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Analysis of the

# LANSING, MICHIGAN HOUSING MARKET

as of September 1, 1971

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

June 1972

## Housing Market Analysis

Lansing, Michigan, as of September 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.

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FHA HOUSING MARKET ANALYSIS - LANSING, MICHIGAN  
AS OF SEPTEMBER 1, 1971

The Lansing, Michigan, Housing Market Area (HMA) is defined as including Clinton, Eaton, and Ingham Counties and corresponds to the Office of Management and Budget definition for the Lansing Standard Metropolitan Statistical Area. The estimated population of the HMA in September 1971 was 386,000, including 133,300 persons in the city of Lansing. The Lansing area is characterized by its position as the state capital and by the Michigan State University. The HMA is located in south central Michigan about midway between Detroit and Grand Rapids.

The HMA experienced strong growth during the 1960's. Because of enrollment increases at the Michigan State University, employment gains, particularly in the government sector, were rapid and steady. The market for both sales and rental housing generally appears to be good. However, there continue to be some problems with achieving satisfactory occupancy in the luxury apartments throughout the HMA.

Anticipated Housing Demand.

There will be an average annual demand for about 2,650 new, nonsubsidized housing units in the Lansing HMA during the forecast period ending September 1, 1973. The main sources of this demand are the projected increase in households and replacement needs generated by the loss of dwelling units from the housing inventory. After considering current housing market factors -- acceptable levels of vacancy, shifts in tenure, and current construction volume, construction to meet the projected annual demand for 2,650 units should consist of 1,450 single-family houses, 1,000 units in multifamily structures, and 200 mobile homes.

The projected demand for single-family sales housing during the forecast period is about equal to the number of nonsubsidized houses which were added to the inventory during 1969, but is well below the peak building period of 1965 through 1968. This estimated decline in effective

demand for sales and rental housing is based upon a projected lower level of employment growth and household formation. The projected demand for multifamily units is based upon a continuing shift from owner to renter occupancy in the Lansing HMA. The demand for multifamily units, however, is well below the peak years of the mid 1960's because of the anticipated stabilization of enrollment at the Michigan State University and because a reduction in the level of multifamily housing is necessary to maintain a balanced demand-supply relationship in the renter market.

Table I shows the distributions of demand for single-family houses by price class and the demand for multifamily units by gross monthly rents.

#### 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 Lansing HMA, the total occupancy potential is estimated to be 865 units annually.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based on 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on September 1, 1971, and on available market experience.<sup>2/</sup> The estimated occupancy potential for low-rent public housing in Lansing also involved other considerations which will be discussed below.

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 Lansing HMA, it is estimated (based on regular income limits) that, for the period September 1, 1971 to September 1, 1973, there is an occupancy potential for an annual total of 210 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 65 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase this potential by 25 percent.

There has been some activity under Section 235 in the Lansing area. During the past two years, about 135 existing properties have been insured and approximately 425 new houses have been completed. Approximately 55 houses, located on scattered sites throughout the HMA are under construction. It should be noted, however, that pent-up demand for Section 235 housing caused high levels of construction under this program in 1969 and 1970. In September 1971, four projects of Section 236 housing had been completed in the Lansing HMA, with a total of 413 units designed for family occupancy located around the city of Lansing. There are also five projects of Section 221(d)(3) housing in the Lansing area, with a total of 1,150 units. This number includes three projects with 975 units of Section 221(d)(3) cooperative housing completed since 1963 in southwest Lansing. These five projects have experienced satisfactory occupancy except for one project in the central city, which has had continuously high vacancy levels. Occupancy difficulties in this project are inherent to this project only and are not a reflection of the total market.

In addition, there was one existing Section 202 rental project of 104 units in the HMA in September 1971; the Section 202 program serves the same elderly persons eligible under Section 236. This project was completed in 1970 and absorption has been good.

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

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

There are currently two projects with 154 units of Section 236 housing under construction in the Lansing area. One project will consist of 66 units of housing rehabilitated under the Section 236 program. These two projects are scheduled to be completed by June 1972 and should satisfy about 75 percent of the first year's occupancy potential for Section 235 and Section 236 housing for families, but no units have been proposed in these projects, specifically for elderly couples and individuals.

Public Housing and Rent Supplement. The annual occupancy potential for low-rent public housing is estimated at 400 units for families and 215 units for elderly individuals and couples. Under the somewhat more restrictive rent-supplement program, the potential would be reduced to 195 units for families, but all elderly couples and individuals who are eligible for public housing also are eligible for rent supplements. None of the families but about 15 percent of the elderly also are eligible for housing under Section 236 (see table II).

The Lansing Housing Commission currently manages a total of 828 public housing units. This total includes 628 units built under the Turnkey program, including 228 units designated specifically for the elderly. There are also 100 units for elderly occupants under the Section 23 Leased Housing program. There are no rent supplement projects in the area, but about 20 percent of the units in the Section 236 projects are allocated for rent supplement tenants.

There are currently 44 units of public housing under construction. These units, all of which were designed for families, are being built under the Turnkey program. There are no rent supplement projects under construction, but about 20 percent (30 units) of the 154 units being constructed under Section 236 will be allocated for rent supplement tenants. Completion of these units should satisfy about 15 percent of the first year's potential of the rent supplement program.

The Lansing Housing Commission reported a total of 800 applicants on a waiting list for public housing. This number includes 450 applicants for family units and about 350 applicants for units designed for the elderly.

### Sales Market

Construction of single-family houses has generally kept pace with the demand. At the present time, the market for new sales houses in the Lansing HMA appears to be in reasonable balance. The level of sales vacancies is consistent with demographic trends over the last few years. The current homeowner vacancy rate is about 1.1 percent and there has been satisfactory absorption of the unusually high levels of single-family construction during the middle and late 1960's.

However, effective demand for new nonsubsidized sales houses has declined in the Lansing HMA over the last three years. The primary factors affecting this reduced demand were a decreasing rate of population growth, the impact of subsidized housing programs, particularly the Section 235 program, the residual effects of the automobile strike of 1970, higher

building costs, and increased mortgage rates. Nonsubsidized single-family construction has declined from a peak level of 2,402 units in 1968 to 1,361 units in 1970.

Most of the new nonsubsidized homes built recently have been marketed on a speculative basis and have been priced between \$25,000 and \$35,000. The strongest segment of the sales market appears to be the \$28,000 to \$35,000 price range on small scattered locations in the western and northern suburbs of Lansing.

The volume of listings for existing homes has increased compared to a year ago. Local realtors indicate that desirable single-family homes are sold shortly after they are listed. The market for existing homes appears to be strong. The average sales price of existing houses is currently between \$15,000 and \$20,000.

### Rental Market

Despite record levels of multifamily construction during the mid-1960's there remained a good market for rental housing as of September 1971. Most of the projects built during that period have had satisfactory absorption experience. The only segments of the market which have been experiencing occupancy difficulties are the older and less desirable rental accommodations within the inner-city, and the luxury segment of the market, comprised of high-rise apartments in Lansing and several luxury garden-style apartments in suburban areas outside Lansing and East Lansing. The current renter vacancy rate of 7.3 percent is not indicative of the total rental market, since most of the vacancies are concentrated in the older, marginally acceptable units in poor locations or which lacked amenities. In addition, despite concessions (rent reduction, etc.) there continues to be an inordinate number of vacancies in the luxury apartments, especially in the high-rise projects.

The market for more moderately-priced rental accommodations appears to be in reasonable balance. Apartments built during the peak years of the mid 1960's have had good occupancy experience in recent months, although this segment of the market was probably overbuilt in 1968. A reduced level of multifamily construction since 1968 has considerably improved this market. Rents in this segment of the market typically range from \$160 a month for one-bedroom units to \$240 for a three-bedroom apartment, including utilities.

Demand is strongest in the student affiliated developments which account for about 20 percent of the market for rental units in the HMA. Most projects near the East Lansing campus have virtually no vacancies. Rental units near the campus which are attractive to single students sharing accommodations generally are available at monthly gross rents of about \$275 per month for a two-bedroom furnished unit.

The demand for efficiency and three-bedroom apartments is limited, as is the demand for all sizes of luxury units. Demand for two-bedroom units should continue to be strong in the Lansing area during the forecast period.

## Economic, Demographic and Housing Factors

The estimated demand for new, nonsubsidized housing is based on the trends in employment, income, population, and housing factors summarized below.

Employment. The Lansing area exhibited a strong nonagricultural employment growth averaging about 3,700 jobs annually during the 1960-1970 period, primarily in response to continued employment increases in government. During the 1960's, government employment grew rapidly in response to steady enrollment increases at the Michigan State University. Growth in the government sector had the residual effect of increasing employment in the trade and service sectors. The manufacturing sector of the local economy is characterized by the volatile durable goods category. Manufacturing employment is dominated by the fluctuations of employment levels at the Oldsmobile and Fisher Body Divisions of General Motors. About 70 percent of manufacturing employment is concentrated in those plants.

Nonagricultural wage and salary employment grew by an average of about 5,575 jobs a year from 1961 through 1965. During the 1966 through 1969 period, which was characterized by strong growth in the government sector and rapid expansion at the General Motors plants, nonagricultural wage and salary employment increased by about 5,725 jobs annually. The manufacturing sector, dominated by the volatile durable goods industries, followed fluctuations in the national economy. Manufacturing employment grew rapidly between 1963 and 1966. During this period manufacturing employment grew by about 2,875 jobs annually. After a decline in 1967, manufacturing employment increased by an annual average of 1,400 new jobs until 1969. Between 1969 and 1970, there were losses of 7,000 jobs in the manufacturing sector. Virtually all of this loss can be attributed to general layoffs at the General Motors plant and to the residual effects of the automobile strike during the fall of 1970.

It is anticipated that nonagricultural wage and salary employment will increase by about 4,000 jobs annually during the 1971-1973 forecast period. This projected growth is based primarily upon expected rehiring at the General Motors plants as well as several other manufacturers. Anticipated employment gains in the government sector should be slight since there will be little enrollment increase at the Michigan State University during the forecast period. This will have the secondary effect of limiting the trade and service industries to only modest gains.

Income. As of September 1971, the median annual income of all families in the Lansing HMA, after deduction of federal income tax, was \$8,800; the median after-tax income of renter households of two or more persons was \$7,025. In 1959, the medians were \$5,475 for all families and \$4,375 for renter households. Detailed distributions of all families and renter households by 1959 and 1971 income classes are presented in table V.

Demographic Factors. The population of the Lansing HMA was estimated to be 386,000 persons as of September 1, 1971. From April 1960 to April 1970, the average annual population increase was about 7,950 persons. About 25 percent of that growth consisted of students. Since the 1970 Census,



the population has increased by an annual average of 5,350 persons. The current population total includes about 24,000 persons who are not members of a household; most of these individuals are students at Michigan State University.

During the two-year period from September 1, 1971 to September 1, 1973 it is anticipated that total population in the HMA, will increase by about 5,900 persons per year, including 500 students (see table VI). This population projection is based upon continued lowered birth rates and the fact that most future enrollment expansion of the Michigan State University will take place at regional campuses elsewhere in the state. Growth of the student population since 1960 is shown in table IV.

The total number of households in the HMA on September 1, 1971 was estimated to be about 113,050. From April 1960 to April 1970, there was an average annual increase of 2,575 households. Since the 1970 Census, there has been an average annual increase of 1,575 households. About seven percent of the households in the HMA are student households. Student households currently number about 8,250.

The number of households in the Lansing HMA is expected to increase by about 2,175 per year during the two-year forecast period. The projected household growth is lower than that for the 1960-1970 decade because of projected lower employment gains and lowered anticipated student household formation. During the two-year forecast period, student households will account for about 375 new households annually.

Housing Factors. The housing inventory of the Lansing HMA totaled 118,350 units as of September 1971, a net gain of about 27,250 units since April 1960. Since the April 1970 Census, the inventory has increased by about 2,261 units. The net increase in the inventory since 1960 resulted from the completion of about 35,400 units and the loss of about 8,150 units through demolition or other causes. There were 1,800 units under construction in the HMA on September 1, 1971, including 1,050 single-family houses and 750 units in multifamily structures. Of the multifamily units under construction in the city of Lansing 154 were being built under Section 236 program of the National Housing Act.

The volume of residential building activity in the HMA<sup>1/</sup> increased steadily each year from a low of 1,284 nonsubsidized units in 1960 to 3,906 units in 1965. After a slight decline to 3,870 units in 1966, activity increased to a peak of 4,820 units in 1967. Since 1967, annual building activity declined each year. In 1968, there were 3,595 units authorized, 2,777 units in 1969 and 2,043 units in 1970. Private units authorized during the first eight months of 1971, totaled 1,956, indicating a slight increase in building activity over the total for 1970. This increase has been stimulated by increased availability of mortgage funds and declining interest rates.

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<sup>1/</sup> Virtually all residential building activity is covered by building permits.

The number of multifamily units authorized during the 1960-1970 decade, generally followed the trend of total construction, from a low of 28 units in 1960 to a high of 2,494 units in 1967. Variations in the number of single-family houses authorized during the decade were much smaller with permits issued ranging from a low of 1,169 units in 1961 to a high of 2,402 in 1968 (see table VII). Publicly subsidized units are shown in table VIII.

Vacancy. There were approximately 5,300 vacant housing units in the Lansing HMA in September 1971, of which 3,550 were available for occupancy; 1,750 units were either seasonal, unsuitable as dwellings, or unavailable for other reasons. Of the available units, 850 were for sale and 2,700 were for rent. The homeowner vacancy rate of 1.1 percent reflected the generally balanced state of the market for sales housing. The vacancy rate for rental units was 7.3 percent, somewhat lower than the 8.3 percent recorded in 1960.

The current high rental vacancy rate is a result of the abnormally high vacancies in older, less competitive apartments, located primarily within the inner city.

Table I

Annual Demand for New Nonsubsidized Housing  
Lansing, Michigan, Housing Market Area  
September 1, 1971-September 1, 1973

A. <u>Single-family</u>		<u>Number of units</u>	<u>Percent</u>
<u>Price class</u>			
Under	\$17,500	90	6
\$17,500	- 19,999	130	9
20,000	- 22,499	130	9
22,500	- 24,999	250	17
25,000	- 29,999	360	25
30,000	- 34,999	200	14
35,000	- 39,999	100	7
40,000	and over	190	13
Total		1,450	100

  

B. <u>Multifamily</u>				
<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under	\$160	-	-	-
\$160	- 169	150	-	-
170	- 179	125	-	-
180	- 189	100	-	-
190	- 199	75	175	-
200	- 224	-	140	-
225	- 249	-	100	40
250	and over	-	50	10
Total		450	465	50

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Lansing, Michigan, Housing Market Area  
September 1971-September 1973

	<u>Section 236<sup>a/</sup></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>
<b>A. <u>Families</u></b>				
1 bedroom	70	-	60	130
2 bedrooms	20	-	195	215
3 bedrooms	85	-	100	185
4+ bedrooms	<u>35</u>	<u>-</u>	<u>45</u>	<u>80</u>
Total	210	-	400 <sup>b/</sup>	610
<b>B. <u>Elderly</u></b>				
Efficiency	20	10	135	165
1 bedrooms	<u>20</u>	<u>15</u>	<u>55</u>	<u>90</u>
Total	40	25 <sup>c/</sup>	190 <sup>c/</sup>	255

<sup>a/</sup> Estimates are based on regular income limits.

<sup>b/</sup> Approximately one third of these families also are eligible under the rent supplement program.

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

Source: Estimated by Housing Market Analyst.

Table III

**Civilian Work Force Components**  
**Lansing, Michigan, Housing Market Area**  
**Annual Averages, 1960-1971<sup>a/</sup>**

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	6 mos. ending June 30	
												1970	1971
Total labor force	115,100	115,800	117,800	120,900	126,200	132,400	139,500	143,100	149,300	157,000	157,900	159,100	158,300
Unemployment	4,600	8,600	5,300	5,100	4,300	2,900	3,400	3,900	4,700	4,400	9,100	7,700	9,400
Percent of labor force	4.0	7.4	4.5	4.2	3.4	2.2	2.4	2.7	3.1	2.8	5.8	4.8	5.9
Nonagric. wage & salary employ.	92,300	89,000	94,600	98,300	102,800	111,300	118,300	121,800	127,200	135,500	129,300	134,800	131,300
Manufacturing	29,900	25,500	29,200	30,000	32,100	36,800	38,600	37,600	38,400	40,400	33,600	36,800	36,500
Durable goods	27,000	22,600	26,200	27,100	29,200	33,800	35,300	34,300	35,100	37,000	30,000	33,200	32,900
Metal industries	3,400	3,100	3,400	3,500	3,500	3,600	4,000	3,800	3,600	3,700	3,200	3,400	2,800
Nonelectrical machinery	2,000	1,900	2,500	2,700	2,900	3,200	3,400	3,200	2,900	3,100	2,900	3,100	2,600
Transportation equipment	20,200	16,200	19,100	19,700	21,200	25,300	26,300	25,500	26,900	28,400	22,000	24,900	25,800
Other durable goods	1,400	1,400	1,200	1,200	1,600	1,700	1,600	1,800	1,700	1,800	1,800	1,800	1,700
Nondurable goods	3,000	2,900	3,000	2,900	2,900	3,000	3,300	3,300	3,300	3,400	3,600	3,600	3,600
Nonmanufacturing	62,400	63,400	65,400	68,300	70,700	74,600	79,700	84,200	88,800	95,100	95,800	98,100	94,900
Construction	4,000	4,100	3,700	4,100	4,100	4,400	4,900	5,400	5,400	5,900	5,500	4,900	6,100
Trans., communic. & util.	3,300	3,300	3,300	3,200	3,300	3,100	3,200	3,200	3,300	3,500	3,400	3,500	3,400
Wholesale trade	2,900	2,800	2,900	3,000	3,100	3,200	3,400	3,500	3,600	3,600	3,600	3,600	3,400
Retail trade	12,600	12,800	13,400	13,900	14,400	15,100	16,400	16,800	17,100	18,400	18,700	19,000	18,900
Fin., real estate & insur.	3,000	3,000	3,200	3,400	3,400	3,600	4,400	5,100	5,200	5,500	5,600	5,600	5,700
Service	9,400	9,500	10,300	10,700	11,500	12,000	12,600	13,300	14,200	15,200	15,600	16,000	14,100
Government	27,200	27,900	28,600	30,100	31,000	33,100	34,700	37,000	40,000	43,000	43,200	45,500	43,300
Federal	1,600	1,500	1,600	1,800	1,900	1,900	1,900	2,000	2,100	2,200	2,300	2,300	2,200
State	16,600	17,000	17,400	18,600	19,100	20,800	21,900	23,600	25,200	26,600	27,100	28,700	27,600
Local	9,100	9,300	9,500	9,700	10,000	10,400	10,900	11,400	12,700	14,200	13,800	14,500	13,400
All other employment <sup>b/</sup>	12,500	12,400	12,700	12,600	13,200	13,700	13,400	13,200	12,700	13,200	12,700	13,100	13,000
Agricultural	5,600	5,400	5,200	4,900	4,700	4,500	4,400	4,200	4,000	3,800	3,700	3,500	3,400
Labor-mgt. disputes	100	400	-	-	1,200	-	-	-	700	100	3,100	-	1,200

<sup>a/</sup> Subtotals may not add to totals because of rounding.

<sup>b/</sup> Includes self-employed, domestic workers, and unpaid family workers.

Source: Michigan Employment Security Commission.

Table IV

Trend of Student Enrollment at the  
Michigan State University  
East Lansing Campus  
Fall 1960-Fall 1971

<u>Fall of:</u>	<u>Student enrollment<sup>a/</sup></u>	<u>Change from previous year</u>
1960	19,422	-
1961	22,724	3,302
1962	25,040	2,316
1963	27,597	2,557
1964	31,268	3,671
1965	35,451	4,183
1966	38,107	2,656
1967	38,758	651
1968	39,949	1,191
1969	40,820	871
1970	40,511	-309
1971	41,000 <sup>b/</sup>	489

a/ Includes all full time degree credit students.

b/ Fall 1971 enrollment total was estimated by University officials.

Source: Michigan State University.

Table V

Estimated Percentage Distribution of Families by Annual Income<sup>a/</sup>  
Lansing, Michigan, Housing Market Area, 1959 and 1971

<u>Income class</u>	1959		1971	
	<u>All families</u>	<u>Renter households<sup>b/</sup></u>	<u>All families</u>	<u>Renter households<sup>b/</sup></u>
Under \$3,000	15	27	7	14
\$3,000 - 3,999	12	17	4	7
4,000 - 4,999	15	16	5	8
5,000 - 5,999	15	13	7	10
6,000 - 6,999	10	10	8	11
7,000 - 7,999	9	8	11	10
8,000 - 8,999	7	4	9	9
9,000 - 9,999	5	8	9	8
10,000 - 12,499	8	1	17	12
12,500 - 14,999	2	1	8	5
15,000 and over	<u>2</u>	<u>1</u>	<u>15</u>	<u>6</u>
Total	100	100	100	100
Median	\$5,475	\$4,375	\$8,800	\$7,025

a/ After deduction of federal income tax.

b/ Renter households of two or more persons.

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

Table VI

Population and Household Trends  
Lansing, Michigan, Housing Market Area  
1960-1973

<u>Components</u>	<u>April</u>	<u>April</u>	<u>Sept.</u>	<u>Sept.</u>	<u>Average annual change from preceding date</u>		
	<u>1960</u>	<u>1970</u>	<u>1971</u>	<u>1973</u>	<u>1960-</u> <u>1970</u>	<u>1970-</u> <u>1971</u>	<u>1971-</u> <u>1973</u>
<u>Population</u>							
HMA total	298,949	378,423	386,000	397,800	7,950	5,350	5,900
Students	19,400	40,800	42,000	43,000	2,150	850	500
Nonstudents	279,549	337,623	344,000	354,800	5,800	4,500	5,400
HMA total	298,949	378,423	386,000	397,800	7,950	5,350	5,900
Ingham County total	211,296	261,039	264,700	271,200	4,975	2,575	3,400
Lansing	107,807	131,546	133,300	136,700	2,350	1,225	1,700
East Lansing	30,198	47,540	48,500	48,800	1,725	670	150
Remainder	73,291	81,953	82,900	85,700	900	670	1,400
Clinton County total	37,969	48,492	49,300	50,650	1,050	570	675
Eaton County total	49,684	68,892	72,000	75,950	1,925	2,200	1,975
<u>Households</u>							
HMA total	85,117	110,825	113,050	117,400	2,575	1,575	2,175
Student	N.A.	7,750	8,250	9,000	N.A.	350	375
Nonstudent	N.A.	103,075	104,800	108,400	N.A.	1,225	1,800
HMA total	85,117	110,825	113,050	117,400	2,575	1,575	2,175
Ingham County total	60,608	77,148	78,400	81,000	1,650	880	1,300
Lansing	33,558	42,666	43,300	44,550	910	440	625
East Lansing	6,967	10,860	10,900	11,000	390	30	50
Remainder	20,083	23,622	24,200	25,450	350	410	625
Clinton County total	10,328	13,636	13,850	14,400	330	150	275
Eaton County total	14,181	20,041	20,800	22,000	590	550	600

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



Table VII

Privately Financed Nonsubsidized Housing Units Authorized by Building Permits  
Lansing, Michigan, 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>	<u>First 8 mos. 1971</u>
Lansing HMA Total	<u>1,284</u>	<u>1,322</u>	<u>1,679</u>	<u>2,524</u>	<u>2,750</u>	<u>3,906</u>	<u>3,870</u>	<u>4,820</u>	<u>3,595</u>	<u>2,777</u>	<u>2,043</u>	<u>1,954</u>
Single-family	<u>1,256</u>	<u>1,169</u>	<u>1,379</u>	<u>1,625</u>	<u>1,770</u>	<u>2,033</u>	<u>1,762</u>	<u>2,326</u>	<u>2,402</u>	<u>1,530</u>	<u>1,361</u>	<u>1,276</u>
Multifamily	<u>28</u>	<u>153</u>	<u>300</u>	<u>899</u>	<u>980</u>	<u>1,873</u>	<u>2,108</u>	<u>2,494</u>	<u>1,193</u>	<u>1,247</u>	<u>682</u>	<u>678</u>
Ingham County Total	<u>896</u>	<u>958</u>	<u>1,208</u>	<u>1,872</u>	<u>1,969</u>	<u>3,015</u>	<u>2,906</u>	<u>2,716</u>	<u>2,248</u>	<u>2,040</u>	<u>1,153</u>	<u>1,195</u>
Single-family	<u>874</u>	<u>805</u>	<u>914</u>	<u>977</u>	<u>1,076</u>	<u>1,266</u>	<u>953</u>	<u>1,496</u>	<u>1,463</u>	<u>971</u>	<u>763</u>	<u>755</u>
Multifamily	<u>22</u>	<u>153</u>	<u>294</u>	<u>895</u>	<u>893</u>	<u>1,749</u>	<u>1,953</u>	<u>1,220</u>	<u>785</u>	<u>1,069</u>	<u>390</u>	<u>440</u>
Lansing City	<u>387</u>	<u>416</u>	<u>526</u>	<u>707</u>	<u>644</u>	<u>1,590</u>	<u>1,406</u>	<u>1,040</u>	<u>958</u>	<u>879</u>	<u>919</u>	<u>438</u>
Single-family	<u>383</u>	<u>371</u>	<u>481</u>	<u>490</u>	<u>509</u>	<u>613</u>	<u>429</u>	<u>872</u>	<u>759</u>	<u>679</u>	<u>609</u>	<u>301</u>
Multifamily	<u>4</u>	<u>45</u>	<u>45</u>	<u>217</u>	<u>135</u>	<u>977</u>	<u>977</u>	<u>168</u>	<u>199</u>	<u>200</u>	<u>310</u>	<u>137</u>
East Lansing	<u>93</u>	<u>95</u>	<u>140</u>	<u>622</u>	<u>713</u>	<u>637</u>	<u>476</u>	<u>614</u>	<u>417</u>	<u>228</u>	<u>48</u>	<u>111</u>
Single-family	<u>75</u>	<u>72</u>	<u>82</u>	<u>87</u>	<u>95</u>	<u>102</u>	<u>114</u>	<u>201</u>	<u>109</u>	<u>41</u>	<u>48</u>	<u>25</u>
Multifamily	<u>18</u>	<u>23</u>	<u>58</u>	<u>535</u>	<u>618</u>	<u>535</u>	<u>362</u>	<u>413</u>	<u>308</u>	<u>187</u>	<u>-</u>	<u>86</u>
Remainder of County	<u>416</u>	<u>447</u>	<u>542</u>	<u>543</u>	<u>612</u>	<u>788</u>	<u>1,024</u>	<u>1,062</u>	<u>873</u>	<u>933</u>	<u>186</u>	<u>646</u>
Single-family	<u>416</u>	<u>362</u>	<u>351</u>	<u>400</u>	<u>472</u>	<u>551</u>	<u>410</u>	<u>423</u>	<u>595</u>	<u>251</u>	<u>106</u>	<u>429</u>
Multifamily	<u>-</u>	<u>85</u>	<u>191</u>	<u>143</u>	<u>140</u>	<u>237</u>	<u>614</u>	<u>639</u>	<u>278</u>	<u>672</u>	<u>80</u>	<u>217</u>
Clinton County Total	<u>161</u>	<u>145</u>	<u>193</u>	<u>242</u>	<u>294</u>	<u>366</u>	<u>403</u>	<u>359</u>	<u>368</u>	<u>238</u>	<u>212</u>	<u>228</u>
Single-family	<u>159</u>	<u>145</u>	<u>193</u>	<u>238</u>	<u>274</u>	<u>345</u>	<u>343</u>	<u>319</u>	<u>366</u>	<u>228</u>	<u>203</u>	<u>216</u>
Multifamily	<u>2</u>	<u>-</u>	<u>-</u>	<u>4</u>	<u>20</u>	<u>21</u>	<u>60</u>	<u>40</u>	<u>2</u>	<u>10</u>	<u>9</u>	<u>12</u>
Eaton County Total	<u>227</u>	<u>219</u>	<u>278</u>	<u>410</u>	<u>487</u>	<u>525</u>	<u>561</u>	<u>1,745</u>	<u>979</u>	<u>499</u>	<u>678</u>	<u>531</u>
Single-family	<u>223</u>	<u>219</u>	<u>272</u>	<u>410</u>	<u>420</u>	<u>422</u>	<u>466</u>	<u>511</u>	<u>573</u>	<u>331</u>	<u>395</u>	<u>305</u>
Multifamily	<u>4</u>	<u>-</u>	<u>6</u>	<u>-</u>	<u>67</u>	<u>103</u>	<u>95</u>	<u>1,234</u>	<u>406</u>	<u>168</u>	<u>283</u>	<u>226</u>

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

Table VIII

Publicly Financed and Assisted Housing  
Lansing, Michigan, Housing Market Area  
1963-1971

	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>First 8 mo. 1971</u>
Subsidized single-family units <sup>a/</sup>	-	-	-	-	-	-	48	247	80
Subsidized multifamily <sup>b/</sup>	54	187	-	-	242	297	278	412	88
Low-rent public housing	-	-	228	-	100	100	-	-	-

<sup>a/</sup> Includes the estimated number of units permitted under Section 235.

<sup>b/</sup> Includes units authorized under Sections 221(d)(3) and 236.

Source: Grand Rapids Insuring Office and C-40 Construction Reports.

Table IX

Housing Inventory, Tenure, and Vacancy  
Lansing, Michigan, Housing Market Area  
1960 - 1971

<u>Tenure and Vacancy</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>Sept.</u> <u>1971</u>
Total housing inventory	<u>91,083</u>	<u>116,089</u>	<u>118,359</u>
Total occupied	<u>85,117</u>	<u>110,825</u>	<u>113,050</u>
Owner occupied	64,034	77,135	78,650
Percent of occupied	75.2%	69.6%	69.6%
Renter occupied	21,083	33,690	34,400
Percent of occupied	24.3%	30.4%	30.4%
Vacant housing units	<u>5,966</u>	<u>5,264</u>	<u>5,300</u>
Available vacant	<u>2,934</u>	<u>3,444</u>	<u>3,550</u>
For sale	1,015	839	850
Homeowner vacancy rate	1.6%	1.1%	1.1%
For rent	1,919	2,605	2,700
Renter vacancy rate	8.3%	7.2%	7.3%
All other vacant <sup>a/</sup>	3,032	1,820	1,750

<sup>a/</sup> 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; 1971 estimated by Housing Market Analyst.

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