Analysis of the LUBBOCK, TEXAS HOUSING MARKET

as of January 1, 1971

A Report by the
[illegible]

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FHA HOUSING MARKET ANALYSIS - LUBBOCK, TEXAS
AS OF JANUARY 1, 1971

The Lubbock, Texas, Housing Market Area (HMA) is defined as being coextensive with the Lubbock Standard Metropolitan Statistical Area (SMSA) which, in turn, has been defined as Lubbock County, Texas. The city of Lubbock accounts for 85 percent of the total population. The Lubbock HMA is located in the northwestern quarter of the state, 300 miles west of Dallas, 100 miles south of Amarillo and 250 miles southeast of Albuquerque, New Mexico.

The economy of the HMA is predominantly based upon agriculture and agriculture-related industries. Major manufacturers in the HMA are engaged in the production of agricultural equipment to supply the immediate local market. Approximately 10 percent of total employment is in agriculture. The composition of the economy has not changed during the past ten years and the distribution of the work force between agriculture, manufacturing and nonmanufacturing has remained constant. Employment growth has been primarily the result of expansion at Texas Tech University, the largest single employer in the HMA. Other minor employment increases have been distributed throughout all sectors of the local economy.

Total residential construction activity has been erratic since 1960. The general trend of single-family construction has been downward. Multifamily unit construction, from 1960 through 1964, averaged 360 units annually but increased university enrollment during the period 1963 to 1965 stimulated high levels of multifamily unit construction. The consequent oversupply of multifamily units resulted in sharply reduced levels of multifamily construction in subsequent years. Only in the last year has a measurable increase in the production of multifamily units been observed.

Anticipated Housing Demand

Based upon increased employment levels resulting largely from new investment related to urban renewal and the building of a medical school facility at Texas Tech University, current interest rate reductions, anticipated losses to the housing inventory during 1971 and 1972, and current demand-supply relationships, there will be an annual demand for about 1,195 new nonsubsidized housing units during 1971 and 1972. Absorption would be most favorable if approximately 680 units, including 50 mobile homes, were provided as new single-family sales housing and 515 were new rental units. The annual demand is distributed by sales and monthly rents in table I. Over one-half of the total demand for new single-family sales housing during the next two years will be for units priced under $22,500, and most of total effective demand is below the $30,000 price range.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with incomes below the income limits are assumed to be eligible for public housing and rent-supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potentials for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Lubbock HMA, the total occupancy potential is estimated to be 695 units annually.

The Lubbock FHA Insuring Office presently has an inventory of 610 acquired single-family properties and one 200-unit rent-supplement project; most of the single-family units are valued at $9,000 to $12,000. Of the acquired single-family units, 310 are presently occupied by victims of the tornado disaster and the other 300 are vacant. Plans are under way to sell the occupied units to the city of Lubbock Housing Authority. These 610 units would also be generally appropriate for Section 235 housing if funds are released for this program, although most of them are in need of minor repair work.

Section 235 and Section 236 Subsidized Housing. Sales housing can be provided for low- and moderate-income families through partial subsidies by the federal government under Section 235. Under both regular and exception income limits, which in this case are the same, there is an estimated annual occupancy potential for 240 units over the two-year forecast period. All families who qualify for Section 235 also are eligible for Section 236 housing. Additionally, there is an annual occupancy potential for 45 elderly persons in Section 236 housing. While the potential for Section 235 and Section 236 housing is obtained from the same qualifying households, actual absorption will depend upon local market patterns. In the Lubbock area it is felt that Section 235 housing would be more readily absorbed because single-family houses are more appropriate to traditional living patterns among eligible households. The existence of 300 vacant, appropriately-priced, commissioner-held, single-family homes could substantially limit the market for new Section 235 housing. Should Section 235 funds for existing housing units become available, new construction should be undertaken with caution since this potential is limited and could easily be exceeded. There are presently 40 houses insured under Section 235 in the Lubbock HMA. As of January 1, 1971, however, there were no funds available for Section 235 existing properties. While there has been no experience with Section 236 housing in the Lubbock HMA, proposals have been submitted for several hundred units. Should these proposals result in new projects, these units will completely satisfy the demand for Section 236 housing throughout the forecast period.

Public Housing and Rent Supplement. Both the public housing and rent-supplement programs are designed to serve essentially the same low income households. The estimated annual occupancy potential for public housing during the two-year forecast period is 430 units for families and 75 units for the elderly. This potential exists almost entirely in the city of Lubbock and a large part of it is the direct result of low-income families having been displaced during the tornado. These estimates are in addition to the 310 presently-occupied commissioner-held properties which are being sold to the local housing authority.

While there is an estimated annual occupancy potential under rent-supplement for 255 units for families and 75 units for the elderly, experience with rent-supplement housing in the Lubbock HMA has been unsatisfactory to date. There have been two projects constructed and operated in Lubbock but both had extremely poor occupancy levels and were forced into default and were foreclosed. One of these projects, containing 236 units, was subsequently sold to the city of Lubbock and has been converted to public housing. The other 200-unit project is being managed by the FHA Insuring Office at this time. This project appears to be suitable for conversion to public housing, as are most of the commissioner-held single-family structures.

The existence of both multifamily and single-family units in the FHA acquired property inventory offers one possibility for meeting this potential. The Lubbock Insuring Office is presently operating a 200 unit multifamily project and has 610 single-family houses in the inventory, 310 of which are temporarily occupied by disaster victims. Plans are underway to transfer ownership of these occupied units to the city of Lubbock which would operate them as public housing.

There were 436 units of public housing in the HMA as of January 1, 1971. Of this total, the city of Lubbock operates 366 units and this number will increase to 676 units upon completion of present purchase plans. Lubbock is not considering construction of any additional public housing units at this time. Although several of the city's units are operated for the elderly, none are specifically reserved for them or specially adapted for their occupancy. Approximately 130 of the public housing units in Lubbock are only marginally acceptable although technically they meet the standards for continued occupancy. Lubbock has a normal active waiting list of 100-150 families and elderly combined. The city of Slayton, which is located 20 miles southeast of Lubbock, operates the remaining 70 units of public housing in the HMA. These duplex units, which were opened in 1968 have enjoyed successful operation since opening. Forty units have been reserved for the elderly in this project. There are no vacancies and 34 families and elderly persons are on the active waiting list.

Sales Market

In recent years the market for nonsubsidized sales housing appears to have reached equilibrium largely because of the reduction in new single-family home construction during the 1966 to 1970 period to less than 50 percent of its average yearly level between 1960 and 1965. The sales market was overbuilt in the earlier period when permit authorizations ranged from a high of 1,541 in 1961 to a low of 1,256 in 1965. By 1966, the market had become weaker and authorized construction fell to 618 single-family sales units. Since then volume has averaged fewer than 500 units annually. The shortage of mortgage money which began during 1966, coupled with a general tightening of commitment policy by FHA and other mortgage agencies in response to the soft market conditions contributed to the production slowdown.

It is likely that lower interest rates will bring about a re-entry into the sales market of households who had temporarily been renter-occupants and that demand for sales housing resulting from a tenure shift will be stronger than population growth and economic expansion would normally dictate. Homeowner vacancy rates are normally high in the Lubbock area. The current 4.8 vacancy rate compares with 2.5 percent in April 1970 and 2.4 percent in April 1960. However, this high rate reflects a mismatch of demand and supply in the market rather than the absence of demand. Most of the vacant units are below the price range of $18,000 to $25,000 which is the most active in the Lubbock area. Location is another factor which makes these units less desireable. Most of them are located in the northeast section of the city and this area is a less desirable location than the newer south and southwest area. FHA acquired homes have recently constituted a large part of the vacancies (610 single-family vacancies prior to temporary occupancy of 310 units by tornado victims), but because of size and location these units are not in demand in the local market.

Of the 357 speculatively-built houses constructed in 1970 and covered by the January 1971 unsold inventory survey conducted by the Lubbock FHA Insuring Office, 27 percent remained vacant at the end of the year. Of those remaining vacant, 65 percent had been on the market less than three months. Speculative construction accounted for 75 percent of total construction during 1970 and most of this activity occurred in low and middle price ranges. The distribution of unsold houses was balanced but skewed slightly towards lower prices approximating the distribution of speculative construction.

Rental Market

The rental market in the Lubbock HMA has undergone an important transition during the 1960 to 1970 period. Until 1964, the rental market was comprised primarily of older single-family units and converted structures. Multifamily construction comprised less than one-third of total authorized construction. During the 1964 to 1966 period there was increased multifamily construction activity and during this three-year period multifamily construction accounted for 57 percent of all residential building activity. By 1967, however, the market had become overbuilt and during 1967-1969 multifamily construction declined to less than 20 percent of the 1964-1966 rate and 27 percent of total residential construction. The renter vacancy rate ranged from 7.6 percent in 1960 to 10.5 percent in April 1970 and 4.9 percent during January 1971. The improvement in the rental market since April 1970 is largely the result of the inventory losses due to the tornado and the temporary occupancy of many rental units by disaster displacees. This strength in the rental market is considered only temporary; with rehabilitation of the inventory the rental market is expected to soften.

Typical rental ranges for recently completed garden apartments are $150 to $190 per month for one-bedroom apartments and $180 to $250 for two-bedroom units. These rentals typically include water and sewer services and electricity. There are three-bedroom units available in only two or three projects which rent for $220 to $265 monthly but these are a very small segment of the market. Older homes converted to apartments or rented in their original state constitute a significant proportion of the rental market, especially those units occupied by student and military households. Rentals for these units vary widely but are typically below rentals for newer apartments. These units range from $80 to $200 per month depending upon size, condition and location. There are also several new duplexes which are sold to owner-occupants who rent the second unit for $300 and above with no utilities supplied. An early indication of weakness in the market is the vacancy rate of approximately three percent in newer garden apartments.

Economic, Demographic, and Housing Factors

Economy. Total nonagricultural employment has expanded slowly from 1960 through 1969.[1/] Except for 1960-1961 when growth was mild and 1961-1962, 1962-1963 and 1965-1966 when growth was more rapid, expansion has ranged from 750 to 1,200 jobs annually during 1960-1969. Manufacturing employment has fluctuated throughout the decade with a moderate net growth of less than 1,000 between 1960 and 1970. Gains in nonmanufacturing have been more persistent, approximating 700-1,000 persons annually except for a loss of 425 in 1960-1961, a gain of 1,835 in 1962-1963, and a gain of 2,180 in 1965-1966.

During 1970 employment in most sectors declined in the aftermath of the May 1970 tornado. Total employment fell by 1,550 during 1970, two thirds of which was in nonagricultural areas. Manufacturing, which has traditionally comprised 10 to 12 percent of total nonagricultural employment accounted for 40 percent of the loss while 60 percent was spread throughout the nonmanufacturing sector, the largest losses being in contract construction and in trade.

The economic profile of the HMA has not changed significantly since 1960. Expansion has occurred in federal, state and local government employment and in diversified local industries. Largest nongovernmental expansion has been in the production of farm machinery and equipment and in the processing of local farm products. Texas Tech University is the largest single employer in the HMA, employing 3,100 persons in 1970. Reese Air Force Base which has an assigned military strength of 2,534 in addition to 683 civilian employees has only expanded its total employment by 950 over the past ten years. Increases in total strength have ranged from a high of 438 in 1963 to a low of 30 in 1970. It is unlikely that the Air Force base has had a measurable effect upon economic change in the HMA during the last decade while Texas Tech has been responsible for significant portions of employment and population increases, growing from 1,650 employees in 1960 to the present level. This growth has been steady and dependable and has generally operated as a stabilizing influence on the economy.

Future economic growth and employment levels will depend upon several independent forces now operating in the HMA. The most immediate impact will be repair work and recovery towards normal levels of economic activity which can reasonably be expected to have prevailed in the absence of the tornado. As of January 1, 1971, repair work and cleanup work were progressing rapidly and it is expected that normal employment levels should be regained by mid-1971 and the resumption of normal growth should proceed thereafter. Moreover, the clearing of land most severely damaged by the tornado has stimulated the plans for a major civic center complex in downtown Lubbock. This $40 million investment will temporarily stimulate employment especially in contract

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1/ Because employment levels during 1970 were affected by the temporary slowdown caused by tornado damage, 1969 data have been incorporated for summary analysis; these data are more indicative of the normal economic profile of the HMA.

construction, but long range effects will dissipate soon after construction is completed.

It is anticipated that by 1972 nonagricultural employment will reach 67,700 persons. This increase reflects a growth of 2,830 over the 1969 level and 3,880 over the 1970 level. This growth indicates that nonagricultural employment will have increased by 950 jobs annually (1.5 percent) compared with an annual average growth of 1,365 or 2.3 percent during the 1960-1969 period. This expansion pattern is based on the assumption that essentially all recovery in addition to normal expansion will occur during 1971-1972. Manufacturing will comprise 15 percent of the increase in total nonagricultural employment between 1969 and 1972 as compared with 12 percent during 1960-1969. Increases in nonmanufacturing will constitute 85 percent of total nonagricultural employment growth during the forecast period. This increase will be distributed in all areas of the nonmanufacturing sector with greatest gains in contract construction and processing of farm products.

Gains in employment during the two-year forecast period will be comprised of recovery employment, expansion in the public sector, and expansion in the private sector. Recovery employment will be a source of gains during the next two years and will include major investment projects as well as repairs to existing industrial and residential sites. While most of this work is temporary it will have some secondary effects throughout the forecast period.

The public sector, including Texas Tech University, Reese Air Force Base, and federal, state, and local governments has been an important source of economic expansion in the past and will continue to be in the future. Known developments in this sector include the new medical school facility at Texas Tech, construction of which will begin during the forecast period. Other expansion at Texas Tech and at Reese Air Force Base is projected to be minimal through 1972. There has been no indication of significant expansion in the scope of federal, state or local government operations in the area except for those activities which are directly related to tornado recovery.

Expansion in the private sector is expected to be more rapid during the forecast period than during the recent past. The Lubbock economy is recovering from a slack period, demands for investment funds are increasing, and more rapid growth appears to be imminent, primarily because of stimulation by the new civic center complex, the medical school facility, and general reaction to conditions expected to be prevalent throughout the nation's economy. Increases in employment in the private sector will be widely diversified throughout existing industries and specifically in food processing, farm equipment production, and the services and trade industries.

Income. As of January 1, 1971, the median income of all families, after deduction of federal income tax, was $7,900, and the median after-tax income of renter households, excluding one-person renter households, was estimated at $5,950. Detailed distribution of income for all families and for renter households, excluding one-person renter households, for 1959 and 1970 are presented in table IV.

Demographic Factors. The estimated population of the HMA as of January 1, 1971, was 180,150 persons reflecting an increase of 23,879 persons over the 1960 Census and 855 persons over the 1970 Census. In terms of annual average increases these rates would be 2,225 persons per year since 1960 and 1,140 per year since April 1970. The majority of the increment as well as a majority of the total population has been located within the city of Lubbock which realized an increase of 21,159 persons over 1960 and 750 over April 1970. Population increases throughout the remainder of the HMA have been minimal. This increase from April 1960 to January 1971 was 2,720 persons distributed among several small towns and throughout the rural segment of the HMA. Detailed population and household trends for the HMA are presented in table V.

A major factor in the demographic growth of the HMA has been the university community. Since 1960 the student population of Lubbock has increased from 9,318 to 20,450 in 1970. During the same period the faculty and staff has increased from 1,644 to 3,225 persons. It is estimated that the total university related population including families of married students, faculty and staff has increased from 14,837 in 1960 to 31,675 in 1970, an increase of 16,738. Reese Air Force Base, which has an assigned strength of 2,534 military personnel and 683 civilians has grown from 1,609 military and 661 civilian personnel in 1960, a total increase of 950 persons. It is estimated that total growth attributed to military activity has been 1,500 persons during the last decade. University connected population trends are included in table VI.

Isolating these two factors from the HMA, total population growth not attributed to university or military expansion has been 5,600 persons, or 521 annually. The largest part of this growth occurred during 1961 to 1966 and has leveled off since that time. It is expected that nonmilitary, nonuniversity growth rates during the forecast period will be slightly higher due to recent economic developments and future prospects. There are no planned expansions of military and university-related population during the forecast period. Based upon economic and employment forecasts, it is expected that the population of the HMA will increase to 183,500 by January 1973, an annual increase of 1,675 (0.9 percent). The population of Lubbock is expected to reach 152,550, an average annual increase of 1,350 persons over the two-year forecast period. These growth rates are slightly higher than the non-university, non-military growth rates since 1967 but below rates prior to 1967 and below all inclusive growth rates for Lubbock and for the HMA.

There were approximately 53,425 households in the HMA as of January 1, 1971, reflecting an average increase of 915 annually since 1960 and 292 annually since April 1970. Eighty-five percent of all households and 95 percent of all recent increments in households in the HMA have been located within the city of Lubbock. Most new household formation occurred during the first half of the decade with the rate tapering off by 1967. New household formation is expected to occur at the rate of 935 annually (1.8 percent) during 1971 and 1972, compared with an average annual rate of 915 (1.9 percent) during the 1960-1970 period (see table V).

Residential Construction and the Housing Inventory. Residential construction has varied widely since 1960. As shown in table VIII, residential construction authorized by building permits reached its peak of 3,016 units in 1964 and fell to less than 20 percent of that level during 1969. Construction activity increased during 1970, doubling the 1969 figure and is expected to maintain this level during the forecast period with some shift in activity from multifamily to single-family construction.

Foreclosures have been an important factor in the Lubbock area. Since 1960, FHA has acquired 2,871 homes in the HMA. There are presently over 600 commissioner-held homes and one 200-unit multifamily project in the area. Approximately 310 of these single-family houses are in the process of being sold to the local housing authority for conversion to low-rent public housing, thereby substantially reducing the FHA inventory. The excessive number of foreclosures in the area is not an indication of a general softening in the market, but were caused by the breaking-up of traditional neighborhood patterns under conditions of an already moderately soft market.

There were approximately 58,800 housing units in the HMA as of January 1, 1971, of which 53,425 were occupied. Approximately 58 percent of the occupied units were owner occupied and 40 percent were occupied by renters. The housing supply increased by 9,493 units from April 1960 to January 1971 and by 186 units from April 1970 to January 1971. The increase was the result of construction of 17,084 new units, losses to the inventory by demolition and other causes of 8,103 units (approximately 750 of which were related to the tornado), and the addition of 512 mobile homes. There were about 465 units under construction in the HMA as of January 1, 1971, 225 single-family residences and 240 multifamily units.

Vacancies have increased in the HMA despite recent abnormal losses to the inventory. A postal vacancy survey conducted in January 1971 and other locally gathered data indicate a current homeowner vacancy rate of 4.8 percent as compared with 2.5 percent in April 1970 and 2.4 percent in April 1960. The renter vacancy rate was 7.1, 10.5 percent and 7.6 percent, respectively, during the same periods. The increase in sales vacancies and the decrease in rental vacancies since the April 1970 Census date reflect a temporary shift into rental housing as a result of the tornado and other factors. As these families once again become home owners, a more normal relationship is likely.

Table I

Estimated Annual Demand for Nonsubsidized Housing
Lubbock, Texas, Housing Market Area
January 1, 1971 - January 1, 1973

A. Single-family houses

Sales price	Number of units
Under $17,500	150
$17,500 - 19,999	110
20,000 - 22,499	80
22,500 - 24,999	115
25,000 - 29,999	90
30,000 - 34,999	25
35,000 and over	60
Total	630

B. Multifamily units

Gross monthly rent a/	Efficiency	One bedroom	Two bedrooms	Three or more bedrooms
$110 - 129	10	-	-	-
130 - 149	5	105	-	-
150 - 169	-	45	55	-
170 - 189	-	25	88	15
190 - 209	-	5	45	10
210 - 229	-	5	30	10
230 - 249	-	-	20	10
250 and over	-	-	15	20
Total	15	185	250	65

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

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Lubbock, Texas, Housing Market Area
January 1, 1971 - January 1, 1973

	Section 236[a/] exclusively	Families eligible for both programs	Public housing exclusively	Total for both programs
A. Families				
1 bedroom	25	10	55	90
2 bedrooms	80	20	140	235
3 bedrooms	55	15	105	175
4+ bedrooms	25	10	75	110
Total	185	55[b/]	375[b/]	610
B. Elderly				
Efficiency	5	25	30	60
1 bedroom	5	10	10	25
Total	10[c/]	35[d/]	40[d/]	85

a/ Estimates are based upon exception income limits.

b/ Approximately two thirds of these families also are eligible under the rent supplement program.

c/ Applications and commitments under Section 202 are being converted to Section 236.

d/ All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Work Force and Employment Trends
Lubbock, Texas, Housing Market Area
1960-1970 Annual Averages

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970
Total civilian work force	60,410	60,275	63,395	66,803	68,970	69,295	70,465	70,851	73,155	73,775	73,015
Unemployment	1,965	2,840	3,070	3,225	3,105	3,160	2,705	2,565	2,330	2,345	3,060
Percent of work force	3.3	4.7	4.8	4.8	4.5	4.6	3.8	3.6	3.2	3.2	4.2
Total employment	58,445	57,435	60,325	63,540	65,865	66,135	67,725	68,225	70,825	71,430	69,875
Agriculture	5,855	4,795	5,925	6,270	7,540	6,730	6,030	5,695	7,200	6,560	6,055
Nonagriculture	52,590	52,640	54,400	57,270	58,325	59,405	61,695	62,530	63,625	64,870	63,820
Manufacturing	5,665	5,740	6,010	6,065	6,255	6,570	6,630	6,275	6,365	6,965	6,540
Durable goods	2,640	2,660	2,830	2,745	2,930	3,235	3,360	3,150	3,195	3,820	3,490
Fabricated metal prods.	540	535	530	565	605	595	640	725	680	770	735
Machinery, except elec.	985	1,015	1,150	1,085	1,215	1,340	1,265	1,070	1,135	1,500	1,555
Other durable goods	1,115	1,110	1,150	1,095	1,110	1,300	1,455	1,355	1,380	1,550	1,200
Nondurable goods	3,025	3,080	3,180	3,320	3,325	3,335	3,270	3,125	3,170	3,145	3,050
Food & kindred prods.	2,150	2,220	2,305	2,440	2,430	2,450	2,410	2,260	2,235	2,175	2,155
Printing, publ. & allied indus.	475	475	465	480	520	535	515	520	635	610	590
Other nondurable goods	400	385	410	400	375	350	345	345	300	360	305
Nonmanufacturing	37,825	37,400	38,390	40,225	41,030	41,740	43,920	45,025	46,070	46,860	46,280
Contract construction	4,600	4,250	3,895	3,305	2,915	2,810	2,820	2,805	2,890	2,955	2,280
Trans., comm., & util.	3,790	3,685	3,765	3,805	3,845	3,870	4,095	4,045	4,075	4,250	4,155
Trade	13,155	12,640	13,435	14,390	14,195	14,235	14,745	14,780	14,930	15,325	14,565
Fin., ins. & real estate	2,420	2,410	2,350	2,510	2,605	2,675	2,625	2,545	2,670	2,775	2,790
Services	7,225	7,305	7,425	7,580	7,700	7,810	7,920	8,075	8,215	8,275	8,410
Government	6,265	6,775	7,185	8,285	9,410	9,990	11,455	12,585	13,120	13,100	13,850
Other nonmanufacturing	370	335	335	350	360	350	260	190	170	180	230
Other nonagricultural employment	9,100	9,500	10,000	10,980	11,040	11,095	11,145	11,230	11,190	11,045	11,000
Persons involved in labor management disputes	-	-	-	38	-	-	35	61	-	-	80

Source: Texas Employment Commission.

Table IV

Estimated Percentage Distribution of All Families and Renter Households[a]
By Annual Income After Deduction of Federal Income Tax
Lubbock, Texas, Housing Market Area
1959 and 1970

	All families		Renter households[a]	
	1959	1970	1959	1970
Under $2,000	11	5	18	7
$2,000 - 2,999	10	4	15	9
3,000 - 3,999	16	6	20	10
4,000 - 4,999	16	8	16	12
5,000 - 5,999	13	9	11	13
6,000 - 6,999	10	10	8	10
7,000 - 7,999	7	9	4	8
8,000 - 8,999	4	9	2	7
9,000 - 9,999	4	6	2	5
10,000 - 12,499	5	14	2	10
12,500 - 14,999	2	8	1	4
15,000 and over	2	12	1	5
Total	100	100	100	100
Median	$4,850	$7,900	$3,800	$5,950

a/ Excludes one-person renter households.

Source: Estimates by Housing Market Analyst.

Table III

Work Force and Employment Trends
Lubbock, Texas, Housing Market Area
1960-1970 Annual Averages

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970
Total civilian work force	60,410	60,275	63,395	66,803	68,970	69,295	70,465	70,851	73,155	73,775	73,015
Unemployment	1,965	2,840	3,070	3,225	3,105	3,160	2,705	2,565	2,330	2,345	3,060
Percent of work force	3.3	4.7	4.8	4.8	4.5	4.6	3.8	3.6	3.2	3.2	4.2
Total employment	58,445	57,435	60,325	63,540	65,865	66,135	67,725	68,225	70,825	71,430	69,875
Agriculture	5,855	4,795	5,925	6,270	7,540	6,730	6,030	5,695	7,200	6,560	6,055
Nonagriculture	52,590	52,640	54,400	57,270	58,325	59,405	61,695	62,530	63,625	64,870	63,820
Manufacturing	5,665	5,740	6,010	6,065	6,255	6,570	6,630	6,275	6,365	6,965	6,540
Durable goods	2,640	2,660	2,830	2,745	2,930	3,235	3,360	3,150	3,195	3,820	3,490
Fabricated metal prods.	540	535	530	565	605	595	640	725	680	770	735
Machinery, except elec.	985	1,015	1,150	1,085	1,215	1,340	1,265	1,070	1,135	1,500	1,555
Other durable goods	1,115	1,110	1,150	1,095	1,110	1,300	1,455	1,355	1,380	1,550	1,200
Nondurable goods	3,025	3,080	3,180	3,320	3,325	3,335	3,270	3,125	3,170	3,145	3,050
Food & kindred prods.	2,150	2,220	2,305	2,440	2,430	2,450	2,410	2,260	2,235	2,175	2,155
Printing, publ. & allied indus.	475	475	465	480	520	535	515	520	635	610	590
Other nondurable goods	400	385	410	400	375	350	345	345	300	360	305
Nonmanufacturing	37,825	37,400	38,390	40,225	41,030	41,740	43,920	45,025	46,070	46,860	46,280
Contract construction	4,600	4,250	3,895	3,305	2,915	2,810	2,820	2,805	2,890	2,955	2,280
Trans., comm., & util.	3,790	3,685	3,765	3,805	3,845	3,870	4,095	4,045	4,075	4,250	4,155
Trade	13,155	12,640	13,435	14,390	14,195	14,235	14,745	14,780	14,930	15,325	14,565
Fin., ins. & real estate	2,420	2,410	2,350	2,510	2,605	2,675	2,625	2,545	2,670	2,775	2,790
Services	7,225	7,305	7,425	7,580	7,700	7,810	7,920	8,075	8,215	8,275	8,410
Government	6,265	6,775	7,185	8,285	9,410	9,990	11,455	12,585	13,120	13,100	13,850
Other nonmanufacturing	370	335	335	350	360	350	260	190	170	180	230
Other nonagricultural employment	9,100	9,500	10,000	10,980	11,040	11,095	11,145	11,230	11,190	11,045	11,000
Persons involved in labor management disputes	-	-	-	38	-	-	35	61	-	-	80

Source: Texas Employment Commission.

Table IV

Estimated Percentage Distribution of All Families and Renter Households[a/]
By Annual Income After Deduction of Federal Income Tax
Lubbock, Texas, Housing Market Area
1959 and 1970

	All families		Renter households[a/]	
	1959	1970	1959	1970
Under $2,000	11	5	18	7
$2,000 - 2,999	10	4	15	9
3,000 - 3,999	16	6	20	10
4,000 - 4,999	16	8	16	12
5,000 - 5,999	13	9	11	13
6,000 - 6,999	10	10	8	10
7,000 - 7,999	7	9	4	8
8,000 - 8,999	4	9	2	7
9,000 - 9,999	4	6	2	5
10,000 - 12,499	5	14	2	10
12,500 - 14,999	2	8	1	4
15,000 and over	2	12	1	5
Total	100	100	100	100
Median	$4,850	$7,900	$3,800	$5,950

a/ Excludes one-person renter households.

Source: Estimates by Housing Market Analyst.

Table V

Population and Household Trends
Lubbock, Texas, Housing Market Area
April 1960-January 1973

Component	April 1960	April 1970	January[a/] 1971	January[a/] 1973	Average annual change: April 1960-April 1970 Number	April 1960-April 1970 Rate	Jan. 1971-Jan. 1973 Number	Jan. 1971-Jan. 1973 Rate
Population								
Total market area	156,271	179,295	180,150	183,500	2,300	1.3	1,675	0.9
Lubbock	128,691	149,101	149,850	152,550	2,040	1.5	1,350	0.9
Remainder	27,580	30,194	30,300	30,950	260	0.9	325	1.0
Households								
Total market area	44,074	53,221	53,425	55,300	915	1.9	935	1.8
Lubbock	36,849	45,196	45,400	47,050	835	2.0	825	1.8
Remainder	7,225	8,025	8,025	8,250	80	1.1	110	1.4

a/ Estimated.

Sources: 1960 Censuses of Population and Housing, 1970 Censuses of Population and Housing Advance Reports, 1971 and 1973 estimated by Housing Market Analyst.

Table VI

University Connected Population[a]
Lubbock, Texas, Housing Market Area
1960-1970-1973

Component	1960	1970	1973	Increase 1960-1970	Increase 1970-1973
Student body	9,318	20,450	22,620	11,132	2,170
Faculty	422	755	800	333	45
Staff	1,222	2,470	2,635	1,248	165
Total directly related	10,962	23,675	26,055	12,713	2,380
Related population					
Student	875	2,000	2,100	1,125	100
Faculty-staff	3,000	6,000	6,300	3,000	300
Total related	3,875	8,000	8,400	4,125	400
Total university connected population	14,837	31,675	34,455	16,838	2,780

a/ Includes faculty, staff and student body at Texas Tech University and Lubbock College.

Source: Assistant Vice President for Administrative Services, Texas Tech University and estimates by Housing Market Analyst.

Table VII

Assigned Military and Civilian Strength Totals
Reese Air Force Base Lubbock, Texas
1960-1970

Date	Assigned Military Strength	Civil Service	Total
December 1960	1,609	661	2,270
December 1961	1,683	635	2,318
December 1962	1,867	636	2,503
December 1963	2,297	644	2,941
December 1964	2,235	628	2,863
December 1965	2,181	627	2,808
December 1966	2,309	751	3,060
December 1967	2,644	727	3,371
December 1968	2,461	697	3,158
December 1969	2,494	695	3,189
December 1970	2,534	683	3,217

Source: Department of Defense.

Table VIII

Housing Units Authorized by Residential Building Permits
Lubbock, Texas, Housing Market Area
1960-1970

	Single-family	Multi-family	Total
1960	1,517	47	1,564
1961	1,541	284	1,825
1962	1,366	658	2,024
1963	1,086	439	1,525
1964	1,258	1,758	3,016
1965	1,256	1,177	2,433
1966	618	1,231	1,849
1967	527	248	775
1968	494	302	796
1969	432	124	556
1970	485	663	1,148
Totals[a]	10,580	6,931	17,511

a/ Includes approximately 96 percent of total construction in the HMA.

Source: C-40 Construction Reports, Bureau of the Census, Lubbock County Building Inspector.

Table IX

Components of the Inventory
Lubbock, Texas, Housing Market Area
April 1960, April 1970, January 1971

Component	April 1960	April 1970	January 1971
Total Inventory	49,307	58,614	58,800
Occupied units	44,074	53,221	53,425
Owner-occupied	26,063	32,218	31,250
Pct. of total occupied	59.1	60.5	58.5
Renter-occupied	18,011	21,003	22,175
Pct. of total occupied	40.9	39.5	41.5
Vacant units	5,233	5,393	4,375
Available	2,131	3,292	3,280
For sale	650	822	1,580
Homeowner vacancy rate	2.4	2.5	4.8
For rent	1,481	2,470	1,700
Renter vacancy rate	7.6	10.5	7.1
Other vacant	3,102	2,101	2,095

Sources: 1960 and 1970 Census of Housing, 1971 estimated by Housing Market Analyst.

U.S. Federal Housing Administra-
tion.
Analysis of the Lubbock, Tex.
housing market

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