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THE CURRENT HOUSING MARKET SITUATION: LANSING, MICHIGAN

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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

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THE CURRENT HOUSING MARKET SITUATION
LANSING, MICHIGAN AS OF AUGUST 1, 1973

Foreword

This current housing situation report 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 report 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 of the Detroit office under the direction of John Terranella, Area Economist, on the basis of information available on the "as of" date from both local and national sources. Subsequent market developments may, of course, occasion modifications in the conclusions of this report.

The prospective demand estimates suggested in the report are based upon an evaluation of the factors available on the "as of" date. They should not be construed as forecasts of building activity, but rather as estimates of the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions for the "as of" date.

Department of Housing and Urban Development
Economic and Market Analysis Division
Detroit Area Office

THE CURRENT HOUSING MARKET SITUATION
LANSING, MICHIGAN, AS OF AUGUST 1, 1973

This report will discuss the current housing market in the Lansing Housing Market Area. The area encompasses, Ingham, Clinton, and Eaton Counties, including the cities of Lansing and East Lansing. The major factors that will be considered are: population, households, residential and subsidized construction, vacancies, and employment.

Based on job growth of 2,000 to 4,000 a year, population and household growth in the Lansing area in the 1973 to 1975 period is expected to be about the same as in the 1970 to 1973 period and to lead to a demand for about 2,900 new market-rate housing units a year.

Economy of the Area

The motor vehicles industry, state government (including Michigan State University), and retail trade are the primary employers in the Lansing area. Because of the diversity of the economy, Lansing has had a history of economic growth and stability. Whereas employment in the automotive industry has been cyclical, the state government has had a stabilizing influence on the economy.

From 1970 to 1972, total wage and salary employment increased by 3,600 persons. The motor vehicles industry had the most dynamic growth, accounting for 65 percent of the total employment gain during this period. There were 139,100 persons employed at wage and salary jobs during the first six months of 1973, compared to 135,100 persons in 1972. This represents a gain of 4,000 jobs in the one-year period.

There are a large number of trade and service jobs arising from student and state government employees' demand for goods and services. Student enrollment increased only slightly from 1970 to 1971 and has been stable since. The impact of the university on the economy has

therefore diminished. From 1970 to 1972 the number of state government jobs decreased by 600, but an increase of about 1,200 jobs took place between the first half of 1972 and the first half of 1973.

During the 1970 to 1972 period, manufacturing, and particularly the automotive industry, had the most significant growth of all industrial sectors. Jobs in the automotive industry increased by 4,500 bringing the total persons employed in that industry to 26,800.

It is expected that employment will increase by 2,000 to 4,000 jobs yearly during the 1973 to 1975 period. The motor vehicles, retail trade, service industries and state government will provide most of the employment increase.

Income

The 1973 median annual income of all families in the Lansing HMA is \$14,500, as compared to an annual income of \$12,000 in 1969. The median income of renter households is \$9,500 in 1973, as compared to \$7,600 in 1969. Percentage distributions of all families and renter households by income for 1969 and 1973 are presented in table III.

Demographic Factors

Population. The population of the Lansing HMA was approximately 401,200 persons as of August 1, 1973. The city of Lansing has an estimated 136,400 persons residing within its boundaries. From 1970 to 1973, the population of the HMA increased by 22,770 persons. About 62 percent of this gain was accounted for by net natural increase (resident births minus resident deaths) and 38 percent (8,650 persons) by in-migration.

The area of greatest relative population growth has been Eaton County where a great deal of residential building and commercial expansion is taking place. Also of significance is Meridian Township within the "remainder" of Ingham County. This area also has shown significant residential building.

Full time student population which grew from 34,000 in 1970 to 35,000 in 1973 is expected to remain the same during the next two years.

It is expected that total population will increase by 6,900 persons annually during the next two years, bringing the total to 415,000 persons by August 1975. Details may be found in table IV.

Households. There were approximately 121,680 households in the Lansing HMA as of August 1973, an increase of 11,155 (3,350 a year) over the 1970 total of 110,525. From 1970 to 1973, Eaton County had the largest relative household increase with annual increases of 910 households.

During the next two-year period the number of households in the Lansing HMA is expected to increase by about 3,310 annually. By August of 1975 the number of households should approximate 128,300 for the Lansing HMA. See table V for details.

Housing Market Factors

As of the 1970 Census, there were 115,789 housing units in the Lansing HMA. This total consisted of 77,135 owner-occupied units, 33,390 renter-occupied units, and 5,264 vacant housing units.

Since 1970, the housing inventory has increased by about 11,440 units as a result of the construction of 11,740 housing units, the addition of 700 mobile homes and the loss of about 1,000 units through demolitions. The housing inventory totaled 127,227 units as of August 1973, including 82,630 owner-occupied units, 39,050 renter-occupied units and 5,547 vacant housing units. As a result of these changes, the percentage of occupied units which are owner-occupied dropped from 70 percent in 1970 to 68 percent as of August 1973.

A relatively large number of rental apartments (approximately 860 units) were added to the housing stock of Eaton County during the 1970 to 1973 period. This constituted a 23 percent increase. Eaton County also had a 14 percent increase in owner-occupied housing stock.

The rental housing stock of the city of Lansing increased by 21 percent. The remainder of Ingham County, mainly Meridian Township, had substantial gains in its housing stock. Approximately 1,205 units of rental and 1,552 units of owner-occupied housing have been added to the inventory.

Residential Building Activity

During the past few years there has been a high rate of residential building activity in the Lansing HMA. From 1970 through the first seven months of 1973, 13,848 residential units were authorized by building permits, an average of 3,775 a year.

Of the annual average of 1,800 rental housing units, approximately 420 were subsidized, 70 were public housing and 1,325 were unsubsidized. Of the 1,960 owner-occupied housing units authorized annually since 1970, 150 were subsidized units, and 1,810 were unsubsidized (single-family units and condominiums). Condominiums accounted for 210 of the 1,810 conventional units built annually.

As of August 1973, there were approximately 3,140 housing units under construction in the Lansing HMA, 1,380 units for owner occupancy (450 condominiums) and 1,760 units for renter occupancy.

New Residential Construction Authorized
Lansing, Michigan HMA
January 1970 - July 1973

	<u>Total</u>	<u>Annual Average</u>
HMA	13,848	3,775
Owner occupancy	<u>7,195</u>	<u>1,960</u>
Conv. single family	5,885	1,600
Section 235 housing	541	150
Condominiums	769	210
Renter occupancy	<u>6,653</u>	<u>1,815</u>
Conv. rental housing	4,872	1,325
Section 221(d)(3) BMIR	316	85
Public housing	250	70
HUD Section 236 housing	583	160
MSHDA Section 236 housing*	632	175

*Michigan State Housing Development Authority

Vacancy

As of August 1973, there were estimated to be about 5,550 units of vacant housing in the Lansing HMA. There were 4,020 units available for sale or rent and the remaining 1,530 were either unavailable or unsuitable. Of those available, 810 were for sale and 3,220 were for rent indicating homeowner and renter vacancy rates of 1.0 percent and 7.6 percent, respectively. In 1970, the homeowner rate was 1.1 percent and the renter rate was 7.2 percent.

Eaton County had the most significant renter vacancy rate increase of the vacancy rates in three counties, from 5.1 percent in 1970 to 6.1 percent in 1973. The city of Lansing increased from 10.3 percent to 10.5 percent and the remainder of Ingham County, from 6.4 percent to 6.6 percent. There are currently a large a number of apartment units for rent under construction in these areas. When these units enter the market it is felt that an unreasonable level of vacancies might result.

Sales Market

Reflecting the current tight mortgage money situation, the single family and condominium sales market is going through a difficult period.

Interest rates in Lansing are currently between 9 and 10 percent with one savings and loan company curtailing all single-family mortgages for a period of time.

The average cost of a new three-bedroom single-family home is in the \$35,000 to \$40,000 price range. Those homes being built in East Lansing and Meridian Townships are running somewhat higher than other areas of the Lansing HMA.

Several builders have stated that construction costs are rising by 8 to 10 percent a year. A shortage of residential lots for single-family houses also has aggravated the situation. A few custom builders stated that once they finished the housing they had in progress they would curtail their building of single-family homes for an undetermined period of time.

The existing sales market has tightened since the credit crunch began. Fewer homes are available for sale as shown by the homeowner vacancy rate of 1.0 percent as compared to 1.1 percent listed in 1970.

Since the mortgage money tightened in 1972, a higher percentage of existing single-family residences are being sold on a land contract basis.

Because of the limited supply of low cost new homes, existing homes are the main source of single-family housing for moderate income families. Demand is particularly strong for units in the \$25,000 to \$30,000 price range.

Rental Market

The student population has remained fairly constant since 1971 with approximately 35,000 full time students currently attending Michigan State University.

This stabilization of student population has affected the rental market. During the late 1960's and early 1970's, many apartment complexes were built to accommodate student demand. With the stabilization of enrollment and the overbuilt student apartment market, vacancies are increasing in older apartment projects. In both Lansing and East Lansing, rental vacancies are higher in 1973 than they were in 1970.

Although the situation is aggravated in the older renter units, the over-all renter vacancy rate of 7.6 percent for the Lansing HMA is only slightly higher than the 7.2 percent rate reported in the 1970 Census.

As reported above, there are 1,760 rental apartment units currently under construction. The majority of these are located in Lansing, the rest are in the remainder of Ingham and Eaton County. The situation must be watched carefully during the next year to see if vacancies rise to an unfavorable level when these units enter the market.

The apartments which are now entering the market are garden and townhouse type apartments. Such amenities as air-conditioning, pool, etc., are included in these units. The typical rents for new apartments are as follows:

Efficiency	\$140 - \$190
1 Bedroom	160 - 200
2 Bedroom	180 - 240
3 Bedroom	250 - 370

There are several apartment complexes which are in the development stage, containing several hundred units.

Condominium Market

Quite a few condominiums have been built in the Lansing HMA during the past few years. Since 1970, 330 units have opened for occupancy and an additional 447 are still under construction. Condominiums are being built for the most part in the city of Lansing and Meridian Township. Units are selling in the \$20,000 to \$30,000 price range and seem to be selling moderately well. It is expected that several more condominium developments will be built in the Lansing area in the next year or so.

Demand for Nonsubsidized Housing

Quantitative Demand

An average annual demand for 3,100 new, nonsubsidized, housing units is anticipated for the two-year period ending August 1975.

The major factors which generate this demand are: projected increases in households; the expected annual losses through demolitions; shifts in tenure; and the current levels of new construction. Taking into account the above factors, a good balance in the housing market would be achieved if the annual demand of 3,100 units would be met as follows: 1,600 conventional single-family units, 1,100 renter-occupied units, 200 condominiums, and 200 mobile homes.

The condominium housing market should be affected slightly by the tight mortgage money. The average annual number of condominiums built since 1970 has been 210 units. It is estimated that there will be a demand for 200 units a year during the next two-year period.

The annual demand for 1,100 apartments is somewhat less than the 1,325 average annual permit authorization for conventional apartments which occurred during the 1970 to 1973 period. A major reason for the expected decline is that a large number of units (1,750 units) are currently under construction. These units as they enter the market will help absorb part of the demand which will exist. It is expected that there will be a demand for 200 mobile homes a year.

The annual demand estimates which have been presented should not be considered a prediction of future construction activity. They are simply an interpretation of the level of demand which will create a stable housing market.

Qualitative Demand

Single-Family Houses

The annual demand for 1,600 new single-family homes is expected to approximate the sales price distribution presented in the following table. Such factors as current family income, recent sales experience, and units under construction are utilized in making the qualitative single-family estimates.

Estimated Annual Demand

For Nonsubsidized Single-Family Sales Housing

Lansing, Michigan, HMA

August 1973-August 1975

<u>Price</u>	<u>Total</u>	<u>Percent</u>
Under \$22,500	200	12.5
\$22,500 - 24,999	300	18.8
25,000 - 27,499	250	15.6
27,500 - 29,999	250	15.6
30,000 - 34,999	250	15.6
35,000 - 39,999	250	15.6
40,000 and over	100	6.3
	<u>1,600</u>	<u>100.0</u>

Multifamily

The 1,100 apartment units would be best absorbed if they were in the following rental ranges.

Estimated Annual Demand

For Nonsubsidized Multifamily Housing

Lansing, Michigan, HMA
August 1973-August 1975

<u>Gross Monthly Rent</u>	<u>Efficiency</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>
Under \$160	30	-	-	-
\$160 - 169	20	-	-	-
170 - 179	10	200	-	-
180 - 189	10	130	-	-
190 - 199	-	50	200	-
200 - 209	-	40	100	-
210 - 219	-	-	75	-
220 - 229	-	-	50	70
230 - 239	-	-	25	50
240 - 249	-	-	-	30
250 and above	-	-	-	10
	<u>70</u>	<u>420</u>	<u>450</u>	<u>160</u>

Market Potential for Subsidized Housing

The total occupancy potential for the Lansing HMA is estimated to be 860 units annually. This consists of 640 units for families and 220 for the elderly. Future approvals should take into account any intervening authorization under other programs which serve the same families and individuals.^{1/}

^{1/} The occupancy potentials referred to 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. These estimates are not affected by the January 1973 "hold" on additional commitments for these programs; they will be applicable if funding is resumed or as a guide to local decisions with regard to the use of special revenue sharing or other alternatives for housing subsidies.

Section 235 Sales Housing

Single-family housing insured under Section 235 of the Housing Act was a vital part of the housing market during the past few years. There have been 541 new units and 65 existing units which received mortgages under the Section 235 program.

Section 236 Rental Housing

There are approximately 800 Section 236 (HUD) housing units in the Lansing HMA, 152 units of which are still under construction.

The Michigan State Housing Development Authority (MSHDA) has 40 units of Section 236 Housing under management and an additional 592 units which are under construction. Another 60 units are in the development stage.

The estimated annual occupancy potential for the 1973 to 1975 period is for 245 units for families and 45 units for the elderly for a total 290 units. The two-year occupancy potential will be completely fulfilled with the completion of these units under construction.

Public Housing and Rent Supplement Program

Essentially the same low income households are served by these two programs. Net income to determine eligibility, is computed differently for each program and a few other specific requirements are necessary for eligibility for the rent supplement program. The annual occupancy potential for public housing is estimated at 395 for families and 175 units for the elderly. In the case of the more restrictive rent supplement program, the potential for families would be 170 units, and the market for the elderly would be 175 units.

Public Housing

The Lansing Housing Authority currently has 916 units under management and 100 leased units under development. The 916 housing units under management are of the following types: 44 leased complexes, 129 scattered single-family units, 40 homeowner units, 22 duplexes, 352 conventional family units, 40 elderly conventional, and 289 units of elderly high-rise. The waiting list currently has 370 applicants for family units and 290 for elderly.

Rent Supplement Program

Lansing currently has five Section 221(d)(3) BMIR developments under management comprising 1,134 units. Another development of 104 units is under construction. A total of 176 units of rent-supplement housing have been authorized for the Lansing area.

TABLE I

WORK FORCE COMPONENTSLANSING, MICHIGAN - HOUSING MARKET AREA
1970 - 1973
(Annual Average)

	1970	1971	1972	First 6 Months	
				1972	1973
Total Labor Force	<u>159,300</u>	<u>157,600</u>	<u>160,500</u>	<u>160,900</u>	<u>163,000</u>
Agricultural Empl.	3,700	3,500	3,400	3,200	3,100
Nonfarm Labor Force	155,600	154,100	157,100	157,700	159,900
Unemployment	9,100	9,300	9,800	9,300	8,300
Percent	5.7%	5.9%	6.1%	5.8%	5.1%
Total Nonfarm Empl.	<u>143,400</u>	<u>144,100</u>	<u>147,300</u>	<u>148,300</u>	<u>151,900</u>
Self Employed	12,800	13,000	13,100	13,300	12,800
Wage & Salary Workers	130,600	131,100	134,200	135,100	139,100
Manufacturing	33,900	36,700	36,900	38,000	38,400
Durable	30,500	33,600	33,900	35,000	35,200
Nondurable	3,400	3,100	3,000	3,000	3,100
Nonmanufacturing	53,300	51,700	53,900	52,500	54,500
Government	43,400	42,700	43,400	44,600	46,300

NOTE: Totals may not add due to rounding

Source: Michigan Employment Security Commission

TABLE II

NONAGRICULTURAL WAGE & SALARY EMPLOYMENT BY INDUSTRY
LANSING, MICHIGAN - HOUSING MARKET AREA

1970 - 1973
Annual Averages

	1970	1971	1972	<u>First 6 Months</u>	
				1972	1973
Wage & Salary Employment	<u>130,600</u>	<u>131,100</u>	<u>134,200</u>	<u>135,100</u>	<u>139,100</u>
Manufacturing	33,900	36,700	36,900	38,000	38,400
Durable Goods	30,500	33,600	33,900	35,000	35,200
Metal Industries	3,400	2,900	2,800	2,800	3,000
Machinery	2,900	2,200	2,200	2,200	2,300
Transportation Equip.	22,400	26,500	26,800	27,900	28,000
Other Durable Goods	1,800	1,900	2,000	2,100	2,000
Nondurable Goods	3,400	3,100	3,000	3,000	3,100
Food & Kindred Prod.	900	800	800	800	800
Printing & Pub. Allied	1,400	1,300	1,300	1,200	1,300
Other Nondurable Goods	1,100	900	900	1,000	1,000
Nonmanufacturing	53,300	51,700	53,900	52,500	54,500
Construction	5,200	4,800	5,200	4,400	5,100
Trans. Comm&Utilities	3,700	3,800	4,000	4,100	4,100
Wholesale Trade	3,600	3,500	3,500	3,400	3,600
Retail Trade	18,800	18,700	18,500	18,100	19,200
Finance	6,300	5,900	6,000	5,900	6,200
Services	15,600	15,100	16,800	16,600	16,400
Government	43,400	42,700	43,400	44,600	46,300
Federal	2,300	2,200	2,100	2,200	2,100
State	27,100	26,400	26,500	27,500	28,700
Local	14,000	14,000	14,706	15,900	15,500

NOTE: Totals may not add due to rounding.

Source: Michigan Employment Security Division

TABLE III
PERCENTAGE DISTRIBUTION OF ALL FAMILIES AND
RENTER HOUSEHOLDS BY INCOME
LANSING, MICHIGAN HOUSING MARKET AREA, 1969 and 1973

<u>ANNUAL INCOME</u>	<u>1969</u>		<u>1973</u>	
	<u>Family</u>	<u>Renter</u>	<u>Family</u>	<u>Renter</u>
0 - 2,000	5	13	2	10
2,000 - 3,999	5	15	4	12
4,000 - 5,999	5	13	6	11
6,000 - 7,999	9	12	5	10
8,000 - 9,999	14	16	7	10
10,000 - 12,499	17	15	14	16
12,500 - 15,499	16	5	14	12
15,000 - 17,499	7	4	12	6
17,500 - 20,499	5	2	14	4
20,000 - 22,499	5	2	6	2
22,500 - 25,499	6	2	4	2
25,000 - Over	6	1	12	5
	100	100	100	100
Median	\$12,000	\$7,600	\$14,500	\$9,500

Source: 1970 Census; 1973 figures estimated by Housing Market Analyst

TABLE IV

POPULATION TRENDSLANSING, MICHIGAN HOUSING MARKET AREA
April 1960 - August 1975

	<u>April 1960</u>	<u>April 1970</u>	<u>August 1973</u>	<u>August 1975</u>	<u>Average Annual Change</u>					
					<u>1960-1970</u>		<u>1970-1973</u>		<u>1973-1975</u>	
HMA	<u>298,949</u>	<u>378,423</u>	<u>401,200</u>	<u>415,000</u>	<u>7,947</u>	<u>2.4%</u>	<u>6,840</u>	<u>1.8%</u>	<u>6,900</u>	<u>1.7%</u>
Ingham Co.*	211,296	262,231	274,200	281,700	5,094	2.2%	3,600	1.4%	3,750	1.4%
Lansing	107,807	131,546	136,400	139,400	2,374	2.0%	1,460	1.1%	1,500	1.1%
E. Lansing	30,198	47,540	49,100	50,100	1,735	4.5%	470	1.0%	500	1.0%
Remainder	73,291	83,145	88,700	92,200	985	1.3%	1,670	2.0%	1,750	2.0%
Clinton Co.	37,969	48,492	52,200	54,500	1,052	2.5%	1,110	2.3%	1,150	2.2%
Eaton Co.**	49,684	67,700	74,800	78,800	1,801	3.1%	2,130	3.1%	2,000	2.7%
Total population	298,949	378,423	401,200	415,000	7,947	2.3%	6,840	1.8%	6,900	1.7%
Nonstudent	NA	344,423	366,300	380,000	NA	NA	6,540	1.9%	6,900	1.8%
Student <u>a/</u>	NA	34,000	35,000	35,000	NA	NA	300	.9%	0	0%

Note: Percentage increase derived on a compound basis.

Source: 1960 & 1970 Censuses of Population; University Registrars Office; 1973 and 1975 estimated by Housing Market Analyst

* Includes total City of Lansing

** Excludes population of City of Lansing

a/ Full time credit enrollment

TABLE V

HOUSEHOLD TRENDSLANSING, MICHIGAN HOUSING MARKET AREA
April 1960 - August 1975

	<u>April 1960</u>	<u>April 1970</u>	<u>August 1973</u>	<u>August 1975</u>	<u>Average Annual Change</u>					
					<u>1960 - 1970</u>		<u>1970 - 1973</u>		<u>1973 - 1975</u>	
HMA	<u>85,117</u>	<u>110,525</u>	<u>121,680</u>	<u>128,300</u>	<u>2,541</u>	<u>2.6%</u>	<u>3,350</u>	<u>3.0%</u>	<u>3,310</u>	<u>2.6%</u>
Ingham Co.*	60,608	77,386	84,030	87,900	1,678	2.4%	2,000	2.5%	1,940	2.3%
Lansing	35,558	42,642	45,880	47,800	709	1.9%	970	2.3%	960	2.1%
E. Lansing	6,967	10,860	11,450	11,700	389	4.5%	180	1.6%	130	1.1%
Remainder	20,083	23,884	26,700	28,400	380	1.8%	850	3.4%	850	3.1%
Clinton Co.	10,328	13,605	15,070	16,000	328	2.8%	440	3.1%	460	3.1%
Eaton Co. **	14,181	19,534	22,580	24,400	535	3.2%	910	4.5%	910	3.9%
Total Households	85,117	110,525	121,680	128,300	2,541	2.6%	3,350	3.0%	3,310	2.6%
Nonstudent	NA	104,525	115,390	122,000	NA	NA	3,260	3.0%	3,310	2.8%
Student <u>a/</u>	NA	6,000	6,300	6,300	NA	NA	90	1.5%	0	0%

Note: Percentage increase derived on a compound basis.

Source: 1960 & 1970 Censuses, 1973 and 1975 estimated by Housing Market Analyst

a/ Full time credit enrollment

* Includes total City of Lansing

** Excludes a section of City of Lansing

TABLE VI

HOUSING UNITS AUTHORIZED BY BUILDING PERMITSLANSING, MICHIGAN HOUSING MARKET AREA

1970 - 1973

Area and Type of Structure	1970	1971	1972	1973 7 Months Ending July	Total
HMA Total	2,428	3,639	5,208	2,573	13,848
Single-family	1,542	1,811	1,982	1,091	6,426
Multifamily	886	1,828	3,226	1,482	7,422
Ingham Co.	1,627	1,991	3,393	1,823	8,834
Single-family	836	846	726	365	2,773
Multifamily	791	1,145	2,667	1,458	6,061
Lansing	1,076	962	2,200	856	5,094
Single-family	390	428	265	156	1,239
Multifamily	686	534	1,935	700	3,855
E. Lansing	49	205	184	292	730
Single-family	20	41	51	28	140
Multifamily	29	164	133	264	590
Remainder	502	824	1,009	675	3,010
Single-family	426	377	410	181	1,394
Multifamily	76	447	599	494	1,616
Clinton Co.	216	375	577	369	1,537
Single-family	201	222	517	353	1,293
Multifamily	15	153	60	16	244
Eaton Co.	585	1,273	1,238	381	3,477
Single-family	505	743	739	373	2,360
Multifamily	80	530	499	8	1,117

Source: C-40 U.S. Bureau of the Census and local building departments.

TABLE VII

HOUSING FACTORSLANSING, MICHIGAN HOUSING MARKET AREAApril 1, 1970 - August 1, 1973

<u>Tenure Characteristics</u>	<u>HMA Total</u>	<u>Ingham Co.*</u>	<u>Lansing</u>	<u>E.Lansing</u>	<u>Remainder</u>	<u>Clinton Co.</u>	<u>Eaton Co.**</u>
<u>April 1, 1970</u>							
Total Housing Inventory	<u>115,789</u>	<u>81,391</u>	<u>45,276</u>	<u>11,217</u>	<u>24,898</u>	<u>14,069</u>	<u>20,329</u>
Total Occupied	<u>110,525</u>	<u>77,386</u>	<u>42,642</u>	<u>10,860</u>	<u>23,884</u>	<u>13,605</u>	<u>19,534</u>
Owner Occupied	77,135	49,802	28,454	3,747	17,601	11,579	15,754
% of Total Occupied	70%	64%	67%	35%	74%	85%	81%
Renter Occupied	33,390	27,584	14,188	7,113	6,283	2,026	3,780
% of Total Occupied	30%	36%	33%	65%	26%	15%	19%
Total Vacant	5,264	4,005	2,634	357	1,014	464	795
<u>August 1, 1973</u>							
Total Housing Inventory	<u>127,227</u>	<u>88,235</u>	<u>48,666</u>	<u>11,822</u>	<u>27,747</u>	<u>15,546</u>	<u>23,446</u>
Total Occupied	<u>121,680</u>	<u>84,030</u>	<u>45,880</u>	<u>11,450</u>	<u>26,700</u>	<u>15,070</u>	<u>22,580</u>
Owner Occupied	82,630	51,870	28,780	3,940	19,150	12,820	17,940
% of Total Occupied	68%	62%	63%	34%	72%	85%	79%
Renter Occupied	39,050	32,160	17,100	7,510	7,550	2,250	4,640
% of Total Occupied	32%	38%	37%	66%	28%	15%	21%
Total Vacant	5,547	4,205	2,786	372	1,047	476	866

* Includes the entire city of Lansing

** Excludes part of city of Lansing

Source: 1970 Census of Housing; 1973 estimated by Housing Market Analyst

TABLE VIII

VACANCY FACTORSLANSING, MICHIGAN HOUSING MARKET AREA
April 1970 - August 1, 1973

<u>Vacancy Characteristics</u>	<u>HMA Total</u>	<u>Ingham Co.</u>	<u>Lansing</u>	<u>E.Lansing</u>	<u>Remainder</u>	<u>Clinton Co.</u>	<u>Eaton Co.</u>
<u>April 1, 1970</u>							
Total Vacant Units	5,264	4,005	2,634	357	1,014	464	795
Available Vacant	3,444	2,853	1,995	274	584	206	385
For Sale	839	569	374	39	156	90	180
Homeowner Vacancy Rate	1.1%	1.1%	1.3%	1.0%	.9%	.8%	1.1%
For Rent	2,605	2,284	1,621	235	428	116	205
Renter Vacancy Rate	7.2%	7.6%	10.3%	3.2%	6.4%	5.4%	5.1%
Other Vacant	1,820	1,152	633	83	430	258	410
<u>August 1, 1973</u>							
Total Vacant Units	5,547	4,205	2,786	372	1,047	476	866
Available Vacant	4,020	3,300	2,310	300	690	220	500
For Sale	807	510	310	40	160	97	200
Homeowner Vacancy Rate	1.0%	1.0%	1.1%	1.0%	.8%	.8%	1.1%
For Rent	3,213	2,790	2,000	260	530	123	300
Renter Vacancy Rate	7.6%	8.0%	10.5%	3.4%	6.6%	5.2%	6.1%
Other Vacant	1,527	905	476	72	357	256	366

Source: 1970 Census of Housing; 1973, estimated by Housing Market Analyst

TABLE IX

ESTIMATED ANNUAL OCCUPANCY POTENTIAL FOR SUBSIDIZED HOUSINGLANSING, MICHIGAN HOUSING MARKET AREA
August 1, 1973 - August 1, 1975Unit SizeA. Families

	<u>Section 235/236</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>
1 Bedroom	35	0	65	100
2 Bedrooms	105	0	175	275
3 Bedrooms	70	0	105	175
4+Bedrooms	35	0	55	90
Total	<u>245</u>	<u>0</u>	<u>395</u>	<u>640</u>

B. Elderly

Efficiency	25	0	130	155
1 Bedroom	20	0	45	65
Total	<u>45</u>	<u>0</u>	<u>175</u>	<u>220</u>

a/ Estimates are based upon regular income limits.

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