 for one-bedroom units, \$115 for two-bedroom units, and \$135 for three-bedroom units. Approximately 2,970 units of annual demand, 2,235 in the Missouri portion and 735 in the Kansas portion, are at those minimum rents and above. Approximately 1,230 additional privately-owned rental units a year represent demand by middle-income families at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Summary of Missouri Portion of the Kansas City HMA
(Cass, Clay, Jackson, and Platte Counties)

Employment and Income

Employment

Nonagricultural wage and salary employment in the Missouri portion of the HMA increased from 322,100 in 1962 to a monthly average of 338,900 during the January-September 1965 period, an average gain of about 5,600 annually. Of the gain from 1962 to 1965, almost one-fourth occurred in manufacturing and three-fourths in nonmanufacturing. During the next two years nonagricultural wage and salary employment in the Missouri portion is expected to increase by an average of about 6,000 workers annually.

Unemployment averaged 4.8 percent of the work force during the January-September 1965 period, down from 5.0 percent in the January-September 1964 period. Both levels are below levels of the past three years.

Family Income

Currently, the median annual income, after deduction of Federal income tax, of all families in Kansas City, Missouri is about \$6,550 and in the remainder of the Missouri portion, about \$6,850. By 1967, the median after-tax family income in Kansas City is expected to increase to \$6,825 and in the remainder of the Missouri portion to \$7,150.

The current median after-tax income of all renter families in Kansas City is approximately \$5,250 and in the remainder of the Missouri portion, about \$5,450. By 1967, the median income of renter families in Kansas City is expected to increase to \$5,450 and in the remainder of the Missouri portion to \$5,675. By 1967, about 30 percent of all renter families will have an after-tax income of \$7,000 or more, and 10 percent will have more than \$9,500.

Demographic Factors

Population

The population of the Missouri portion of the HMA as of November 1, 1965 is approximately 855,000 persons, a net gain of about 16,400 persons (2.1 percent) annually since April 1, 1960. By comparison, the increase in the 1950-1960 decade was about 14,300 persons (2.3 percent) a year. As shown in table VI, approximately 543,600 persons live in Kansas City and about 311,400 live in the remainder of the Missouri portion of the HMA.

In April 1960, there were about 475,500 persons in Kansas City and approximately 287,700 in the remainder of the Missouri portion. During the 1950-1960 decade Kansas City annexed an area that, as of April 1, 1960, contained about 42,000 persons, indicating that the 1960 population in the 1950 city limits was about 433,500, a net decrease of about 23,100 persons (5 percent) during the 1950-1960 decade. Since April 1960, five annexations to Kansas City have occurred, extending the City into three counties and increasing the city area to 316.3 square miles from 129.8 square miles in 1960. At the time of the annexations, approximately 42,900 persons were added to Kansas City, according to the Kansas City Planning Department. Inasmuch as the total population increase in Kansas City was about 68,000 since April 1960, indications are that aside from annexations the city gained over 25,000 persons since 1960.

The Missouri portion of the HMA is expected to have about 888,000 persons by November 1, 1967, 558,400 in Kansas City and 329,600 in the remainder of the Missouri portion. These populations indicate an average annual gain of 16,500 persons during the next two years, 7,400 a year in Kansas City and 9,100 a year in the remainder of the Missouri segment.

Natural Increase and Migration. During the 1950-1960 decade, natural increase (excess of births over deaths) accounted for about 99,850 of the population increase in the Missouri portion, and net in-migration was approximately 42,850 persons. Most of the net in-migration was to the Missouri portion outside Kansas City inasmuch as the population within the 1950 city limits declined about 23,100 during the 1950-1960 decade.

From April 1960 to the present time there has been an average net natural increase of 10,700 a year in the Missouri portion of the HMA. Compared with the average population gain of 16,400, an average net in-migration of about 5,700 a year is indicated since 1960, significantly above the average net in-migration of 4,300 persons a year during the 1950-1960 period.

Households

There currently are approximately 283,100 households in the Missouri portion of the HMA, representing an average annual gain of 5,725 from April 1960 to November 1965. By comparison, the increase in the 1950-1960 decade averaged about 5,200 a year^{1/} (see table VII). The change in households as a result of annexations during the 1950-1960 decade and the 1960-1965 period is similar to that indicated for the population change.

By November 1967, the number of households in the Missouri segment is expected to total approximately 295,100, of which 196,300 will be in Kansas City and 98,800 in the remainder of the Missouri segment. These estimates reflect an average annual increase in households of 6,000 during the next two years, 2,750 in Kansas City and 3,250 in the remainder of the Missouri segment.

Household Size Trends. Population in households in the Missouri portion of the HMA averaged 2.98 persons per household in 1950, 2.99 in 1960, and 3.00 in 1965. Households in Kansas City averaged somewhat smaller in size than those in the remainder of the Missouri segment. In Kansas City, the average household size declined from 2.93 in 1950 to 2.81 in 1960, and increased slightly to 2.84 in 1965. In the remainder of the Missouri segment, the average household size increased from 3.14 in 1950 to 3.33 in 1960, but has not increased significantly since 1960.

^{1/} The increase in households between 1950 and 1960 was due in part to a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Housing Market Factors

Housing Supply

The Missouri portion of the HMA now contains about 301,300 housing units representing a net addition to the inventory of about 30,875 units (11 percent), or 5,525 annually, since the 1960 Census count of about 270,425 units. The net increase of 30,875 housing units resulted from about 33,875 units added through new construction and conversions, and the loss of about 3,000 units through demolitions, mergers, and other changes. Kansas City now contains approximately 202,400 units, two-thirds of the supply in the Missouri portion.

Type of Structure. Slightly over 70 percent of the inventory of housing now in the Missouri portion is in one-unit structures (including trailers). Over 11 percent of the inventory is in structures with two to four units, and about 19 percent is in structures with five or more units.

These proportions represent no significant change from the distribution by type of structure in 1960. Over one-fourth of the inventory of housing in Kansas City is in structures with five or more units; 60 percent is in one-unit structures. In the remainder of the Missouri portion, about 90 percent is in one-unit structures.

Year Built. About 11 percent of the current inventory of housing in the Missouri portion of the area is in structures built since April 1960; approximately one-fourth of the inventory was built between January 1950 and April 1960. ^{1/} Almost 50 percent of the owner-occupied units were built during the past fifteen years, 36 percent during the 1950-1960 period and about 13 percent since April 1960.

Condition. In April 1960, approximately 38,000 housing units in the Missouri portion of the area were dilapidated or lacked one or more plumbing facilities, about 14 percent of all housing units; the 25,300 units in Kansas City so classified also represented 14 percent of the housing inventory of the city. Less than 13 percent of the current housing inventory in the Missouri portion outside Kansas City is dilapidated or lacks one or more plumbing facilities.

In 1960, less than five percent of the owner-occupied units were dilapidated or lacking plumbing facilities, as compared with 22 percent of the renter-occupied units and 40 percent of the vacant available rental units.

^{1/} The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Value and Rent. The median value of owner-occupied single-family houses in the entire Missouri portion of the HMA as of April 1960 was \$11,900; in Kansas City the median was \$11,100, in Jackson County \$11,700, in Cass County \$9,100, in Clay County \$13,300 and in Platte County \$13,000. The median price asked for vacant units available for sale in the Missouri portion of the HMA was \$14,300; the median was \$12,500 in Kansas City, \$14,100 in Jackson County, and \$15,100 in Clay County. The median asking price in Independence was \$16,600.

The median monthly gross rent of renter-occupied units in the Missouri portion of the HMA as of April 1960 was \$69, in Kansas City the median was \$67, in Jackson County it was \$68, and in Clay County \$81. The median gross rent asked for vacant available units was typically about 22 percent lower.

Residential Building Activity(Private)

As shown in table VIII, private residential building activity in the Missouri portion, as measured by building permits issued, increased from about 5,200 units in 1960 to approximately 8,100 units in 1964. The 6,950 units authorized during the first ten months of 1965 represent an annual rate of about 8,350 units.

Single-family construction, which accounted for 87 percent of total construction in 1960, dropped from over 4,500 units in 1960 to less than 4,100 in 1961 and 1962, advanced to 4,400 in 1963 and to 4,800 in 1964. During the first ten months of 1965, about 4,350 single-family units were authorized, an annual rate of over 5,200 houses. During the 1961-1964 period, single-family units authorized in Kansas City ranged from about 1,500 to 1,700 units a year. To date in 1965, single-family authorizations in Kansas City are at an annual rate of about 1,975 units.

The increase in multifamily construction from less than 700 units in 1960 to about 3,300 units authorized in 1964 is indicated in table VIII. During the first ten months of 1965, multifamily authorizations were at an annual rate of over 3,100 units, down six percent from 1964. As indicated in the table, the number of multifamily units authorized was up sharply from 1964 to 1965 in Kansas City and off substantially in the remainder of the Missouri portion of the HMA.

Currently, there are approximately 1,475 single-family houses under construction in the Missouri portion of the HMA, about 575 in Kansas City and 900 in areas outside Kansas City. An estimated 2,600 units in multifamily structures are under construction, about 2,100 in Kansas City and 500 in areas outside Kansas City.

Tenure of Occupancy

There are 283,100 occupied housing units in the Missouri portion of the HMA, 190,800 in Kansas City and 92,300 in the remainder of the Missouri portion. As indicated in table XI, 62.7 percent of the current occupied units in the four-county area are owner-occupied. The ownership ratio is 56 percent in Kansas City, and in the four counties outside Kansas City it is 76 percent. These ratios are slightly higher than in 1960.

Vacancy

The Census of Housing revealed that on April 1, 1960 there were about 13,175 nondilapidated, nonseasonal, vacant housing units available for sale or rent in the Missouri portion of the HMA, a net available vacancy ratio of 5.0 percent. There was an increase of about 11,000 available vacant units between April 1950 and April 1960; in 1950 there were 2,175 such units available, representing a net available vacancy ratio of 1.1 percent. The number of vacancies increased during the decade in both sales and rental housing. The homeowner and rental vacancy rates increased from the low levels of 0.6 percent and 1.6 percent, respectively, in 1950 to 1.9 percent and 9.5 percent in 1960 (see table XI). In Kansas City the homeowner and rental vacancy rates in 1960 were 1.5 percent and 9.9 percent, respectively. In the remainder of the Missouri portion of the area they were 2.4 percent and 8.0 percent, respectively. Many of the vacant units available for rent were of poor quality; 40 percent of those in Kansas City and 26 percent of those in the remainder of the area lacked one or more plumbing facilities.

Postal Vacancy Survey. The Kansas City and Independence, Missouri Postmasters conducted a survey of vacant units in houses and apartments in their delivery areas as of November 12, 1965. The Kansas City survey was conducted on selected postal routes and covered over 50 percent of the total possible postal deliveries in the area served by the Kansas City Post Office. The Independence survey covered total possible postal deliveries to dwelling units. The survey disclosed a vacancy ratio of 2.4 percent in residences and 8.7 percent in apartments, significantly lower than the vacancy ratios revealed in the May-June 1964 postal survey. As reflected in table XV, the apartment vacancy ratio in Kansas City declined from 11.3 percent in 1964 to 7.9 percent in 1965. In Independence the ratio was virtually unchanged at about 18 percent.

As noted in the main body of this analysis, postal vacancy data are not directly comparable with those published by the Bureau of the Census because of differences in definition, in area delineations, and in methods of enumeration. When used in conjunction with other vacancy indicators, however, the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. There are approximately 12,000 vacant housing units currently available for sale or rent in the Missouri portion of the HMA. Total available vacant units are down about nine percent from the 1960 level. All of the decline was in the number of vacant rental units; the number of vacant sales units increased slightly. Of the current vacancies, about 3,475 are vacant units available for sale only, representing a homeowner vacancy ratio of 1.9 percent, the same as in 1960. Vacant units available for rent currently total 8,525, reflecting a current rental vacancy ratio of 7.5 percent. Table XI compares current vacancy levels with the April 1960 and April 1950 Census vacancy counts. In Kansas City, the current homeowner vacancy ratio is about 1.7 percent, up from 1.5 percent in 1960; in the remainder of the area, it is about 2.2 percent, down from 2.4 percent in 1960 (see table XIII).

Sales Market

As was pointed out in the main body of this analysis, new houses generally have been marketed within a reasonable time and have represented a broad range of selling prices (see table XVII). About two-thirds of new construction is pre-sold. The market for existing houses appears to be steady. The current homeowner vacancy ratio (1.9 percent) suggests that the condition of the sales market is similar to the situation of moderate excess at the time of the 1960 census.

Unsold Inventory. As indicated in table XVII, the January 1965 FHA unsold inventory survey reported 3,275 houses completed in 1964 in the Missouri portion of the HMA in subdivisions with five or more completions during the year. Of the 3,275 completions, 2,180 were sold before start of construction. The remaining 1,095 completions represented speculative construction, of which 338 were unsold, an unsold to completions ratio of 31 percent. That ratio represents an average selling period of about three and three-fourths months for speculative construction, up from an average of less than three months in 1963.

In those subdivisions with five or more completions in 1964, an additional 19 houses had remained unsold for over 12 months. Of the total of 357 unsold houses, 5 percent remained unsold for over 12 months, 21 percent for seven months or more, and 56 percent for four months or more.

A comparison of the surveys suggests that higher priced houses account for a slightly higher proportion of construction in Kansas City than in the remainder of the Missouri portion. Houses priced at \$20,000 and over in the 1965 survey accounted for 34 percent of all completions in the outlying portion as compared with 37 percent of completions in Kansas City. It generally takes longer, on the average, to sell speculatively built houses in Kansas City than in the remainder of the area.

Rental Market

There has been a sharp increase in the number of multifamily units built in the Missouri portion since 1960. The large volume of new multifamily construction during the past few years, coupled with an over-all decline in the rental vacancy ratio, suggests an increased rate of demand for apartments. As indicated in the main body of this analysis, the large number of high-rise apartments completed in the past few years have been absorbed, with minor exceptions. Modern, well-designed garden apartments are renting well. Demand for better quality existing units in desirable locations is firm, also. FHA and local surveys of apartment units built in the past few years suggest good occupancy in all price ranges and unit sizes. It is noted, however, that as the supply of new apartment units approaches demand in the Missouri portion of the HMA, location and quality factors are increasingly important considerations for new rental projects coming into the market.

Urban Renewal

The nine urban renewal and redevelopment projects in execution or development in Kansas City, Missouri, are described briefly below:

Attucks (U 3-1). The project covers 54.2 acres extending from Woodland to Brooklyn and from Truman Road to 19th Street. This project is in execution. The area is being developed primarily for residential re-use, some community activities, and commercial. The third phase of a 520-unit cooperative development is nearly completed and all units are sold.

South Humboldt (R-8). This project covers the area extending from 11th to 14th Streets and from Locust Street to the Midtown Freeway, 27.6 acres. Land acquisition, relocation, and demolition activity are complete. The development in this project includes construction of Federal and State office buildings as well as some commercial re-use.

Eastside (R-6). The project covers 58.3 acres extending from Locust to Midtown and Intercity Freeway to 11th Street. Land acquisition, relocation, and demolition are complete. A 239-unit, 19 story, apartment project is under construction; construction will require about two years. This is also commercial and public facility re-use planned.

Woodland (R-36). The project covers 46.3 acres in the area extending from Woodland to Brooklyn and from 9th to Independence. Relocation is complete. Re-use will be for the Woodland Elementary School, the College of Osteopathy and Surgery, and commercial purposes.

Garfield (R-40). The project consists of 206.6 acres bounded by Paseo, Chestnut Parkway, North Terrace Park, and Independence Avenue. The project is approximately 60 percent complete. Residential rehabilitation and clearance are planned. Of the 1,760 dwelling units in the project area, 198 are to be cleared and 1,488 rehabilitated; the remaining 74 units have no deficiencies. Of the 130 families to be displaced, 61 have been relocated.

West Main (R-41). This project covers 3.3 acres extending from Baltimore to Main and from 9th to 10th Street. Re-use is commercial. Relocation is complete.

Hospital Hill (R-51). The project consists of 36.8 acres bounded by Terminal tracks, 25th, Gillham, and Charlotte. The project is in execution. It will provide a new medical center including a General Hospital; Children's Mercy Hospital; and the University of Missouri, Kansas City, School of Medicine and Dentistry.

Trinity-St. Mary's (R-61). This project is in planning. It is for the expansion of two private hospitals. The area contains 22.5 acres extending from Wyandotte to Main and 28th to 31st Street.

Manual. This project is in planning. The 70.3-acre area extends from Harrison to Paseo and from Truman to 18th Street. The area is predominantly nonresidential. A vocational training center is to be developed adjacent to the Manual High School. The area will be available for light industrial development. Residential re-use is being considered in the eastern portion of the project area.

Housing Demand

Based on the growth rate of 6,000 households a year in the Missouri segment of the HMA, on expected demolition activity, the current vacancy level, and the shift in tenure from renter to owner status, the volume of privately-owned additions to the housing supply that will meet demand during the next two years is approximately 7,500 housing units annually, 4,300 sales houses and 3,200 rental units, exclusive of public low-rent housing and rent-supplement accommodations. Of the total demand during the next two years, about 1,650 sales houses and 1,900 rental units a year will represent demand in Kansas City, Missouri; 2,650 sales houses and 1,300 rental units represent demand in the remainder of the Missouri portion.

Sales Housing. The distribution of the annual demand for 4,300 new sales houses is expected to approximate the pattern presented in the following table. The distribution is based on the ability to pay, as measured by current family incomes after tax and ratios of sales price to income typical in the HMA, and on recent market experience.

Estimated Annual Demand for New Sales Housing
Missouri Portion of Kansas City HMA
November 1965 to November 1967

<u>Price range</u>	<u>Kansas City</u>	<u>Rest of Missouri</u>	<u>Missouri total</u>
\$12,000 - \$13,999	225	215	440
14,000 - 15,999	350	540	890
16,000 - 17,999	250	540	790
18,000 - 19,999	200	350	550
20,000 - 24,999	325	625	950
25,000 and over	<u>300</u>	<u>380</u>	<u>680</u>
Total	1,650	2,650	4,300

The foregoing distributions differ from those in tables XVII and XVIII, which reflect only selected subdivision experience during 1964 and 1963. It must be noted that those data do not include new construction in subdivision with less than five completions during the year, nor do

they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-price homes are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. The monthly rentals at which 3,200 privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units on page 38. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals, excluding public low-rent housing and rent-supplement accommodations, with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated in the table may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

As reflected in the table on page 38, about 2,235 of the 3,200 units of annual rental demand are in rent ranges at and above the minimums achievable with financing at market interest rates. The successful marketing of the remaining 965 units probably will require that they be produced at the lower rents achievable through utilization of below-market-interest-rate financing or assistance in land acquisition and costs.

Estimated Annual Demand for New Rental Housing, by Gross Monthly Rent and Size of Unit
Missouri Portion of Kansas City HMA, November 1965 to November 1967

Monthly gross rent <u>a/</u>	Missouri portion				Kansas City, Missouri				Remainder of Missouri portion			
	Effi- ciency	One bedroom	Two bedroom	Three bedroom	Effi- ciency	One bedroom	Two bedroom	Three bedroom	Effi- ciency	One bedroom	Two bedroom	Three bedroom
\$65 and over	265	-	-	-	195	-	-	-	70	-	-	-
70 " "	260	-	-	-	190	-	-	-	70	-	-	-
75 " "	250	1,550	-	-	180	1,030	-	-	70	520	-	-
80 " "	235	1,480	-	-	175	980	-	-	60	500	-	-
85 " "	220	1,335	-	-	160	870	-	-	60	465	-	-
90 " "- - -	200-	-1,295-	-1,080 -	- - - -	145 - -	850 - -	545 - -	- - - -	55 - -	445 - -	535 - -	-
95 " "	190	1,180	1,015	-	140	775	510	-	50	405	505	-
100 " "	160	1,085	950	-	115	710	475	-	45	375	475	-
105 " "	155	950	860	305	110	615	425	130	45	335	435	175
110 " "	135	855	785	270	95	555	380	110	40	300	405	160
115 " "	120	730	695	240	80	480	345	100	40	250	350	140
120 " "- - -	90-	- 630-	- 615 -	- 205 - -	65 - -	- 415 - -	- 315 - -	90 - -	25 - -	- 215 - -	- 300 - -	- 115
125 " "	75	560	540	170	60	370	285	80	15	190	255	90
130 " "	50	465	465	140	50	320	250	65	-	145	215	75
135 " "	45	405	410	130	45	290	225	60	-	115	185	70
140 " "	35	350	345	105	35	250	195	45	-	100	150	60
150 " "	30	250	255	75	30	190	155	35	-	60	100	40
160 " "- - -	- - -	- 185-	- 195 -	- 55 - -	- - -	- 145 - -	- 125 - -	30 - -	- - -	- 40 - -	- 70 - -	- 25
170 " "	-	145	145	35	-	115	100	20	-	30	45	15
180 " "	-	110	130	25	-	85	90	15	-	25	40	10
200 " "	-	75	90	15	-	60	60	10	-	15	30	5
220 " "	-	45	75	-	-	45	50	-	-	-	25	-
240 " "	-	-	50	-	-	-	35	-	-	-	15	-

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

Note: The above figures are cumulative, i.e., the columns cannot be added vertically. For example, the demand for one-bedroom units at from \$100 to \$125 in Kansas City, Missouri is 340 units (710 minus 370).

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Summary of Kansas Portion of the Kansas City HMA
(Johnson and Wyandotte Counties)

Employment and Income

Employment

Nonagricultural wage and salary employment in the Kansas portion of the HMA increased from 75,400 in 1958 to 87,100 in 1962 and to a monthly average of 95,800 during the January-September 1965 period. Of the gain from 1958 to 1965, almost one-fifth occurred in manufacturing and four-fifths in nonmanufacturing. Eight percent of the 1962-1965 gain occurred in manufacturing and 92 percent in nonmanufacturing. During the next two years nonagricultural wage and salary employment in the Kansas portion is expected to increase by an average of about 3,000 workers annually.

Unemployment is moderately lower in the Kansas portion of the HMA than in the Missouri portion. Unemployment averaged 4,600 (4.0 percent) during the January-September 1965 period, down from 5,200 (4.6 percent) during the January-September 1964 period.

Family Income

The 1965 median annual income of all families in Kansas City, Kansas is about \$6,225, after deduction of Federal income tax, and in the remainder of the Kansas segment, about \$8,250. By 1967, the median after-tax family income in Kansas City is expected to increase by \$6,475 and in the remainder of the Kansas portion to \$8,575.

The median after-tax income of all renter families in Kansas City currently is approximately \$5,025 and in the remainder of the Kansas portion, about \$6,525. By 1967, the median annual after-tax income of renter families in Kansas City is expected to increase to \$5,225 and in the remainder of the Kansas portion to \$6,800. By 1967, about 40 percent of all renter families in the remainder of the Kansas portion will have an after-tax income of \$7,500 or more, and 20 percent will have more than \$10,000 after tax.

Demographic Factors

Population

The population of the Kansas portion of the HMA as of November 1, 1965 is about 384,000 persons; approximately three of every ten persons in the entire HMA live in the Kansas portion of the HMA. The population of 384,000 persons represents a net gain of about 9,800 (3.0 percent) annually since April 1960. The increase in the 1950-1960 decade was slightly higher, about 10,100 persons (4.4 percent) a year. As shown in table VI, currently about 122,000 persons live in Kansas City and 262,000 live in the remainder of the Kansas portion of the Kansas City HMA.

In April 1960, there were about 121,900 persons in Kansas City and approximately 207,400 in the remainder of the Kansas portion. During the 1950-1960 period Kansas City annexed an area that, as of April 1, 1960, contained about 9,050 persons, indicating that the 1960 population of the 1950 city limits was about 112,850, a net decrease of about 16,700 persons (15 percent) during the 1950-1960 period. Annexation has been negligible since 1960; however, a substantial annexation of over 31 square miles is proposed currently. Although the gains have varied from year to year, the population of the remainder of the Kansas portion increased by an average of 10,900 persons (11 percent) a year during the 1950-1960 decade. Since April 1960, the average increase outside Kansas City is indicated to be approximately 9,300 annually, or almost five percent.

The Kansas portion of the HMA is expected to have about 405,000 persons by November 1967, reflecting an average annual increase of 10,500 persons during the two-year period. Virtually no net population increase is expected within the present Kansas City limits; the population increase will occur in the remainder of the Kansas segment of the HMA.

Natural Increase and Migration. During the 1950-1960 decade natural increase (excess of resident live births over deaths) accounted for about 55,200 of the population increase in the Kansas portion, and net in-migration was approximately 46,000 persons. Net in-migration was to the Kansas portion outside Kansas City inasmuch as the city population declined about 7,650 (six percent) during the 1950-1960 period.

From April 1960 to the present time there has been an average net natural increase of 5,600 persons a year in the Kansas portion, and an average net in-migration of 4,200 a year. During the 1960-1965 period there was an average net out-migration of about 2,075 persons a year from Kansas City and a net in-migration of about 6,275 annually into the remainder of the Kansas portion.

Households

There currently are approximately 111,700 households in the Kansas portion of the HMA, 39,000 in Kansas City and 72,700 in the remainder of the Kansas segment. The average annual increase in households has been about 2,775 since April 1960, as compared with about 2,800 a year during the 1950-1960 decade.^{1/} As shown in the following table, the number of households in the Kansas segment will total approximately 117,700 by November 1967, 39,100 in Kansas City and 78,600 in the remainder of the Kansas portion of the HMA. These estimates indicate an average annual increase in households of 3,000 during the next two years, 50 within the present limits of Kansas City and 2,950 in the remainder of the Kansas segment.

Household Trends
Kansas Portion of Kansas City HMA, 1950-1967

<u>Date</u>	<u>Kansas portion</u>	<u>Kansas City</u>	<u>Rest of Kansas portion</u>
1950, April	67,996	38,965	29,031
1960, April	96,142	38,711	57,431
1965, November	111,700	39,000	72,700
1967, November	117,700	39,100	78,600
<u>Average annual change</u>			
1950-1960	2,800	-25	2,825
1960-1965	2,775	50	2,725
1965-1967	3,000	50	2,950

Sources: 1950 and 1960 Censuses of Housing.
1965 and 1967 estimated by Housing Market Analyst.

^{1/} The increase in households between 1950 and 1960 was due in part to a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Household Size Trends. Population in households in the Kansas portion of the HMA averaged 3.31 per household in 1950, 3.39 in 1960, and 3.42 in 1965. In Kansas City, the average household size declined from 3.27 in 1950 to 3.11 in 1960. In the remainder of the Kansas portion the average size increased from 3.36 in 1950 to 3.58 in 1960. No significant change in the average size of household is expected during the next two years.

Housing Market Factors

Housing Supply

The Kansas portion of the HMA contains about 117,200 housing units as of November 1, 1965. This represents a net addition to the inventory of about 15,200 units (15 percent), or 2,725 annually, since the 1960 Census reported the housing supply in the area totaled about 102,000 units. The net increase of 15,200 housing units resulted from about 17,700 units added through new construction and conversions, and the loss of about 2,500 units through demolitions, mergers, and other means. Kansas City now contains approximately 41,000 units, up from about 40,600 in 1960, and equivalent to 35 percent of the supply in the Kansas portion.

Type of Structure. Approximately 87 percent of the housing inventory now in the Kansas portion is in one-unit structures (including trailers). Almost seven percent of the inventory is in structures with two to four units. The number of units in structures with five or more units comprises about six percent of the total inventory. About 77 percent of the inventory of housing in Kansas City is in single-family houses and seven percent is in structures with five or more units. In the remainder of the Kansas portion, about 92 percent ~~is~~ in one-unit structures, down from 96 percent in 1960, a reflection of the rising trend of apartment house construction.

Year Built. About 15 percent of the current inventory of housing in the Kansas portion is in structures built since April 1960; approximately 34 percent of the inventory was built between January 1950 and April 1960. ^{1/} A high proportion of the owner-occupied units ~~were~~ built during the past fifteen years, 39 percent during the 1950-1960 period and about 13 percent since April 1960. About 12 percent and nine percent respectively of the owner-occupied and renter-occupied units in Kansas City were built during the 1950-1960 period.

Condition. In April 1960, approximately 9,850 housing units in the Kansas portion of the area were dilapidated or lacked one or more plumbing facilities, about 10 percent of all housing units; the 6,180 units in Kansas City so classified represented 15 percent of the housing inventory. Less than nine percent of the current housing units in the Kansas portion are dilapidated or lack one or more plumbing facilities. In 1960 less than five percent of the owner-occupied units were dilapidated or lacking plumbing facilities, as compared with 23 percent of the renter-occupied units and 19 percent of the vacant available rental units.

^{1/} The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Value and Rent. The median value of owner-occupied single-family houses in the Kansas portion of the HMA as of April 1960 was \$12,500, in Kansas City it was \$8,200, and in Johnson County the median was \$16,900. For vacant units available for sale, the median price asked was \$18,400 in the area; the median was \$8,600 in Kansas City, and \$21,200 in Johnson County. These values reflect new construction in the suburban areas and existing housing in Kansas City.

The median monthly gross rent of renter-occupied units in the Kansas portion as of April 1960 was \$75--\$67 in Kansas City, and \$98 in Johnson County. The median gross rent asked for vacant available units was typically about 24 percent lower, reflecting the general low quality of vacant units as compared with units that were occupied.

Residential Building Activity(Private)

As shown in table IX, building activity, as measured by building permits issued, increased from about 2,400 private units in 1960 to approximately 4,125 units in 1964. The 3,600 units authorized during the first ten months of 1965 represent an annual rate of about 4,325 units, up 5 percent from 1964.

Single-family construction, which accounted for 85 percent of total construction in 1960, dropped from over 2,050 units in 1960 to less than 2,000 in 1961, and in 1962 advanced to 2,300, dropped in 1963 to 2,150, and advanced to 2,250 in 1964. During the first ten months of 1965, about 1,925 single-family units were authorized, an annual rate of over 2,300 houses. During the 1960-1965 period, single-family units authorized in the Kansas portion of the HMA outside Kansas City accounted for 94 percent of all single-family units authorized in the Kansas sub-market area.

The increase in private multifamily construction from about 340 units in 1960 to about 1,875 units authorized in 1964 is shown in table IX. During the first ten months of 1965, multifamily authorizations were at an annual rate of over 2,000 units, up seven percent from 1964. As indicated in the table, the number of multifamily units authorized was off from 1964 to 1965 in Kansas City and up somewhat in the remainder of the Kansas portion.

Tenure of Occupancy

There are 111,700 occupied housing units in the Kansas portion of the area, 39,000 in Kansas City and 72,700 in the remainder of the Kansas portion. As indicated in table XIV, 76 percent of the occupied units

are owner-occupied, 64 percent in Kansas City as compared with 82 percent in the remainder of the area. These ratios are slightly lower than in 1960, a reflection of multifamily unit construction during the period.

Vacancy

As of Census Dates. The Census of Housing revealed that on April 1, 1960 there were 3,800 nondilapidated, nonseasonal, vacant housing units available for sale or rent in the Kansas portion, a net available vacancy ratio of 3.8 percent. There was an increase of about 2,625 available vacant units between April 1950 and April 1960; in 1950 there were 1,175 such units available, representing a net available vacancy ratio of 1.7 percent. The number of vacancies increased during the decade in both sales and rental housing. As a result, the homeowner and rental vacancy rates increased from 1.3 percent and 2.6 percent, respectively, in 1950 to 1.9 percent and 9.7 percent in 1960. In Kansas City the vacancy rates in 1960 were 1.0 percent and 6.1 percent, respectively; in the remainder of the Kansas portion the homeowner and the rental vacancy ratios were 2.3 percent and 15.1 percent, respectively. Many of the units available for rent were of poor quality; 34 percent of those in Kansas City and only nine percent of those in the remainder of the area lacked one or more plumbing facilities.

Postal Vacancy Survey. The Kansas City and Shawnee-Mission Postmasters made a survey of vacant units in houses and apartments as November 12, 1965. These surveys covered total possible postal deliveries to dwelling units. The survey disclosed a vacancy ratio of 2.6 percent in residences and 6.5 percent in apartments, significantly lower than the 3.1 percent homeowner and the 11.0 percent apartment vacancy ratios revealed in the May-June 1964 postal survey. Improvement occurred in both residence and apartment vacancy ratios both in Kansas City and in the remainder of the Kansas portion of the area.

As noted in the main body of this analysis, postal vacancy data are not directly comparable with those published by the Bureau of the Census because of differences in definition, in area delineations, and in methods of enumeration. When used in conjunction with other vacancy indicators, however, the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. There are currently approximately 3,375 vacant housing units available for sale or rent in the Kansas portion of the area. This total is eleven percent below the 1960 level, reflecting improvement in the rental vacancy situation and no significant change in the homeowner vacancy situation. Of the current vacancies, about

1,650 are vacant units available for sale only, representing a homeowner vacancy ratio of 1.9 percent, and 1,725 are vacant units available for rent, a current rental vacancy ratio of 6.0 percent. Table XII compares these vacancies with the April 1960 and April 1950 counts. In Kansas City, the homeowner vacancy ratio is about 1.3 percent; in the remainder of the area, it is about 2.2 percent (see table XIV).

Sales Market

As was pointed out in the main body of this analysis, new houses generally have been marketed within a reasonable time and have represented a broad range of selling prices (see table XIX). About one-third of new construction is pre-sold. The market for existing houses appears to be firm. The current homeowner vacancy ratio (1.9 percent) suggests the sales market is similar to the situation of moderate excess at the time of the 1960 census.

Unsold Inventory. As indicated in table XIX, the January 1965 FHA unsold inventory survey reported 1,635 houses completed in 1964 in subdivisions with five or more completions during the year. Of the 1,635 completions, 533 were sold before start of construction. The remaining 1,102 completions represented speculative construction, of which 201 were unsold, an unsold to completions ratio of 18 percent. That ratio represents an average selling period of about two and one-fourths months for speculative construction, down from an average of more than three months in 1963.

In those subdivisions with five or more starts in 1964, an additional 64 houses completed prior to 1964 remained unsold, 61 of which are in one subdivision. Higher priced houses account for a higher proportion of construction in the Kansas portion than in the Missouri portion of the HMA. Houses priced at \$20,000 and over accounted for 62 percent of all completions in 1964 in the Kansas portion and for 34 percent in the Missouri portion.

Rental Market

The increased volume of multifamily construction in the Kansas portion over the past few years has met with firm demand. Desirable units in all price ranges and unit sizes are experiencing good occupancy. Less than two percent of the units in FHA-insured projects are reported vacant. Local surveys of selected apartment projects also reflect good occupancy.

Urban Renewal

There are five urban renewal projects in Kansas City, Kansas. The projects are described briefly below:

Argentine Heights (R-5). This project covers 114 acres and involves some clearance. All land has been sold and rehabilitation is complete. A 320-unit cooperative project is under construction. Also, about 70 single-family houses are to be constructed in the area.

Gateway (R-1). This 100-acre project is at the east entrance to Kansas City. It was cleared in 1960. Redevelopment is to be commercial and residential. A 156-unit project for middle-income families is completed and occupied. A similar 126-unit project is proposed for construction in the area.

Silver City (R-12). This is a 338-acre rehabilitation-clearance project due east of Argentine Heights. Re-use is principally to be commercial, public, and residential.

University-Rosedale (R-20). This 270-acre project extends north of the University of Kansas Medical Center. The project is a rehabilitation-clearance activity. Re-use is for commercial, public, and some residential units for the students and faculty of the University of Kansas Medical Center.

Amourdale (R-4). This is an industrial park of 60 acres located near the Kaw River and the next to major trafficways and railroads. Only 11.5 acres remain for sale.

Housing Demand

Based on the growth rate of 3,000 households a year in the Kansas segment of the HMA, on expected demolition activity, the current vacancy level, and the shift in tenure from owner to renter status, the volume of privately-owned additions to the housing supply that will meet demand during the next two years is approximately 3,200 housing units annually, 2,200 sales houses and 1,000 rental units, excluding public low-rent housing and rent-supplement accommodations. Of the total demand during the next two years, about 100 sales houses and 250 rental units a year will represent demand in Kansas City, Kansas; 2,100 sales houses and 750 rental units will represent demand in the remainder of the Kansas portion.

Qualitative Demand

Sales Housing. The distribution of the annual demand for 2,200 new sales houses is expected to approximate the pattern presented in the following table. The distribution is based on ability to pay, as measured by current family income after tax and ratios of sales price to income typical in the area, and on recent market experience.

Estimated Annual Demand for New Sales Housing Kansas Portion of Kansas City HMA November 1965 to November 1967

<u>Price range</u>	<u>All households</u>
\$12,000 - \$13,999	115
14,000 - 15,999	355
16,000 - 17,999	355
18,000 - 19,999	275
20,000 - 24,999	520
25,000 and over	580
Total	2,200

The foregoing distribution differs from those in table XIX, which reflect only selected subdivision experience during 1964 and 1963. It must be noted that those data do not include new construction in the subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-value homes are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. The monthly rentals at which 1,000 privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the table on page 51. These net additions, excluding public low-rent housing and rent-supplement accommodations, may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

About 735 of the 1,000 units of annual rental demand are in the rent ranges at and above the minimums achievable with financing at market interest rates. The remaining 265 units of demand are at lower rents which probably can be achieved only by the use of below-market-interest-rate financing or assistance in land acquisition and costs.

Estimated Annual Demand for New Rental Housing, by Gross Monthly Rent and Size of Unit
Kansas Portion of Kansas City HMA, November 1965 to November 1967

Monthly gross rent ^{a/}	Kansas portion				Kansas City, Kansas				Remainder of Kansas portion			
	Effi- ciency	One bedroom	Two bedroom	Three bedroom	Effi- ciency	One bedroom	Two bedroom	Three bedroom	Effi- ciency	One bedroom	Two bedroom	Three bedroom
\$65 and over	40	-	-	-	20	-	-	-	20	-	-	-
70 " "	35	-	-	-	15	-	-	-	20	-	-	-
75 " "	25	320	-	-	10	110	-	-	15	210	-	-
80 " "	15	305	-	-	5	100	-	-	10	205	-	-
85 " "	5	300	-	-	-	100	-	-	5	200	-	-
90 " "	-	280	435	-	-	90	85	-	-	190	350	-
95 " "	-	265	430	-	-	85	85	-	-	180	345	-
100 " "	-	240	410	-	-	70	75	-	-	170	335	-
105 " "	-	220	400	205	-	60	75	35	-	160	325	170
110 " "	-	200	375	185	-	50	60	30	-	150	315	155
115 " "	-	175	350	170	-	35	55	25	-	140	295	145
120 " "	-	160	325	150	-	30	45	20	-	130	280	130
125 " "	-	150	305	135	-	25	35	15	-	125	270	120
130 " "	-	135	290	125	-	20	30	10	-	115	260	115
135 " "	-	115	255	105	-	15	25	-	-	100	230	105
140 " "	-	100	230	100	-	10	15	-	-	90	215	100
150 " "	-	75	200	85	-	-	10	-	-	75	190	85
160 " "	-	60	155	80	-	-	-	-	-	60	155	80
170 " "	-	50	140	75	-	-	-	-	-	50	140	75
180 " "	-	40	120	60	-	-	-	-	-	40	120	60
200 " "	-	25	80	40	-	-	-	-	-	25	80	40
220 " "	-	-	60	30	-	-	-	-	-	-	60	30
240 " "	-	-	20	20	-	-	-	-	-	-	-	20

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

Note: The above figures are cumulative, i. e., the columns cannot be added vertically. For example, the demand for one-bedroom units at from \$100 to \$125 in Kansas City, Kansas is 45 units (70 minus 25).

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of demand potential is clearly evident.

Table I

Civilian Work Force and Unemployment Trends
Kansas City, Missouri-Kansas, HMA, 1962-1965

<u>Kansas City HMA</u>	<u>Annual average (000's)</u>					<u>Jan.-Sept. average</u>	
	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1964</u>	<u>1965</u>
Civilian work force	<u>n.a.</u>	<u>n.a.</u>	<u>501.3</u>	<u>507.1</u>	<u>513.2</u>	<u>511.5</u>	<u>520.7</u>
Unemployment	n.a.	n.a.	27.4	25.6	24.6	24.9	24.1
Percent of work force	n.a.	n.a.	5.5%	5.0%	4.8%	4.9%	4.6%
 <u>Missouri portion</u>							
Civilian work force	<u>n.a.</u>	<u>n.a.</u>	<u>393.9</u>	<u>396.2</u>	<u>398.8</u>	<u>397.3</u>	<u>404.6</u>
Unemployment	n.a.	n.a.	22.4	20.1	19.5	19.7	19.5
Percent of work force	n.a.	n.a.	5.7%	5.1%	4.9%	5.0%	4.8%
 <u>Kansas portion</u>							
Civilian work force	<u>99.8</u>	<u>103.9</u>	<u>107.4</u>	<u>110.4</u>	<u>114.4</u>	<u>114.2</u>	<u>116.1</u>
Unemployment	5.6	6.1	5.0	5.5	5.1	5.2	4.6
Percent of work force	5.6%	5.8%	4.6%	4.9%	4.6%	4.6%	4.0%

n.a. Not available.

Sources: Missouri Division of Employment Security, and Kansas **Employment** Security Division.

Table II

Nonagricultural Wage and Salary Employment by Industry
Kansas City, Missouri-Kansas, HMA, 1958-1965 a/
(in thousands)

<u>Industry group</u>	<u>Annual average</u>							<u>Jan.-Sept. average</u>	
	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1964</u>	<u>1965</u>
Nonag. wage and salary employment	<u>370.8</u>	<u>384.9</u>	<u>388.0</u>	<u>388.9</u>	<u>409.2</u>	<u>420.4</u>	<u>427.1</u>	<u>425.7</u>	<u>434.7</u>
Manufacturing	<u>99.4</u>	<u>103.7</u>	<u>105.1</u>	<u>103.3</u>	<u>108.8</u>	<u>109.4</u>	<u>111.9</u>	<u>112.7</u>	<u>113.5</u>
Durable goods	<u>51.5</u>	<u>55.6</u>	<u>56.0</u>	<u>53.7</u>	<u>59.3</u>	<u>59.9</u>	<u>63.2</u>	<u>63.9</u>	<u>65.5</u>
Stone, clay and glass	<u>3.7</u>	<u>4.1</u>	<u>4.2</u>	<u>4.3</u>	<u>4.5</u>	<u>4.5</u>	<u>4.8</u>	<u>4.7</u>	<u>5.0</u>
Primary metals	<u>6.1</u>	<u>5.8</u>	<u>6.1</u>	<u>6.0</u>	<u>5.9</u>	<u>5.6</u>	<u>5.8</u>	<u>5.8</u>	<u>5.7</u>
Fabricated metals	<u>7.2</u>	<u>7.4</u>	<u>6.6</u>	<u>6.3</u>	<u>7.0</u>	<u>7.3</u>	<u>8.0</u>	<u>7.9</u>	<u>8.2</u>
Nonelectrical machinery	<u>4.6</u>	<u>5.3</u>	<u>5.8</u>	<u>5.9</u>	<u>6.7</u>	<u>7.0</u>	<u>8.2</u>	<u>8.1</u>	<u>8.9</u>
Electrical machinery	<u>3.4</u>	<u>4.6</u>	<u>5.5</u>	<u>5.9</u>	<u>7.7</u>	<u>15.7</u>	<u>16.6</u>	<u>16.5</u>	<u>15.8</u>
Transportation equipment	<u>12.4</u>	<u>13.0</u>	<u>13.1</u>	<u>10.8</u>	<u>12.9</u>	<u>11.9</u>	<u>12.5</u>	<u>13.5</u>	<u>14.5</u>
Other durable goods	<u>14.1</u>	<u>15.4</u>	<u>14.7</u>	<u>14.5</u>	<u>14.6</u>	<u>7.9</u>	<u>7.3</u>	<u>7.4</u>	<u>7.4</u>
Nondurable goods	<u>47.9</u>	<u>48.1</u>	<u>49.1</u>	<u>49.6</u>	<u>49.5</u>	<u>49.5</u>	<u>48.7</u>	<u>48.8</u>	<u>48.0</u>
Food and kindred	<u>16.9</u>	<u>16.9</u>	<u>17.3</u>	<u>17.5</u>	<u>16.5</u>	<u>16.2</u>	<u>15.8</u>	<u>15.8</u>	<u>14.8</u>
Textiles and apparel	<u>7.4</u>	<u>7.4</u>	<u>7.3</u>	<u>7.2</u>	<u>7.2</u>	<u>7.2</u>	<u>7.0</u>	<u>7.1</u>	<u>7.0</u>
Paper and allied	<u>4.1</u>	<u>4.6</u>	<u>4.6</u>	<u>4.6</u>	<u>4.7</u>	<u>4.7</u>	<u>4.3</u>	<u>4.3</u>	<u>4.3</u>
Printing and publishing	<u>9.7</u>	<u>9.8</u>	<u>10.3</u>	<u>10.5</u>	<u>10.6</u>	<u>10.5</u>	<u>10.6</u>	<u>10.6</u>	<u>10.9</u>
Chemicals and allied	<u>5.1</u>	<u>4.9</u>	<u>5.0</u>	<u>5.4</u>	<u>6.1</u>	<u>6.5</u>	<u>6.5</u>	<u>6.5</u>	<u>6.5</u>
Other nondurable goods	<u>4.7</u>	<u>4.5</u>	<u>4.6</u>	<u>4.4</u>	<u>4.4</u>	<u>4.4</u>	<u>4.5</u>	<u>4.5</u>	<u>4.5</u>
Nonmanufacturing	<u>271.4</u>	<u>281.2</u>	<u>282.9</u>	<u>285.6</u>	<u>300.4</u>	<u>311.0</u>	<u>315.2</u>	<u>313.0</u>	<u>321.2</u>
Mining	<u>0.8</u>	<u>0.9</u>	<u>0.8</u>	<u>0.8</u>	<u>0.7</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>
Construction	<u>22.8</u>	<u>23.7</u>	<u>20.7</u>	<u>22.1</u>	<u>22.1</u>	<u>23.2</u>	<u>22.2</u>	<u>21.7</u>	<u>22.8</u>
Transportation and utilities	<u>41.5</u>	<u>42.7</u>	<u>42.0</u>	<u>40.8</u>	<u>45.4</u>	<u>44.6</u>	<u>44.6</u>	<u>44.5</u>	<u>45.0</u>
Wholesale and retail trade	<u>94.0</u>	<u>97.4</u>	<u>98.1</u>	<u>99.2</u>	<u>103.4</u>	<u>104.6</u>	<u>105.2</u>	<u>104.2</u>	<u>106.2</u>
Finance, ins., & real estate	<u>24.6</u>	<u>25.6</u>	<u>26.5</u>	<u>26.6</u>	<u>27.2</u>	<u>27.9</u>	<u>28.3</u>	<u>28.2</u>	<u>28.2</u>
Services (exc. pvt. hshld.)	<u>46.7</u>	<u>48.5</u>	<u>50.1</u>	<u>50.7</u>	<u>54.3</u>	<u>59.5</u>	<u>61.1</u>	<u>60.9</u>	<u>62.7</u>
Government	<u>41.0</u>	<u>42.4</u>	<u>44.7</u>	<u>45.4</u>	<u>47.3</u>	<u>50.6</u>	<u>53.2</u>	<u>52.9</u>	<u>55.7</u>

a/ Cass and Platte Counties, Missouri added to area in 1962 increasing employment by about 12,000 between 1962 and 1963.

Source: Missouri Division of Employment Security.

Table III

Nonagricultural Wage and Salary Employment by Industry
Missouri Portion of Kansas City, Missouri-Kansas, HMA, 1958-1965
 (Annual average in thousands) a/

<u>Industry group</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>Jan.-Sept. average</u>	
								<u>1964</u>	<u>1965</u>
Nonag. wage and salary employment.	<u>295.4</u>	<u>305.0</u>	<u>306.9</u>	<u>306.1</u>	<u>322.1</u>	<u>330.3</u>	<u>333.7</u>	<u>332.7</u>	<u>338.9</u>
Manufacturing	<u>75.3</u>	<u>78.3</u>	<u>79.5</u>	<u>77.8</u>	<u>81.4</u>	<u>82.1</u>	<u>83.9</u>	<u>84.7</u>	<u>85.4</u>
Durable goods	<u>41.2</u>	<u>43.9</u>	<u>44.3</u>	<u>42.2</u>	<u>45.9</u>	<u>46.4</u>	<u>48.5</u>	<u>49.5</u>	<u>49.8</u>
Stone, clay and glass	1.3	1.2	1.2	1.3	1.3	1.3	1.5	1.5	1.6
Fabricated metals	5.9	6.1	5.3	4.9	5.5	5.8	6.3	6.2	6.3
Nonelectrical machinery	n.a.	n.a.	n.a.	n.a.	5.0	5.1	5.9	5.8	6.6
Electrical machinery	n.a.	n.a.	n.a.	n.a.	6.3	14.2	15.1	15.1	14.1
Other durable goods	34.0	36.6	37.8	36.0	27.8	20.0	19.7	21.0	21.2
Nondurable goods	<u>34.1</u>	<u>34.3</u>	<u>35.1</u>	<u>35.6</u>	<u>35.5</u>	<u>35.7</u>	<u>35.3</u>	<u>35.2</u>	<u>35.6</u>
Food and kindred	9.4	9.4	9.4	9.7	9.1	9.0	9.1	8.9	9.1
Paper and allied	n.a.	n.a.	n.a.	n.a.	3.1	3.1	2.8	2.8	2.9
Printing and publishing	n.a.	n.a.	n.a.	n.a.	9.3	9.2	9.4	9.3	9.5
Chemicals and allied	2.4	2.4	2.5	3.0	3.4	3.8	3.7	3.7	3.7
Other nondurable goods	22.3	22.5	23.2	22.9	10.6	10.6	10.3	10.5	10.4
Nonmanufacturing	<u>220.0</u>	<u>226.7</u>	<u>227.4</u>	<u>228.2</u>	<u>240.7</u>	<u>248.2</u>	<u>249.8</u>	<u>248.0</u>	<u>253.5</u>
Mining	0.5	0.5	0.5	0.5	0.4	0.4	0.4	0.4	0.4
Construction	17.0	17.7	15.5	16.4	16.4	17.3	15.9	15.5	16.2
Transportation and utilities	32.8	33.6	33.0	31.9	36.1	35.0	35.2	35.1	35.5
Wholesale and retail trade	78.5	80.9	81.0	81.6	85.2	85.3	84.9	84.1	85.1
Finance, ins., & real estate	21.8	22.6	23.2	23.2	23.8	24.3	24.6	24.5	24.3
Services (exc. pvt. hshld.)	38.7	39.8	41.1	41.4	44.2	48.7	49.7	49.6	50.8
Government	30.5	31.4	33.0	33.2	34.5	37.1	39.1	39.0	41.2

a/ Items may not add to totals because of rounding.

n.a. Not available.

Sources: Missouri portion of the Kansas City HMA computed from data estimated by the Missouri Division of Employment Security and the Kansas Employment Security Division.

Table IV

Nonagricultural Wage and Salary Employment by Industry
Kansas Portion of Kansas City, Missouri-Kansas, HMA, 1958-1965
 (Annual average in thousands) a/

<u>Industry group</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>Jan-Sept. average</u>	
								<u>1964</u>	<u>1965</u>
Nonag. wage and salary employment	<u>75.4</u>	<u>79.9</u>	<u>81.1</u>	<u>82.8</u>	<u>87.1</u>	<u>90.1</u>	<u>93.4</u>	<u>93.0</u>	<u>95.8</u>
Manufacturing	<u>24.1</u>	<u>25.4</u>	<u>25.6</u>	<u>25.5</u>	<u>27.4</u>	<u>27.3</u>	<u>28.0</u>	<u>28.0</u>	<u>28.1</u>
Durable goods	<u>10.3</u>	<u>11.7</u>	<u>11.7</u>	<u>11.5</u>	<u>13.4</u>	<u>13.5</u>	<u>14.7</u>	<u>14.4</u>	<u>15.7</u>
Stone, clay and glass	<u>2.4</u>	<u>2.9</u>	<u>3.0</u>	<u>3.0</u>	<u>3.2</u>	<u>3.2</u>	<u>3.3</u>	<u>3.3</u>	<u>3.5</u>
Fabricated metals	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.4</u>	<u>1.5</u>	<u>1.5</u>	<u>1.7</u>	<u>1.7</u>	<u>1.9</u>
Nonelectrical machinery	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>1.7</u>	<u>1.9</u>	<u>2.3</u>	<u>2.3</u>	<u>2.3</u>
Electrical machinery	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>1.4</u>	<u>1.5</u>	<u>1.5</u>	<u>1.4</u>	<u>1.7</u>
Other durable goods	<u>6.6</u>	<u>7.5</u>	<u>7.4</u>	<u>7.2</u>	<u>5.8</u>	<u>5.6</u>	<u>5.9</u>	<u>5.8</u>	<u>6.3</u>
Nondurable goods	<u>13.8</u>	<u>13.8</u>	<u>14.0</u>	<u>14.0</u>	<u>14.0</u>	<u>13.8</u>	<u>13.4</u>	<u>13.6</u>	<u>12.4</u>
Food and kindred	<u>7.5</u>	<u>7.5</u>	<u>7.9</u>	<u>7.8</u>	<u>7.4</u>	<u>7.2</u>	<u>6.7</u>	<u>6.9</u>	<u>5.7</u>
Paper and allied	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>1.6</u>	<u>1.6</u>	<u>1.5</u>	<u>1.5</u>	<u>1.4</u>
Printing and publishing	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u>	<u>1.3</u>	<u>1.3</u>	<u>1.2</u>	<u>1.3</u>	<u>1.4</u>
Chemicals and allied	<u>2.7</u>	<u>2.5</u>	<u>2.5</u>	<u>2.4</u>	<u>2.7</u>	<u>2.7</u>	<u>2.8</u>	<u>2.8</u>	<u>2.8</u>
Other nondurable goods	<u>3.7</u>	<u>3.8</u>	<u>3.7</u>	<u>3.8</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>	<u>1.2</u>
Nonmanufacturing	<u>51.4</u>	<u>54.5</u>	<u>55.5</u>	<u>57.4</u>	<u>59.7</u>	<u>62.8</u>	<u>65.4</u>	<u>65.0</u>	<u>67.7</u>
Mining	<u>0.3</u>	<u>0.4</u>	<u>0.3</u>	<u>0.3</u>	<u>0.3</u>	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>
Construction	<u>5.8</u>	<u>6.0</u>	<u>5.2</u>	<u>5.7</u>	<u>5.7</u>	<u>5.9</u>	<u>6.3</u>	<u>6.2</u>	<u>6.6</u>
Transportation and utilities	<u>8.7</u>	<u>9.1</u>	<u>9.0</u>	<u>8.9</u>	<u>9.3</u>	<u>9.6</u>	<u>9.4</u>	<u>9.4</u>	<u>9.5</u>
Wholesale and retail trade	<u>15.5</u>	<u>16.5</u>	<u>17.1</u>	<u>17.6</u>	<u>18.2</u>	<u>19.3</u>	<u>20.3</u>	<u>20.1</u>	<u>21.1</u>
Finance, ins., & real estate	<u>2.8</u>	<u>3.0</u>	<u>3.3</u>	<u>3.4</u>	<u>3.4</u>	<u>3.6</u>	<u>3.7</u>	<u>3.7</u>	<u>3.9</u>
Services (exc. pvt. hshld.)	<u>8.0</u>	<u>8.7</u>	<u>9.0</u>	<u>9.3</u>	<u>10.1</u>	<u>10.8</u>	<u>11.4</u>	<u>11.3</u>	<u>11.9</u>
Government	<u>10.5</u>	<u>11.0</u>	<u>11.7</u>	<u>12.2</u>	<u>12.8</u>	<u>13.5</u>	<u>14.1</u>	<u>13.9</u>	<u>14.5</u>

a/ Items may not add to totals because of rounding.

n.a. Not available.

Source: Kansas Employment Security Division.

Table V

Estimated Percentage Distribution of Families by Annual Income
After Deduction of Federal Income Tax
Kansas City HMA, 1965 and 1967

<u>Family income</u>	<u>1965</u>		<u>1967</u>	
	<u>All families</u>	<u>Renter families</u>	<u>All families</u>	<u>Renter families</u>
Under \$3,000	12	21	11	19
\$3,000 - 3,999	7	10	7	10
4,000 - 4,999	9	13	8	12
5,000 - 5,999	11	14	10	13
6,000 - 6,999	15	13	12	13
7,000 - 7,999	8	9	11	10
8,000 - 9,999	16	11	17	12
10,000 - 11,999	9	4	10	5
12,000 - 14,999	7	3	7	4
15,000 and over	<u>6</u>	<u>2</u>	<u>7</u>	<u>2</u>
Total	100	100	100	100
Median	\$6,850	\$5,450	\$7,150	\$5,675

Source: Estimated by Housing Market Analyst.

Table VI

Population Trends
Kansas City, Missouri-Kansas, Housing Market Area
1950 - 1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>November</u> <u>1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u> ^{a/}	<u>Percent</u>
Kansas City HMA	<u>848,655</u>	<u>1,092,545</u>	<u>1,239,000</u>	<u>24,389</u>	<u>2.9</u>	<u>26,200</u>	<u>2.4</u>
Missouri portion	<u>620,554</u>	<u>763,258</u>	<u>855,000</u>	<u>14,270</u>	<u>2.3</u>	<u>16,400</u>	<u>2.1</u>
Kansas City	<u>456,622</u>	<u>475,539</u>	<u>543,600</u>	<u>1,891</u>	<u>0.4</u>	<u>12,200</u>	<u>2.6</u>
Rest of Missouri portion	<u>163,932</u>	<u>287,719</u>	<u>311,400</u>	<u>12,379</u>	<u>7.6</u>	<u>4,200</u>	<u>1.5</u>
Kansas portion	<u>228,101</u>	<u>329,287</u>	<u>384,000</u>	<u>10,119</u>	<u>4.4</u>	<u>9,800</u>	<u>3.0</u>
Kansas City	<u>129,553</u>	<u>121,901</u>	<u>122,000</u>	<u>-765</u>	<u>-0.6</u>	<u>20</u>	<u>-</u>
Rest of Kansas portion	<u>98,548</u>	<u>207,386</u>	<u>262,000</u>	<u>10,884</u>	<u>11.0</u>	<u>9,780</u>	<u>4.7</u>

^{a/} Rounded.

Sources: 1950 and 1960 Censuses of Population.
1965 Estimated by Housing Market Analyst.

Table VII

Household Trends
Kansas City, Missouri-Kansas, Housing Market Area
1950-1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>November</u> <u>1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number^{a/}</u>	<u>Percent</u>
Kansas City HMA	<u>267,146</u>	<u>347,324</u>	<u>394,800</u>	<u>8,018</u>	<u>3.0</u>	<u>8,500</u>	<u>2.5</u>
Missouri portion	<u>199,150</u>	<u>251,182</u>	<u>283,100</u>	<u>5,203</u>	<u>2.6</u>	<u>5,725</u>	<u>2.3</u>
Kansas City	<u>148,158</u>	<u>165,995</u>	<u>190,800</u>	<u>1,784</u>	<u>1.2</u>	<u>4,450</u>	<u>2.7</u>
Rest of Missouri portion	<u>50,992</u>	<u>85,187</u>	<u>92,300</u>	<u>3,419</u>	<u>6.7</u>	<u>1,275</u>	<u>1.5</u>
Kansas portion	<u>67,996</u>	<u>96,142</u>	<u>111,700</u>	<u>2,815</u>	<u>4.1</u>	<u>2,775</u>	<u>2.9</u>
Kansas City	<u>38,965</u>	<u>38,711</u>	<u>39,000</u>	<u>-25</u>	<u>-0.1</u>	<u>50</u>	<u>0.1</u>
Rest of Kansas portion	<u>29,031</u>	<u>57,431</u>	<u>72,700</u>	<u>2,840</u>	<u>9.8</u>	<u>2,725</u>	<u>4.8</u>

^{a/} Rounded.

Sources: 1950 and 1960 Censuses of Housing.
1965 Estimated by Housing Market Analyst.

Table VIII

Trend of Private Residential Construction by Type of Structure
Missouri Portion of Kansas City HMA, 1960-1965 a/

<u>Year</u>	<u>Missouri portion</u>			<u>Kansas City, Missouri</u>			<u>Rest of Mo. portion</u>		
	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>
1960	4,541	668	5,209	1,152	460	1,612	3,389	208	3,597
1961	4,082	1,526	5,608	1,668	963	2,631	2,414	563	2,977
1962	4,082	1,264	5,346	1,529	449	1,978	2,553	815	3,368
1963	4,398	1,956	6,354	1,662	752	2,414	2,736	1,204	3,940
1964	4,789	3,313	8,102	1,719	1,475	3,194	3,070	1,838	4,908
1965 <u>b/</u>	4,342	2,602	6,944	1,642	2,102	3,744	2,700	500	3,200

a/ Excludes the following public multifamily units: Kansas City, 100 units in 1962 and 20 units in 1964; Independence, Missouri, 150 units in 1964; and Liberty, Missouri, 36 units in 1962.

b/ January-October 1965.

Sources: Bureau of the Census, Construction Report C-40. Local building departments.
Real Estate Board of Kansas City, Missouri.

Table IX

Trend of Private Residential Construction by Type of Structure
Kansas Portion of Kansas City HMA, 1960-1965 a/

<u>Year</u>	<u>Kansas portion</u>			<u>Kansas City, Kansas</u>			<u>Rest of Kansas portion</u>		
	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>
1960	2,057	339	2,396	138	69	207	1,919	270	2,189
1961	1,967	501	2,468	135	121	256	1,832	380	2,212
1962	2,283	1,557	3,840	99	203	302	2,184	1,354	3,538
1963	2,145	1,107	3,252	91	421	512	2,054	686	2,740
1964	2,255	1,875	4,130	143	655	798	2,112	1,220	3,332
1965 <u>b/</u>	1,940	1,674	3,614	115	474	589	1,825	1,200	3,025

a/ Excludes public units in Kansas City: 390 in 1960 and 100 in 1962.

b/ January-October 1965.

Sources: Bureau of the Census, Construction Report C-40. Local building departments.
Real Estate Board of Kansas City, Missouri.

Table X

Tenure and Vacancy in the Housing Inventory
Kansas City, Missouri-Kansas, Housing Market Area
April 1, 1950-November 1, 1965

<u>Tenure and vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>November 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing supply	<u>275,127</u> ^{a/}	<u>372,435</u>	<u>418,500</u>	<u>9,730</u>	<u>3.5</u>	<u>8,250</u>	<u>2.2</u>
Occupied housing units	<u>267,146</u>	<u>347,324</u>	<u>394,800</u>	<u>8,018</u>	<u>3.0</u>	<u>8,500</u>	<u>2.5</u>
Owner-occupied	<u>156,269</u>	<u>227,798</u>	<u>262,350</u>	<u>7,153</u>	<u>4.6</u>	<u>6,175</u>	<u>2.7</u>
Percent of total occupied	<u>58.5%</u>	<u>65.6%</u>	<u>66.5%</u>	-	-	-	-
Renter-occupied	<u>110,877</u>	<u>119,526</u>	<u>132,450</u>	<u>865</u>	<u>0.8</u>	<u>2,325</u>	<u>1.9</u>
Percent of total occupied	<u>41.5%</u>	<u>34.4%</u>	<u>33.5%</u>	-	-	-	-
Vacant housing units	<u>7,981</u>	<u>25,111</u>	<u>23,700</u>	<u>1,713</u>	<u>21.5</u>	<u>-250</u>	<u>-1.0</u>
Available	<u>3,343</u>	<u>16,982</u>	<u>15,375</u>	<u>1,364</u>	<u>40.8</u>	<u>-290</u>	<u>-1.7</u>
For sale only	<u>1,343</u>	<u>4,409</u>	<u>5,125</u>	<u>307</u>	<u>22.8</u>	<u>130</u>	<u>2.9</u>
Homeowner vacancy rate	<u>0.9%</u>	<u>1.9%</u>	<u>1.9%</u>	-	-	-	-
For rent	<u>2,000</u>	<u>12,578</u>	<u>10,250</u>	<u>1,057</u>	<u>52.9</u>	<u>-420</u>	<u>-3.3</u>
Rental vacancy rate	<u>1.8%</u>	<u>9.5%</u>	<u>7.2%</u>	-	-	-	-
Other vacant units <u>b/</u>	<u>4,638</u>	<u>8,129</u>	<u>8,325</u>	<u>349</u>	<u>7.5</u>	<u>35</u>	<u>0.4</u>

a/ Excludes 502 nonresidential housing units.

b/ Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off market.

Sources: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Table XI

Tenure and Vacancy in the Housing Inventory
Missouri Portion of Kansas City Housing Market Area
April 1, 1950-November 1, 1965

<u>Tenure and vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>November 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing supply	<u>204,524</u> ^{a/}	<u>270,423</u>	<u>301,300</u>	<u>6,590</u>	<u>3.2</u>	<u>5,525</u>	<u>2.0</u>
Occupied housing units	<u>199,150</u>	<u>251,182</u>	<u>283,100</u>	<u>5,203</u>	<u>2.6</u>	<u>5,725</u>	<u>2.3</u>
Owner-occupied	<u>108,139</u>	<u>153,922</u>	<u>177,450</u>	<u>4,578</u>	<u>4.2</u>	<u>4,225</u>	<u>2.7</u>
Percent of total occupied	<u>54.3%</u>	<u>61.3%</u>	<u>62.7%</u>	-	-	-	-
Renter-occupied	<u>91,011</u>	<u>97,260</u>	<u>105,650</u>	<u>625</u>	<u>0.7</u>	<u>1,500</u>	<u>1.5</u>
Percent of total occupied	<u>45.7%</u>	<u>38.7%</u>	<u>37.3%</u>	-	-	-	-
Vacant housing units	<u>5,374</u>	<u>19,241</u>	<u>18,200</u>	<u>1,387</u>	<u>25.8</u>	<u>-185</u>	<u>-1.0</u>
Available	<u>2,175</u>	<u>13,178</u>	<u>12,000</u>	<u>1,100</u>	<u>50.6</u>	<u>-210</u>	<u>-1.6</u>
For sale only	<u>697</u>	<u>2,996</u>	<u>3,475</u>	<u>230</u>	<u>33.0</u>	<u>85</u>	<u>2.9</u>
Homeowner vacancy rate	<u>0.6%</u>	<u>1.9%</u>	<u>1.9%</u>	-	-	-	-
For rent	<u>1,478</u>	<u>10,182</u>	<u>8,525</u>	<u>870</u>	<u>58.9</u>	<u>-295</u>	<u>-2.9</u>
Rental vacancy rate	<u>1.6%</u>	<u>9.5%</u>	<u>7.5%</u>	-	-	-	-
Other vacant units <u>b/</u>	<u>3,199</u>	<u>6,063</u>	<u>6,200</u>	<u>286</u>	<u>9.0</u>	<u>25</u>	<u>0.4</u>

a/ Excludes 443 nonresidential housing units.

b/ Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off market.

Sources: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Table XII

Tenure and Vacancy in the Housing Inventory
Kansas Portion of Kansas City Housing Market Area
April 1, 1950-November 1, 1965

<u>Tenure and vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>November 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing supply	<u>70,603^{a/}</u>	<u>102,012</u>	<u>117,200</u>	<u>3,141</u>	<u>4.4</u>	<u>2,725</u>	<u>2.7</u>
Occupied housing units	<u>67,996</u>	<u>96,142</u>	<u>111,700</u>	<u>2,815</u>	<u>4.1</u>	<u>2,775</u>	<u>2.9</u>
Owner-occupied	<u>48,130</u>	<u>73,876</u>	<u>84,900</u>	<u>2,575</u>	<u>53.5</u>	<u>1,975</u>	<u>2.7</u>
Percent of total occupied	<u>70.8%</u>	<u>76.8%</u>	<u>76.0%</u>	-	-	-	-
Renter-occupied	<u>19,866</u>	<u>22,266</u>	<u>26,800</u>	<u>240</u>	<u>1.2</u>	<u>800</u>	<u>3.7</u>
Percent of total occupied	<u>29.2%</u>	<u>23.2%</u>	<u>24.0%</u>	-	-	-	-
Vacant housing units	<u>2,607</u>	<u>5,870</u>	<u>5,500</u>	<u>326</u>	<u>12.5</u>	<u>-65</u>	<u>-1.1</u>
Available	<u>1,168</u>	<u>3,804</u>	<u>3,375</u>	<u>264</u>	<u>22.6</u>	<u>-75</u>	<u>-2.0</u>
For sale only	<u>646</u>	<u>1,413</u>	<u>1,650</u>	<u>77</u>	<u>11.9</u>	<u>45</u>	<u>3.0</u>
Homeowner vacancy rate	<u>1.3%</u>	<u>1.9%</u>	<u>1.9%</u>	-	-	-	-
For rent	<u>522</u>	<u>2,391</u>	<u>1,725</u>	<u>187</u>	<u>35.8</u>	<u>-120</u>	<u>-5.0</u>
Rental vacancy rate	<u>2.6%</u>	<u>9.7%</u>	<u>6.0%</u>	-	-	-	-
Other vacant units ^{b/}	<u>1,439</u>	<u>2,066</u>	<u>2,125</u>	<u>62</u>	<u>4.4</u>	<u>10</u>	<u>0.5</u>

^{a/} Excludes 59 nonresidential housing units.

^{b/} Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off market.

Sources: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Table XVII

Tenure and Vacancy in the Housing Inventory
Missouri Portion of Kansas City Housing Market Area
April 1, 1960-November 1, 1965

<u>Tenure and vacancy</u>	<u>Missouri portion</u>		<u>Kansas City</u>		<u>Rest of Mo. portion</u>	
	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>
Total housing supply	<u>270,423</u>	<u>301,300</u>	<u>178,578</u>	<u>202,400</u>	<u>91,845</u>	<u>98,900</u>
Occupied housing units	<u>251,182</u>	<u>283,100</u>	<u>165,995</u>	<u>190,800</u>	<u>85,187</u>	<u>92,300</u>
Owner-occupied	153,922	177,450	89,358	107,000	64,564	70,450
Percent of total occupied	61.3%	62.7%	53.8%	56.1%	75.8%	76.3%
Renter-occupied	97,260	105,650	76,637	83,800	20,623	21,850
Percent of total occupied	38.7%	37.3%	46.2%	43.9%	24.2%	23.7%
Vacant housing units	<u>19,241</u>	<u>18,200</u>	<u>12,583</u>	<u>11,600</u>	<u>6,658</u>	<u>6,600</u>
Available	<u>13,178</u>	<u>12,000</u>	<u>9,792</u>	<u>8,775</u>	<u>3,386</u>	<u>3,225</u>
For sale only	2,996	3,475	1,397	1,900	1,599	1,575
Homeowner vacancy rate	1.9%	1.9%	1.5%	1.7%	2.4%	2.2%
For rent	10,182	8,525	8,395	6,875	1,787	1,650
Rental vacancy rate	9.5%	7.5%	9.9%	7.6%	8.0%	7.0%
Other vacant units <u>a/</u>	6,063	6,200	2,791	2,825	3,272	3,375

a/ Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off market.

Sources: 1960 Census of Housing.
1965 estimated by Housing Market Analyst.

Table XIV

Tenure and Vacancy in the Housing Inventory
Kansas Portion of Kansas City Housing Market Area
April 1, 1960-November 1, 1965

<u>Tenure and vacancy</u>	<u>Kansas portion</u>		<u>Kansas City</u>		<u>Rest of Kan. portion</u>	
	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>
Total housing supply	<u>102,012</u>	<u>117,200</u>	<u>40,591</u>	<u>41,000</u>	<u>61,421</u>	<u>76,200</u>
Occupied housing units	<u>96,142</u>	<u>111,700</u>	<u>38,711</u>	<u>39,000</u>	<u>57,431</u>	<u>72,700</u>
Owner-occupied	73,876	84,900	24,913	25,000	48,963	59,900
Percent of total occupied	76.8%	76.0%	64.4%	64.1%	85.3%	82.4%
Renter-occupied	22,266	26,800	13,798	14,000	8,468	12,800
Percent of total occupied	23.2%	24.0%	35.6%	35.9%	14.7%	17.6%
Vacant housing units	<u>5,870</u>	<u>5,500</u>	<u>1,880</u>	<u>2,000</u>	<u>3,990</u>	<u>3,500</u>
Available	<u>3,804</u>	<u>3,375</u>	<u>1,149</u>	<u>1,225</u>	<u>2,655</u>	<u>2,150</u>
For sale only	1,413	1,650	260	325	1,153	1,325
Homeowner vacancy rate	1.9%	1.9%	1.0%	1.3%	2.3%	2.2%
For rent	2,391	1,725	889	900	1,502	825
Rental vacancy rate	9.7%	6.0%	6.1%	6.0%	15.1%	6.0%
Other vacant units <u>a/</u>	2,066	2,125	731	775	1,335	1,350

a/ Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off market.

Sources: 1960 Census of Housing.

1965 estimated by Housing Market Analyst.

Table XV.

Kansas City, Missouri-Kansas, Area Postal Vacancy Surveys
May 25, 1964 - June 1-8, 1964 and November 12, 1965

<u>Type of structure</u>	<u>Missouri portion</u>		<u>Kansas City</u>		<u>Independence</u>	
	<u>1964</u>	<u>1965</u>	<u>1964</u>	<u>1965</u>	<u>1964</u>	<u>1965</u>
Total units surveyed	<u>245,744</u>	<u>128,323</u>	<u>195,516</u>	<u>94,250</u>	<u>32,219</u>	<u>34,073</u>
Vacant units	11,182	4,973	9,216	3,895	1,157	1,078
Percent vacant	4.6%	3.9%	4.7%	4.1%	3.6%	3.2%
Residences	196,795	97,759	151,264	65,976	29,492	31,783
Vacant units	5,456	2,321	4,233	1,659	665	662
Percent vacant	2.8%	2.4%	2.8%	2.5%	2.3%	2.1%
Apartments	48,949	30,564	44,152	28,274	2,727	2,290
Vacant units	5,726	2,652	4,983	2,236	492	416
Percent vacant	11.7%	8.7%	11.3%	7.9%	18.0%	18.2%
	<u>Kansas portion</u>		<u>Kansas City</u>		<u>Shawnee-Mission</u>	
	<u>1964</u>	<u>1965</u>	<u>1964</u>	<u>1965</u>	<u>1964</u>	<u>1965</u>
Total units surveyed	<u>101,459</u>	<u>96,457</u>	<u>51,440</u>	<u>51,948</u>	<u>43,516</u>	<u>44,509</u>
Vacant units	3,998	2,834	2,092	1,485	1,486	1,349
Percent vacant	3.9%	2.9%	4.1%	2.9%	3.4%	3.0%
Residences	91,199	87,668	44,419	46,280	41,167	41,388
Vacant units	2,869	2,260	1,405	1,152	1,258	1,108
Percent vacant	3.1%	2.6%	3.2%	2.5%	3.1%	2.7%
Apartments	10,260	8,789	7,021	5,668	2,349	3,121
Vacant units	1,129	574	687	333	228	241
Percent vacant	11.0%	6.5%	9.8%	5.9%	9.7%	7.7%

Source: FHA postal vacancy surveys conducted by collaborating postmasters.

Table XVI

Kansas City, Missouri-Kansas, Area Postal Vacancy Survey

November 12, 1965

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	224,780	7,807	3.5	6,442	1,365	4,533	185,427	4,581	2.5	3,683	898	1,514	39,353	3,226	8.2	2,759	467	3,019	1,736	75	4.3
Missouri portion	128,323	4,973	3.9	4,204	769	1,915	97,759	2,321	2.4	1,890	431	750	30,564	2,652	8.7	2,314	338	1,165	872	34	3.9
Kansas City	94,250	3,895	4.1	3,640	255	1,365	65,976	1,659	2.5	1,519	140	362	28,274	2,236	7.9	2,121	115	1,003	612	27	4.4
Independence	34,073	1,078	3.2	564	514	550	31,783	662	2.1	371	291	388	2,290	416	18.2	193	223	162	260	7	2.7
Kansas portion	96,457	2,834	2.9	2,238	596	2,618	87,668	2,260	2.6	1,793	467	764	8,789	574	6.5	445	129	1,854	864	41	4.7
Kansas City	51,948	1,485	2.9	1,339	146	854	46,280	1,152	2.5	1,036	116	168	5,668	333	5.9	303	30	686	784	38	4.8
Shawnee-Mission	44,509	1,349	3.0	899	450	1,764	41,388	1,108	2.7	757	351	596	3,121	241	7.7	142	99	1,168	80	3	3.8

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 XVII

FHA Survey of Unsold Inventory of New Sales Houses
Missouri Portion of Kansas City, Missouri-Kansas, Housing Market Area
1964 and 1965

<u>Sales price</u>	<u>Total completions</u>		<u>Presold</u>	<u>Speculatively built</u>		
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Unsold</u>	
					<u>Number</u>	<u>Percent</u>
<u>Completed in 1963a/</u>						
\$10,000 - 12,499	178	7	162	16	1	6
12,500 - 14,999	97	4	62	35	14	40
15,000 - 17,499	605	24	179	426	69	16
17,500 - 19,999	783	31	306	477	126	26
20,000 - 24,999	518	20	227	291	62	21
25,000 - 29,999	274	11	49	225	37	16
30,000 - 34,999	57	2	5	52	21	40
35,000 and over	<u>26</u>	<u>1</u>	<u>24</u>	<u>2</u>	<u>2</u>	<u>100</u>
Total	2,538	100	1,014	1,524	332	22
<u>Completed in 1964a/</u>						
\$10,000 - 12,499	125	4	125	-	-	-
12,500 - 14,999	289	9	140	149	20	13
15,000 - 17,499	1,053	32	701	352	54	15
17,500 - 19,999	700	21	444	256	86	34
20,000 - 24,999	520	16	346	174	84	48
25,000 - 29,999	443	14	324	119	60	50
30,000 - 34,999	104	3	66	38	27	71
35,000 and over	<u>41</u>	<u>1</u>	<u>34</u>	<u>7</u>	<u>7</u>	<u>100</u>
Total	3,275	100	2,180	1,095	338	31

a/ Survey includes subdivisions with five or more completions during the year.

Source: Annual Survey of Unsold Inventory of New Homes conducted by the Kansas City, Missouri, FHA Insuring Office as of January 1, 1964 and 1965.

Table XVIII

FHA Survey of Unsold Inventory of New Sales Houses
Kansas City, Missouri, 1964 and 1965

<u>Sales price</u>	<u>Total completions</u>		<u>Presold</u>	<u>Speculatively built</u>		
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Unsold</u>	
					<u>Number</u>	<u>Percent</u>
<u>Completed in 1963^{a/}</u>						
\$10,000 - 12,499	163	13	162	1	1	100
12,500 - 14,999	53	4	46	7	7	100
15,000 - 17,499	234	19	109	125	38	30
17,500 - 19,999	343	28	196	147	30	20
20,000 - 24,999	199	16	90	109	27	25
25,000 - 29,999	178	14	39	139	21	15
30,000 - 34,999	54	4	4	50	21	42
35,000 and over	<u>20</u>	<u>2</u>	<u>18</u>	<u>2</u>	<u>2</u>	<u>100</u>
Total	1,244	100	664	580	147	25
<u>Completed in 1964^{a/}</u>						
\$10,000 - 12,499	125	8	125	-	-	-
12,500 - 14,999	120	8	35	85	12	14
15,000 - 17,499	448	29	320	128	25	20
17,500 - 19,999	275	18	178	97	38	39
20,000 - 24,999	223	14	149	74	44	59
25,000 - 29,999	245	16	199	46	26	57
30,000 - 34,999	71	5	48	23	18	78
35,000 and over	<u>38</u>	<u>2</u>	<u>31</u>	<u>7</u>	<u>7</u>	<u>100</u>
Total	1,545	100	1,085	460	170	37

^{a/} Survey includes subdivisions with five or more completions during the year.

Source: Annual Survey of Unsold Inventory of New Homes conducted by the Kansas City, Missouri, FHA Insuring Office as of January 1, 1964 and 1965.

Table XIX

FHA Survey of Unsold Inventory of New Sales Houses
Kansas Portion of Kansas City, Missouri-Kansas, Housing Market Area
1964 and 1965

<u>Sales price</u>	<u>Total completions</u>		<u>Presold</u>	<u>Speculatively built</u>		
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Unsold</u>	<u>Percent</u>
					<u>Number</u>	<u>Percent</u>
<u>Houses completed in 1963^{a/}</u>						
\$10,000 - 12,499	4	-	2	2	1	50
12,500 - 14,999	34	3	15	19	5	26
15,000 - 17,499	124	10	57	67	9	13
17,500 - 19,999	283	22	159	124	21	17
20,000 - 24,999	388	30	167	221	65	29
25,000 - 29,999	254	20	142	112	42	38
30,000 - 34,999	91	7	45	46	12	26
35,000 and over	<u>96</u>	<u>8</u>	<u>42</u>	<u>54</u>	<u>11</u>	<u>20</u>
Total	1,274	100	629	645	166	26
<u>Houses completed in 1964^{a/}</u>						
12,500 - 14,999	113	7	15	98	6	6
15,000 - 17,499	190	12	46	144	21	15
17,500 - 19,999	307	19	45	262	34	13
20,000 - 24,999	411	25	133	278	71	26
25,000 - 29,999	392	24	185	207	32	15
30,000 - 34,999	105	6	47	58	24	41
35,000 and over	<u>117</u>	<u>7</u>	<u>62</u>	<u>55</u>	<u>13</u>	<u>24</u>
Total	1,635	100	533	1,102	201	18

^{a/} Survey includes subdivisions with five or more completions during the year.

Source: Annual Survey of Unsold Inventory of New Houses conducted by the Topeka, Kansas, FHA Insuring Office as of January 1, 1964 and 1965.