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*Analysis of the*

# LOUISVILLE, KENTUCKY-INDIANA HOUSING MARKET

as of July 1, 1967

(A supplement to the July 1, 1965 analysis)

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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May 1968

ANALYSIS OF THE  
LOUISVILLE, KENTUCKY-INDIANA, HOUSING MARKET  
AS OF JULY 1, 1967  
(A supplement to the July 1, 1965 analysis)

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Field Market Analysis Service  
Federal Housing Administration  
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## 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 be differences of opinion, of course, 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 and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE  
LOUISVILLE, KENTUCKY-INDIANA, HOUSING MARKET  
AS OF JULY 1, 1967

(A supplement to the July 1, 1965 analysis)

Summary and Conclusions

1. Annual employment gains from July 1965 to July 1967 surpassed any of the 1960-1965 period. Virtually all growth reflected plant expansion or additional hiring because of favorable national economic conditions or production increases for the Vietnam war effort. From July 1965 to July 1967, nonagricultural wage and salary employment increased by 25,000 (9.4 percent), with 48 percent of the gain (11,900) occurring in manufacturing industries. Female employment accounted for roughly half of the two-year employment increase; nearly two-thirds of the total employment increase occurred from 1965 to 1966.

During the two-year forecast period of this report, nonagricultural wage and salary employment is predicted to increase by 9,800 annually, including a gain of 2,400 in manufacturing industries and an increase of 7,400 in nonmanufacturing industries. More than half of the future employment opportunities will be filled by female workers.

2. July 1967 median annual incomes in the HMA were \$7,150 for all families and \$5,400 for renter households of two or more persons, after the deduction of federal income taxes.
3. The July 1967 population of the Louisville HMA totaled 825,900. The 1967 population represented an increase of 18,150 annually since July 1, 1965. By July 1969, the population is expected to reach 853,700. The 1969 population would represent a gain of 13,900 annually during the forecast period.
4. As of July 1, 1967, there were 242,300 households in the HMA. The number of households in 1967 represented an annual gain of 5,400 since 1965, as compared with the addition of 3,825 households annually from April 1960 to July 1965. By July 1, 1969, the number of households is expected to total 250,500, an annual gain of 4,100 during the forecast period.
5. The housing supply of the Louisville HMA totaled 256,400 units, a two-year gain of 7,400 units since July 1, 1965. Substantial demolition and the slowdown in home building activity in 1966 were the primary factors accounting for the relatively low rate of addition to the inventory during the previous two years. As of July 1, 1967, there were 2,350 housing units in various stages of construction, including 305 units of public housing in the city of Louisville. Of the 3,494 units authorized for construction in the first six months of 1967, nearly 43 percent (1,492 units) were in multifamily structures.

6. Vacancies declined considerably from the slight excess in July 1965, and were below 1960 levels in all submarkets of the HMA in July 1967. The increased rate of household formation, coupled with a decline in home building activity and a greater volume of housing demolition, resulted in the vacancy decline. As of July 1, 1967, there were 7,100 units available for sale or rent in the HMA, including 2,200 available vacant sales units and 4,900 vacant available rental units. The 1.4 percent homeowner vacancy rate and the 5.6 percent rental vacancy rate indicated a reasonable equilibrium in both sales and rental markets.
7. The volume of privately-owned net additions to the housing supply required to meet anticipated growth during the July 1967-July 1969 forecast period and maintain a balanced demand-supply relationship in both sales and rental market averages 4,500 single-family units and 1,400 multifamily units annually.

ANALYSIS OF THE  
LOUISVILLE, KENTUCKY-INDIANA, HOUSING MARKET  
AS OF JULY 1, 1967

(A supplement to the July 1, 1965 analysis)

Housing Market Area

The housing market area (HMA) defined for this report conforms with that delineated in the July 1965 analysis and consists of Jefferson County, Kentucky, and Clark and Floyd Counties, Indiana. The market area is coterminous with the Louisville, Kentucky-Indiana Standard Metropolitan Statistical Area (SMSA) and the Louisville Labor Market Area. The city of Louisville and the remaining portion of Jefferson County account for nearly 85 percent of the population<sup>1/</sup> of the HMA and 87 percent of all employment.

Economy of the Area

Character and History

Although food (including whiskey) and tobacco production continue to account for one-fifth of manufacturing jobs and the area remains an important regional commercial center, durable goods industries account for 20 percent of all wage and salary jobs in the HMA, as compared with 18 percent nationally. Industrial expansions in durable goods industries have been the primary factor in the recent rapid economic growth of the area.

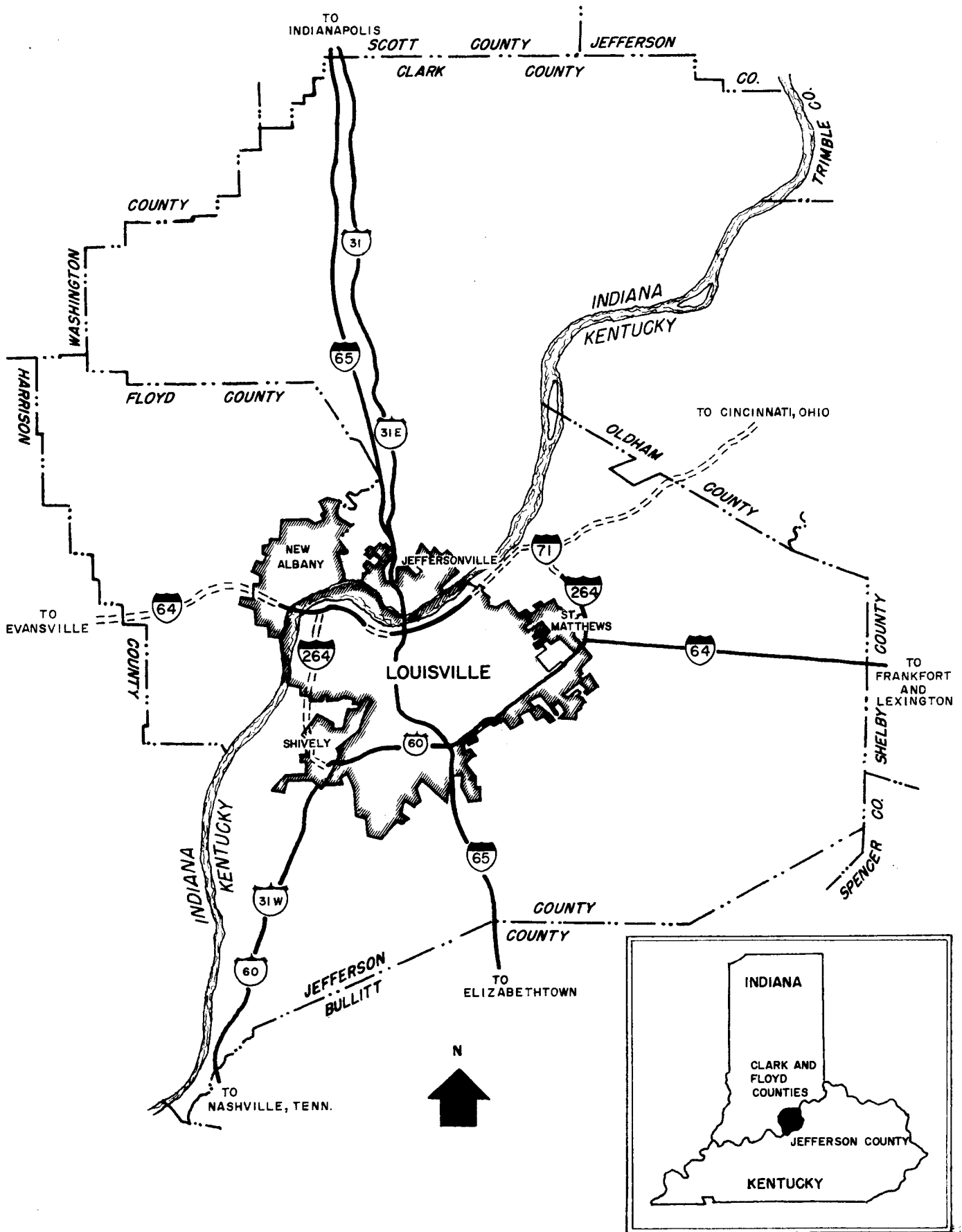
Employment

Current Estimate and Recent Trend. Nonagricultural wage and salary employment averaged 290,500 in the twelve months ending June 30, 1967, including 104,100 (36 percent) employed in manufacturing. Trade and services accounted for 54 percent of all nonmanufacturing employment. Table I presents work force and employment trends since the 1965 analysis; these trends are summarized in the following table. Comparisons of data for recent months with corresponding months of the previous year continue to indicate consistent gains.

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<sup>1/</sup> Inasmuch as the rural farm population of the HMA constituted less than two percent of the 1960 population, all demographic and housing data refer to the farm and nonfarm total.

# LOUISVILLE, KENTUCKY-INDIANA, HOUSING MARKET AREA





Nonagricultural wage and salary employment increased by 25,000 (9.4 percent) from 1965 to 1967. The annual increase in this period was 53 percent greater, on the average, than the 1961-1965 gains (8,175 annually), including the rather substantial manufacturing gain of 11,900. Manufacturing employment gains from 1961 through 1965 averaged about 3,275 annually as compared with the 1965-1967 increases of 5,950 a year. Data are not shown below for the year ending June 1966 because a substantial number of workers on strike tended to distort the data for that period.

Employment Trends  
Louisville, Kentucky-Indiana, HMA  
July 1, 1965 to June 30, 1967

<u>Industry</u>	<u>12 mos. ending June</u>		<u>Average annual change</u>	
	<u>1965</u>	<u>1967</u>	<u>Number</u>	<u>Percent</u>
Total employment	<u>298,900</u>	<u>324,800</u>	<u>12,950</u>	4.3
Wage and salary	<u>265,500</u>	<u>290,500</u>	<u>12,500</u>	4.7
Manufacturing	<u>92,200</u>	<u>104,100</u>	<u>5,950</u>	6.5
Durable goods	50,600	60,500	4,950	9.9
Nondurable goods	41,600	43,600	1,000	2.4
Nonmanufacturing	173,300	186,400	6,550	3.8
Other employment	<u>33,400</u>	<u>34,300</u>	<u>450</u>	1.4

Source: Kentucky Department of Economic Security.

Employment By Industry and Principal Employment Sources. The 20 percent increase in durable goods employment from July 1965 to June 1967 (9,900 jobs) included a gain of 4,300 in "other durable goods" and an increase of 3,900 in the machinery industry. Growth in "other durable goods" reflected increased production schedules at Olin Mathieson, a producer of ordnance equipment required in Vietnam. As a result of the large employment gains, which were met in large part by increased female employment, Olin Mathieson became the second largest employer in the HMA.

The increase of 3,900 jobs in the machinery industry can be attributed to thriving national economic conditions. Because a large proportion of all employment in the machinery industry is concentrated in General Electric and International Harvester (producers of household appliances and farm equipment, respectively), production and employment is responsive to changes in national consumer demand and buying power, rather than industrial needs for capital equipment.

Nondurable goods employment increased by 2,000 (4.8 percent) from 1965 to 1967 with all industries contributing to the increase. Trade and service employment accounted for 54 percent of all nonmanufacturing employment and half of the nonmanufacturing gain of the 1965-1966 period. Government employment, principally in local government in education, added 3,900 jobs.

Female Employment. Female wage and salary employment increased by 12,800 (14 percent) from 92,000 in May 1965 to 104,800 in May 1967 to account for roughly half of the two-year employment gain. Although almost one-third of the 9,500-increase in female employment from May 1966 to May 1967 occurred in durable goods manufacturing (3,100), principally in the ordnance industry; almost 80 percent of all female employment was concentrated in nonmanufacturing industries. Trade and service industries added 2,400 female employees while government agencies increased female employment by 3,500. The fact that over half of all jobs added since 1965 were filled by females (many of whom are working in temporary ordnance production) indicated that the substantial employment gains were filled, in large part, by secondary wage earners. Many of the latter enter the work force to supplement family income when jobs are plentiful and leave the work force when jobs become scarce. Increased employment of secondary wage earners tends, therefore, to dampen the impact of economic expansion on population and household growth.

#### Unemployment

Almost 95 percent of the 1965-1967 employment increase was attributed to a gain in the work force of 24,400 in two years. Unemployment declined by 1,500 from 1965 to 1967 or to only three percent of the work force (10,100 jobless). Because a major portion of those seeking work were the unskilled, uneducated, "hard-core" unemployed, future employment increases are not expected to be attended by a corresponding decrease in unemployment. Females accounted for roughly 40 percent of those unemployed in May 1967.

#### Future Employment Prospects

Long-term employment prospects of the Louisville HMA are favorable. Barring a national recession, continued employment growth is expected from July 1967 to July 1969. Some slowdown in the rate of gain is probable, however. The increase in total employment is expected to average 10,300 a year, including a slight gain (500) in "all other" jobs.

Manufacturing employment growth is projected at 2,400 annually for the next two years, a level of growth less than half that of the previous two years. Annual nonmanufacturing gains (7,400) during the forecast period will be concentrated in the major trade, service and government sectors in which jobs are expected to increase by 5,500 annually, more

than 70 percent of the total nonmanufacturing increase. An employment forecast of 1,000 additional jobs in the construction industry is based upon plant construction at a new Ford facility<sup>1/</sup> and assumes a level of residential construction activity well above that of the past two years.

Because more than three-fourths of the future employment increase is predicted in nonmanufacturing industries, which typically employ a large proportion of females, more than half of the two-year increase will be met by female workers and will represent a continuation of the trend toward a larger working proportion of the population.<sup>2/</sup>

### Income

Manufacturing Earnings. Weekly earnings of manufacturing production workers averaged \$124 in 1966 in the HMA, compared with a state 1966 average of \$104 and a United States average of \$112. Manufacturing earnings are considerably above the state or national average because of the concentration of generally high-wage durable goods industries in the HMA. The 1965-1966 average weekly earnings of manufacturing production workers rose 2.5 percent in Louisville, from \$121 to \$124. The national gain over the year amounted to 3.7 percent as earnings increased from \$108 to \$112.

Family Income. There is little variation in income distributions among the counties of the HMA. Jefferson County reported a 1959 median family income of \$5,800, while in Clark and Floyd Counties, the median incomes were \$5,750 and \$5,400, respectively.

The median income of all families was estimated at \$7,150 after deduction of federal income tax in July 1967. Fewer than one-fifth (19 percent) of all families earned under \$4,000 annually after the deduction of federal income tax and one-fourth of all families earned at least \$10,000 a year. Renter incomes were considerably below these levels, however; the median income of renter households of two persons or more was \$5,400. Almost one-third of all renter households earned less than \$4,000 annually, while only 11 percent were in the \$10,000 and over category. Table II presents detailed distributions of family and renter household incomes for 1967 and 1969.

- 
- 1/ The Ford Motor Company recently announced plans to construct a heavy-truck producing plant on a 400-acre site east of Louisville in Jefferson County. The plant will begin production in mid-1969 and will eventually reach capacity production of 400 trucks daily. Job increases resulting from Ford plant construction and the secondary effects thereof are included in this forecast.
  - 2/ The participation rate for wage and salary workers increased from 33.6 percent in 1965 to 35.2 percent in 1967; it is expected to continue to increase to about 36.3 percent.

## Demographic Factors

### Population

Current Estimate and Recent Trend. The population of the Louisville HMA was 825,900 as of July 1967, an increase of 36,300 (4.6 percent) over the previous two years. Jefferson County accounted for 83 percent of the 1965-1967 population gain (30,200). All Jefferson County growth, however, occurred outside Louisville city limits. The July 1967 population of Louisville, at 389,000, was 1,200 below that of 1965. City population declined continuously since 1960 (see table III), reflecting suburbanization as well as the volume of housing demolitions inside the city, particularly in the 1965-1967 period. Annexation activity by Louisville has not contributed to population growth in the city.

### Population Trends Louisville, Kentucky-Indiana, HMA April 1960-July 1969

<u>Date</u>	<u>Population</u>	<u>Average annual change from preceding date<sup>a/</sup></u>
April 1960	725,139	-
July 1965	789,600	12,300
July 1967	825,900	18,150
July 1969	853,700	13,900

<sup>a/</sup> Rounded.

Sources: 1960 Census of Population. 1965 FHA Market Analysis and estimates by Housing Market Analyst.

The average annual population gain over the 1965-1967 interval (18,150) was well above that of the 1960-1965 period (12,300 annually). The early 1960's, however, were characterized by a recession period that tended to retard population growth. The rather significant economic growth of the more recent period has been reflected in the larger population increase. The gains are not as great as would be expected if based on employment growth only, however, because a large portion of the need for additional employees has been satisfied by increased employment of the existing population.

Natural Increase and Migration. The components of population change are net natural increase (excess of births over deaths) and net migration. Over the past seven years, there has been a shift in the relative importance of the two components in the population growth of the HMA. Net natural increase accounted for over 85 percent of the population gain from 1960 to 1965, while migration played a relatively minor role. The lower level of job opportunities discouraged in-migration to the HMA in the early 1960's. In contrast,

the 1965-1967 rate of economic growth has resulted in a higher level of in-migration so that this component accounted for 62 percent of the past two-year gain. At the same time, the HMA has been characterized by a severe decline in net natural increase that reflects the national trend of a declining birth rate in recent years. The following table summarizes population trends by components.

Components of Population Change  
Louisville, Kentucky-Indiana, HMA  
April 1960-July 1967

<u>Component</u>	<u>Annual averages<sup>a/</sup></u>	
	<u>April 1960-July 1965</u>	<u>July 1965-July 1967</u>
Net natural increase	10,500	6,900
Net in-migration	<u>1,800</u>	<u>11,250</u>
Total change	12,300	18,150
Migration as a percent of total change	14.6%	62.0%

<sup>a/</sup> Rounded.

Sources: 1965 FHA Market Analysis, Louisville Chamber of Commerce, U. S. Department of Health, Education, and Welfare, and estimates by Housing Market Analyst.

Future Population Growth. By July 1969, the population of the Louisville HMA is expected to reach 853,700, an increase of 13,900 (1.7 percent) annually over the July 1967 level. Although the predicted gain is below that of 1965-1967, based on a lower employment gain during the forecast period and a slightly higher proportion of working population, growth will continue to be greater than that of the 1960 to 1965 period. The Louisville area is the major metropolitan center of Kentucky and southeastern Indiana. As such, it is a primary source of employment. Because over half of all the counties in Kentucky and several nearby Indiana counties are characterized by an excess labor supply, the forecast population growth which presupposes a continued high rate of migration into the HMA during the forecast period is not unreasonable. Based on past growth trends, virtually all gains are expected in the Kentucky portion of the HMA, particularly in those portions of Jefferson County outside Louisville.

Households

Current Estimate and Recent Trend. As of July 1967, there were 242,300 households (occupied dwelling units) in the Louisville HMA, indicating an increase of 5,400 annually (2.3 percent) since July 1965. The higher level of household formation of the 1965-1967 period compared with that of the 1960 to 1965 period (when growth averaged 3,825 households annually) is attributed to the higher level of economic growth since 1965. The pattern of growth within the HMA follows that of the early 1960's, how-

ever. The following table summarizes post-1960 household growth trends in the HMA. The city of Louisville accounted for half of all households in the HMA in July 1967. A decline in the number of households in the central city reflected large scale planned demolition of housing, as well as the trend toward suburban living and the lack of annexation activity by the city (see table IV).

Household Growth Trends  
Louisville, Kentucky-Indiana, HMA  
April 1960-July 1969

<u>Date</u>	<u>Households</u>	<u>Average annual change from preceding date</u>
April 1960	211,382	-
July 1965	231,500	3,825
July 1967	242,300	5,400
July 1969	250,500	4,100

Sources: 1960 Census of Housing. 1965 FHA Market Analysis.  
Estimates by Housing Market Analyst.

Household Size Trends. The average size of all households in the HMA, 3.36 persons in 1967, remains unchanged from that of 1965 and is only slightly smaller than the 1960 average of 3.37 persons. Household size has declined or remained unchanged in all portions of the HMA. The average size of households in the city of Louisville, 3.12 persons annually, is significantly below that of any other submarket of the HMA.

Future Household Growth. By July 1969, the number of households in the Louisville HMA is expected to total 250,500, an increase of 4,100 annually ~~over the~~ two-year forecast period. Household growth probably will be below that of the 1965-1967 period, based on the slightly lower rate of economic expansion predicted for the next two years, but will be greater than the average from 1960 to 1965.

## Housing Market Factors

### Housing Supply

Current Estimate and Recent Trend. The housing supply of the Louisville HMA totaled 256,400 units in July 1967, an increase of 3,700 units annually since July 1965. Despite the fact that employment, population, and households have increased at a faster rate during the past two years than during the early 1960's, gains in the housing supply are considerably below those of the 1960-1965 period when an average of 4,750 units were added annually. The lower rate of inventory addition since 1965 results from an increased rate of demolition activity as well as a slowdown in home construction, particularly in 1966. The net gain of 7,400 units since July 1965 reflects the construction of 13,400 new units and the removal of 6,000 units by planned demolition activity and other inventory losses.

Louisville and the remainder of Jefferson County accounted for the addition of 6,200 units, over 83 percent of the two-year gain. Jefferson County outside the city of Louisville accounts for 64 percent of the units added since 1960. The net increase of 1,200 units in the Indiana portion of the HMA consisted of a gain of 950 units in Clark County and 250 units in Floyd County.

### Inventory Growth Trends Louisville, Kentucky-Indiana, HMA April 1960-July 1967

<u>Date</u>	<u>Number of housing units</u>				
	<u>Jefferson County</u>		<u>Indiana portion</u>		<u>HMA</u>
	<u>Louisville</u>	<u>Remainder</u>	<u>Clark Co.</u>	<u>Floyd Co.</u>	
April 1960	128,280	60,031	19,286	16,462	224,059
July 1965	132,050	78,300	21,250	17,400	249,000
July 1967	129,950	86,600	22,200	17,650	256,400

Sources: 1960 Census of Housing; 1965 FHA Market Analysis and estimates by Housing Market Analyst.

Slightly over half (50.7 percent) of the housing supply of the three-county HMA was within the city limits of Louisville, compared with 53 percent in 1965 and 57 percent in 1960. Demolition activity as well as lack of growth within the city led to a decline in the size of the city inventory from 132,050 units in July 1965 to 129,950 units in July 1967.

In Jefferson County outside the city of Louisville 8,300 units were added since 1965, to more than offset the net decline of 2,100 units within the city. While suburban Jefferson County accounted for less than 27 percent of all units in 1960, almost 34 percent of the inventory was in suburban Jefferson County outside Louisville in 1967. The Indiana portion accounted for almost 16 percent of all housing units in July 1967.

## Characteristics of the Housing Supply

Age of Structure. The number and proportion of older structures in the inventory declined from 1965 to 1967. Units in structures built before 1930 have declined from 38 percent of the inventory (95,400 units) in 1965 to 35 percent (90,375 units) in 1967. The city of Louisville contains the largest proportion of older units built before 1930; 54 percent of the housing supply of the city is in older structures as compared with only seven percent in the remaining area of Jefferson County.

Condition of the Inventory. In 1960, over 15 percent of the inventory, 33,850 units, were either dilapidated or lacked some plumbing facility. As a result of extensive demolition of deteriorating and substandard housing, by 1965, about 11 percent of the housing stock, 27,000 units, were judged to be substandard because of condition or the lack of complete plumbing facilities. In July 1967, about nine percent of all units, about 24,000 units, were estimated to be substandard.

## Residential Building Activity

Recent Trends. Despite the significant increases in economic growth since 1965, new construction declined from 8,820 units in 1965 to 4,381 units authorized in 1966 as a result of the lack of mortgage and construction funds that year. However, multifamily construction accounted for almost one-third of all units authorized (1,424 units), so that 1966 was the third highest year of multifamily authorizations in the post-1960 period. Single-family construction felt the impact of the tight money market; the number of single-family units authorized totaled only 2,957 units, the lowest annual authorization rate for single-family structures of the post-1960 period.

### Units Authorized By Type of Structure Louisville, Kentucky-Indiana, HMA 1965-1967

<u>Year</u>	<u>Privately-financed units</u>			<u>Percent multi-family</u>	<u>Public housing units</u>
	<u>Single-family</u>	<u>Multi-family</u>	<u>Total units</u>		
1965	5,353	3,467	8,820	39.3%	282
1966	2,957	1,424	4,381	32.5	305

### First six mos.

1966	1,783	590	2,373	24.9	305
1967	2,002	1,492	3,494	42.7	-

Sources: U. S. Bureau of the Census, C-40 Construction Reports;  
Louisville Home Builders Association.



Based on a comparison of authorizations for the first half of 1966 and 1967, the trend of building activity was upward again. Single-family authorizations increased 12 percent above the first half of 1966 and were nearly double the activity in the last half of 1966. Multifamily authorizations in the first six months of 1967 already exceeded the 1966 total and accounted for nearly 43 percent of all construction in 1967.

Louisville and the remainder of Jefferson County account for the bulk of all residential building. Table V presents privately-financed authorizations by area and type of structure for the 1960-1967 period.

Units Under Construction. As of July 1, 1967, there were 2,350 housing units in various stages of construction in the HMA, including 1,050 single-family and 1,300 multifamily units. Multifamily construction included 305 units of public housing for the elderly in Louisville. The July 1967 total was 30 percent below that of two years earlier when an estimated 2,900 units were being built. About 85 percent of all units being built were in the Kentucky portion of the HMA: 800 single-family homes and 1,200 multifamily units. In addition to the 305-unit public housing project under construction, other major multifamily projects being built were the Barkley Towers project (184 units) and the Indian Trail Section 221(d)(3) project (192 units).

Demolition and Other Inventory Losses. Housing inventory losses as a result of urban renewal activity and new highway construction in the HMA have been extensive since 1960, and the rate of demolition activity increased during the 1965-1967 period. Losses resulting from urban renewal programs, housing code enforcement, fire, conversion and other inventory changes since July 1965 were estimated at 6,000 units, compared with about 5,000 units from 1960 to 1965. Planned demolition in urban renewal areas in the city of Louisville accounted for the removal of about 3,000 units since July 1965. There are about 3,150 units yet to be removed in the city's urban renewal areas, most of which will be demolished during the forecast period. Losses resulting from clearance for highway projects will decline and total losses to the inventory during the next two years from all causes is estimated to total 4,000 units.

#### Tenure of Occupancy

Current Estimate and Recent Trend. As of July 1967, about 65.6 percent of all occupied units, or 158,900 units, were owner-occupied and 83,400 units, 34.4 percent, were renter-occupied (table VI). The owner occupancy rate represents a decline from that of 1965 when more than 67 percent of all occupied units were owner-occupied. The 1960-1965 trend was toward increased homeownership in the HMA, but since has shifted toward increased renter occupancy. The greater availability of rental housing because of the 1965 apartment building boom that continued into 1966, and the slowdown in home construction in 1966 were the primary factors for increased renter occupancy since 1965. Homeownership was more prevalent in the suburban Indiana counties; nearly 76 percent of all occupied units in Clark County and almost 73 percent of occupied units in Floyd County were owner-occupied.

## Vacancy

About 9,750 units (4.0 percent) were estimated to be available for rent or sale in the Louisville HMA in July 1965. Of this total, 3,000 units were for sale (a homeowner vacancy rate of 1.9 percent) and 6,750 units were available for rent (an 8.2 percent rental vacancy rate). Although only a nominal portion of the available sales units were judged to be substandard because of inadequate plumbing facilities, as many as one-third of the rentals (2,200 rental units) probably lacked one or more plumbing facilities in 1965. As indicated below, vacancies have declined since 1965.

Postal Vacancy Survey. A postal vacancy survey was conducted in the HMA in early August 1967 in the Louisville, Kentucky, postal area as well as in the Indiana towns of Charlestown, Jeffersonville, New Albany, and Sellersburg. The survey covered 234,202 possible deliveries (roughly 91 percent of the housing supply) and enumerated 5,504 vacant units, 2.4 percent of all deliveries. Of the 195,959 possible deliveries to residences, 3,324 were vacant (1.7 percent). Of the 38,243 deliveries to apartments, 2,180 units were vacant (5.7 percent vacancy). Survey results are summarized below and presented by postal area in table VII. The survey also reported 934 residences and 1,217 apartments in various stages of construction.

A previous postal vacancy survey was conducted in July 1965. A comparison of the 1965 and 1967 survey results indicates a significant decline in vacancies in the past two years. Although previously-occupied vacant units declined by nearly 20 percent from 5,563 in 1965 to 4,528 in 1967, new vacant units declined by almost 50 percent in the two years from 1,906 new vacant units in 1965 to 976 units in 1967. The number of units reported to be in various stages of construction was slightly lower in 1967.

### Postal Vacancy Survey Results Louisville, Kentucky-Indiana, HMA July 1965 and August 1967

<u>Date</u>	<u>Vacant residences</u>		<u>Vacant apartments</u>		<u>Total residences and apartments</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
July 1965	4,588	2.4	2,881	9.2	7,469	3.3
August 1967	3,324	1.7	2,180	5.7	5,504	2.4

Source: FHA postal surveys conducted by cooperating postmasters in the Louisville, Kentucky-Indiana area.

Vacancies declined in both the Kentucky and Indiana portions of the housing market. In July 1965, 6,305 units were vacant in Jefferson County, 3.3 percent of all deliveries; in August 1967, 4,649 units were vacant, only 2.3 percent of the deliveries. In postal delivery areas in the Indiana portion of the HMA, 1,164 units were vacant in 1965, 3.8 percent of the deliveries in 1965; this year 855 units were vacant, 2.7 percent of all deliveries.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by type of structure; the Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). An apartment is a stop with more than one mail delivery.

Current Estimate. Based on the results of the postal vacancy surveys, FHA vacancy data, and other vacancy indicators, local informed sources, and on personal observation of the market, estimates in table VI indicate 7,100 vacant available units for sale or rent in the Louisville HMA as of July 1967, an over-all available vacancy rate of 2.8 percent. Of this total, 2,200 units were available for sale (a 1.4 percent homeowner vacancy rate) and 4,900 units were available for rent (a 5.6 percent rental vacancy rate). Both the sales and rental vacancy rates and the number of available units are below those of 1960 and 1965 and suggest a balanced market condition. Included in the vacant rental units are about 1,000 units that are substandard because of the lack of plumbing facilities. The fact that the number of substandard rental units declined from an estimated 2,200 units in 1965 to about 1,000 units in 1967 can be attributed both to greater utilization of the available housing stock and to the demolition of substandard rentals. The decline in vacancies reflects the higher levels of employment, population and household growth recently, accompanied by a slowdown in the rate of construction and a higher level of demolition activity.

#### Sales Market

General Market Conditions. The sales market has tightened considerably since July 1965. The sales vacancy rate has declined from 1.9 percent in 1965 to 1.4 percent at present, the lowest level of the post-1960 period. The major factors responsible for the firming sales market are (1) the faster rate of housing demolition during the past two years, (2) the faster rate of household growth after 1965 with a higher level of economic expansion, and (3) the lack of mortgage and construction funds last year that resulted in a volume of home construction at about half the average annual level of the past several years.

The best indicator of home sales and price trends in the existing home market is provided by sales made through the Louisville Multiple Listing Service, 95 percent of which are home sales. From 3,700 sales in 1965, a record year in the 1955-1965 period, sales declined to 3,478 in 1966 because of the lack of available financing. Sales in 1966 were at a high level as compared with earlier

1960's, however, indicating firmness of the sales market. Data for the first six months of 1966 and 1967 indicate another record year of home sales. The price trend in homes sold by the Multiple Listing Service has been upward also in the post-1960 period, from \$12,600 in 1960 to \$16,700 last year, and to an average of \$17,500 in the first six months of 1967.

Real Estate Sales and Price Trends  
Jefferson County, Kentucky  
1965-1967

<u>Year</u>	<u>Sales</u>	<u>Average sales price<sup>a/</sup></u>
1965	3,700	\$16,450
1966	3,478	16,700
<u>First six mos.</u>		
1966	1,866	\$16,800
1967	2,037	17,500

a/ Rounded to nearest \$50.

Source: Louisville Real Estate Board, Multiple Listing Service.

Unsold Inventory Survey.<sup>1/</sup> The greatest impact of the lack of construction and mortgage money last year was felt in the speculative homebuilding market. The results of the 1965, 1966, and 1967 unsold inventory surveys show that the annual volume of home completions dropped 45 percent from about 4,100 in 1964 and 1965 to 2,271 in 1966. There was no appreciable change in volume of presold units, but speculative construction declined by more than 70 percent to only 672 units in 1966, less than one-third of the 1965 level. The lack of available financing resulted in some increase in the unsold ratio from less than 30 percent in 1964 and 1965 to 37 percent as of January 1, 1967, despite the sharply reduced inventory of units for sale. Local sources indicate that new home inventories were gradually being reduced as financing became more readily available, but that speculative home builders were proceeding cautiously with new home construction plans, despite the strong market for new homes, because of the possible lack of mortgage money in the second half of 1967. The following table summarizes the results of three unsold inventory surveys conducted since 1965.

<sup>1/</sup> Surveys made as of January 1 each year covering building activity in the preceding 12 months in all subdivisions with five or more completions during the year.

Unsold Inventory Surveys  
Louisville, Kentucky-Indiana, HMA  
1965-1967

<u>Survey date</u>	<u>Total units covered</u>	<u>Presold units</u>	<u>Speculative construction</u>			
			<u>Number built</u>	<u>Percent of total</u>	<u>Unsold units</u>	<u>Unsold ratio<sup>a/</sup></u>
Jan. 1965	4,095	1,504	2,591	63.3	765	29.5
" 1966	4,109	1,775	2,334	56.8	639	27.4
" 1967	2,271	1,599	672	29.6	250	37.2

<sup>a/</sup> Units unsold at the time of the survey as a percent of all speculatively-built units.

Sources: Louisville and Indianapolis FHA Insuring Offices.

The January 1967 survey indicated that homes priced under \$20,000 accounted for over 85 percent of all 1966 completions, with homes priced at less than \$15,000 accounting for more than half of all completions in that year. Speculative construction is oriented toward slightly higher priced homes, however; homes priced above \$20,000 accounted for less than 15 percent of all completions but units in the higher price ranges made up nearly 30 percent of all homes built speculatively during the year. Homes priced above \$20,000 also accounted for a large portion of the unsold units. As of January 1, 1967, 45 to 60 percent of the speculatively-built homes in price ranges above \$20,000 remained unsold, compared with 37 percent of the homes in all price ranges.

Rental Market

General Market Conditions. An apartment building boom started in 1964 and reached a peak in 1965. In mid-1965, there were some indications of a slowdown in the absorption of new units and, in response, apartment construction declined. The renewed availability of mortgage money in the latter half of 1966 sparked another rise in apartment construction and the high rate of absorption encouraged a continued high level of multifamily building activity in 1967. The lack of available financing for home buying during 1966 accelerated apartment absorption. In the first half of 1967, more multifamily units were authorized for construction than throughout all of 1966, indicating another peak year of multifamily construction.

The addition of an unprecedented number of multifamily units since 1964 did not affect the marketing of older structures severely because of the high rate of demolition activity accompanied by greater household growth since 1965. In the 1965-1967 period, the over-all apartment vacancy rate (as enumerated by the postal vacancy survey) declined dramatically from 9.2 percent (2,881 vacant apartment units) to 5.7 percent (2,180 vacancies). A survey of 1,437 apartment units in 26 projects in Louisville and the remainder of Jefferson County

by the Louisville Insuring Office indicated occupancy rates of 95 percent on January 27, 1967 in one-bedroom and two-bedroom apartments. These units were added to the market in the period following World War II up until the mid-1960's and are typically in the \$79-\$88 rent range, excluding utilities. An October 1966 survey of apartments managed by Louisville Real Estate Board members indicated a similar low vacancy level. Of the 11,817 units surveyed in both old and new projects, 501 units were reported vacant, only 4.2 percent of the units.

New Rental Housing. The Louisville Insuring Office periodically surveys new multifamily projects in Louisville and the remainder of Jefferson County. The June 1, 1967 survey of 5,103 multifamily units in walk-up structures containing 12 units or more covered about 95 percent of all privately-financed rental housing completed in the 18 months prior to the survey date; only 4.3 percent of the units (219 units) were vacant in June. One-bedroom apartments made up 47 percent of the total and two-bedroom units, 48 percent; efficiency apartments and units with three bedrooms or more accounted for only five percent of all recently built units. It should be noted that monthly rents on new units in the HMA typically exclude utilities, which average \$10-\$20 higher in one-bedroom units and may be above this level in larger multifamily units.

The following table, which summarizes the survey results, shows that southeast Louisville (east of Poplar Level Road and south of Taylorsville Road) is the fastest growing multifamily area in the HMA. This area accounted for over half of all new apartments surveyed (34 projects and 2,669 units) but only 15 percent of the vacancies. Two-bedroom apartments in the \$120-\$140 shelter rent range (not including utilities) make up nearly 60 percent of all new multifamily units. As the following table indicates, the lowest rents in new multifamily units are offered in the West End and Southwest.

Characteristics of New Rental Housing<sup>a/</sup> By Area  
Jefferson County, Kentucky  
June 1, 1967

<u>Area of</u> <u>Louisville<sup>b/</sup></u>	<u>Number of</u> <u>projects</u>	<u>Number of</u> <u>units</u>	<u>Vacant</u> <u>units<sup>c/</sup></u>	<u>Vacancy</u> <u>ratio</u>	<u>Average</u> <u>rent<sup>d/</sup></u>
West End and					
Southwest	13	1,061	48	4.5	\$ 60 - \$125
South	11	592	22	3.7	100 - 125
Northeast	5	263	58	21.6	115 - 135
East central	9	518	57	11.0	125 - 145
Southeast	<u>34</u>	<u>2,669</u>	<u>34</u>	1.3	120 - 145
Total	72	5,103	219	4.3	

a/ In walk-up structures containing 12 units or more.

b/ Includes Jefferson County outside Louisville.

c/ As of the June 1, 1967 market absorption survey.

d/ Shelter rent for one- and two-bedroom units.

Source: Market Absorption Survey conducted by the Louisville Insuring Office.

Urban Renewal

Louisville. Urban renewal activities in Louisville since 1965 have consisted of removal and redevelopment in the seven project areas delineated in the previous analysis.<sup>1/</sup> As of January 26, 1967, a total of 3,415 units (90 percent substandard) had been removed in the project areas; all but 472 units had been removed since 1965. Another 3,140 units were scheduled for removal in the seven areas and probably will be demolished during the forecast period of this report. About 2,450 families had been relocated from urban renewal areas and 375 families had yet to be relocated. Nearly 80 percent of the families relocated moved into private standard housing. Almost 30 percent (700 families) purchased standard housing and over half of all families (1,250) rented standard housing. Only 170 families moved into public housing units and 120 families moved into substandard units. The remaining families moved out of the area.

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<sup>1/</sup> The July 1965 analysis of the Louisville area includes a map of Louisville urban renewal areas.

Remainder of Jefferson County. The Indian Trail General Neighborhood Renewal Program (GNRP) was in the planning stage in Jefferson County outside the city of Louisville. The first project area (Ky. R-61) in the GNRP contains 155 residential structures (the actual number of units was yet to be determined), of which 153 structures will be cleared. The area contains 74 families and 27 individuals.

Indiana portion of HMA. Urban renewal activity in the Indiana portion of the HMA is centered in Jeffersonville. The Port Fulton project (Indiana, R-34) was expected to be completed in 1967. The Riverside Central Development Area (R-43) was also in execution. As of July 1967, 123 units had been removed and another 267 units were scheduled for removal. Future land use in the R-43 project area will consist mostly of public land (park, library and college extension) but plans also call for a ten-story elderly public housing project. Planning for a third urban renewal project is expected to start early in 1968.

#### Public Housing

Louisville and Jefferson County. The 305-unit public housing project in preliminary planning in Louisville in 1965 was about 60 percent completed in mid-1967. An additional 200 units of housing for the elderly are planned for an adjacent site. Vacancies continue to be nominal in public housing projects.

Indiana portion of HMA. In Jeffersonville, there were 194 units of public housing under management in July 1967, including 70 units of housing for the elderly. Although no public housing was under construction, 186 units were in the planning stage, including 100 units of housing for the elderly in one high-rise project. The public housing supply in New Albany has remained unchanged since July 1965.



## Demand for Housing

### Quantitative Demand

The basic factor in determining the level of housing demand is household growth, which is forecast at 4,100 annually over the July 1967-July 1969 period. Another significant demand factor in the Louisville HMA is the continuing high rate of demolition activity, particularly in the face of the declines in available housing in recent years. During the forecast period of this report, an estimated 4,000 units are expected to be removed from the housing supply, including 3,500 units in Louisville and in the remainder of Jefferson County. Other factors taken into account in deriving housing demand are the current and future tenure composition, the present rate of construction, and the desire to maintain balance in both sales and rental markets.

Based on these considerations, demand for housing is forecast at 5,900 units annually from July 1967 to July 1969. Single-family demand is estimated at 4,500 units a year during the forecast period and annual multifamily demand totals 1,400 units, excluding public low-rent housing and rent-supplement accommodations. As in the past, the Kentucky portion of the HMA is expected to account for more than 85 percent of both single-family and multifamily housing demand.

### Qualitative Demand

Single-family Housing. Based on the distribution of families by current after-tax incomes, on the proportion of income that Louisville area families typically pay for sales housing, and on recent market experience, demand for new sales housing is expected to approximate the sales price pattern presented in the following table. About 14 percent of the demand will originate in the Indiana portion of the HMA. In the Kentucky portion of the HMA, nearly 85 percent of the demand is expected to be concentrated in the lower price ranges of \$20,000 or less, with at least half of the demand for units priced in the \$12,500-\$17,500 range. Demand for lower priced new homes at less than \$20,000 can be expected to be concentrated in the south-southwest Louisville area while more expensive homes will probably continue to be built east of Louisville.

Estimated Annual Single-family Demand by Sales Price Class  
Louisville, Kentucky-Indiana, HMA  
July 1, 1967 to July 1, 1969

<u>Sales price</u>	<u>HMA total</u>	
	<u>Number</u>	<u>Percent</u>
Under \$10,000	125	2.8
\$10,000 - 12,499	810	18.0
12,500 - 14,999	1,325	29.5
15,000 - 17,499	920	20.4
18,000 - 19,999	535	11.9
20,000 - 24,999	365	8.1
25,000 - 29,999	220	4.9
30,000 and over	200	4.4
Total	4,500	100.0

After considering construction and land costs prevailing in the Louisville HMA, it is judged that few adequate new sales houses can be built to sell for below \$8,000. Thus, all of the single-family units have been distributed at and above this minimum. The demand for single-family housing priced below \$8,000 will be accommodated in the existing inventory. Many units priced above this minimum, of course, will be vacated by owner families who can afford to upgrade their housing standards, thereby permitting upgrading of families in the lower income ranges.

Multifamily Housing. The monthly rentals at which 1,400 privately-owned net additions to the aggregate multifamily inventory might best be absorbed are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals. The distribution includes a small demand (150 units) in the Indiana portion of the HMA.

Estimated Annual Demand for  
Multifamily Units by Unit Size  
and Monthly Rent  
Louisville, Kentucky-Indiana, HMA  
July 1, 1967 to July 1, 1969

Gross monthly rent or charges <sup>a/</sup>	Unit size		
	One bedroom	Two bedroom	Three bedroom
\$ 80 - \$ 89	125	-	-
90 - 99	75	-	-
100 - 109	60	225	-
110 - 119	50	175	125
120 - 129	30	100	75
130 - 139	25	70	50
140 - 149	15	60	25
150 - 159	10	50	10
160 - 169	10	20	10
170 and over	-	-	5
Total	400	700	300

<sup>a/</sup> Includes all utilities.

As the table indicates, demand is strong for one- and two-bedroom units, particularly in lower rent ranges. At least 90 percent of the demand for one-bedroom units will be at monthly rents or charges of less than \$140, including all utilities, and demand for two-bedroom apartments drops off sharply at rents above \$160 per month. Only a small number of units can be marketed at higher rents of \$170 or more, based on incomes of area residents and housing preferences. Multifamily demand for luxury rentals can be satisfied by the present inventory.

Table I

Work Force Components and Employment By Industry  
Louisville, Kentucky-Indiana Labor Market Area  
1965-1967

(Annual average in thousands)

<u>Components</u>	<u>Twelve months ending June 30</u>		
	<u>1965</u>	<u>1966</u>	<u>1967</u>
Civilian work force	<u>310.5</u>	<u>327.7</u>	<u>334.9</u>
Unemployment	11.6	10.4	10.1
Percent of work force	3.7%	3.2%	3.0%
Total employment	<u>298.9</u>	<u>317.3</u>	<u>324.8</u>
<u>Nonag. wage &amp; salary</u>	<u>265.5</u>	<u>274.9</u>	<u>290.5</u>
<u>Manufacturing</u>	<u>92.2</u>	<u>95.9</u>	<u>104.1</u>
<u>Durable goods</u>	<u>50.6</u>	<u>53.6</u>	<u>60.5</u>
Machinery	22.6	23.3	26.5
Fabricated metal products	8.6	8.6	8.4
Transportation equip.	4.5	5.9	5.9
Lumber & furniture	7.7	8.3	8.2
Other durable goods	7.2	7.5	11.5
<u>Nondurable goods</u>	<u>41.6</u>	<u>42.3</u>	<u>43.6</u>
Food & kindred products	12.0	12.0	12.2
Tobacco	8.8	8.9	9.3
Print. & publishing	6.0	6.4	6.6
Chemicals & allied products	9.7	9.8	10.2
Other nondurable goods	5.1	5.2	5.3
<u>Nonmanufacturing</u>	<u>173.3</u>	<u>179.0</u>	<u>186.4</u>
Contract construction	13.7	14.9	14.7
Trans., comm., util.	20.8	21.2	21.8
Fin., ins., real estate	13.7	14.1	14.5
Trade	57.4	58.8	60.8
Services	37.3	38.5	40.5
Government	29.3	30.7	33.2
Other	1.1	.8	.9
All other employment <sup>1/</sup>	33.4	42.4	34.3

<sup>1/</sup> Includes agricultural employment, self-employed, domestics, unpaid family workers and workers engaged in labor management disputes, of which the most significant was 12,600 workers on strike in March 1966

Source: Kentucky Department of Economic Security.

Table II

Percentage Distribution of Families By Annual Income  
After Deduction of Federal Income Tax  
Louisville, Kentucky-Indiana, HMA, 1967 and 1969

<u>Income</u>	<u>1967 incomes</u>		<u>1969 incomes</u>	
	<u>All families</u>		<u>All families</u>	
	<u>Total</u>	<u>Renter<sup>a/</sup></u>	<u>Total</u>	<u>Renter<sup>a/</sup></u>
Under \$ 3,000	13	22	11	20
\$ 3,000 - 3,999	6	11	6	10
4,000 - 4,999	9	12	8	11
5,000 - 5,999	10	13	9	12
6,000 - 6,999	11	11	10	11
7,000 - 7,999	10	9	10	10
8,000 - 8,999	9	6	9	7
9,000 - 9,999	7	5	8	5
10,000 - 12,499	13	7	13	8
12,500 and over	<u>12</u>	<u>4</u>	<u>16</u>	<u>6</u>
Total	100	100	100	100
Median	\$7,150	\$5,400	\$7,675	\$5,800

<sup>a/</sup> Renter households of two persons or more.

Source: Estimated by Housing Market Analyst.

Table III

Population Trends  
Louisville, Kentucky-Indiana, HMA  
April 1960-July 1967

<u>Area</u>	<u>April 1960</u>	<u>July 1965</u>	<u>July 1967</u>	<u>Average annual change</u>	
				<u>1960-1965</u>	<u>1965-1967</u>
<u>HMA total</u>	<u>725,139</u>	<u>789,600</u>	<u>825,900</u>	<u>12,300</u>	<u>18,150</u>
Jefferson County	610,947	668,400	698,600	10,950	15,100
Louisville	390,639	390,200	389,000	-90	-600
Rest of county	220,308	278,200	309,600	11,050	15,700
Clark County	62,795	67,700	71,900	930	2,100
Jeffersonville	19,522	19,600	19,700	15	50
Rest of county	43,273	48,100	52,200	920	2,050
Floyd County	51,397	53,500	55,400	400	950
New Albany	37,812	38,400	39,500	110	550
Rest of county	13,585	15,100	15,900	290	400

Note: Annual average changes and 1965-1967 estimates are rounded. Columns may not add to totals because of rounding.

Source: 1960 Census of Population.  
1965 FHA Market Analysis and estimates by Housing Market Analyst.

Table IV

Household Growth Trends  
Louisville, Kentucky-Indiana, HMA  
April 1960-July 1967

<u>Area</u>	<u>Number of households</u>			<u>Average annual change</u>	
	<u>April 1960</u>	<u>July 1965</u>	<u>July 1967</u>	<u>1960-1965</u>	<u>1965-1967</u>
<u>HMA total</u>	<u>211,382</u>	<u>231,500</u>	<u>242,300</u>	<u>3,825</u>	<u>5,400</u>
Jefferson County	<u>178,192</u>	<u>196,100</u>	<u>205,100</u>	<u>3,400</u>	<u>4,500</u>
Louisville	121,189	122,800	122,500	310	-150
Rest of county	57,003	73,200	82,600	3,075	4,700
Clark County	<u>17,812</u>	<u>19,350</u>	<u>20,550</u>	<u>290</u>	<u>600</u>
Jeffersonville	5,929	6,000	6,025	15	15
Rest of county	11,883	13,350	14,525	280	590
Floyd County	<u>15,378</u>	<u>16,050</u>	<u>16,650</u>	<u>130</u>	<u>300</u>
New Albany	11,780	12,000	12,350	40	175
Rest of county	3,598	4,050	4,300	90	125

Note: Average annual changes and 1965-1967 estimates are rounded. Columns may not add to totals because of rounding.

Source: 1960 Census of Housing. 1965 FHA Market Analysis and estimates by Housing Market Analyst.

Table V

Privately-Financed Units Authorized for Construction  
Louisville, Kentucky-Indiana, HMA  
1960-1967

<u>Year</u>	<u>Kentucky portion</u>			<u>Indiana portion</u>		
	<u>Single-</u> <u>family</u>	<u>Multi-</u> <u>family</u>	<u>Total</u> <u>units</u>	<u>Single-</u> <u>family</u>	<u>Multi-</u> <u>family</u>	<u>Total</u> <u>units</u>
1960	3,106	368	3,474	495	2	497
1961	3,131	781	3,912	579	23	602
1962	4,085	553	4,638	749	30	779
1963	4,469	1,035	5,504	579	42	621
1964	4,808	2,101	6,909	703	112	815
1965	4,710	3,214	7,924	643	253	896
1966	2,531	1,356	3,887	426	68	494
<u>First six months</u>						
1966	1,556	514	2,070	227	76	303
1967	1,602	1,368	2,970	400	124	524

Sources: U. S. Bureau of the Census, C-40 Construction Reports.  
Louisville Home Builders Association.



Table VI

Occupancy and Vacancy Characteristics  
Louisville, Kentucky-Indiana, HMA  
1960, 1965, and 1967

<u>Tenure and vacancy</u>	<u>April 1960</u>	<u>July 1965</u>	<u>July 1967</u>
Total housing supply	<u>224,059</u>	<u>249,000</u>	<u>256,400</u>
Occupied housing units	<u>211,382</u>	<u>231,500</u>	<u>242,300</u>
Owner-occupied	137,369	155,700	158,900
Percent	65.0%	67.3%	65.6%
Renter-occupied	74,013	75,800	83,400
Percent	35.0%	32.7%	34.4%
Vacant housing units	<u>12,677</u>	<u>17,500</u>	<u>14,100</u>
Available vacant	<u>8,478</u>	<u>9,750</u>	<u>7,100</u>
For sale	2,412	3,000	2,200
Homeowner vacancy rate	1.7%	1.9%	1.4%
For rent	6,066	6,750	4,900
Renter vacancy rate	7.6%	8.2%	5.6%
Other vacant <sup>a/</sup>	4,199	7,750	7,000

<sup>a/</sup> Includes seasonal units, vacant dilapidated units, units rented or sold awaiting occupancy, and units held off the market for other reasons.

Sources: 1960 Census of Housing. 1965 FHA Market Analysis and estimates by Housing Market Analyst.

Table VII

## Louisville, Kentucky-Indiana, Area Postal Vacancy Survey

August 4-8, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	234,202	5,504	2.4	4,528	976	2,151	195,959	3,324	1.7	2,556	768	934	38,243	2,180	5.7	1,972	208	1,217	2,838	62	2.2
Louisville	202,425	4,649	2.3	3,781	868	1,931	167,953	2,633	1.6	1,963	670	785	34,472	2,016	5.8	1,818	198	1,146	1,852	25	1.3
Main Office	14,683	621	4.2	621	-	315	4,537	115	2.5	115	-	1	10,146	506	5.0	506	-	314	-	-	-
Branches:																					
Anchorage	2,561	36	1.4	30	6	12	2,547	36	1.4	30	6	12	14	-	0.0	-	-	-	3	3	100.0
Buechel	9,809	333	3.4	270	63	368	7,923	171	2.2	119	52	51	1,886	162	8.6	151	11	317	134	-	0.0
Fern Creek	2,884	70	2.4	23	47	49	2,877	70	2.4	23	47	49	7	-	0.0	-	-	-	3	-	0.0
Fisherville	216	8	3.7	8	-	1	216	8	3.7	8	-	1	-	-	-	-	-	-	8	-	0.0
Jeffersontown	4,056	102	2.5	51	51	89	3,964	96	2.4	45	51	65	92	6	6.5	6	-	24	4	-	0.0
Lyndon	5,407	231	4.3	100	131	144	5,188	180	3.5	84	96	144	219	51	23.3	16	35	-	-	-	-
Middletown	1,151	143	12.4	96	47	18	1,113	114	10.2	67	47	18	38	29	76.3	29	-	-	-	-	-
Okolona	12,714	453	3.6	185	268	140	11,677	275	2.4	82	193	110	1,037	178	17.2	103	75	30	206	-	0.0
Pleasure Ridge Park	6,256	73	1.2	65	8	82	6,197	72	1.2	64	8	26	59	1	1.7	1	-	56	115	-	0.0
St. Matthews	10,174	65	0.6	52	13	159	9,183	33	0.4	21	12	10	991	32	3.2	31	1	149	37	-	0.0
Shively	13,503	145	1.1	75	70	84	12,774	103	0.8	59	44	38	729	42	5.8	16	26	46	376	8	2.1
Valley Station	7,969	156	2.0	118	38	118	7,935	148	1.9	110	38	118	34	8	23.5	8	-	-	426	5	1.2
Stations:																					
D	9,062	212	2.3	212	-	12	7,394	131	1.8	131	-	12	1,668	81	4.9	81	-	-	63	-	0.0
E	16,632	328	2.0	316	12	33	11,159	62	0.6	57	5	5	5,473	266	4.9	259	7	28	90	1	1.1
H	12,744	175	1.4	173	2	8	11,840	105	0.9	103	2	8	904	70	7.7	70	-	-	32	-	0.0
R	10,462	163	1.6	163	-	-	9,698	114	1.2	114	-	-	764	49	6.4	49	-	-	10	-	0.0
Baxter Avenue	8,411	291	3.5	291	-	25	6,780	151	2.2	151	-	-	1,631	140	8.6	140	-	25	-	-	-
Camp Taylor	8,503	156	1.8	136	20	36	7,784	107	1.4	100	7	13	719	49	6.8	36	13	23	1	-	0.0
Cherokee	9,956	128	1.3	96	32	8	7,581	81	1.1	74	7	8	2,375	47	2.0	22	25	-	-	-	-
Crescent Hill	8,349	237	2.8	230	7	25	5,469	56	1.0	54	2	25	2,880	181	6.3	176	5	-	39	-	0.0
Hikes Point	6,401	114	1.8	98	16	19	6,073	90	1.5	74	16	13	328	24	7.3	24	-	6	-	-	-
Iroquois	12,198	318	2.6	282	36	184	10,394	238	2.3	202	36	56	1,804	80	4.4	80	-	128	114	-	0.0
Shelby	8,324	91	1.1	90	1	2	7,650	77	1.0	76	1	2	674	14	2.1	14	-	-	191	8	4.2

The distributions of total possible deliveries to residences, apartments, and house trailers were estimated by the postal carriers. The data in this table, therefore, are not strictly comparable to the distribution of deliveries by structural type for surveys prior to 1966. The total possible deliveries for the total of residences, apartments and house trailers, however, are as recorded in official route records.

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

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

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

Table VII (cont'd)

## Louisville, Kentucky-Indiana, Area Postal Vacancy Survey (continued)

August 4-8, 1967

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.	%
Other Cities and Towns	31,777	855	2.7	747	108	220	28,006	691	2.5	593	98	149	3,771	164	4.3	154	10	71	986	37	3.8
Charlestown, Ind.	2,369	28	1.2	22	6	6	2,348	25	1.1	19	6	6	21	3	14.3	3	-	-	128	12	9.4
Jeffersonville, Ind.	13,458	412	3.1	340	72	123	12,300	350	2.8	288	62	59	1,158	62	5.4	52	10	64	627	14	2.2
New Albany, Ind.	13,898	382	2.7	355	27	68	11,343	291	2.6	264	27	65	2,555	91	3.6	91	-	3	185	8	4.3
Sellersburg, Ind.	2,052	33	1.6	30	3	23	2,015	25	1.2	22	3	19	37	8	21.6	8	-	4	46	3	6.5

The distributions of total possible deliveries to residences, apartments and house trailers were estimated by the postal carriers. The data in this table, therefore, are not strictly comparable to the distribution of deliveries by structural type for surveys prior to 1966. The total possible deliveries for the total of residences, apartments and house trailers, however, are as recorded in official route records.

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

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

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

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