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Analysis of the
**LAWTON, OKLAHOMA,
HOUSING MARKET**

as of February 15, 1965



**A Report by the
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411**

A constituent of the Housing and Home Finance Agency

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ANALYSIS OF THE
LAWTON, OKLAHOMA, HOUSING MARKET
AS OF FEBRUARY 15, 1965

FIELD MARKET ANALYSIS SERVICE
FEDERAL HOUSING ADMINISTRATION
Housing and Home Finance Agency

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

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ANALYSIS OF THE
LAWTON, OKLAHOMA, HOUSING MARKET
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Summary and Conclusions

1. The Lawton Housing Market Area (HMA), coterminous with Comanche County in southwestern Oklahoma, is primarily a trade and service center for Fort Sill, the U.S. Army Artillery and Missile Center, and for several agricultural counties. Its economy reflects quite closely the ups and downs of military strength at Fort Sill.

Nonagricultural employment in the HMA increased by an average of about 760 workers a year between 1958 and 1964; but the year-to-year gains ranged from 1,200 to 270. Increases during the next three years are expected to approximate a maximum of 600 workers annually.

2. The current median annual income of all families in the HMA is estimated at \$5,410 after tax. By 1968 the median after-tax income of renter families is expected to increase from \$4,600 to about \$4,850.
3. The current population of the HMA is about 105,000, and of Lawton about 70,600. The population increase in the area slowed from 6.5 percent annually in the 1950-1960 decade to about 3.3 percent a year since 1960. Assuming that the population of Fort Sill remains fairly stable, population of the HMA is expected to grow by nearly 2,300 annually during the next three years.
4. Household growth also has slowed since 1960, and currently is estimated to total about 25,700, of which about four-fifths are in Lawton. Households are expected to grow by about 600 annually in the next three years.
5. The current housing inventory is estimated at about 27,800 units, of which 1,468 are at Fort Sill. The increase in housing has more than kept up with household growth. The housing inventory has increased by about 3,140 units, and households by about 2,850. New construction since 1960 has totaled about 3,840 units, and approximately 700 units have been demolished, about 400 in Lawton and nearly 300 temporary units at Fort

Sill. Multifamily units have increased substantially in the city as conventional financing became available beginning in 1962. Yearly authorizations of single-family homes have remained quite stable at around 560 a year in the past three years.

6. The homeowner vacancy ratio has increased from 1.7 in 1960 to about 2.7 percent currently. The rental vacancy ratio also has risen from 6.9 percent in 1960 to about 8.9 percent now. These ratios are considerably above those which would represent a balanced market relationship, but a large proportion of the rental units are of poor quality and are not competitive.
7. New sales housing in a wide variety of price ranges generally has been well absorbed; the FHA unsold inventory survey in January 1965 showed 21 percent of the 1964 speculatively built homes still unsold. A larger number of homes was under construction in January 1965 than in the previous January, and a much larger portion was unsold.
8. The increased volume of new multifamily construction is being well occupied but with consequent higher vacancies in older, less attractive, and smaller rental units. The best of the new apartments are in good demand despite their significantly higher rents. FHA has not participated, thus far, in new rental construction. The older FHA rental projects are experiencing increasing vacancies each year.
9. The volume of new residential construction in Lawton during the next three years that will meet the requirements of anticipated increases in the number of households and allow for anticipated occupancy and inventory changes is approximately 600 housing units annually, 400 sales units and 200 rental units. An estimated 80 units of rental demand are in rent ranges which probably will require public benefit or assistance financing, if they are to be provided by privately-owned housing.

ANALYSIS OF THE
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Housing Market Area

For the purposes of this analysis the Lawton housing market area (HMA) includes all of Comanche County, the same area that comprises the Lawton Standard Metropolitan Statistical Area (SMSA) and the Lawton Labor Market Area. Immediately adjacent to the city of Lawton on the north is the Fort Sill military reservation with a 1960 population of 16,575. In the 1960 census, Fort Sill is referred to as Unorganized Territory in Comanche County, meaning that it is not part of any city or township.

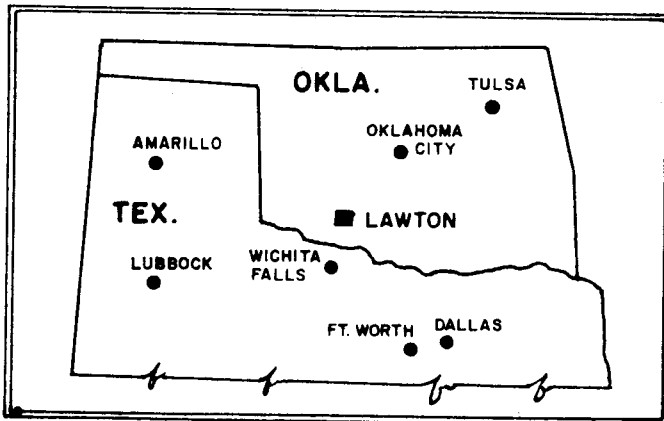
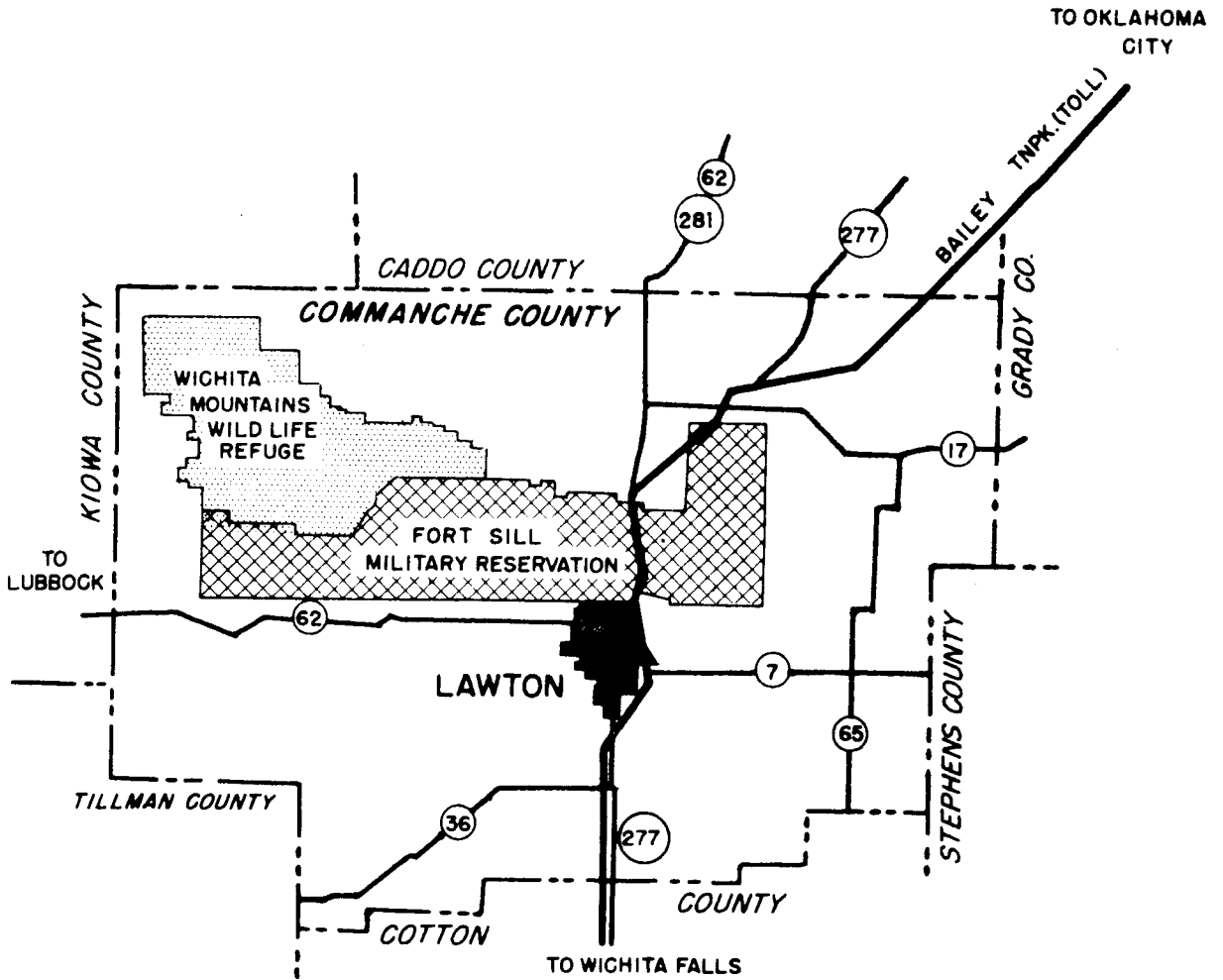
In addition to Lawton, there are eight other towns in Comanche County with a 1960 total population of 4,059. Only the town of Cache, 12 miles west of Lawton with 1,003 persons, had a population of as much as 1,000. It has been the general practice for the city of Lawton to annex new subdivisions as they are started on the outskirts of the city limits. Ninety percent of the nonfarm population in the county lives in Lawton and on-post at Fort Sill. Only about four percent of the population is classed as rural farm. Housing demand, therefore, is heavily concentrated in Lawton and its immediate environs.

There is a fair amount of commuting by workers living outside Comanche County to Lawton, and particularly to Fort Sill, but there are very few residents of Comanche County who commute to work in nearby counties.

Lawton is the third largest city in Oklahoma, and is located 80 miles southwest of Oklahoma City, the State capital. There is a good four-lane highway (the H.E. Bailey Turnpike) between Lawton and Oklahoma City, and the final bypass for this turnpike around the east side of Lawton is now nearing completion. It leads south from Lawton approximately 50 miles to Wichita Falls, Texas, just over the State line.

There are two railroads serving Lawton, the Rock Island Railway and the Frisco Railway, each providing freight service. The Lawton Municipal Airport at the south edge of the city is served by two commercial airlines, Continental and Central.

LAWTON, OKLAHOMA, HOUSING MARKET AREA



Economy of the Area

Character and History

Lawton is a trade and service center for nearby Fort Sill, a large military reservation, and for an agricultural region in southwestern Oklahoma covering several nearby counties in a radius of about 30 miles. Fort Sill was originally a cavalry outpost established in 1869 to deal with Indian problems. It was not until 1901 that the city of Lawton was established after a land lottery opened most of southwestern Oklahoma to white settlement. This part of the State, like most of Oklahoma, had originally been assigned to Indian tribes.

In addition to Fort Sill, which has an on-post population nearly one-third as large as Lawton, there are two Indian establishments just northeast of the city--the Fort Sill Indian School, operated by the Bureau of Indian Affairs of the U.S. Department of The Interior, and the Public Health Service Indian Hospital, operated by the U.S. Department of Health, Education, and Welfare. Immediately west of Fort Sill is the Wichita Mountains Wild Life Refuge with pleasant recreational areas.

Periods of growth and occasional slack periods in Lawton have resulted from the primary dependence of the economy on the number of military personnel attached to Fort Sill. This has meant very active periods during World War II and the Korean Conflict.

The agricultural economy of Comanche County has emphasized wheat production, but other significant crops include cotton, peanuts, and other small grains. Beef and dairily cattle also have been important. All these suffered from a drought in 1963 and 1964 so that peak values in crops and livestock in recent years go back to 1960 in the case of wheat, 1959 in the case of beef cattle, and these or earlier years for other crops and livestock. The number of farms in Comanche County declined from 1,696 in 1950 to 1,224 in 1959. It has been found in previous drought periods that this section of Oklahoma is better suited to grassland use than to crop production.

Employment

Current Estimate and Trend. Nonagricultural employment in the Lawton HMA averaged nearly 20,400 a month during 1964, an increase of 4,570 (29 percent) over the 1958 level. During that period the gain in employment averaged about 760 a year; but as the following table indicates, the year-to-year gains varied widely from 1,200 workers between

1958 and 1959 to only 270 between 1963 and 1964. The number of persons employed in agriculture declined by 800 (39 percent) from 2,075 in 1953 to 1,275 in 1964. Annual averages for the components of the civilian work force are shown in table I.

Trend of Civilian Work Force and Nonagricultural Employment
Lawton, Oklahoma, HMA, 1958-1964a/
(Annual Averages)

<u>Year</u>	<u>Employment</u>	<u>Change from prior year</u>	
		<u>Number</u>	<u>Percent</u>
1958	15,825	-	-
1959	17,025	1,200	7.6
1960	17,875	850	5.0
1961	18,425	550	3.1
1962	19,425	1,000	5.4
1963	20,125	700	3.6
1964 P	20,395	270	1.3

a/ Comparable employment data are available for the years 1958-1964 only.

P-Preliminary.

Source: Oklahoma State Employment Security Commission.

Major Industries. The largest segment of nonagricultural wage and salary employment (35 percent) is in government with 6,125 workers, reflecting the sizable impact of Fort Sill civilian employees. The number of military personnel at this large post in recent years has been approximately equal to the entire civilian work force of the HMA, which reached a new peak of 22,520 in 1964. The government sector has benefited by the growth in the number of Lawton public school teachers and staff and also by the growth of Cameron College, one of the largest junior colleges in the State in the southwest section of the city.

The next largest employment category is wholesale and retail trade, which averaged 4,475 workers in 1964, or nearly 26 percent of total nonagricultural wage and salary employment. Very little of this is in wholesale trade. Close behind this category came the groups including services, finance, insurance, and real estate, and a small amount in mining. These all amounted to 3,525 in 1964, or 20 percent of the total.

Construction employment, which tends to fluctuate with project work at Fort Sill, has increased in recent years and reached 1,125 in 1964, 100 below the 1963 level. Manufacturing and public utilities constituted about seven percent and six percent, respectively, of total nonagricultural wage and salary employment in 1964.

There has been no major change in the percentage distribution of these industry groups since 1958. Manufacturing has not increased numerically, declining percentagewise, and is not an important factor in the area. Trade has retained the same relative importance, about 26 percent of all nonagricultural wage and salary workers. Government has increased in relative importance from 32 percent in 1958 to 35 percent in 1964.

Nonagricultural employment in 1960 constituted about 20 percent of the total population. This low participation rate results from excluding the large number of military personnel from the employed work force, whereas they and their dependents are included in the population. With a gradual increase in the military complement in the past year, the participation rate probably has declined a little.

Principal Employer

Fort Sill, the only large employer in Comanche County, borders on the north side of the city of Lawton. It is the U.S. Army Artillery and Missile Center, the home of the Artillery and Missile School and of the U.S. Army Training Center, Field Artillery. It is also the home station of the newly expanded U.S. Army 1st Field Artillery Brigade, and III Corps Artillery.

After serving for 31 years as a cavalry outpost, artillery units came to Fort Sill soon after 1900. The School of Fire (for field artillery) became operational here in 1911, and Fort Sill officially became the Artillery Center in 1946. In 1957 its name was changed to the U.S. Army Artillery and Missile Center. The USAAMC has several missions:

1. Operation and support of the U.S. Army Artillery and Missile School--the university of field artillery, where officers and enlisted men learn advanced artillery procedures.
2. Operation of the U.S. Army Training Center, Field Artillery--where new artillerymen learn the basic artillery practices.
3. Training of missilemen and the activation of the Army surface-to-surface missile units for employment wherever needed around the world.
4. Maintaining several strategic Army Corps units which are always ready on short notice to rush to any trouble spot in any corner of the world where they are needed.
5. Supporting National Guard and Reserve units and personnel in their year-around training, their summer camps, and in their active duty training.

Also located at Fort Sill, but not a part of the Center, is the U.S. Army Artillery Board and the combat Developments Command Artillery Agency. The post covers an area of 154 square miles and the physical value of the reservation is about \$250 million. It is divided into three main subareas: the East Range, the Garrison proper, and the West Range. In 1963 military pay amounted to nearly \$73 million and civilian employees earned \$14.5 million.

Between World War II and the Korean Conflict, military strength at Fort Sill dropped below 10,000, but after 1950 it rose quickly to above 20,000. From 1955 to 1960 it ranged between 15,000 and 20,000, and during the past four years it has averaged more than 20,000. With over 7,000 military families living in the area, and averaging about 4.25 persons per family, there are about 23,000 civilian dependents in addition to the military. A small increase has occurred at Fort Sill in recent months with the closure of Fort Chaffee, Arkansas, although most of the troops there were transferred elsewhere.

Civilian employment at Fort Sill has totaled a little under 4,000 in the past few years, of whom civil service employees numbered between 2,500 and 2,700. There is no present indication that the level of civilian employment will change significantly in the foreseeable future; nor is there any current evidence of significant changes in military strength. Compared with other Army installations, Fort Sill appears to be one of the more permanent because of its terrain and existing facilities.

Unemployment

The number of persons unemployed in Comanche County during the past seven years has averaged about four percent of the total civilian work force. Only in 1958 did it reach nearly six percent. In the Korean Conflict period in 1952 it was as low as 2.0 percent. In 1964, unemployment averaged 850 over the year, or 3.8 percent. This usually tends to be higher in the winter months and lower in the spring and fall.

Estimated Future Employment

Based on past trends, the recent slowdown in nonagricultural employment increases, and the likelihood that civilian employment at Fort Sill will not change significantly, it seems reasonable to estimate that the projected growth in employment during the next three years will average not more than about 600 annually.

Income

Typical wages in the Lawton area have increased gradually over the years and civil service salaries at Fort Sill frequently influence the rates paid in similar occupations in the city of Lawton, although the latter are usually below the Federal government scale.

Basic data for 1959 provided by the 1960 Population Census have been used to estimate the distribution of all families and of renter families by income classes (after deduction of Federal income tax). These have been computed for all families for 1965 and 1968 and are shown in table II.

The current median annual income, after tax, for all families is about \$5,410. In the case of all renter families, the current median is approximately \$4,600. By 1968 it is expected to increase to at least \$4,850 for all renter families.

Demographic Factors

Population

Current Estimate. The current population of the Lawton HMA is an estimated 105,000 persons, of whom approximately 70,600 live in Lawton, 22,100 live on-post at Fort Sill, and 12,300 live in the remainder of Comanche County (see table IIIa). Between 1950 and 1960, population increased by almost 35,640 persons (64.6 percent) as a result of major increases in activity at Fort Sill. Since 1960 the increase in population has declined to an average of little over 2,900 a year as compared with 3,564 annually during the 1950-1960 decade.

All of the total population gain of over 49,800 since 1950 has accrued to Lawton City and the contiguous Fort Sill Reservation. Combined, they reported an increase of about 50,800, but the remainder of the HMA lost almost 1,000 persons during the period. The population of Lawton City increased by about 35,800, and the on-post population at Fort Sill increased by about 15,000. Periodic annexations of developing contiguous areas have accounted for the large population increase in Lawton and the decline in the areas outside Lawton and Fort Sill.

Trend of Population Growth in the Lawton, Oklahoma, HMA, 1950-1968

<u>Date</u>	<u>Population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percentage</u>
April 1950	55,165	-	-
April 1960	90,803	3,564	6.5
Feb. 1965	105,000	2,935	3.2
Feb. 1968	111,750	2,250	2.1

Source: 1950 and 1960 Censuses of Population.
1965 and 1968 estimated by Housing Market Analyst.

Natural Increase and Migration. As indicated in table III b, a larger proportion of the 1950-1960 population gain resulted from net in-migration (20,364) than from natural increase (15,274). In the nearly five years since 1960, the increase in population has resulted predominately from natural increase and only a moderate amount of in-migration because of the reduced in-migration of military personnel.

Future Population Trend. During the next three years population of the HMA is expected to increase by about 2,250 persons annually. No significant change in the on-post population is expected, areas in the county outside Lawton and Fort Sill probably will experience some further loss, and Lawton is expected to have a population gain of about 2,300 a year.

Households

Current Estimate. There currently are an estimated 25,700 households in the HMA, of which 1,455 are housed on-post at Fort Sill, over 20,500 live in Lawton, and about 3,750 are in the remainder of the county (see table IV). During the 1950-1960 decade, households increased by 7,736, an average gain of about 774 a year. ^{1/} Since 1960 the increase has declined to an average of approximately 590 a year.

Of the total increase of about 10,580 households since 1950, approximately 9,860 have accrued to Lawton, 670 to Fort Sill, and about 50 to the remainder of the county.

Trend of Household Growth in the Lawton, Oklahoma, HMA, 1950-1968

<u>Date</u>	<u>Households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percentage</u>
April 1950	15,117	-	-
April 1960	22,853	774	5.1
Feb. 1965	25,700	590	2.6
Feb. 1968	27,500	600	2.3

Source: 1950 and 1960 censuses of Housing.
1965 and 1968 estimated by Housing Market Analyst.

Household Size. Since 1950 the average size of households in the area has been increasing slowly. From an average of 3.32 persons per household in 1950 the average has increased to 3.40 in 1960 and to an estimated 3.43 currently. The increase in recent years probably reflects in part in the fact that military families, which averaged 4.11 persons per household in 1960, have been increasing in size. No further significant gain in the average size of families is anticipated during the next three years.

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

Future Household Trend. During the next three years households are expected to increase by about 1,800, or 600 a year, all of them in Lawton or its immediately contiguous areas.

Military and Military-Connected Civilian Households. At the time of the last housing status survey of military families at Fort Sill in April 1964, there was a total of 7,296 in the area, of whom 1,455 were on-post and 5,841 off-post, mostly in Lawton. Of the 2,618 civil service employees on Fort Sill at that time, all lived off-post and nearly three-fourths lived in Lawton, with the remainder scattered in the small towns of Comanche County and in surrounding counties. Since about 1,600 of these are female employees, the 2,618 total probably represented about 900 families when allowance is made for single male workers and a few female household heads. To these should be added about 600 households for other civilian employees at Fort Sill, including non-appropriated fund activities, operational and construction contractors.

Housing Market Factors

Housing Supply

Current Estimate. There currently are approximately 27,800 housing units in the HMA, of which 22,320 are in Lawton and 1,468 on Fort Sill. At the time of the 1960 Census there were nearly 24,700 housing units in the HMA, of which almost 19,500 were in the city of Lawton and about 1,200 at Fort Sill.^{1/}

The increase in housing has more than kept up with households growth, and there has also been an improvement in the quality of housing. There was a net increase of about 8,200 housing units between April 1950 and 1960, or an average annual growth of 820. Since April 1960, the net growth is estimated to have been about 3,100 units, or an average annual gain of about 640 units. The increase since 1960 resulted from construction of about 3,835 new units and the net loss of about 700 units through demolition, conversion, and catastrophe.

Characteristics of the Supply. The 1960 Census of Housing revealed that about 82 percent of all housing units in the HMA were single-family houses, including trailers (see table V). That proportion was representative also of Lawton. About the same ratios of single-family and multi-family units apply to the current housing supply.

The rapid postwar growth of the HMA is seen from the 1960 census count of housing by age groups. Approximately 47 percent of the housing units in the areas in April 1960 were built after 1949, and by now this ratio is about 55 percent.

In 1960 almost 14 percent of the housing units in the HMA were either dilapidated or lacked one or more plumbing facilities. This represented a very substantial improvement over 1950 when 40 percent of the housing units were dilapidated or lacked plumbing facilities.^{2/}

The median value of all owner-occupied housing units in the area in 1960, as estimated by the owners, was \$9,900. Only about five percent were valued at more than \$20,000, and another 9 percent between \$15,000 and \$20,000. Over a third were in the middle price range of \$10,000 to \$15,000; and nearly 83 percent of those reported as vacant and available for sale were in this price range.

^{1/} Does not include 67 temporary units which will be removed by July 1, 1965.

^{2/} Because the 1950 Census of Housing did not classify "deteriorating" units separately, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" by 1960 definition; but the improvement in the inventory clearly is impressive.

Among renter-occupied housing units in the HMA in 1960, the median rent was reported by the census as \$77. Eight percent rented for \$120 or more, and 13 percent had gross rents of \$100 to \$120. Over 55 percent of the units were in the gross rent category under \$80.

Residential Building Activity

Past Trend. The housing market area has experienced over the past 15 years a considerable fluctuation in annual homebuilding because of occasional rental projects built on and off the post and, in recent years, a sizable increase in the construction of private multifamily units. The annual figures on dwelling units authorized by building permits, including the military housing at Fort Sill, are shown in table VI. The data include only building in Lawton and at Fort Sill, but they represent virtually all construction in the HMA.

Annual authorizations reached a peak of nearly 1,700 units in 1951 during the Korean Conflict period. Besides a 500-unit Wherry project which was started on Fort Sill in that year, there were also several Title IX rental projects built in Lawton. In 1952 almost 1,600 units were authorized. The volume dropped to an average of barely 400 a year in the mid-1950's, but rose again beginning in 1958. In 1959 private housing authorizations reached another peak of 1,052, but then dropped in 1960 to less than 600. Two more projects were added at Fort Sill, 349 Capehart units in 1959 and 200 appropriated-fund units in 1962.

Recent Trend. The average number of units authorized since 1960 has been about 750 including the 200 appropriated-fund units at Fort Sill. During the past five years a peak of 711 single-family houses were authorized in 1961; in the following three years permits for single-family houses remained quite steady at 550 to 575. In the last three months of 1964, 130 single-family units were authorized, just a little below the monthly average of 48 for the year as a whole. In addition, a walk-up apartment development of 71 units was under construction early in 1965. New apartments, defined as including housing in structures containing three or more units were negligible from 1953 through 1961, but in 1962, 76 were authorized, 164 in 1963, and a 12-year high of 180 in 1964.

Demolitions have increased in the past three years mainly as the result of the urban renewal program in the southern portion of the city of Lawton are segmental. In this area over 300 units were reported to have been removed since 1960, primarily through fire and sanitary code

enforcement, and another 40 units have been vacated and partially removed in the Civic Center Urban Renewal Project. In all, since 1960 approximately 400 units have been demolished in the city and nearly 300 temporary structures have been vacated or torn down on Fort Sill. In the next few years additional demolitions are expected in the General Neighborhood Renewal Program on the south side of Lawton, probably averaging around 100 a year. Conversions have been nominal in the past ten years since the Korean Conflict. At that time and during World War II many existing homes were converted to two- or more-unit structures to accommodate the peak demand from military families. Subsequently there was much less need for these smaller units and many of the older and poorer types are now vacant.

Tenure of Occupancy

As indicated in table VII, owner-occupied units as a percent of total occupied units in the area has gradually increased from 51 percent in 1950, to almost 55 percent in 1960, and to 56 percent currently. In the city of Lawton the current ratio is estimated to be a bit higher, about 59 percent, or just under 12,100 owner-occupied units. This is significantly lower than the average for all urban areas in the State, which by now has passed the two-thirds point, and is caused by the large number of military families living in rental units in Lawton as well as at Fort Sill.

Vacancy

Last Census. At the time of the April 1960 Census of Housing there were in the HMA 988 vacant units available for rent or sale which were not seasonal and not dilapidated (see table VII). This net available vacancy amounted to 4.0 percent of total housing units, up from 3.1 percent in 1950. Seven-eighths of these vacancies, or 868, were in Lawton where the net available vacancy ratio was 4.5 percent, a little higher than for the entire HMA, and also up from 3.2 percent in 1950.

Of the available vacancies in the area, 773 were available for rent, a rental vacancy ratio of 6.9 percent. The 215 vacant units for sale represented a homeowner vacancy ratio of 1.7 percent.

Among the available vacancies in the area, only seven of the 215 for sale in 1960 lacked one or more plumbing facilities, but 148 of the 773 units for rent were lacking plumbing facilities.

Current Estimate. The current number of available vacant units in the HMA totals approximately 1,500, or 5.4 percent of all housing units. An estimated 400 are available for sale, a homeowner vacancy ratio of 2.7 percent; about 1,100 are available for rent, a rental vacancy ratio of 8.9 percent. In Lawton, both the homeowner and rental vacancy ratios are somewhat higher, 2.8 percent and 9.8 percent, respectively. These vacancy ratios are significantly above those which would represent balanced demand-supply relationships in an area with the growth rate of Lawton.

Postal Vacancy Survey. On January 12, 1965 the Lawton Post Office, at the request of the FHA, conducted a postal vacancy survey, the results of which are summarized in table VIII. Within the Lawton postal delivery area are Lawton City, all the family housing on Fort Sill, and a small amount of housing outside the city, mostly on four rural routes and one star route, although the rural routes also serve parts of the city.

This survey counted a total of 1,845 vacancies out of 22,619 possible residential deliveries, or an over-all vacancy rate of 8.2 percent, exclusive of trailers. Most of these vacancies were in the city, a few were outside, and only a nominal turnover vacancy exists at Fort Sill. A total of 1,130 residences were recorded as vacant, 6.1 percent of all residences surveyed. Vacant apartments totaled 715, equal to 17.7 percent of 4,035 surveyed. The results of postal vacancy surveys are not comparable with those published by the Bureau of the Census, because of differences in definition, area delineations, and methods of enumeration.

The major increase in vacancies appears to have been among the smaller and less desirable properties. This is partly the result of a sizable volume of new single-family home construction since 1960, the addition of new and more attractive apartments, and of the urban renewal program. Elimination of substandard units in renewal areas required relocation of families in existing vacancies, which in turn accelerated the filtering-up process. Although postal vacancy surveys do not reveal qualitative data, it is evident from conversations with local postal officials and carriers that many in-town vacancies are older and smaller units.

Sales Market

General Market Conditions. In general the sales housing market in Lawton has been good for the past year at least and both new and existing homes have been selling readily, according to informed local

sources. Although no marked slowdown appears to have occurred in the sale of new homes, the volume of starts, if continued at the current pace, could outrun demand in view of the generally higher vacancy conditions and the slower rate of employment increase.

Local builders and real estate brokers also depend upon military families for a significant portion of their sales. While this demand contains a small proportion of personnel planning to retire locally in a few years, many military families are unable to obtain on-post housing and are reluctant to rent the less attractive type apartments available in the community. They thus become purchasers in a market that in recent years has offered an opportunity to sell without loss upon transfer to their next assignment.

Subdivision Activity. The growth of Lawton has been steadily to the west of the city center because of the Fort Sill boundary on the north, the railroad tracks and airport to the south, and the expressway and industrial section on the east. Construction of new expressway bypass with three interchanges bordering the city has opened up land to the east for residential development, and two subdivisions have been started about a mile east of the city center. Most of the new homes, however, continue to be built on the west side of the city where they have been well accepted, partly because of a second high school recently completed as well as a nearby junior high and elementary school.

Speculative Building. About half of this new homebuilding is of a speculative type with a wide range of prices from less than \$9,000 to more than \$30,000. Nearly half of the speculative homes built in 1964 were concentrated in the moderate price range of \$12,500 to \$15,000.

Unsold Inventory of New Homes. The annual unsold inventory survey made in Lawton by FHA in January 1965 showed a relatively good condition, with 21 percent of the 1964 speculatively built homes still unsold at the end of the year (58 out of 270). While this could be better, it is an improvement over the 28 percent reported at the end of 1964. Completions each year number 270 in 1964 and 220 in 1963. Of the unsold homes at the end of 1964, over 80 percent had been completed for less than three months. However, 13 houses in scattered price ranges had been completed for over a year.

Houses Under Construction. The volume of houses under construction reported in the FHA year-end survey numbered 150, of which 112 were unsold. Both figures were up substantially from the end of 1963 when there were 93 under construction with 22 of these unsold.

Foreclosures. Foreclosures do not present a serious problem in Lawton at the present time. However, FHA had 30 homes for sale at the beginning of January 1965.

Rental Market

General Market Conditions. As previously indicated in the discussion of vacancy conditions, the rental market in Lawton is poor for older and smaller size units and for project type apartments that are not well maintained. In the case of newer, well designed and located apartments, however, there is a good demand.

New Rental Housing. Several new apartments have been built in Lawton in the past few years with conventional financing and, for the most part, have been well occupied, indicating a demand for better and higher cost rental units. The unit size and rent distribution for five of these are shown in table IX with a breakdown of furnished and unfurnished units in the first three projects.

All the apartments are two-story walk-up type and each of the first three has a swimming pool as well as air conditioning. The highest rent apartment, Les Jardines, was completed in August 1964 next to the Lawton Country Club. It was soon filled and now has a waiting list. The Chateau de Ville will be completed early in the spring and is located next to Les Jardines. About a third of its units already were rented in January.

The Woodland Arms was completed in December 1964 and had 21 tenants in its 36 units a month later. All the first three apartments listed have two baths in most of the two-bedroom and in all of the three-bedroom units. The two apartments near the country club also include all utilities with the rent. All three of these projects reported that about half their tenants are military families. They do not permit children except teen-agers. The last two projects listed in the table, Embassy Arms and Holiday Plaza, have all electric appliances; the tenant pays for electricity in addition to the rents indicated. All were reported full at the end of 1964.

It was noted in the course of the field study that one of the older rental projects, a two-story walk-up type, was only about one-third occupied. The 60 units in that project are all one-bedroom size with gross rentals of \$69.50 for second floor and \$72.50 for first floor units. It is evident that the newer and better apartments have provided strong competition to the older and less attractive apartments as well as to some duplex groups.

Rental Housing Under Construction. No additional rental projects of major size were reported to be under way, although there is space near the two new apartments next to the country club for more apartments if the second group is also successful. A 12-story structure of 125 units is in planning and, if constructed, would be the first high-rise apartment in Lawton. Its site is on Northwest 44th Street a little north of Gore Boulevard, just behind what is now a small shopping center and near the country club.

Mortgage Market

There has been no shortage of private mortgage money in Lawton during the past few years. A few years ago it was difficult to get conventional financing for new apartments.

Urban Renewal Activity

Lawton has one urban renewal project and one general neighborhood renewal program (GNRP) under way. The Civic Center Project (R-18) was approved for execution in October 1964 and involves an approximate area of 14 blocks in the downtown section. Much of the planned use of the property is nonresidential in character although the local Urban Renewal Agency reports 93 dwelling units, mostly small multi-family structures, will be removed in the area, about 15 more by private action, and about 28 units will remain in the area.

The Lawton View GNRP (R-24) area on the south side of town, amounting to about three-fourths of a square mile, contains many substandard dwellings, about three-fourths of which will have to be demolished in order to upgrade it properly for permanent residential development. Several streets now have satisfactory permanent houses built in recent years, some of which houses are FHA-insured.

A detailed survey of this area was made in the summer of 1964 of the number of families, their size and income. The survey findings are summarized in table X. A total of 1,202 families were counted. The median size of family was close to four persons. The median monthly income reported by the survey was over \$260. More than a fifth of the families had incomes of \$400 or more a month. Over three-fifths of the structures were owner-occupied and less than two-fifths renter-occupied.

Good progress is being made in both the Civic Center and Lawton View areas in removing substandard dwellings, and over 300 units are estimated to have been demolished in the Lawton View area since 1960, largely through enforcement of fire and sanitary codes. Approximately 600 more units may be demolished over the next eight years, if the desired standards for housing in this area are achieved.

In order to relocate families whose homes are being removed, a filtering up process has been achieved partially through the construction of a good quality subdivision on the southeast side of town. In this vicinity at least two groups also are interested in a rental project.

Military Housing.

Fort Sill now has a total of 1,535 housing units on the post, of which 67 temporary units are being phased out by July 1, 1965, leaving by that time 1,468 units. These consist of 569 permanent units built with appropriated funds at various times since 1870, 500 Wherry units which the Army has acquired, 349 Capehart units, and 50 temporary units which are being rehabilitated for use for about five more years. These units are distributed in the following table according to unit size and intended occupancy by officers, warrant officers, and enlisted men of the higher grade normally eligible for on-post housing.

Fort Sill Housing by Type, Unit Size, and Occupancy, 1965

<u>Type</u>	<u>Unit size</u>				<u>Occupancy</u>		
	<u>Two bed- room</u>	<u>Three bed- room</u>	<u>Four bed- room</u>	<u>Total</u>	<u>Offi- cers</u>	<u>War- rant offi- cers</u>	<u>En- listed men</u>
Approp. fund	16	345	208	569	250	29	290
Wherry	380	70	50	500	158	14	328
Capehart	-	<u>269</u>	<u>80</u>	<u>349</u>	<u>181</u>	-	<u>168</u>
Permanent	396	684	338	1,418	589	43	786
Temporary	-	<u>20</u>	<u>30</u>	<u>50</u>	-	-	<u>50</u>
Total	396	<u>704</u>	<u>368</u>	<u>1,468</u>	<u>589</u>	<u>43</u>	<u>836</u>

Source: Fort Sill.

Many temporary units have been torn down in past years which had been converted from barracks or hospitals quarters. The last of these are now being phased out and the table above indicates that only 50 temporary units will be left by July 1, 1965. These are all located on the east side of the expressway in former Lanham housing which is being rehabilitated, including duplex units converted to 4-bedroom size.

Actual occupancy of on-post quarters is always close to capacity, with only a few units vacant for normal turnover. Waiting lists for this housing are always lengthy. In late January 1965, 531 military families were listed, of whom nearly two-thirds were eligible enlisted men, over a fourth company grade officers, a few warrant officers, and student officers. The estimated waiting time for this housing depends on the size of units desired and the date of the individual's rank. Only field grade officers (Major and above) have a short time to wait for quarters. Company grade officers (Captain and below) have to wait from two to 36 months. Practically no lieutenants are able to live on-post because of the large demand. Warrant officers have to wait from two to six months. The senior noncom grades of enlisted men (E-7 through E-9) have only two to three months to wait, but the majority of the eligible enlisted men (Grades E-5 and E-6) have to wait two to 36 months. Virtually no enlisted men in Grade E-4 with over seven years service are able to live on-post.

Compared with the 1,468 total units available on the post, a recent count reveals that there were 8,101 military families living off-post, most of these in Lawton. Nearly one-sixth of these were officers, including warrant officers, and the remainder (84 percent) enlisted men of all grades.

The last annual housing status survey compiled by Fort Sill in April 1964 found that 6,144 military families (70 percent) were living in adequate housing and 2,646 families (30 percent) were in inadequate housing, including over 900 who were involuntarily separated from their families. When allowance is made for a few families who have purchased houses or trailers classed as adequate (55), and for those whose rents exceed their basic allowance for quarters (BAQ) by less than \$10, there is a remainder of a little over 1,900 inadequately housed families. The various classes of housing occupied by officers and upper and lower grades of enlisted men are shown in table XI.

Public Housing

The only public housing in the Lawton area besides the military housing at Fort Sill is a small group of 15 units at the Fort Sill Indian School and five units at the Public Health Service Indian Hospital, all of them occupied by families of employees of these institutions.

Oklahoma has never had enabling legislation for public low-rent housing, although another attempt to achieve this is being made in the 1965 session of the State Legislature.

Demand for Housing

Quantitative Demand

Demand for additional housing in Lawton during the three-year period from February 1965 to February 1968 arising from the anticipated increase in households is about 600 units annually. This demand figure must be adjusted to reflect housing losses expected from demolitions, conversions, and catastrophe, and for the need to absorb over the next three years a substantial number of vacant units in excess of the number that represents acceptable demand-supply relationships in the housing market. Further allowance must be made for a continuing gradual net shift in households from tenant to owner status, and for some transfers of housing units from white to nonwhite occupancy. To accommodate household growth and to allow for the expected inventory and occupancy changes approximately 600 housing units annually will need to be added during the next three years, down significantly from the average of about 725 units a year authorized since 1960.

Of the total demand, 400 units will represent demand for sales housing and 200 will represent demand for rental units. Approximately 80 units of annual demand for rental units probably will require assistance in financing or in acquisition of land if they are to be provided by privately-owned housing.

Qualitative Demand

Sales Housing. Based on ability to pay, as measured by family income and typical ratios of sales price to income in the area, and on recent market experience, the distribution of annual demand for sales houses during the next three years by price ranges is expected to approximate the pattern in the table below.

Estimated Annual New Sales Housing Demand
Lawton, Oklahoma, HMA
February 1965-February 1968

<u>Sales price</u>	<u>Families</u>
Under \$10,000	30
\$10,000 - 11,999	60
12,000 - 13,999	90
14,000 - 15,999	80
16,000 - 17,999	50
18,000 - 19,999	40
20,000 - 24,999	30
25,000 and over	20
Total	400

At the present time the minimum price for which new homes can be built in Lawton is a little under \$9,000. Thirty-eight percent of effective demand is in the price range of from \$10,000 to \$14,000, one-fifth is in the \$14,000 to \$16,000 range, almost one-fourth in the \$16,000 to \$20,000 range, and about 13 percent is at \$20,000 and over.

Rental Housing. The monthly gross rentals at which privately-owned net additions to the rental housing inventory might best be absorbed during each of the next three years are indicated for various size units in the following table. Net addition in these rentals may be accomplished either by (1) new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition, or (2) production of units at higher rentals which competitively effect a filtering of existing accommodations to the rentals specified.

Minimum gross rents achievable in the Lawton area with market interest rate financing are approximately \$85, \$95, \$105, and \$115 for efficiency, one-bedroom, two-bedroom, and three-bedroom units, respectively. Approximately 120 of the 200 units of demand are at those rents and above, as indicated in the following table. The remaining 95 units probably will require public benefit or assistance financing if they are to be supplied by privately-owned housing.

Estimated Annual Demand for Net Additional Rental Units
by Monthly Gross Rent and Unit Size
Lawton, Oklahoma, HMA, 1965 and 1968

Monthly gross rent ^{a/}	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$ 75 and over	15	-	-	-
80 " "	15	75	-	-
85 " "	10	70	80	-
90 " "	5	55	70	30
95 " " - - - -	5 - - - -	50 - - - -	60 - - - -	25
100 " "	5	40	50	20
105 " "	-	35	45	20
110 " "	-	25	40	15
115 " " - - - -	- - - -	20 - - - -	35 - - - -	10
120 " "	-	15	25	10
125 " "	-	10	20	5
150 " "	-	5	10	-
175 " "	-	-	5	-

a/ Gross rent is shelter rent or contract rent plus the cost of utilities and services.

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, demand for two-bedroom units at \$105 to \$120 is 20 (45 minus 25).

Table 1

Work Force and Employment by Industry
Comanche County, Oklahoma
Annual Averages, 1958-1964

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Civilian work force	<u>19,025</u>	<u>19,625</u>	<u>20,325</u>	<u>20,800</u>	<u>21,700</u>	<u>22,200</u>	<u>22,525</u>
Unemployment	1,125	775	800	875	925	925	850
As percent of work force	5.9%	3.9%	3.9%	4.2%	4.3%	4.2%	3.8%
Agriculture	2,075	1,825	1,650	1,475	1,325	1,300	1,275
Nonagricultural employment	<u>15,825</u>	<u>17,025</u>	<u>17,875</u>	<u>18,450</u>	<u>19,450</u>	<u>19,975</u>	<u>20,400</u>
Nonag. wage & salary workers	<u>12,700</u>	<u>13,875</u>	<u>14,900</u>	<u>15,425</u>	<u>16,450</u>	<u>16,975</u>	<u>17,400</u>
Manufacturing	1,175	1,150	1,150	1,075	1,250	1,200	1,150
Nonmanufacturing	<u>11,525</u>	<u>12,625</u>	<u>13,750</u>	<u>14,350</u>	<u>15,200</u>	<u>15,775</u>	<u>16,250</u>
Construction	875	1,125	1,050	1,050	1,050	1,225	1,125
Public utilities	875	750	850	850	875	975	1,000
Wholesale & retail trade	3,350	3,600	3,900	4,050	4,250	4,400	4,475
Government	4,075	4,425	5,125	5,350	5,800	5,975	6,125
All other <u>a/</u>	2,350	2,725	2,825	3,050	3,225	3,200	3,525
Other nonag. employment <u>b/</u>	3,125	3,250	2,975	3,025	3,000	3,000	3,000

a/ Includes mining, finance-insurance-real estate, and services.

b/ Includes self-employed, unpaid family workers, and domestic servants.

Source: Oklahoma Employment Security Commission.

Table II

Estimated Percentage Distribution of All and Renter Families
by Annual Net Money Income (After Tax)
Lawton, Oklahoma, HMA, 1965 and 1968

<u>Annual income</u>	<u>1965</u>		<u>1968</u>
	<u>All families</u>	<u>Renter families</u>	<u>Renter families</u>
Under \$ 2,000	9.7	13.0	12.0
\$ 2,000 - 2,999	8.6	11.3	10.7
3,000 - 3,999	11.5	16.2	14.4
4,000 - 4,999	14.5	15.5	15.0
5,000 - 5,999	13.6	15.3	15.0
6,000 - 6,999	12.2	10.1	11.2
7,000 - 7,999	8.9	6.3	7.0
8,000 - 8,999	5.5	3.5	4.5
9,000 - 9,999	4.1	2.3	2.7
10,000 - 12,499	5.6	3.7	4.2
12,500 - 14,999	2.8	2.1	2.3
15,000 and over	3.0	.7	1.0
Total	100.0	100.0	100.0
Median income	\$5,410	\$4,600	\$4,850

Source: Estimated by Housing Market Analyst.

Table III a

Population Growth
Lawton, Oklahoma, HMA
1950-1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>February</u> <u>1965</u>
Comanche County (HMA) total	<u>55,165</u>	<u>90,803</u>	<u>105,000</u>
Lawton	<u>34,757</u>	<u>61,697</u>	<u>70,600</u>
Fort Sill	<u>7,120</u>	<u>16,575</u>	<u>22,100</u>
Rest of county	<u>13,288</u>	<u>12,531</u>	<u>12,300</u>

Table III b

Net Natural Increase and Net Migration
Lawton, Oklahoma, HMA
1950-1965

<u>Item</u>	<u>1950-1960</u>	<u>1960-1965^{e/}</u>
Population increase	<u>35,638</u>	<u>14,147</u>
Natural increase	<u>15,274</u>	<u>12,000</u>
Net total migration	<u>20,364</u>	<u>2,147</u>
Civilian	<u>8,969</u>	<u>1,147</u>
Military	<u>11,395</u>	<u>1,000</u>

^{e/} Estimated.

Source: 1950 and 1960 Censuses of Population; 1965 estimated by Housing Market Analyst.

Table IV

Household Growth and Average Household Size
Lawton, Oklahoma, HMA
1950-1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>February</u> <u>1965</u>
	<u>Households</u>		
Comanche County (HMA) total	<u>15,117</u>	<u>22,853</u>	<u>25,700</u>
Lawton	10,658	18,146	20,520
Fort Sill	773	1,066	1,445
Rest of county	3,686	3,641	3,735
	<u>Average household size</u>		
Comanche County (HMA) total	3.32	3.40	3.43
Lawton	3.20	3.36	3.40
Fort Sill	4.00 <u>e/</u>	4.11	4.25
Rest of county	3.52	3.38	3.12

e/ Estimated.

Source: 1950 and 1960 Censuses of Population and Housing; 1965 estimated by Housing Market Analyst.

Table V

Dwelling Units by Type of Structure by Tenure
Lawton, Oklahoma, HMA
as of April 1960

<u>Units in structure</u>	<u>City of Lawton</u>		<u>Rest of county</u>		<u>Comanche County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1	15,934	81.7	4,435	85.3	20,369	82.5
2	1,417	7.3	417	8.0	1,834	7.4
3 and 4	918	4.7	236	4.5	1,154	4.7
5 or more	526	2.7	44	.9	570	2.3
Trailer	696	3.6	68	1.3	764	3.1
All units	19,491	100.0	5,200	100.0	24,691	100.0
1	9,234	91.6	2,316	97.5	11,550	92.8
2	205	2.0	4	.2	209	1.7
3 and 4	45	.5	5	.2	50	.4
5 or more	15	.2	-	-	15	.1
Trailer	576	5.7	50	2.1	626	5.0
Owner-occupied	10,075	100.0	2,375	100.0	12,450	100.0
1	5,797	71.8	1,683	72.2	7,480	71.9
2	1,096	13.6	370	15.8	1,466	14.1
3 and 4	677	8.4	217	9.3	894	8.6
5 to 9	235	2.9	44	1.9	279	2.7
10 to 19	65	.8	-	-	65	.6
20 to 49	44	.5	-	-	44	.4
50 or more	37	.5	-	-	37	.4
Trailer	120	1.5	18	.8	138	1.3
Renter-occupied	8,071	100.0	2,332	100.0	10,403	100.0
1	320	47.1	39	58.2	359	48.1
2 to 4	255	37.6	28	41.8	283	37.9
5 to 9	49	7.2	-	-	49	6.6
10 or more	55	8.1	-	-	55	7.4
Vacant available for rent	679	100.0	67	100.0	746	100.0

Source: 1960 Census of Housing.

Table VI

Dwelling Units Authorized by Building Permits
Lawton, Oklahoma, Area, 1950-1964

<u>Year</u>	<u>Single family</u>	<u>Duplex</u>	<u>3 family or more</u>	<u>Total units</u>
1950	na	na	na	934
1951	na	na	na	1,689 <u>a/</u>
1952	na	na	na	1,593
1953	na	na	na	269
1954	677	18	4	699
1955	333	6	6	345
1956	398	6	-	404
1957	329	-	-	329
1958	753	16	3	772
1959	977	54	370 <u>b/</u>	1,401
1960	530	21	27	578
1961	711	8	4	723
1962	552	20	276 <u>c/</u>	848
1963	559	-	164	723
1964	573	8	180	761

a/ Includes 500 units of Wherry housing at Fort Sill.

b/ Includes 349 units of Capehart housing at Fort Sill.

c/ Includes 200 units of appropriated fund housing at Fort Sill.

na - Note available.

Source: U.S. Census Bureau, U.S. Bureau of Labor Statistics, and
City of Lawton Building Inspector's Office.

Table VII

Tenure and Vacancy in Housing Inventory
Comanche County and City of Lawton, Oklahoma
1950, 1960, and 1965

<u>Area and tenure</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>February</u> <u>1965</u>
<u>Lawton HMA (Comanche County)</u>			
Total housing units	<u>16,495</u>	<u>24,697</u>	<u>27,800</u>
Total occupied units	<u>15,156</u>	<u>22,853</u>	<u>25,700</u>
Owner-occupied	<u>7,727</u>	<u>12,448</u>	<u>14,400</u>
Renter-occupied	<u>7,429</u>	<u>10,405</u>	<u>11,300</u>
Total vacant units	<u>1,339</u>	<u>1,844</u>	<u>2,100</u>
Vacant, nonseasonal, nondilapidated available for rent or sale	<u>508</u>	<u>988</u>	<u>1,500</u>
For rent	<u>398</u>	<u>733</u>	<u>1,100</u>
Rental vacancy rate	<u>4.9%</u>	<u>6.9%</u>	<u>8.9%</u>
For sale	<u>110</u>	<u>215</u>	<u>400</u>
Homeowner vacancy rate	<u>1.4%</u>	<u>1.7%</u>	<u>2.7%</u>
Other vacant units <u>a/</u>	<u>831</u>	<u>856</u>	<u>600</u>
<u>City of Lawton</u>			
Total housing units	<u>11,324</u>	<u>19,491</u>	<u>22,320</u>
Total occupied units	<u>10,687</u>	<u>18,146</u>	<u>20,515</u>
Owner-occupied	<u>5,563</u>	<u>10,075</u>	<u>12,090</u>
Renter-occupied	<u>5,124</u>	<u>8,071</u>	<u>8,425</u>
Total vacant units	<u>637</u>	<u>1,345</u>	<u>1,805</u>
Vacant, nonseasonal, nondilapidated available for rent or sale	<u>362</u>	<u>868</u>	<u>1,265</u>
For rent	<u>284</u>	<u>679</u>	<u>915</u>
Rental vacancy rate	<u>5.3%</u>	<u>7.8%</u>	<u>9.8%</u>
For sale	<u>78</u>	<u>189</u>	<u>350</u>
Homeowner vacancy rate	<u>1.4%</u>	<u>1.8%</u>	<u>2.8%</u>
Other vacant units <u>a/</u>	<u>275</u>	<u>477</u>	<u>540</u>

a/ Includes vacant dilapidated units, seasonal units, units sold or rented and awaiting occupancy, and units held off the market for absentee owners and for other reasons. Omits in 1950 nonresident dwelling units.

Source: 1950 and 1960 Censuses of Housing; January 1965 estimated by Housing Market Analyst.

Table VIII

Lawton, Oklahoma Area Postal Vacancy Survey
January 12, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Lawton	22,619	1,845	8.2	1,698	147	271	18,584	1,130	6.1	1,005	125	184	4,035	715	17.7	693	22	87	857	39	4.6
Main Office	11,466	1,061	9.3	1,018	43	141	9,463	590	6.2	547	43	59	2,003	471	23.5	471	-	82	545	23	4.2
Branch: Fort Sill	1,468	29	2.0	29	-	-	300	4	1.3	4	-	-	1,168	25	2.1	25	-	-	-	-	-
Station: Sheridan	7,842	639	8.1	583	56	67	6,988	422	6.0	388	34	62	854	217	25.4	195	22	5	199	13	6.5
Rural and Star Routes	1,843	116	6.3	68	48	63	1,833	114	6.2	66	48	63	10	2	20.0	2	-	-	113	3	2.7

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department. In a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table IX

Monthly Rent and Size of Units in Selected New Apartments
Lawton, Oklahoma, 1965

<u>Project</u>	<u>Total units</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
Les Jardines					
Number of units	53	3	36	12	2
Monthly rents		\$120(F)	\$145(UF)-\$215(F)	\$220-\$290(F)	\$290(UF)
Chateau de Ville					
Number of units	71	-	44	27	-
Monthly rents		-	\$120-225(UF) \$135-240 (F)	\$195-245(UF) \$215-265(F)	-
Woodland Arms					
Number of units	36	-	8	26	2
Monthly rents		-	\$125(UF)-\$140(F)	\$160(UF) \$180(F)	\$240(UF) \$280(F)
Embassy Arms					
Number of units	80(UF)	-	na	na	-
Monthly rents		-	\$130	\$150	-
Holiday Plaza					
Number of units	50(UF)	-	na	na	-
Monthly rents		-	\$128	\$138-\$155	-

na-Not available.

Table X

Distribution of Families by Monthly Income According to Size
Lawton View GNRP Area - Summer 1964

<u>Range of monthly income</u>	<u>Total families</u>	<u>Family size</u>							
		<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9+</u>
Under \$ 50	36	22	6	4	-	-	2	1	1
\$ 50 - 99	107	86	7	9	3	2	-	-	-
100 - 149	112	61	29	12	4	-	-	4	2
150 - 199	132	65	8	13	19	16	6	3	2
200 - 249	176	39	33	31	22	7	17	8	19
250 - 299	142	34	20	23	30	10	16	2	7
300 - 349	128	31	21	31	26	13	3	2	1
350 - 399	110	16	19	14	20	14	8	5	14
400 - 449	100	13	19	19	10	22	7	9	1
450 - 499	44	7	12	6	8	4	6	1	-
500 and over	<u>115</u>	<u>15</u>	<u>30</u>	<u>20</u>	<u>21</u>	<u>10</u>	<u>9</u>	<u>1</u>	<u>9</u>
Total	1,202	389	204	182	163	98	74	36	56

Source: The Urban Renewal Authority of the city of Lawton, Oklahoma.

Table XI

Type of Housing Occupied by Military Families
Fort Sill, Oklahoma - April 1964

<u>Type</u>	<u>Officers</u>	<u>Enlisted men</u>		<u>Total</u>
		<u>Upper</u>	<u>Lower</u>	
Not desiring housing in area	35	247	285	567
Occupy Title VIII or Appropriated Fund	616	760	-	1,376
Own adequate houses or trailers	318	1,501	26	1,845
Rent adequate private housing	656	1,426	274	2,356
Total adequate	1,625	3,934	585	6,144
Involuntarily separated	69	470	388	927
Commute excess distance	-	-	-	-
Substandard housing & trailers	74	111	71	256
Monthly cost exceeds allowance	112	439	833	1,384
Occupy temporary housing on-post	10	68	1	79
Total inadequate	265	1,088	1,293	2,646
Total families	1,890	5,022	1,878	8,790
Own inadequate houses or trailers	25	28	2	55
Rent exceeds BAQ by less than \$10	65	265	337	667
Subtotal	90	293	339	722
Balance inadequate	175	795	954	1,924

Source: Department of Defense Form 1377