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DEPARTMENT OF HOUSING
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Analysis of the
**LAKE CHARLES,
LOUISIANA
HOUSING
MARKET**

as of October 1, 1971

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

August 1972

Housing Market Analysis

Lake Charles, Louisiana, as of October 1, 1971

Foreword

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

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

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

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

HOUSING MARKET ANALYSIS - LAKE CHARLES, LOUISIANA
AS OF OCTOBER 1, 1971

The Lake Charles Housing Market Area (HMA) is defined as Calcasieu Parish, Louisiana. The HMA is located in the southwest corner of Louisiana with its western boundary coterminous with eastern Texas. As of October 1, 1971, the estimated population of the HMA was 146,900 persons, of whom 79,200 resided in the city of Lake Charles.

The economy of the area is based primarily on nonmanufacturing activity, principally retail trade, services, government, and contract construction. The housing market in the HMA was weakened considerably in the early 1960's as Chenault Air Force Base was being closed. Between 1963 and the present, the homeowner vacancy rate has fallen to a level of 1.8 percent which is below the 1960 level of 2.9 percent. The renter vacancy rate also has recovered from the early 1960's slump and while still hovering just above 9.0 percent, is at the lowest point in over a decade. Barring significant new developments in the area's economic picture, the demand for new sales and rental housing should continue at a moderate pace, similar to the level of the past two years.

Anticipated Housing Demand

There will be an estimated annual demand for about 375 privately financed, nonsubsidized housing units in the Lake Charles HMA during the two-year forecast period ending October 1, 1973. This figure is slightly higher than the estimated level of building activity during the last two years. For optimum absorption, annual completions should consist of 210 single-family homes, 120 units in multifamily structures, and 45 mobile homes. This demand estimate has taken into consideration current housing market conditions, projected economic trends, expected population growth and household formation, and anticipated losses to the housing inventory.

The projected demand for 210 single-family sales houses during the forecast period is slightly lower than recent levels reflecting an uncertain economic picture and increased building costs. The annual demand for rental units is a little lower than construction levels of the recent past. While vacancy levels are relatively high, a substantial proportion of the vacancies are of poor quality and are not competitive in the market. However, the current vacancy rate is above optimum levels and production of new rental housing at the suggested level should result in a desirable reduction in vacancy rates. Nearly all new rental housing should be provided in one- and two-bedroom apartments at the lowest possible rents. Table I shows the distribution of demand for sales houses by price class.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Lake Charles HMA, the total occupancy potential is estimated to be 355 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed in the following paragraphs are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect as of October 1, 1971, and on available market experience.^{2/}

^{1/} The occupancy potentials in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable, accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.

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

Section 235 and Section 236. Subsidized housing for households with low-to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Lake Charles HMA, it is estimated (based on regular income limits) that, for the period October 1, 1971-October 1, 1973, there is an occupancy potential for an annual total of 150 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 25 units of Section 236 rental housing for elderly couples and individuals.

There have been 99 houses financed under Section 235, of which 39 were existing units and 60 were new units. As of October 1, 1971, there were 233 units of completed Section 236 housing in Lake Charles. These units are divided between two projects of 112 and 121 units each and all of the units are occupied. The combined waiting list for both projects has been running between 60 and 80 families.

Public Housing and Rent Supplement. Both of these programs serve families in essentially the same low-income group. The primary differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Lake Charles HMA, the annual occupancy potential for public housing is 200 units, 130 for families and 70 for the elderly. Under the more restrictive rent supplement program the potential is 35 units for families and 70 units for the elderly. As indicated in table II, about 29 percent of the elderly who qualify for public housing units also are eligible for Section 236 housing. There is no overlap for families.

There were 330 units of rent supplement housing in the Lake Charles HMA as of October 1, 1971, 130 units in a three year old project and 200 units in a new project opened September 1, 1971. The three year old project, located in the northeast section of town, has been full since it opened and is maintaining a rather long waiting list of applicants. The newer project of 200 units is located in the southern part of Lake Charles. While the project was open for only a month or so as of the date of this report, the evidence is that absorption will be comparatively slow, in part because of location relative to the principal sources of rent-supplement demand. It should also be noted, however, that the 330 units of rent-supplement housing for families represents substantial over-programming relative to the estimated annual occupancy potential under this program. Accordingly, it would appear to be appropriate to proceed cautiously with added rent-supplement projects in the Lake Charles HMA until the success of the 200-unit project is assured or it can be established that a different segment of the market will be served. In any case, projects should be smaller than those built to date.

As of October 1, 1971, Lake Charles had 625 units of public housing, Sulphur had 214, and Vinton had 40 units for a total of 879 units of public housing in the HMA. Of these 879 units, 681 units were for families and 198 units were for the elderly. All the units in Lake Charles were occupied and except for one unit vacant for maintenance, all units were full in Vinton. Sulphur's 28 vacant units were attributed to a lack of stoves and refrigerators. All three towns were maintaining waiting lists.

Sales Market

The sales market in the Lake Charles HMA, which was relatively loose in 1960 (homeowner vacancy rate of 2.9 percent), was weakened further as Chenault Air Force Base was closed in 1963. Between 1963 and 1970, an improved economic outlook combined with a modest construction rate in single-family houses strengthened the sales market significantly. The homeowner vacancy rate dropped to 1.8 percent. Since 1970, the homeowner vacancy rate has remained at this level, in spite of recent upturns in unemployment, partially because of a cutback in single-family construction.

The volume of sales of single-family homes has been down slightly for the past two years. Because of increased costs some of the demand for lower priced housing is being satisfied by existing structures rather than new ones. Prices for existing homes in good condition generally range around \$23,000-\$24,000. Except for homes designed and priced to sell under Section 235, there is virtually no speculative building in the HMA.

Rental Market

Over 75 percent of the privately-financed multifamily housing built since 1960 was authorized since January 1967, or an average of about 160 a year, excluding 130 units built yearly under subsidy programs. Demand for rental housing has been strong, influenced by an improved economic climate since the early 1960's and rising costs which have influenced sales housing prices.

In spite of increased multifamily construction, the rental vacancy rate declined from 12.9 percent in 1960 to 10.8 percent in 1970 and to 9.1 percent (estimated) as of October 1971. It should be noted that new rental housing construction in the Lake Charles area has been concentrated in garden-type multifamily structures. The bulk of the older rental inventory consists of single-family houses and duplexes which are not competitive with new multifamily construction. Vacancy rates are lower in the newer multifamily projects than in the inventory as a whole. Gross rents for existing one-bedroom units range upward from \$100, while most two-bedroom units range upward from \$120. New units coming into the market are somewhat higher priced. Gross monthly rent for one-bedroom units is about \$130, and for two-bedroom units it is about \$170.

Economic, Demographic, and Housing Factors

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

Employment. The employment trend in Calcasieu Parish has been influenced by the closing of Chenault Air Force Base in the early 1960's and the gradual recovery the area made between 1963 and 1969. The national economic slowdown was manifest in the area in 1970, and employment declined in that year. Non-agricultural wage and salary employment averaged 41,125 workers in 1970, an increase of 625 annually (1.8 percent) over the 1960 average of 34,900. This gain was in spite of a loss of 2,050 in nonagricultural wage and salary employment between 1960 and 1963, primarily a result of the closing of Chenault Air Force Base. Following steady increases between 1964 and 1969, employment declined in 1970, and for the twelve-month period ending September 1, 1971, nonagricultural wage and salary employment averaged 41,075 workers, 500 below the average of 41,575 for the corresponding twelve-month period ending September 1, 1970. A detailed breakdown of employment by industry since 1960 appears in table III.

Nonmanufacturing employment accounted for almost all of the gain in non-agricultural wage and salary employment between 1963 and 1969. In 1970, non-manufacturing employment declined by 625 jobs marking the first decrease in this sector since 1963. The average annual increase in nonmanufacturing employment between 1963 and 1970 is 1,025 jobs (3.6 percent) with the principal increases occurring in services and miscellaneous (270 annually), contract construction (310 annually), government (230 annually), and retail trade (180 annually).

More than one worker out of every seven employed in the nonmanufacturing sector works in contract construction. This is a very volatile industry and because of the unusually high rate of construction activity in the Lake Charles HMA, particularly in new refineries, fluctuations in the level of construction have a considerable impact on nonmanufacturing employment. Between 1964 and 1968 employment in contract construction doubled from 3,050 to 6,150. Since 1968, employment in this sector has decreased by over one-fifth to 4,800.

Manufacturing employment declined in 1961, primarily because of general economic conditions nationally at that time. Following a slight recovery in 1962, manufacturing employment declined for three consecutive years mostly because of the closing of Chenault Air Force Base. Since 1965, manufacturing employment has increased by 1,875 jobs with most of the increase occurring in 1967 as a result of expansion in the petro-chemical industries.

Nonagricultural wage and salary employment in the Lake Charles HMA is expected to increase by about 500 jobs (250 annually) during the two-year forecast period ending October 1, 1973. Most of this increase is expected to occur in the nonmanufacturing sector, principally in wholesale and retail trade, government, and the services. Most of this growth is expected to occur during the second year of the forecast period.

Income. As of October 1, 1971, the median annual income, after deduction of federal income tax, of all families in the Lake Charles HMA was about \$9,300. The median after-tax income of renter households of two or more persons was about \$7,000. These figures reflect increases of 100 percent over the 1959 after-tax incomes. See table IV for distributions by income classes.

Demographic Factors. The estimated population of the Lake Charles HMA was 146,900 as of October 1, 1971. This represents an average annual increase of 1,000 (0.7 percent) since April 1, 1970. Between April 1, 1960 and April 1, 1970, the population decreased by 60 persons in spite of a net natural increase (resident births minus resident deaths) of more than 24,450. The reason for this loss of population was the closing of Chenault Air Force Base which took place during the first three years of the decade and accounted for an out-migration of over 20,000 people including servicemen, their families, and military-connected civilian personnel. Since 1963, out-migration has fallen to a more modest pace of less than 1,000 annually.

Within the city of Lake Charles, population increased by 14,606 between April 1960 and April 1970. However, most of this growth is a direct result of annexations from adjoining areas of the Parish, especially in the northeast section of town. Since April 1970, the population within the city limits has grown by about 1,200. Only a small part of this growth can be attributed to annexation.

The city of Sulphur, second largest city in the HMA, grew by 2,122 people between the censuses of 1960 and 1970. Growth has continued at about the same rate, and as of October 1971 the population of Sulphur was almost 13,900.

The remaining area of Calcasieu Parish suffered a loss of population between April 1960 and April 1970. Most of this loss reflected annexations by the city of Lake Charles.

Based upon economic conditions in the area and past growth and migration trends, it is estimated that population growth in the Lake Charles HMA will amount to about 750 persons annually between October 1, 1971 and October 1, 1973. Most of this growth will be centered within and adjacent to the cities of Lake Charles and Sulphur.

There were about 42,650 households in the Lake Charles HMA as of October 1971, reflecting an annual increase of about 320 (0.8 percent) between April 1960 and October 1971. The increase in the number of households in the HMA has been occurring at a more rapid rate than population gains, resulting in a decline in household size. Based upon a continued decline in household size and anticipated growth in population, it is estimated that households will increase by about 400 (0.9 percent) annually between October 1, 1971 and October 1, 1973.

Housing Factors. The housing inventory in the Lake Charles HMA has increased at an annual rate of 250 housing units since April 1970, bringing the current inventory to about 45,900 units. This rate of growth is higher than the average annual increase of 210 units between April 1960 and April 1970. The housing inventory increased by 2,065 units between April 1960 and April 1970 on the basis of census counts. During the same period, over 3,800 units were authorized by building permits and additional housing was produced in non-permit-issuing areas and in the form of mobile homes. A comparison of these data suggests that losses to the inventory as a result of demolition and other causes (including the fact that the census did not include abandoned buildings in the 1970 count) were equal to nearly half of new constructions. On the assumption that similar tendencies have operated since April 1970, it is estimated that the completion of more than 650 units has resulted in an addition of about 365 units to the inventory. There were about 135 units of privately financed housing units under construction in October 1971, of which 60 were single-family houses and 75 were in multifamily structures.

Private residential building activity as measured by building permits issued^{1/} was fairly stable between 1960 and 1965 with 1963 as the slowest year for new housing starts because of the closing of Chenault Air Force Base. Between 1966 and 1968, stepped up activity in multifamily construction caused a steady increase in the number of housing starts. Since 1968, most of the multifamily housing activity has not been privately financed and the number of new housing starts as covered by permits has fallen off. Construction of multifamily units in the Lake Charles HMA between 1960 and 1965 was limited to a small number of units on scattered sites. Fifty multifamily units were authorized in 1960 and 1962 and 40 were authorized in 1965. Multifamily construction totaled ten units or less for each of the remaining three years of this early 1960's period. Beginning in 1966 the construction of multifamily units increased sharply to a peak of over 225 in 1968. Between 1967 and 1969 the number of new units authorized by permits averaged over 200 per year. In 1970, multifamily permits issued declined substantially to about 70 units. With the successful absorption of most of the newer units, multifamily construction picked up slightly to 90 units in the first nine months of 1971.

As of October 1, 1971, there were approximately 3,250 vacant units in the Lake Charles HMA, of which 1,800 were nonseasonal, nondilapidated units available for sale or rent. The total of 3,250 vacant units is below the 1960 and 1970 vacancy totals of 4,465 and 3,469, respectively (see table VII). After the initial impact of the closing of the AFB, which sent the vacancy rate upward in 1963, the homeowner vacancy rate dropped to 1.8 percent in April 1970 and has remained at that level to the present. Following the shutdown of the air base in 1963, the renter vacancy rate rose further from the 12.9 percent rate in April 1960 then fell to 10.8 percent in April 1970. This trend has continued to the present with the renter vacancy rate currently at 9.1 percent. It should be noted that Lake Charles has had a consistently high renter vacancy rate, but most of the newer rental units are occupied.

^{1/} Residential building permits, as enumerated in table VI, are estimated to cover about 80 percent of all residential construction in the Lake Charles HMA.

Mobile Homes. There are about 1,450 mobile homes in the Lake Charles HMA, an increase of nearly 420 over April 1960 and about 75 over the April 1970 figure of 1,378. Spaces in mobile home parks in Lake Charles may be obtained for between \$25 and \$50 per month depending upon the services available, whether or not utilities are included in the rent, and location.

Based upon past trends, projected economic conditons, and population and household growth, it is estimated that the Lake Charles HMA can successfully absorb about 45 mobile home units annually during the two-year forecast period. Because of this relatively small expected growth in mobile home units, it is believed that spaces available in existing mobile home parks can absorb most of the demand for mobile home pads during the forecast period.

Table I

Estimated Annual Demand for Nonsubsidized Single-family Housing
Lake Charles, Louisiana, Housing Market Area
October 1971-October 1973

<u>Single-family Houses</u>		<u>Number</u>	<u>Percent</u>
<u>Sales price</u>		<u>of units</u>	<u>of total</u>
Under	\$22,500	20	10
\$22,500 -	24,999	35	17
25,000 -	29,999	45	21
30,000 -	34,999	35	17
35,000 -	44,999	45	21
45,000 and over		<u>30</u>	<u>14</u>
Total		210	100

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Lake Charles, Louisiana, Housing Market Area
October 1971-October 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	20	-	20	40
2 bedrooms	60	-	50	110
3 bedrooms	40	-	35	75
4+ bedrooms	30	-	25	55
Total	<u>150</u>	<u>-</u>	<u>130^{b/}</u>	<u>280</u>
B. <u>Elderly</u>				
Efficiency	5	15	35	55
1 bedroom	0	5	15	20
Total	<u>5</u>	<u>20^{c/}</u>	<u>50^{c/}</u>	<u>75</u>

a/ Estimates are based on regular income limits. The family requirements may also be served with sales housing assisted under Section 235.

b/ Twenty-seven percent of the families are also eligible under the rent supplement program.

c/ All of the elderly couples and individuals are also eligible for rent supplement payments.

Table III

Civilian Work Force Components
Lake Charles, Louisiana, Housing Market Area
1960-1971

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	12 mos. ending August 31	
												1970	1971
Civilian work force	47,450	47,000	45,025	44,550	44,225	43,875	45,450	49,250	51,275	52,475	52,875	52,875	53,250
Unemployment	3,875	4,300	3,675	3,875	3,625	2,925	2,400	2,675	2,975	3,600	4,800	4,300	5,175
Percent of work force	8.2%	9.1%	8.2%	8.7%	8.2%	6.7%	5.3%	5.4%	5.8%	6.9%	9.1%	8.1%	9.7%
Total civilian employment	43,575	42,700	41,350	40,675	40,600	40,950	43,050	46,575	48,300	48,875	48,075	48,575	48,075
Nonag. wage & salary	34,900	34,050	33,200	32,850	32,850	33,450	36,075	39,375	41,125	41,750	41,125	41,575	41,075
Manufacturing ^{a/}	8,325	8,075	8,150	7,950	7,350	7,300	7,675	8,875	9,075	9,050	9,050	9,100	9,175
Durable goods	-	-	-	-	-	-	-	-	-	1,250	925	1,125	975
Lumber & wood prods.	375	325	325	300	275	300	250	250	250	250	225	250	250
Other durable goods	-	-	-	-	-	-	-	-	-	1,000	700	875	725
Nondurable goods	-	-	-	-	-	-	-	-	-	7,800	8,125	7,975	8,200
Food & kindred prods.	825	725	725	725	675	675	650	625	675	700	700	700	675
Chemical & petroleum prods.	6,325	6,325	6,300	6,150	5,600	5,575	5,600	6,525	6,975	6,825	7,150	7,000	7,250
Other nondurable goods	-	-	-	-	-	-	-	-	-	275	275	275	275
Nonmanufacturing	26,575	25,975	25,050	24,900	25,500	26,150	28,400	30,500	32,050	32,700	32,075	32,475	31,900
Mining	1,650	1,350	1,350	1,325	1,325	1,325	1,375	1,300	1,300	1,450	1,425	1,425	1,425
Contract construction	4,225	4,275	3,150	3,100	3,050	3,525	4,525	5,600	6,150	5,950	5,275	5,725	4,800
Trans., comm., & utils.	3,200	3,150	3,300	3,300	3,225	3,075	3,025	2,975	3,050	2,950	3,000	3,000	2,975
Wholesale trade	1,625	1,450	1,400	1,500	1,425	1,500	1,625	1,700	1,725	1,700	1,825	1,775	1,875
Retail trade	5,800	5,450	5,400	5,275	5,275	5,450	5,875	6,200	6,275	6,625	6,550	6,600	6,650
General merchandise	(1,100)	(1,025)	(1,000)	(975)	(975)	(1,025)	(1,075)	(1,225)	(1,250)	(1,325)	(1,275)	(1,275)	(1,375)
Auto & service stations	(1,200)	(1,100)	(1,150)	(1,125)	(1,175)	(1,250)	(1,300)	(1,275)	(1,225)	(1,275)	(1,275)	(1,300)	(1,250)
Eating & drinking places	(1,000)	(875)	(875)	(850)	(800)	(825)	(975)	(1,025)	(1,050)	(1,150)	(1,175)	(1,150)	(1,175)
Fin., ins., & real estate	1,175	1,225	1,225	1,275	1,275	1,300	1,325	1,375	1,425	1,450	1,400	1,400	1,425
Services & misc.	3,675	3,800	3,875	3,925	4,650	4,500	4,775	5,150	5,450	5,800	5,825	5,800	5,925
Hotels & lodging places	(375)	(375)	(375)	(375)	(400)	(350)	(375)	(400)	(350)	(400)	(400)	(400)	(400)
Personal services	(575)	(550)	(525)	(475)	(500)	(500)	(500)	(500)	(500)	(450)	(475)	(450)	(450)
Government	5,225	5,275	5,350	5,200	5,275	5,475	5,875	6,200	6,675	6,775	6,775	6,750	6,825
All other nonag. employment	7,700	7,675	7,175	6,850	6,775	6,525	6,000	6,225	6,200	6,150	5,975	6,025	6,025
Agriculture	975	975	975	975	975	975	975	975	975	975	975	975	975

^{a/} Prior to 1969 durable goods, other durable goods, nondurable goods, and other nondurable goods were not broken out.

Source: Louisiana State Employment Service.

Table IV

Percentage Distribution of All Families and
Renter Households by Estimated Income After Deducting Federal Income Taxes
Lake Charles, Louisiana, Housing Market Area
1959 and 1971

Annual after- tax income	1959		1971	
	All families	Renter households ^{a/}	All families	Renter households ^{a/}
Under \$ 2,000	14	21	5	9
\$ 2,000 - 2,999	11	21	4	5
3,000 - 3,999	15	17	5	7
4,000 - 4,999	14	14	6	10
5,000 - 5,999	15	11	7	10
6,000 - 6,999	11	7	7	9
7,000 - 7,999	6	3	7	8
8,000 - 8,999	4	1	7	7
9,000 - 9,999	3	1	6	7
10,000 - 12,499	3	1	17	12
12,500 - 14,999	2	1	11	8
15,000 - 19,999	1	1	10	5
20,000 and over	<u>1</u>	<u>1</u>	<u>8</u>	<u>3</u>
Total	100	100	100	100
Median	\$4,625	\$3,525	\$9,300	\$7,000

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

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Lake Charles, Louisiana, Housing Market Area
April 1960-October 1, 1971

<u>Population</u>	April 1960	April 1970	October 1971	Average annual change			
				1960-1970		1970-1971	
				Number	Percent ^{a/}	Number	Percent
HMA total	<u>145,475</u>	<u>145,415</u>	<u>146,900</u>	- 6	0.0	<u>990</u>	0.7
Lake Charles	63,392	77,998 ^{b/}	79,200	1,461	2.1	800	1.0
Remainder	82,083	67,417 ^{b/}	67,700	-1,467	-2.0	190	0.3
 <u>Households</u>							
HMA total	<u>39,004</u>	<u>42,065</u>	<u>42,650</u>	<u>306</u>	0.8	<u>575</u>	0.9
Lake Charles	17,831	23,073 ^{b/}	23,500	524	2.6	425	1.2
Remainder	21,173	18,992 ^{b/}	19,150	- 218	-1.1	150	0.6

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

^{b/} Substantially affected by annexations to Lake Charles during the decade.

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

Table VI

Housing Units Authorized by Building Permits^{a/}
Lake Charles, Louisiana, Housing Market Area
1960-1971

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	Thru Sept. <u>1971</u>
Calcasieu Parish total	<u>288^{b/}</u>	<u>238^{c/}</u>	<u>317</u>	<u>208^{d/}</u>	<u>220^{e/}</u>	<u>241</u>	<u>320^{f/}</u>	<u>432</u>	<u>542^{g/}</u>	<u>446^{h/}</u>	<u>246^{i/}</u>	<u>252^{j/}</u>
Single-family	<u>232</u>	<u>236</u>	<u>268</u>	<u>198</u>	<u>216</u>	<u>203</u>	<u>238</u>	<u>240</u>	<u>314</u>	<u>256</u>	<u>177</u>	<u>162</u>
Multifamily	<u>56</u>	<u>2</u>	<u>49</u>	<u>10</u>	<u>4</u>	<u>38</u>	<u>82</u>	<u>192</u>	<u>228</u>	<u>190</u>	<u>69</u>	<u>90</u>
Lake Charles	<u>110</u>	<u>122</u>	<u>207</u>	<u>104</u>	<u>130</u>	<u>159</u>	<u>221</u>	<u>319</u>	<u>348</u>	<u>198</u>	<u>162</u>	<u>185</u>
Single-family	<u>104</u>	<u>120</u>	<u>158</u>	<u>94</u>	<u>126</u>	<u>121</u>	<u>145</u>	<u>129</u>	<u>194</u>	<u>152</u>	<u>104</u>	<u>95</u>
Multifamily	<u>6</u>	<u>2</u>	<u>49</u>	<u>10</u>	<u>4</u>	<u>38</u>	<u>76</u>	<u>190</u>	<u>154</u>	<u>46</u>	<u>58</u>	<u>90</u>
Sulphur	<u>136</u>	<u>85</u>	<u>63</u>	<u>70</u>	<u>55</u>	<u>53</u>	<u>61</u>	<u>74</u>	<u>163</u>	<u>213</u>	<u>59</u>	<u>42</u>
Single-family	<u>86</u>	<u>85</u>	<u>63</u>	<u>70</u>	<u>55</u>	<u>53</u>	<u>55</u>	<u>74</u>	<u>89</u>	<u>73</u>	<u>51</u>	<u>42</u>
Multifamily	<u>50</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6</u>	<u>-</u>	<u>74</u>	<u>140</u>	<u>8</u>	<u>-</u>
Vinton	<u>14</u>	<u>11</u>	<u>17</u>	<u>12</u>	<u>20</u>	<u>14</u>	<u>20</u>	<u>14</u>	<u>17</u>	<u>14</u>	<u>4</u>	<u>5</u>
Single-family	<u>14</u>	<u>11</u>	<u>17</u>	<u>12</u>	<u>20</u>	<u>14</u>	<u>20</u>	<u>14</u>	<u>17</u>	<u>10</u>	<u>1</u>	<u>5</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4</u>	<u>3</u>	<u>-</u>
DeQuincy	<u>16</u>	<u>6</u>	<u>16</u>	<u>14</u>	<u>8</u>	<u>9</u>	<u>11</u>	<u>13</u>	<u>6</u>	<u>7</u>	<u>11</u>	<u>10</u>
Single-family	<u>16</u>	<u>6</u>	<u>16</u>	<u>14</u>	<u>8</u>	<u>9</u>	<u>11</u>	<u>11</u>	<u>6</u>	<u>7</u>	<u>11</u>	<u>10</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Westlake	<u>12</u>	<u>14</u>	<u>14</u>	<u>8</u>	<u>7</u>	<u>6</u>	<u>7</u>	<u>12</u>	<u>8</u>	<u>14</u>	<u>10</u>	<u>10</u>
Single-family	<u>12</u>	<u>14</u>	<u>14</u>	<u>8</u>	<u>7</u>	<u>6</u>	<u>7</u>	<u>12</u>	<u>8</u>	<u>14</u>	<u>10</u>	<u>10</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

a/ About 80 percent of all construction is represented by building permits.

b/ Excludes 70 units of public housing in Lake Charles and 50 units of public housing in Sulphur.

c/ Excludes 20 units of public housing in Vinton.

d/ Excludes 72 units of public housing in Lake Charles.

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

e/ Excludes 20 units of public housing in Vinton.

f/ Excludes 24 units of public housing in Sulphur.

g/ Excludes 130 units of Section 221(d)(3) rent supplement in Lake Charles.

h/ Excludes 54 units of Section 221(d)(3) BMIR and 112 units of Section 236 housing in Lake Charles.

i/ Excludes 34 units of Section 235 housing, 200 units of Section 221(d)(3) rent supplement, and 121 units of Section 236 housing in Lake Charles.

j/ Excludes 22 units of Section 235 housing in Lake Charles and 21 units of Section 235 housing in Sulphur.

Table VII

Housing Inventory, Tenure and Vacancy
Lake Charles, Louisiana, Housing Market Area
April 1960-October 1971

<u>Component</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>October</u> <u>1971</u>	<u>Average annual change</u>			
				<u>1960-1970</u>		<u>1970-1971</u>	
				<u>Number</u>	<u>Percent^{a/}</u>	<u>Number</u>	<u>Percent</u>
Total housing inventory	<u>43,469</u>	<u>45,534</u>	<u>45,900</u>	<u>207</u>	0.5	<u>250</u>	0.5
Occupied units	<u>39,004</u>	<u>42,065</u>	<u>42,650</u>	<u>306</u>	0.8	<u>390</u>	0.9
Owner occupied	<u>26,306</u>	<u>29,922</u>	<u>30,150</u>	<u>362</u>	1.3	<u>150</u>	0.5
Percent	67.4%	71.1%	70.7%	-	-	-	-
Renter occupied	<u>12,698</u>	<u>12,143</u>	<u>12,500</u>	- 56	-0.4	<u>240</u>	2.0
Vacant units	<u>4,465</u>	<u>3,469</u>	<u>3,250</u>	<u>-100</u>	-2.5	<u>-150</u>	-4.5
Available vacant	<u>2,662</u>	<u>2,007</u>	<u>1,800</u>	<u>- 66</u>	-2.8	<u>-140</u>	-7.7
For sale	<u>775</u>	<u>540</u>	<u>550</u>	<u>- 24</u>	-3.6	<u>10</u>	1.2
Homeowner vacancy rate	2.9%	1.8%	1.8%	-	-	-	-
For rent	<u>1,887</u>	<u>1,467</u>	<u>1,250</u>	<u>- 42</u>	-2.5	<u>-220</u>	-11.6
Renter vacancy rate	12.9%	10.8%	9.1%	-	-	-	-
Other vacant ^{b/}	<u>1,803</u>	<u>1,462</u>	<u>1,450</u>	<u>- 34</u>	-2.1	<u>- 5</u>	-0.6

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

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

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

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