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DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

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Analysis of the
**LUBBOCK, TEXAS
HOUSING MARKET**

as of March 1, 1967

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

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ANALYSIS OF THE
LUBBOCK, TEXAS, HOUSING MARKET
AS OF MARCH 1, 1967

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

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
LUBBOCK, TEXAS, HOUSING MARKET
AS OF MARCH 1, 1967

Summary and Conclusions

1. The Texas Employment Commission reports that nonagricultural wage and salary employment in the Lubbock area averaged 61,700 jobs during 1966, a gain of 7,050 over the 1960 average. Of the increase, manufacturing industries accounted for 950 and nonmanufacturing accounted for the remaining 6,100 jobs. The opening of a Litton Industries plant is the principal source of the recent growth in manufacturing. The greatest gains in nonmanufacturing employment since 1960 have been in government, which has increased by 5,200 workers, 525 in federal government and 4,675 in state and local government agencies. During the two-year period ending March 1, 1969, employment is expected to increase by about 1,375 jobs a year.

During 1966, about 3.8 percent of the civilian work force (2,700 persons) was unemployed. This rate is the lowest registered in the HMA since 1960 when 1,975 persons, or 3.3 percent of the work force, were unemployed.

2. March 1967 median annual incomes, after deduction of federal income tax, were about \$6,300 for all nonfarm families and \$4,700 for nonfarm renter households of two persons or more. It is expected that median after-tax incomes will increase to \$6,600 for all nonfarm families and \$5,000 for nonfarm renter households by March 1969.
3. As of March 1, 1967, the nonfarm population of the Lubbock HMA totaled 184,400, an increase of 5,600 persons (3.4 percent) annually since April 1, 1960. About 165,300 persons resided in the city of Lubbock, or 90 percent of the total nonfarm population. By March 1, 1969, the nonfarm population of the HMA is expected to total 195,400, reflecting an anticipated gain of 5,500 persons a year.
4. There were 53,100 nonfarm households in the HMA in March 1967, representing an average increment of 1,700 annually since April 1, 1960. About 90 percent, or 48,000 households, were located in Lubbock. By the end of the forecast period, nonfarm households in the HMA are expected to total 56,100, a gain of 1,500 a year during the next two years.
5. There were about 60,200 nonfarm housing units in the Lubbock HMA in March 1967, a net addition to the nonfarm housing stock of about 13,550 units since April 1960. This net gain resulted from the construction of about 14,350 new units, the addition of approximately 1,000 trailers, and the loss of 1,800 units by demolition, fire, conversion, and other inventory changes. Over 96 percent of all

housing units authorized by building permits since 1960, or 13,700 units, were in the city of Lubbock. About 60 percent of these 13,700 units were in single-family structures, seven percent were in two- to four-unit structures, and 33 percent were in structures with five units or more. There were about 480 housing units under construction in the HMA, including 100 single-family units and 380 units of multifamily housing.

6. As of March 1, 1967, there were about 4,000 vacant housing units available for sale or rent in the Lubbock area. Of these vacant units, 1,000 were available for sale, a homeowner vacancy rate of 2.9 percent, and 3,000 were available for rent, a renter vacancy rate of 13.5 percent. Both vacancy ratios were significantly above the 1960 ratios and indicated a substantial overbuilding of both sales and rental units.
7. Based on the expected increase of 1,500 households during each of the next two years and on the adjustment of vacancies to a level reflecting a balanced market, demand for new housing will total 700 single-family houses a year in the forecast period. Multifamily demand arising from among new households is expected to be met by the units under construction and by the excess of vacant rental units. The annual demand estimate does not include low-rent public housing or rent-supplement accommodations.
8. By the end of the two-year forecast period, nursing home facilities in the HMA will provide a total of 613 beds. It is judged that this total will be sufficient to meet the need for nursing care facilities during the March 1, 1967 to March 1, 1969 forecast period.

ANALYSIS OF THE
LUBBOCK, TEXAS, HOUSING MARKET AREA
AS OF MARCH 1, 1967

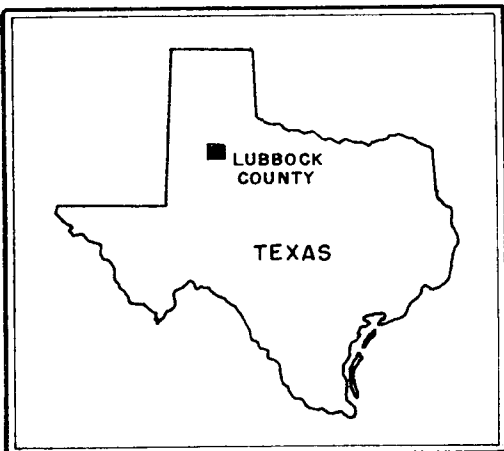
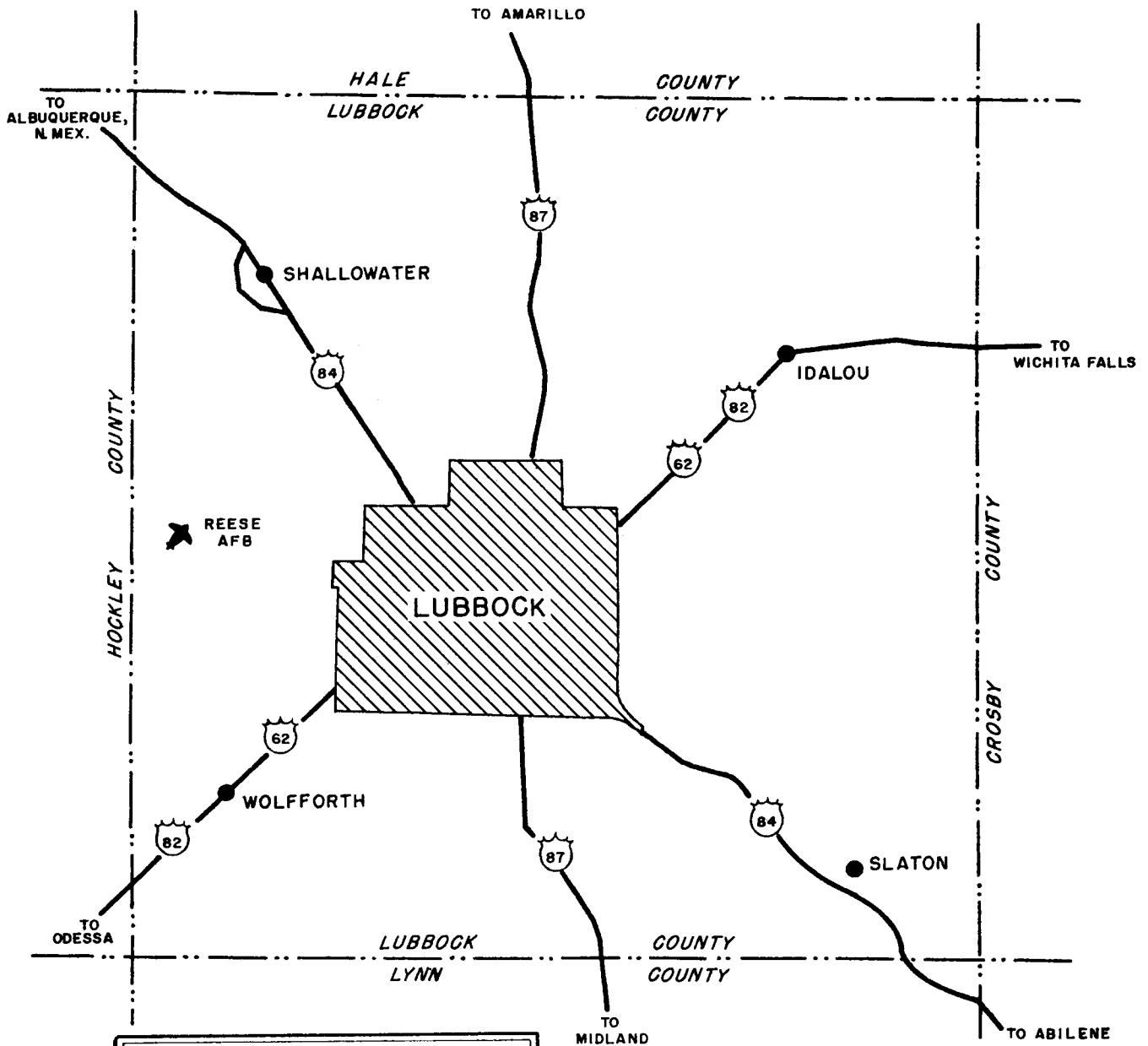
Housing Market Area

The Lubbock, Texas, Housing Market Area (HMA) is defined as coextensive with Lubbock County (see map) and conforms to the delineation of the Lubbock Standard Metropolitan Statistical Area (SMSA) and the Lubbock Labor Market Area. Lubbock is located in central West Texas about 125 miles south of Amarillo, 325 miles west of Dallas, and 135 miles north of the Midland-Odessa area.

Since the rural farm population constituted 6.8 percent of the population of Lubbock County in April 1960, all demographic and housing data used in this analysis exclude the rural farm component, except where specifically noted. In April 1960, the nonfarm population of the HMA was 145,600. Lubbock is the only major city in the area and in April 1960 accounted for over 88 percent of the nonfarm population. There are four small incorporated areas in the HMA (Idalou, Shallowater, Slaton, and Wolfforth), none of which had a population exceeding 6,600 persons in 1960.

Transportation facilities in the area are adequate. Three commercial air lines, two railroads, and three interstate bus lines offer passenger and freight service. In addition, the city is served by a network of federal roads including U.S. Routes 62, 82, 84, and 87.

LUBBOCK, TEXAS, HOUSING MARKET AREA



0 5 10 MILES

Economy of the Area

Character and History

Lubbock was settled in 1891 and incorporated in 1909. Although industrial expansion is of increasing importance to the local economy, the city of Lubbock derives much of its economic support from the trade and service functions based on cotton, grain sorghum, and oil producing activities in the South Plains region of West Texas. In addition, Lubbock derives economic support from government employment at Reese Air Force Base, which opened in 1941, and Texas Technological College, which was established in 1923. Reese AFB provided a total of 760 civilian jobs as of March 1967. Texas Tech, with an enrollment of about 16,900 students, employs 4,725 full and part-time workers. In 1957, a junior college (Lubbock Christian) was established in the area; it has an enrollment of approximately 1,000 and employs over 125 persons.

Employment

Current Estimate. Nonagricultural employment in the Lubbock HMA averaged 61,700 during 1966, including 50,550 wage and salary workers and 11,150 employees in other types of nonagricultural jobs, according to the Texas Employment Commission. In addition, about 6,000 persons were employed in agricultural jobs. Table I presents the annual average civilian work force components since 1960, including unemployment, and agricultural and nonagricultural employment.

Past Trend. Between 1960 and 1961, nonagricultural wage and salary employment declined by 350 jobs, principally because of declines in contract construction and trade. Since 1961, however, nonagricultural wage and salary employment has increased annually, with gains ranging from a low of 950 between 1963 and 1964 to a high of 2,250 between 1965 and 1966. The following table presents the trend of nonagricultural wage and salary employment since 1960.

Trend of Nonagricultural Wage and Salary Employment
Lubbock, Texas, HMA, 1960-1966
 (Annual averages)

<u>Year</u>	<u>Manu- facturing</u>	<u>Nonmanu- facturing</u>	<u>Total</u>	<u>Total annual change</u>	
				<u>Number</u>	<u>Percent</u>
1960	5,675	37,825	43,500	-	-
1961	5,750	37,400	43,150	-350	-0.8
1962	6,050	38,350	44,400	1,250	2.9
1963	6,075	40,225	46,300	1,900	4.3
1964	6,250	41,000	47,250	950	2.1
1965	6,575	41,725	48,300	1,050	2.2
1966	6,625	43,925	50,550	2,250	4.7

Source: Texas Employment Commission.

Employment by Industry. Since 1960, manufacturing employment has accounted for about 13 percent of total wage and salary employment. Between 1960 and 1966, average annual manufacturing employment has increased by 950 jobs. The opening of a Litton Industries plant and two small textile spinning operations, and the expansion at three companies--Hancock Manufacturing, Johnson Manufacturing, and Frito-Lay--were the primary sources of the recent growth in manufacturing in Lubbock.

Nonmanufacturing employment has increased by 6,100 jobs since 1960 as seen in table II. During the 1960-1966 period, contract construction was the only industry to show a net decline in employment. The loss of 1,775 jobs in construction, however, was more than offset by gains in trade, services, and government.

Employment in government, the most rapidly growing segment of the Lubbock economy, has increased significantly each year since 1960, with the largest gains occurring in 1963, 1964, and 1966 (1,150, 1,125, and 1,450, respectively). Government employment averaged 11,450 in 1966, an increase of 5,200 over the 1960 average. Of the 11,450 government jobs in the Lubbock area in 1966, about 2,125 were federal and the remaining 9,325 were state and local. Employment at Texas Tech constitutes the largest single government employment source and has provided most of the growth within that category.

Employment gains in trade and services industries are stimulated by the presence of Texas Tech and Reese AFB and by the location of Lubbock at the center of many small farm communities. Trade is the largest segment of nonmanufacturing employment. In 1966, employment in wholesale and

retail trade averaged 14,750, an increase of 1,600 during the 1960-1966 period. The largest annual gains occurred in 1962 and 1963 when employment rose by 800 and 950, respectively. Employment in services increased from 7,225 in 1960 to 7,925 in 1966, a gain of 700.

Employment Participation Rate. The ratio of employment to total population is termed the employment participation rate. Census data indicate that this ratio for the Lubbock HMA was 35.7 percent in 1960. Since 1960, the rapidly rising college enrollment has caused population to increase proportionately more than employment, resulting in a current participation rate of about 33.8 percent. With both the rate of enrollment increase at Texas Tech and the rate of employment growth in the HMA expected to continue at about their current paces, the employment participation rate is expected to be slightly below the present ratio by 1969.

Principal Employment Sources

Litton Industries, Guidance and Control Systems Division, is the only private firm in the HMA which employs over 500 persons. Established in Lubbock in 1964, the facility manufactures electronic computer systems and navigational equipment. Since 1964, employment at Litton Industries has increased gradually and some increases are expected to continue during the forecast period.

Texas Technological College is the largest employer in the area; since 1960, employment has increased by about 3,000. At present, Texas Tech employs approximately 4,725 persons, of whom 900 are faculty, 1,650 are student workers, and the remaining 2,850 are administration and maintenance personnel. As enrollment continues to increase, employment is expected to grow proportionately.

Reese Air Force Base is located six miles west of Lubbock. Established as Lubbock Army Air Base in 1941, the base was in operation until the end of World War II. In 1949, the field was reactivated and named Reese Air Force Base. The primary mission of the base is pilot training. Currently, air cadets receive pre-flight, light plane, primary, and basic instruction at the base.

Assigned military strength at Reese AFB was about 1,600 in 1960, as shown in the following table. Increases in strength occurred in 1961, 1962, 1963, and 1966. In February 1967, nearly 2,400 military personnel were assigned to Reese AFB. Since 1960, civil service employment at the base has increased by 100, from 660 to 760 currently. There is no indication that the personnel strength at the base will change significantly during the next two years.

Assigned Military and Civilian Strength Totals
Reese Air Force Base, Lubbock, Texas
1960-1967

<u>Date</u>	<u>Assigned military strength</u>	<u>Civil service</u>
December 1960	1,609	661
" 1961	1,683	635
" 1962	1,867	636
" 1963	2,297	644
" 1964	2,235	628
" 1965	2,181	627
" 1966	2,309	751
February 1967	2,387	760

Source: Department of Defense.

Unemployment

Unemployment in the Lubbock HMA has been relatively low in the past seven years, reaching highs of 4.7, 4.9, and 4.8 percent in 1961, 1962, and 1963, respectively. The lowest annual rate of unemployment in the area occurred in 1960 when 1,975 persons, or 3.3 percent of the work force, were unemployed. In 1966, unemployment averaged 2,700 persons, or 3.8 percent of the work force (see table I).

Future Employment

Total nonagricultural employment is expected to increase by about 1,375 jobs annually during the March 1, 1967 to March 1, 1969 forecast period. This increase is somewhat above the 1960-1966 average gain of 1,175 a year, but is below the 1964-1966 annual average of 1,650. The reduction from the 1964-1966 average is based on the expectation during the forecast period of a smaller rate of growth in manufacturing employment than was experienced in the 1964-1966 period when Litton Industries was opened. As in the past, employment gains in the Lubbock HMA will occur primarily in trade, service, and government, with the expansion at Texas Tech stimulating much of the increase.

Income

Since 1959, the median level of nonfarm income in the Lubbock HMA has risen by about 21 percent. The median annual income of all nonfarm families is \$6,300 and the median income of nonfarm renter households of two persons or more is \$4,700, after the deduction of federal income tax. About 34 percent of all nonfarm families and 53 percent of nonfarm renter

households have after-tax incomes under \$5,000 annually. Approximately ten percent of all nonfarm families and three percent of nonfarm renter households have annual after-tax incomes of \$12,500 or more. Distributions of nonfarm families and renter households by income classes for 1967 and 1969 are presented in table III. By 1969, it is expected that median after-tax incomes will increase to \$6,600 for all nonfarm families and \$5,000 for nonfarm renter households.

Demographic Factors

Population

HMA Total. The nonfarm population of the Lubbock HMA totaled approximately 184,400 as of March 1, 1967, an increase of 5,600 persons (3.4 percent^{1/}) annually since April 1960 when the population was 145,600. During the previous decade, the nonfarm population of Lubbock County increased at a rate of 5,630 persons, or 4.9 percent annually (see table IV). The 1960-1967 average annual population increase is about equal to that of the 1950 decade, but a greater proportion of the 1960-1967 increase is composed of students because of the large enrollment increases at Texas Tech in the last seven years (see following table).

Enrollment at Texas Technological College
Spring Semester 1960 - 1967

<u>Year</u>	<u>Total enrollment</u>	<u>Year</u>	<u>Total enrollment</u>
1960	8,682	1964	13,380
1961	9,669	1965	16,305
1962	10,638	1966	15,798
1963	11,676	1967	16,917

Source: Texas Technological College.

Because of the change in definition of "farm" between the 1950 and 1960 Censuses, many persons who were classified as living on rural farms in 1950 were considered to be rural nonfarm residents in 1960. The decline in farm population and the increase in nonfarm population between the two census dates were, to some extent, the result of the change in definition. Total population, including rural farm, in the Lubbock HMA rose from over 101,000 in April 1950 to 156,300 in April 1960, a gain of 55,300 persons. Comparing this increase with the nonfarm population decennial gain of 56,300 suggests that about 1,000 persons were affected by the 1960 definitional change or had moved from farm residences.

^{1/} All average annual percentage changes, as used in the demographic section of this analysis, are derived through the use of a formula designed to calculate the rate of change on a compound basis.

City of Lubbock. There are about 165,300 persons residing in the city of Lubbock, an average annual gain of 5,300 (3.6 percent) since the April 1960 total of 128,700 (see table IV). The population of the city of Lubbock equals about 90 percent of the nonfarm population of the HMA. During the 1950 to 1960 period, the population in Lubbock increased by nearly 5,700 persons (5.8 percent) annually, from 71,750 to 128,700. During the decade the city of Lubbock was engaged in an ambitious annexation program, and about 60 percent (34,400 persons) of the population growth was reported for areas annexed during the decade. Since 1960, no additional land has been annexed.

Student Population. The number of college students in the HMA increased moderately during the 1950 decade, from 4,000 in April 1950 to 9,000 in April 1960, an average gain of about 500 annually. Since 1960, the total has risen sharply and, as of March 1967, about 17,900 students are enrolled in the area (16,900 at Texas Technological College and 1,000 in Lubbock Christian College). The growth since 1960 represents an average annual increase of about 1,300. The years of greatest enrollment increase at Texas Technological College were 1963-1964 and 1964-1965 when gains of 1,700 and 2,925, respectively, occurred. Student enrollment at the two colleges equals nearly ten percent of total nonfarm population in the HMA. Of the total of 17,900 students, about 7,200 live in dormitory facilities, 2,800 live with family or relatives, and the remaining 7,900 live in other accommodations.

Military Population. Military personnel and their dependents totaled 4,900 persons as of March 1967, or 2.7 percent of the nonfarm population. This is an increase of about 1,500 persons over the 1960 total when military personnel and their families equaled 3,400. Military-connected civilian workers and their dependents currently total about 1,675 (about one percent of the nonfarm population), an increase of 165 over the total in 1960.

Nonhousehold Population. Persons living in residence halls at Texas Tech, military barracks, and hospitals account for almost all of the population in group quarters (nonhousehold population) in the Lubbock HMA. In 1960, the census reported a nonhousehold population of 4,800. Since that time, nonhousehold population has increased by 5,000, to a total of 9,800 as of March 1967. The increase since 1960 in the number of persons living in group quarters is primarily the result of the addition of some 4,375 dormitory spaces at Texas Tech.

Future Population. Based on employment gains expected to occur in the Lubbock HMA and proposed enrollment expansion at Texas Tech during the two-year forecast period, it is estimated that total nonfarm population will reach 195,400 by March 1, 1969, an average gain of some 5,500 persons a year, of whom about 1,200 will be students. No increase is expected in the number of military personnel at Reese AFB. The average annual gain of 5,500 approximates that of the 1960-1967 period. By March 1969, the population of the city of Lubbock will total 175,800, about 90 percent of the HMA total.

Natural Increase and Migration. Because separate data are not available for farm and nonfarm births and deaths, it is necessary to use total population, including rural farm, in order to determine the components of population change.

Net natural increase (excess of resident births over resident deaths) since 1960 is somewhat above the 1950-1960 average. The average net natural increase of 3,750 a year in the 1960-1967 period compared with 3,525 a year in the 1950's obscures the fact that net natural increase has been declining in the last six years, from 4,200 in 1961 to 3,000 in 1966, reflecting a declining birth rate in the Lubbock HMA.

During the 1960-1967 period, it is estimated that over 50 percent of the in-migrants to the HMA were students. In spite of the increase in students, in-migration of an average of 1,750 persons a year since 1960 is below the average of 2,000 a year between 1950 and 1960.

Components of Population Change
Lubbock, Texas, HMA, 1950-1967

<u>Components</u>	<u>Average annual change</u>	
	<u>April 1950- April 1960</u>	<u>April 1960- March 1967</u>
Net natural increase	3,525	3,750
Net in-migration	<u>2,000</u>	<u>1,750</u>
Total population change	5,525	5,500
Percent of increase due to migration	36.2%	31.7%

Sources: 1950 and 1960 Censuses of Population; Lubbock County Health Department; and estimates by Housing Market Analyst.

Households

HMA Total. As of March 1, 1967, nonfarm households in the Lubbock HMA totaled about 53,100, an increase of about 11,650, or 1,700 households (3.5 percent) a year since April 1, 1960. In the 1950-1960 decade, the number of nonfarm households in the area increased from over 25,200 to about 41,400, or by 1,625 (5.0 percent) annually (see table IV). Part of this increase, however, is attributable to census definitional changes which tended to inflate the 1960 nonfarm household figure. The conceptual change from "dwelling unit" in 1950 to "housing unit" in 1960, and the change in the definition of "farm", resulted in definitional increments in the number of nonfarm households reported in 1960.

City of Lubbock. As of March 1, 1967, there were 48,000 households in the city of Lubbock. The total represents an average annual gain of 1,600 (3.8 percent) since the April 1960 total of 36,850 (see table IV). Households in Lubbock equal about 90 percent of all nonfarm households in the HMA. During the 1950 decade, the number of households in the city of Lubbock increased by 1,625 (5.8 percent) annually, from 20,600 to 36,850. About 60 percent of this increase was reported in areas annexed during the decade.

Student Households. As of March 1, 1967, there were approximately 3,700 student households in the HMA, or seven percent of total nonfarm households. Since 1960, the number of student households has increased by about 1,700 over the 1960 total of about 2,000.

Military Households. As of March 1, 1967 there were about 1,200 military households residing in the Lubbock HMA. Of these, 419 (34.9 percent) lived in military-controlled housing at Reese Air Force Base, and 780 resided off-base in private housing units located primarily in the city of Lubbock. In addition, there were about 400 military-connected civilian households in the area.

Household Size Trends. Average nonfarm household size in the HMA declined from 3.40 persons in April 1960 to 3.29 persons in March 1967. The primary cause of the decline has been the increase in the number of student households, generally small in size. During the 1950 decade, average nonfarm household size increased from 3.33 persons to 3.40 persons. This increase occurred despite the census definitional change from "dwelling unit" in 1950 to "housing unit" in 1960, which served to shift a number of persons from the nonhousehold category into the household classification. Household size is expected to decline to about 3.26 persons by March 1969.

Future Households. Based on the anticipated growth in population and on household size trends evident in the area, there will be a total of approximately 56,100 nonfarm households in the HMA by March 1, 1969. This represents an average gain of 1,500 households annually, somewhat below the 1960-1967 average. A smaller increase in nonfarm households is expected as more dormitory facilities are constructed and fewer student households are formed.

Housing Market Factors

Housing Supply

Current Estimate and Past Trends. As of March 1, 1967, there were 60,200 nonfarm housing units in the Lubbock HMA, a net addition to the nonfarm housing stock of about 13,550 units (29.0 percent), or about 1,950 annually since April 1, 1960. The addition of 13,550 units resulted from the construction of about 14,350 new units, the addition of approximately 1,000 trailers, and the loss of 1,800 units by demolition, fire, conversion, and other inventory changes. There were about 51,300 housing units in the city of Lubbock in March 1967, about 85 percent of the Lubbock HMA nonfarm total.

During the April 1950-April 1960 decade, the number of nonfarm housing units in the HMA increased from nearly 26,950 to 46,650, a gain of 19,700 (73.1 percent), or nearly 1,975 units yearly. Part of this increase, however, may have resulted from a census definitional change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census, and from the change in definition of "farm" and "nonfarm" between 1950 and 1960. The total number of housing units, including rural farm units, rose from about 31,500 in April 1950 to 49,300 in April 1960, an increase of 17,800 during the decade, suggesting that about 1,900 units were reclassified from farm to nonfarm.

Type of Structure. There have been two significant changes in the structural composition of the Lubbock HMA nonfarm housing inventory since April 1960. As seen in the following table, the proportion of single-family units has declined from over 84 percent to about 78 percent, and the proportion of housing units in structures with five units or more has more than doubled in the last seven years, increasing from about four percent of the housing inventory to nearly eleven percent.

Nonfarm Housing Inventory by Units in Structure
Lubbock, Texas, HMA
April 1, 1960 and March 1, 1967

<u>Units in structure</u>	<u>April 1, 1960</u>		<u>March 1, 1967</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 unit	39,259	84.1	46,800	77.7
2 units	3,200	6.9	3,600	6.0
3-4 units	1,273	2.7	1,450	2.4
5 units or more	2,045	4.4	6,450	10.7
Trailers	882	1.9	1,900	3.2
Total	46,659	100.0	60,200	100.0

Sources: 1960 Census of Housing.
1967 estimated by Housing Market Analyst.

Age of Structure. Over 60 percent of the current nonfarm housing inventory has been built since 1950, indicating the rapid growth of the Lubbock area in the last 17 years. Approximately 21 percent of the inventory was built during the 1940 decade, whereas, only 19 percent was constructed prior to 1940. The following table presents an estimated distribution of the nonfarm housing inventory of the Lubbock HMA by age of structure.

Nonfarm Housing Inventory by Year Built
Lubbock, Texas, HMA
March 1967

<u>Year built</u> ^{a/}	<u>Number of units</u>	<u>Percentage distribution</u>
April 1960 - March 1967	15,300	25.4
1950 - March 1960	20,900	34.7
1940 - 1949	12,900	21.4
1930 - 1939	6,325	10.5
1929 or earlier	<u>4,775</u>	<u>8.0</u>
Total	60,200	100.0

a/ The basic 1960 data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to census enumerators' questions as well as errors caused by sampling.

Sources: 1960 Census of Housing, adjusted to reflect demolitions.
Bureau of the Census, C-40 Construction Reports.
Estimates by Housing Market Analyst.

Condition of the Inventory. About 5,500 nonfarm housing units, 9.1 percent of the units in the Lubbock HMA, are dilapidated or lack one or more plumbing facilities. This indicates an improvement in the nonfarm housing stock since 1960 when 6,500 units, 14 percent of the inventory, were classified as substandard in condition. The improving condition of the Lubbock housing inventory is a result of the demolition of some substandard units and the fact that about 25 percent of the housing supply has been built since 1960.

Residential Building Activity

Past Trend. Building permits, which are issued by the city of Lubbock and four small incorporated areas, covered 97 percent of the residential building activity in the HMA. Between January 1, 1960 and January 1, 1967, about 14,250 private housing units were authorized by building permits for construction (see table V). About 500 units were added in areas in which building permits are not issued. Subsequent discussions

of building volume will refer only to permits issued by the city of Lubbock in which over 96 percent of the new residential construction since 1960 has occurred.

Since 1960, an average of about 1,950 housing units have been authorized annually. The actual volume ranged from a low of over 1,475 units in 1960 to a high of nearly 2,925 units in 1964. The volume decreased to 2,350 units in 1965, and to 1,825 units in 1966. The sharp decline in 1966 can be attributed, in part, to the lack of sufficient mortgage funds and, in part, to a somewhat overbuilt market.

New Construction by Type of Structure. About 8,175 (59.7 percent) of the 13,700 units authorized in the city of Lubbock between 1960 and 1967 were in single-family structures, 670 units (4.9 percent) were in duplexes, 280 (2.0 percent) were in structures with three or four units, and 4,575 (33.4 percent) were in structures with five units or more. The following table presents the number of new housing units authorized by building permits by type of structure since 1960.

Private Units Authorized by Building Permits by Type of Structure
Lubbock, Texas
January 1, 1960 - January 1, 1967

<u>Year</u>	<u>All units</u>	<u>Single-family</u>	<u>Duplex</u>	<u>3 and 4 family</u>	<u>5-family or more</u>
1960	1,486	1,439	10	-	37
1961	1,744	1,460	86	18	180
1962	1,946	1,288	28	52	578
1963	1,445	1,019	106	84	236
1964	2,913	1,179	170	63	1,501
1965	2,343	1,198	154	64	927
1966	1,825	594	110	-	1,121

Source: Bureau of the Census, Construction Reports, C-40.

After the 1960-1961 period, when single-family authorizations averaged 1,450 annually, the number declined somewhat to 1,019 in 1963, then increased slightly to 1,198 in 1965. Only 594 single-family permits were issued in 1966. In the seven-year period, units authorized in structures containing five units or more have increased significantly since the 1960 low of 37 units. In 1964, about 1,500 units, or 51.5 percent of the total authorized, were in structures with five units or more. Authorizations decreased to 957 multifamily units in 1965, but increased to 1,121 in 1966. The relatively high level of multifamily construction since 1964 has been stimulated, in part, by the in-migration of young persons who attend Texas Tech.

Units Under Construction. On the basis of building permit data and the postal vacancy survey conducted in February 1967, it is estimated that there were about 480 housing units under construction in the HMA on March 1, 1967, including 100 single-family houses and 380 units of multifamily housing. Of these units, 85 of the single-family units and all of the multifamily units were in the city of Lubbock.

Demolitions. Since April 1960, approximately 1,800 housing units have been removed from the Lubbock housing stock. A majority of the units (1,475) were removed as a result of urban renewal. Many of those units were substandard. The remaining units were lost through building code enforcement, conversion, fire, and other changes in the housing supply. Because most of the urban renewal removals have been completed, demolitions should be substantially below previous totals during the two-year forecast period; between March 1967 and March 1969, about 150 units are expected to be demolished in the HMA.

Tenure of Occupancy

Current Estimate and Past Trend. As of March 1, 1967, there were approximately 53,100 occupied nonfarm housing units in the Lubbock HMA, of which 33,900 (63.8 percent) were owner-occupied and 19,200 (36.2 percent) were renter-occupied. In 1960, owner-occupied units represented 60.3 percent of all occupied units. During the 1950-1960 decade, owner-occupancy increased from about 52 percent to 60 percent (see table VI).

Vacancy

1960 Census. In April 1960, there were about 2,125 nondilapidated, non-seasonal vacant housing units available for sale or rent in the Lubbock area, equal to 4.9 percent of the total inventory. Of these units, about 650 were available for sale, a homeowner vacancy rate of 2.5 percent; about 1,475 vacant units were available for rent, a renter vacancy rate of 8.3 percent. Of the vacant available units, however, about 15 (2.3 percent) of the sales units and nearly 200 (13.6 percent) of the rental units lacked one or more plumbing facilities. The trend of vacancies since 1950 is presented in table VI.

Postal Vacancy Survey. A postal vacancy survey was conducted in the area in mid-February 1967. The survey included the cities of Lubbock and Slaton and covered about 52,375 total possible deliveries, about 87 percent of the current housing inventory (see table VII). About 45,600 of the total possible deliveries were listed as residences and 6,775 were listed as apartments. It is estimated, however, that about 30 percent of the units listed as residences were rented. The survey reported a total of 3,525 vacant units, 6.7 percent of the total possible deliveries. Of these units, about 2,200 were vacant residences, 4.8 percent of all residences covered, and 1,325 were vacant apartments, indicating an apartment vacancy ratio of

19.5 percent. An additional 439 units (68 residences and 371 apartments) were reported to be under construction. Also counted in the postal vacancy survey were about 1,875 trailers, of which about 25 (1.4 percent) were in place and vacant.

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 delineation, and methods of enumeration. The census reported units and vacancies by tenure, whereas the postal vacancy survey 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). These are principally single-family houses, but include row houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Other Vacancy Indicators. The FHA Insuring Office in Lubbock periodically surveys apartment projects. According to the data available in February 1967, 589 units, or 17.4 percent, were vacant in 62 projects with 3,394 units completed since 1962. A sizable portion of these vacant units are located east of College Avenue, an area which includes much of the student population. There were 400 vacancies in 34 recently-completed projects, a vacancy rate of 23 percent.

Current Estimate. On the basis of the postal vacancy survey and other vacancy data available in the HMA, there are about 4,000 vacant, non-dilapidated, nonseasonal housing units (6.2 percent of the total inventory) available in the Lubbock area as of March 1, 1967. Of these vacant units, 1,000 are available for sale, a homeowner vacancy rate of 2.9 percent; the remaining 3,000 are available for rent, a renter vacancy rate of 13.5 percent. Both vacancy ratios are significantly above the 1960 ratios and indicate a substantial overbuilding of both sales and rental units.

Sales Market

General Market Conditions. The market for existing sales houses in the Lubbock HMA is weak, as evidenced by the current excessive homeowner vacancy ratio of 2.9 percent and by the large number of foreclosures in the area. By area, the weakest market is in northeast Lubbock where most of the foreclosures during the past few years have occurred. The weak market in Lubbock is partially the result of overbuilding since 1960. The increase in foreclosures, particularly in the past two years, was caused in part by the movement of a segment of the population into neighborhoods (primarily located in northeast Lubbock) previously con-

sidered unavailable to them. This transition caused some residents of the northeast area to move to other neighborhoods. Some of these residents sold their properties, but others relinquished the equity in their homes and allowed them to be repossessed.

Lubbock can be divided into three segments with respect to sales construction. The major area of activity is in southwest Lubbock. New homes range in price from \$19,000 to \$45,000, and most of the new subdivisions are located here. The area to the west of Texas Tech is primarily a high-income residential area with homes starting at \$40,000 and ranging to \$200,000 and over. There has been some construction activity in northeast Lubbock and new homes in this area generally are priced from \$11,000 to \$14,000.

The lack of available mortgage funds in 1966 resulted in a definite curbing of the overproduction occurring since 1960. In addition, mortgage agencies, including the FHA, have begun following a more conservative commitment policy.

Unsold Inventory of New Houses. In January 1967, the Lubbock FHA Insuring Office surveyed all subdivisions in the HMA in which five or more houses were completed in the twelve months preceding the survey. About 30 subdivisions were covered in which 795 houses had been completed. Of the 795 completions, 95 were sold before construction started, and the remaining 700 (88.1 percent) were built speculatively. About 141 of these speculatively-built units, or 20 percent, remained unsold as of January 1, 1967. Of these, 80 units had been on the market for three months or less, 39 units for four to six months, and 22 units for seven to twelve months. An additional 17 unsold units had been completed prior to 1966.

Similar surveys were conducted in January 1964, January 1965, and January 1966. In the January 1966 survey, 40 subdivisions were covered, and 1,347 houses were reported as completed in 1965. Of these completions, 155 were sold prior to construction, and 1,192 units, (88.5 percent) were built speculatively. Of these 1,192 units, about 24 percent remained unsold. The January 1965 survey, which covered completions in 35 subdivisions, reported a total of 968 houses completed in 1963, of which about 182 were sold before construction started. Of the remaining 786 completions, 24 percent remained unsold as of the date of the survey. The January 1964 survey covered 38 subdivisions with 854 completions, of which 227 were presold. Of the remaining 627 completions, 29 percent were unsold.

The following table shows the distribution by sale price ranges and sale status of new sales houses completed in 1966 as reported by the unsold inventory survey as of January 1, 1967. It should be noted that the survey does not include new houses built in subdivisions with fewer than five completions, nor does it report those built on scattered lots.

Sales Houses Completed During 1966 in Selected Subdivisions
By Sales Status and Price Class
Lubbock, Texas, HMA

<u>Sales price</u>	<u>Total completions</u>	<u>Presold</u>	<u>Speculative construction</u>			
			<u>Total</u>	<u>Sold</u>	<u>Unsold</u>	
					<u>Number</u>	<u>Percent</u>
Under \$10,000	1	1	-	-	-	-
\$10,000 - 12,499	17	1	16	15	1	6
12,500 - 14,999	122	9	113	101	12	11
15,000 - 17,499	211	21	190	150	40	21
17,500 - 19,999	164	28	136	106	30	22
20,000 - 24,999	130	10	120	92	28	23
25,000 - 29,999	68	7	61	45	16	26
30,000 - 34,999	37	5	32	25	7	22
35,000 and over	<u>45</u>	<u>13</u>	<u>32</u>	<u>25</u>	<u>7</u>	<u>22</u>
Total	795	95	700	559	141	20

Source: Unsold Inventory Survey of New Houses conducted by the FHA
 Insuring Office, Lubbock.

Foreclosures

Since 1960, foreclosures of FHA-insured single-family houses have increased greatly, from three in 1960 to 454 in 1966. As seen in the following table, the largest increase occurred between 1965 and 1966, and is attributed primarily to a transition in the occupancy of housing in northeast Lubbock.

Trend of Foreclosures of FHA-Insured Single-Family Homes
Lubbock, Texas, HMA
1960-1966

<u>Year</u>	<u>203</u>	<u>213</u>	<u>221</u>	<u>222</u>	<u>Total</u>
1960	2	-	-	1	3
1961	47	-	-	2	49
1962	98	-	1	2	101
1963	165	-	6	2	173
1964	189	-	11	4	204
1965	260	1	25	6	292
1966	404	-	37	13	454

Source: FHA Division of Research and Statistics.

FHA had about 300 acquired properties on hand as of March 1, 1967. Most of the properties were priced at \$11,500 and below and were located in northeast Lubbock.

Rental Market

General Market Conditions. Prior to the early 1960's, rental housing in Lubbock was concentrated primarily in single-family structures. Increasing enrollment at Texas Tech stimulated multifamily construction and since 1960, over 33 percent of all units authorized in Lubbock have been in structures with five units or more. Virtually all of the new multifamily housing in the area is in garden apartments; only one high-rise apartment has been constructed. New apartment projects have been built principally near Texas Tech (primarily for student occupancy) and in southwest Lubbock.

All segments of the rental market in Lubbock were weak in March 1967. Several factors contributed to the weakness, including the recent increased supply of inexpensive sales houses in northeast Lubbock and the overabundance of apartments in the areas adjoining Texas Tech. Much of the oversupply occurred because of the increased construction of dormitories by the college during the past two years, which resulted in a reduction in demand by students. Vacancies in projects catering to students have been hard to fill because nonstudent households often are reluctant to live in apartment buildings that are occupied primarily by students. Rents in the area of the college vary considerably according to the age and location of the project and the amenities offered. Generally, however, furnished one-bedroom units near Texas Tech are available from \$115 monthly and two-bedroom units from \$125, excluding utilities. Unfurnished units rent for slightly less. There are several projects in the area built since 1960 renting at weekly rates of \$10 for efficiencies, \$14 for one-bedroom units, and \$17 for two-bedroom units. These projects are occupied primarily by lower income households.

New apartment projects located in south and southwest Lubbock have been somewhat more successful. These projects are attractive to young married couples and married couples with few children. Rents range from about \$120 for unfurnished one-bedroom units, \$150 for two-bedroom units, and \$175 for those with three bedrooms. These rents include utilities.

The FHA has played only a minor role in apartment construction since 1960. Only two projects have been insured in recent years, both developments for families of moderate income in the Coronado Urban Renewal Area. Occupancy in these two projects has been dampened by the decision of some displaced families to move into other neighborhoods, primarily in northeast Lubbock, rather than return to the urban renewal area.

Urban Renewal Activity

There is one urban renewal project in the city of Lubbock. The Coronado Project (Texas R-33) is bounded generally by East 19th Street to the north, Quirt Avenue to the east, the Fort Worth and Denver Railroad to the south, and Avenue A to the west. Since the start of the project, about 1,475 sub-standard dwelling units have been removed and 25 more are scheduled for demolition before the project is completed in 1970. Re-use is predominantly residential.

Public Housing

All public housing units in Lubbock are federally-aided low-rent units. Lubbock's one project contains 130 units, all of which were occupied at the time of this survey.

Student Housing

As of March 1, 1967, there were 7,200 dormitory facilities at Texas Tech, an increase of 4,375 since 1960. By the fall of 1967, there will be an additional 1,700 dormitory facilities available. Another 1,700 will be constructed by the fall of 1969.

Military Housing

There are 419 units of family housing at Reese Air Force Base, of which 418 are Wherry units and one is an appropriated fund unit. At the present time, all of these units are occupied. Authorization has been requested for the construction of one family housing unit for the base commander in the fiscal year 1968 program.

Demand for Housing

Quantitative Demand

Based on the expected increase of 1,500 households during each of the next two years, on the adjustment of vacancies to a level reflecting a balanced market, and on the expected reduction in the number of new student households formed because of the addition of 1,700 dormitory facilities at Texas Tech by the fall of 1967, demand for new housing will total 700 single-family houses a year during the two years ending March 1, 1969.

The number of adequate available vacant multifamily units plus multifamily units under construction is more than sufficient to satisfy the quantitative requirements of new renter households for privately-owned multifamily units during the next two years and provide an adequate current rental vacancy ratio. If there are no additions to the multifamily housing supply during the two years, vacancies should approach a suitable long-term level at the end of the period. The estimate of no demand for new rental units does not relate to low-rent public housing or rent-supplement accommodations.

The forecast demand for single-family houses is substantially below the annual construction volume in any year since 1960 except in 1966, when construction was reduced, in large part, by tight money conditions. In view of the high vacancy situation, a reduced construction level is necessary to bring the market into better balance.

Qualitative Demand

The annual demand for 700 additional sales housing units is expected to approximate the sales price distribution presented in the following table. The pattern is based on the distribution of families by current annual after-tax income, on the proportion of income that families typically pay for sales housing, and on recent market experience.

Estimated Annual Demand for New Sales Housing
Lubbock, Texas, HMA
March 1, 1967 to March 1, 1969

<u>Price range</u>	<u>Number of houses</u>
Under \$12,500	40
\$12,500 - 17,499	260
17,500 - 19,999	150
20,000 - 24,999	110
25,000 - 29,999	70
30,000 and over	70
Total	700

The preceding distribution differs from that on page 18, which reflects only selected subdivision experience during the year 1966. It must be noted that the 1966 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes, are concentrated in the smaller building operations. The preceding demand estimate reflects all home building and indicates a greater concentration in some price ranges than a subdivision survey would reveal.

Demand for Nursing Homes

Existing nursing home facilities in the Lubbock HMA include six nursing homes with a total capacity of 476 beds. With the exception of one philanthropic home, all homes are listed under proprietary ownership. Occupancy as of March 1, 1967 totaled 421 beds, an occupancy rate of 88.4 percent.

With two exceptions, all of the homes are recently constructed. All six homes are licensed by the state of Texas and meet the minimum standards required by the state for nursing homes. As yet, only two conform to Federal regulations for Medicare.

There are three nursing homes under construction or approved in the HMA. When these homes are completed, they will provide an additional 187 beds, for a total of 663 nursing home beds in the HMA. That number should be sufficient to meet the need for nursing care facilities during the March 1, 1967 to March 1, 1969 forecast period.

Table I

Civilian Work Force Components
Lubbock, Texas, HMA, 1960-1966
 (Annual averages)

<u>Components</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>
Total work force	<u>60,400</u>	<u>60,300</u>	<u>63,400</u>	<u>66,750</u>	<u>68,950</u>	<u>69,300</u>	<u>70,400</u>
Unemployment	1,975	2,850	3,075	3,225	3,100	3,150	2,700
Percent unemployed	3.3%	4.7%	4.9%	4.8%	4.5%	4.5%	3.8%
Agricultural employment	5,825	4,800	5,925	6,275	7,550	6,750	6,000
Nonagricultural employment	<u>52,600</u>	<u>52,650</u>	<u>54,400</u>	<u>57,250</u>	<u>58,300</u>	<u>59,400</u>	<u>61,700</u>
Wage and salary	43,500	43,150	44,400	46,300	47,250	48,300	50,550
Other	9,100	9,500	10,000	10,950	11,050	11,100	11,150

Source: Texas Employment Commission.

Table II

Trend of Nonagricultural Wage and Salary Employment
Lubbock, Texas, HMA, 1960-1966
 (Annual averages)

<u>Industry</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>
Wage and salary employment	<u>43,500</u>	<u>43,150</u>	<u>44,400</u>	<u>46,300</u>	<u>47,250</u>	<u>48,300</u>	<u>50,550</u>
Manufacturing	<u>5,675</u>	<u>5,750</u>	<u>6,050</u>	<u>6,075</u>	<u>6,250</u>	<u>6,575</u>	<u>6,625</u>
Durable goods	2,650	2,675	2,850	2,750	2,925	3,250	3,350
Nondurable goods	3,025	3,075	3,200	3,325	3,325	3,325	3,275
Nonmanufacturing	<u>37,825</u>	<u>37,400</u>	<u>38,350</u>	<u>40,225</u>	<u>41,000</u>	<u>41,725</u>	<u>43,925</u>
Contract construction	4,600	4,250	3,900	3,300	2,925	2,800	2,825
Trans., comm., & utilities	3,800	3,700	3,750	3,800	3,850	3,875	4,100
Trade	<u>13,150</u>	<u>12,650</u>	<u>13,450</u>	<u>14,400</u>	<u>14,150</u>	<u>14,250</u>	<u>14,750</u>
Wholesale	3,950	3,900	3,975	4,150	4,250	4,225	4,400
Retail	9,200	8,750	9,475	10,250	9,900	10,025	10,350
Fin., ins., & real estate	2,425	2,400	2,350	2,500	2,600	2,675	2,600
Services	7,225	7,300	7,425	7,575	7,700	7,775	7,925
Government	<u>6,250</u>	<u>6,775</u>	<u>7,150</u>	<u>8,300</u>	<u>9,425</u>	<u>10,000</u>	<u>11,450</u>
Federal	1,600	1,700	1,725	1,725	2,000	1,975	2,125
State & local	4,650	5,075	5,425	6,575	7,425	8,025	9,325
Other	375	325	325	350	350	350	275

Source: Texas Employment Commission.

Table III

Percentage Distribution of Nonfarm Families and Renter Households^{a/} by Annual Income
After Deduction of Federal Income Tax
Lubbock, Texas, HMA, 1967 and 1969

<u>Annual income</u>	<u>1967 income</u>		<u>1969 income</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$ 3,000	14	24	13	22
\$ 3,000 - 3,999	9	14	8	13
4,000 - 4,999	11	15	10	15
5,000 - 5,999	12	12	12	12
6,000 - 6,999	11	10	12	10
7,000 - 7,999	9	8	10	9
8,000 - 8,999	8	5	8	6
9,000 - 9,999	7	4	6	4
10,000 - 12,499	9	5	10	5
12,500 and over	<u>10</u>	<u>3</u>	<u>11</u>	<u>4</u>
Total	100	100	100	100
Median	\$6,300	\$4,700	\$6,600	\$5,000

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

Source: Estimated by Housing Market Analyst.

Table IV

Trend of Total Nonfarm Population and Household Growth
Lubbock, Texas, HMA
April 1, 1950 to March 1, 1969

<u>Population</u>	April 1, 1950	April 1, 1960	March 1, 1967	March 1, 1969	Average annual change					
					1950 - 1960		1960 - 1967		1967 - 1969	
					Number	Percent ^{a/}	Number	Percent ^{a/}	Number	Percent ^{a/}
Lubbock	71,747	128,691	165,300	175,800	5,694	5.8	5,300	3.6	5,250	3.2
Remainder of HMA	<u>17,560</u>	<u>16,920</u>	<u>19,100</u>	<u>19,600</u>	<u>-64</u>	<u>-0.4</u>	<u>300</u>	<u>1.7</u>	<u>250</u>	<u>1.3</u>
HMA total	89,307	145,611	184,400	195,400	5,630	4.9	5,600	3.4	5,500	3.0
 <u>Households</u>										
Lubbock	20,603	36,849	48,000	50,850	1,625	5.8	1,600	3.8	1,425	3.0
Remainder of HMA	<u>4,617</u>	<u>4,577</u>	<u>5,100</u>	<u>5,250</u>	<u>-4</u>	<u>-0.1</u>	<u>75</u>	<u>1.6</u>	<u>75</u>	<u>1.5</u>
HMA total	25,220	41,426	53,100	56,100	1,621	5.0	1,700	3.5	1,500	2.8

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

Note: Components may not add to totals because of rounding.

Sources: 1950 and 1960 Censuses of Population and Housing.
 1967 and 1969 estimated by Housing Market Analyst.

Table V

Number of Housing Units Authorized by Building Permits
Lubbock, Texas, HMA
1950 - 1966

<u>Year</u>	<u>Lubbock</u>	<u>Idalou town</u>	<u>Shallowater town</u>	<u>Slaton</u>	<u>Wolfforth</u>	<u>Total</u>
1950	2,135	NA	NA	74	NA	2,209
1951	1,142	NA	NA	56	NA	1,198
1952	1,280	NA	NA	22	NA	1,302
1953	943	NA	NA	16	NA	959
1954	1,363	NA	NA	17	NA	1,380
1955	1,658	NA	NA	25	NA	1,683
1956	1,077	NA	NA	21	NA	1,098
1957	928	NA	NA	20	NA	948
1958	2,150	NA	NA	34	NA	2,184
1959	2,442	NA	NA	62	NA	2,504
1960	1,486	NA	14	64	NA	1,564
1961	1,744	NA	20	42	19	1,825
1962	1,946	19	12	33	14	2,024
1963	1,445	17	14	31	18	1,525
1964	2,913	27	19	35	22	3,006
1965	2,343	22	7	41	20	2,433
1966	1,825	15	11	9	10	1,870

Sources: U.S. Bureau of the Census, Construction Reports, C-40.
Local Building Inspectors.

Table VI

Tenure and Vacancy in the Nonfarm Housing Supply
Lubbock, Texas, HMA
April 1950 - March 1967

<u>Tenure and vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>March 1967</u>
Total housing supply	<u>26,930</u>	<u>46,659</u>	<u>60,200</u>
Occupied housing units	<u>25,220</u>	<u>41,426</u>	<u>53,100</u>
Owner-occupied	13,131	24,973	33,900
Percent	52.1%	60.3%	63.8%
Renter-occupied	12,089	16,453	19,200
Percent	47.9%	39.7%	36.2%
Vacant housing units	<u>1,710</u>	<u>5,233</u>	<u>7,100</u>
Available vacant	<u>794</u>	<u>2,131</u>	<u>4,000</u>
For sale	187	650	1,000
Homeowner vacancy rate	1.4%	2.5%	2.9%
For rent	607	1,481	3,000
Renter vacancy rate	4.8%	8.3%	13.5%
Other vacant ^{a/}	916	3,102	3,100

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

Sources: 1950 and 1960 Censuses of Housing.
1967 estimated by Housing Market Analyst.

Table VII

Lubbock, Texas, Area Postal Vacancy Survey

February 16-24, 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	52,385	3,523	6.7	3,073	450	439	45,610	2,199	4.8	2,062	137	68	5,775	1,324	19.5	1,011	313	371	1,872	26	1.4
Lubbock	49,731	3,293	6.6	2,843	450	437	43,041	1,996	4.6	1,859	137	66	6,690	1,297	19.4	984	313	371	1,872	26	1.4
Main Office	24,755	2,029	8.2	1,705	324	180	20,501	1,077	5.2	1,041	36	19	4,154	952	22.9	664	288	161	320	25	7.8
Stations:																					
Ellwood	17,415	735	4.2	636	99	167	16,500	621	3.8	547	74	27	915	114	12.5	89	25	140	1	-	0.0
North College	7,561	529	7.0	502	27	90	5,940	298	5.0	271	27	20	1,621	231	14.3	231	-	70	1,551	1	0.1
Slaton	2,654	230	8.7	230	-	2	2,569	203	7.9	203	-	2	85	27	31.8	27	-	-	-	-	-

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 that 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).