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*Analysis of the*  
**MINNEAPOLIS-ST. PAUL,  
MINNESOTA  
HOUSING MARKET**

**as of January 1, 1967**

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

**October 1967**



# HUD NEWS

U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
WASHINGTON D.C. 20410

HUD #4339  
(Phone: 382-6723)

FOR RELEASE: MONDAY  
OCTOBER 2, 1967

## HOUSING MARKET ANALYSIS - MINNEAPOLIS-ST. PAUL, MINNESOTA

The Federal Housing Administration today released its analysis of the Minneapolis-St. Paul, Minnesota housing market as of January 1, 1967. The housing market area includes all of Hennepin, Ramsey, Anoka, Dakota, and Washington Counties.

Demand for new housing is estimated at 16,100 units a year during 1967 and 1968. The total includes 7,900 single-family houses and 8,200 units in multifamily structures. The multifamily total includes 1,000 units which might be marketed only at the lower rents associated in the public benefits or assistance in financing. These estimates do not include public low-rent housing or rent-supplement accommodations.

In January 1967 there were 3,350 housing units in the area available for sale, a homeowner vacancy ratio of 0.9 percent. There were 6,900 vacant units available for rent, a rental vacancy ratio of 3.8 percent.

"Authorizations for new private housing units averaged 14,750 a year between 1960 and 1965, then declined to fewer than 9,650 in 1966."

Between 1964 and 1966, nonagricultural employment in the area increased by an average of 34,900 a year. In the preceeding six years, the number of jobs increased by an average of 14,600 yearly. Reflecting the rapid increase in employment, unemployment averaged just 2.2 percent of the work force in 1966.

The median annual income of all families in the area is \$7,850, after deduction of federal income tax. The median annual income of renter households of two or more persons is \$6,150. By 1969, these figures are expected to increase to \$8,200 and \$6,400, respectively.

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In January 1967, the population of the area was 1,760,000, up an average of nearly 41,200 a year since 1960. Over the following two years, population was expected to grow by 43,000 a year. There were 522,800 households in the area, an increase of 12,150 a year since April 1960. During 1967 and 1968, the increase is expected to average 13,200 a year.

Copies of the analysis can be obtained from Joseph F. Gabler, Director, Federal Housing Administration, 110 South 4th Street, Minneapolis, Minnesota 55401.

(MC-FHA-MA-67-68)

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ANALYSIS OF THE  
MINNEAPOLIS-ST. PAUL, MINNESOTA, HOUSING MARKET  
AS OF JANUARY 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  
MINNEAPOLIS-ST. PAUL, MINNESOTA, HOUSING MARKET  
AS OF JANUARY 1, 1967

Summary and Conclusions

1. Nonagricultural employment in the Minneapolis-St. Paul Housing Market Area (HMA) increased by 69,800 workers between 1964 and 1966, an average increase of 34,900 a year. In the preceding six years (1958-1964) nonagricultural employment increased by 87,600 (14,600 annually). Employment increases in the machinery industry (14,300), trade (14,000), services (12,800), and government (9,700), accounted for almost three-fourths of the increase in nonagricultural employment during 1965 and 1966. Primarily because of the rapid increase in employment, unemployment in the HMA in 1966 averaged 16,800 persons, only 2.2 percent of the civilian work force.
2. The current median income of all families in the HMA is \$7,850 a year, after deduction of federal income tax; the median for renter households (excluding one-person renter households), is \$6,150. Of the major submarkets, Washington County has the highest proportion of families earning less than \$6,000 a year at the present time (37 percent), while the highest proportion of families earning \$15,000 or more (12 percent) reside in suburban Hennepin County. By 1969, the median after-tax income of all families in the HMA is expected to rise to \$8,200, and that of renter households to \$6,400 a year.
3. The HMA had a population of about 1,760,000 persons at the beginning of 1967, an average increase of nearly 41,200 (2.6 percent) a year since 1960. The increase in population since 1964 has been somewhat above the rate of growth in the early 1960's because of the large increase in employment during 1965 and 1966. Very little of the increase in population since 1960 has occurred in Minneapolis and St. Paul. Based on anticipated gains in employment, the population of the HMA is expected to increase by an average of 43,000 persons a year during 1967 and 1968 to a total of 1,846,000 persons by early 1969.
4. There were an estimated 522,800 households (occupied housing units) in the HMA as of January 1, 1967, an increase of 82,000 (12,150 a year) since April 1960. The rate of increase averaged 10,350 a year during the 1950's. Based on population gains expected during the next two years in response to increases in employment, there are expected to be 549,200 households in the area by January 1969, an average increase of 13,200 a year during 1967 and 1968.

5. The housing inventory of the Minneapolis-St. Paul HMA has increased by 82,100 units since April 1960 to a total of 545,200 units at the beginning of 1967. The increase is the result of the construction of 96,400 new housing units, the net addition of 2,000 mobile homes, and 700 units added through conversions, less approximately 17,000 units removed through demolitions and other inventory losses. Authorizations for private new housing units averaged 14,750 a year between 1960 and 1965, then declined to fewer than 9,650 in 1966.
6. The decline in new construction in 1966, coupled with the sizable employment gains of 1965 and 1966 led to a reduction of available sales and rental vacancies in most submarkets to below 1960 levels. At the beginning of 1967 there were 10,250 vacant housing units in the HMA available for sale or rent, an over-all vacancy rate of 1.9 percent, compared to nearly 11,350 vacant available units in April 1960, an over-all vacancy rate of 2.5 percent at that time. About 3,350 of the units available in January 1967 were for sale, a home-owner vacancy rate of 0.9 percent; 6,900 vacant units were for rent, indicating a rental vacancy ratio of 3.8 percent.
7. Based primarily on new household growth and on the level of demolitions, there is expected to be a demand for new housing in the HMA during 1967 and 1968 averaging 16,100 units a year, including 7,900 single-family units and 8,200 multifamily units. The annual multifamily total includes 1,000 units (700 in Minneapolis and 300 in St. Paul) which might be marketed at the lower rents achievable with public benefits or assistance in financing or land acquisition. The multifamily total for the HMA does not include demand for public low-rent housing or rent-supplement accommodations. The quantitative single-family and multifamily demand estimates for the HMA and individual submarkets are shown on page 27. The qualitative demand estimates for each of the submarkets in the HMA are shown in the appropriate submarket summaries (see table of contents).



ANALYSIS OF THE  
MINNEAPOLIS-ST. PAUL, MINNESOTA, HOUSING MARKET  
AS OF JANUARY 1, 1967

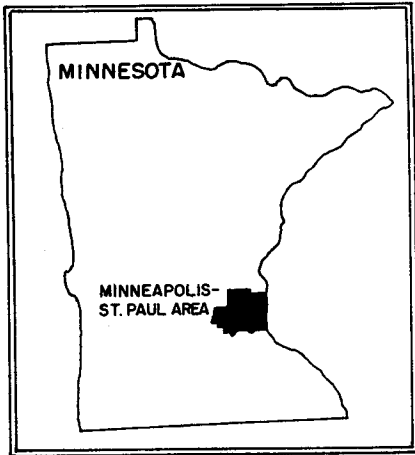
Housing Market Area

The Minneapolis-St. Paul, Minnesota, Housing Market Area (HMA), consisting of Hennepin, Ramsey, Anoka, Dakota, and Washington Counties, is co-extensive with the Minneapolis-St. Paul Standard Metropolitan Statistical Area (SMSA) as defined by the U.S. Bureau of the Budget. The five-county area is located in east central Minnesota near the confluence of the Minnesota and Mississippi Rivers in the north central part of the United States, about 250 miles south of the Canadian border (see map on page 2). Approximate distances to other major cities are: Chicago, Illinois, 340 miles; Milwaukee, Wisconsin, 300 miles; Omaha, Nebraska, 285 miles; and Winnipeg, Canada, 430 miles. The HMA had a population of 1,482,000 persons in April 1960, over 43 percent of the population of the state of Minnesota. The cities of Minneapolis and St. Paul, sometimes called the "Twin Cities", had populations of 482,900 and 313,400 persons, respectively.

The Minneapolis-St. Paul area serves as the transportation, industrial, and trade center for the upper midwest United States, an area that includes the states of Montana, North Dakota, South Dakota, Minnesota, and portions of western Wisconsin and Michigan. The area has grown to be the largest market between Chicago and the Pacific Northwest, and is one of the largest distribution centers in the nation. It is served by a diversified transportation system that includes seven airlines, nine major railroads, and eight U.S. highways. Other modes of transportation serving the area include 100 truck lines, over 70 barge-freight lines, and three inter-city and six intra-city bus lines.

The 1960 Census of Population reported that there were 16,550 persons living outside the HMA who commuted to work in the HMA. About 8,500 residents of the HMA worked outside the five-county area, indicating a net in-commutation of 8,050 workers. A majority of the in-commuters came from the adjoining counties of Carver, Scott, and Wright in Minnesota and St. Croix County in Wisconsin.

Inasmuch as the rural farm population of the HMA comprised only 1.4 percent of the total population in 1960, all demographic and housing data used in this report refer to the total of farm and nonfarm data.



## Economy of the Area

### Character and History

Large scale development of the Minneapolis-St. Paul area began in the mid-1850's. The area developed early as a major grain milling and lumber center because of the agricultural and forest reserves of the surrounding area. The growth of the milling industry led to the development of storage elevators, grading and sorting facilities, and manufacturing plants for the production and sale of agricultural equipment, milling machinery, and railroad cars. The development of other agricultural activities, such as the dairy industry and the feeding and marketing of beef cattle, contributed to nineteenth century development, as did the expansion of wholesale trade and the discovery of vast iron ore reserves in northern Minnesota. By 1900, the Minneapolis-St. Paul area was established as the dominant finance, trade, and regional transportation center for the upper midwest region.

Some of the early economic activities in the HMA now have declined in importance. Lumbering activities stopped in the early 1900's with the depletion of the local timber supply and, because of closer markets and favorable freight rates, both Buffalo, New York, and Kansas City, Missouri, have surpassed the Minneapolis-St. Paul area as flour-milling centers. However, many of the economic activities that characterize the local economy at present also were present in the early 1900's. The continued growth of these established industries has been augmented by the development of a highly diversified industrial economy over the last few decades. There are some 2,500 manufacturing firms in the Twin Cities area at the present time, none of which dominate the local economy. In 1966, the two largest manufacturing firms in the HMA accounted for only four percent of the total employment; the 85 largest firms for about 30 percent. Within the industrial segment of the economy, growth of the electronics and related science industries has been significant in the last decade, a reflection of substantial increases in employment of such nationally-known firms as the Honeywell Corporation, the Univac Division of the Sperry-Rand Corporation, and the Control Data Corporation.

The movement of nonagricultural jobs from the two central cities to the suburban areas of the HMA, evident since the end of World War II, is of significance to the local economy. Nonagricultural wage and salary employment in the five-county area averaged 526,300 in 1958; 426,700 (81 percent) worked in the cities of Minneapolis and St. Paul. In 1965, however, the 444,800 wage and salary workers in the Twin Cities accounted for less than 70 percent of the wage and salary employment in the HMA. The increase in wage and salary employment in the two cities between 1958 and 1965 was only 18,100, a gain that accounted for only 15 percent of the increase in wage and salary employment in the HMA during the period.

Education is an important activity in the HMA. Student enrollment at the various colleges and universities in the Minneapolis-St. Paul area currently exceeds 47,000. The Minneapolis-St. Paul campus of the University of Minnesota, with an enrollment of nearly 36,800 students at the present time, is by far the largest. Room for approximately 4,950 students at the university is available in dormitories, fraternities, and sororities, and dormitory space for another 1,200 students will be provided in the next two years. The university also has 555 apartments available to married students. There are many students living off-campus in private housing, but their numbers are small relative to the size of the over-all housing inventory in the HMA. Of course, many of these students lived in the area prior to entering college.

Military personnel in the HMA are stationed at Fort Snelling, the Naval Air Station, Minneapolis, the Twin Cities Army Ammunition Plant, and the 934th Troop Carrier Group at the Minneapolis-St. Paul International Airport. The total of the uniformed military personnel (plus dependents) and military-connected civilians and their dependents comprise a very small proportion of the total population in the HMA, and their impact on the housing market is not significant.

#### Work Force

The civilian work force in the HMA averaged 770,000 last year, an increase of 132,700 over the 1958 level, the earliest year for which comparable data are available. Year-to-year growth in the civilian work force during this period averaged 16,600. Annual increases between 1958 and 1966 ranged from a low of 8,400 between 1958 and 1959 to a high of 33,800 between 1965 and 1966.

#### Employment

Current Estimate. As reported by the Minnesota Department of Employment Security, total nonagricultural employment in the Minneapolis-St. Paul HMA averaged 747,600 in 1966, a new high. This total was comprised of 682,700 wage and salary workers and 64,900 persons with other nonagricultural jobs (see table I). Agricultural employment averaged only 4,500 workers last year, a continuation of a long-term decline.

Past Trend. Based on annual data, nonagricultural wage and salary employment in the HMA increased from 526,300 in 1958 to 612,000 in 1964, an increase of 85,700, or an average of nearly 14,300 a year (see table II). With the exception of the 1960-1961 period, which paralleled a national business slowdown, annual increases of at least 10,200 occurred each year

during the period. Since 1964, the local economy has been expanding at an unprecedented rate. As shown in the table below, wage and salary employment in the Twin Cities area increased by 32,400 workers between 1964 and 1965; the 1965-1966 gain (38,300) is more than double the annual rate of growth that occurred over the 1958-1964 period.

Trend of Nonagricultural Wage and Salary Employment  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
Annual Averages, 1958-1966  
(in thousands)

<u>Nonagricultural Wage and Salary Employment</u>				<u>Change in total from previous year</u>
<u>Year</u>	<u>Manu- facturing</u>	<u>Nonmanu- facturing</u>	<u>Total</u>	
1958	144.4	381.9	526.3	-
1959	148.2	397.0	545.2	18,900
1960	150.5	410.2	560.6	15,400
1961	150.6	414.4	564.9	4,300
1962	158.6	429.3	587.9	23,000
1963	160.2	437.9	598.1	10,200
1964	162.5	449.6	612.0	13,900
1965	172.8	471.5	644.4	32,400
1966	187.6	495.1	682.7	38,300

Note: In some years, subtotals may not add to totals because of rounding.

Source: Minnesota Department of Employment Security.

Manufacturing employment in the HMA provided a little more than one-fourth of all wage and salary employment during 1966, a ratio that has remained relatively unchanged over the last several years. Manufacturing employment has increased by 25,100 in the last two years (an average of 12,050 a year), well above the total increase of 18,100 that occurred during the six-year 1958-1964 period. Although manufacturing employment in the HMA increased by only 100 between 1960 and 1961, it should be noted that this minor gain occurred during a period when employment declined in many other major labor market areas throughout the nation.

Almost all of the increase in manufacturing employment in the HMA since 1958 has occurred in the suburban areas of the HMA outside the central cities. The growth in manufacturing employment outside Minneapolis and St. Paul results from the interaction of several factors, including (1) the relatively high cost of industrial land within the central cities, (2) land available for the construction of new one-story production and assembly plants in suburban industrial parks, and (3) urban renewal and highway construction activities in the central cities.

Employment in nonmanufacturing increased by 113,200 between 1958 and 1966, an average increase of 14,150 jobs a year. Annual gains have been highest in the last two years, 21,900 between 1964-1965 and 23,600 between 1965 and 1966. The smallest annual increase (4,200) occurred during the 1960-1961 business slowdown.

Employment Trend by Industry. Employment in the durable goods segment of the manufacturing sector of the local economy increased by 36,700 between 1958 and 1966, from 75,500 to 112,200 (see table II). Employment gains totaling 27,900 in the electrical and nonelectrical machinery industries accounted for over three-fourths of the increase. The 1964-1966 increase in these two industries reflects substantial gains in employment at such firms as Honeywell, Control Data Corporation, and Sperry-Rand; in 1966, moderate employment gains at several of the smaller electronic firms such as Pioneer Engineering, Advance Scientific, and Northern Ordnance contributed to the increase. The increasing importance of electronics, computer technology, and related science industries in the Minneapolis-St. Paul area in recent years has paralleled the development of these industries throughout Minnesota. Local studies show that there were about 90 of these firms in the state in 1955 employing slightly over 26,000 people. By the end of 1963, this number had grown to 155 companies employing over 48,600. Employment has gone higher in the last two years, primarily a reflection of the continued growth of the national economy and the Vietnam conflict. These two industries also provide substantial female employment; in 1966, about one-fourth of all females employed in manufacturing jobs were in the electrical and non-electrical machinery industries. The importance of these two industries to the local economy is further reflected in the fact that the number of jobs in only one other durable goods industry (fabricated metals) increased by as much as 2,000 between 1958 and 1966. Employment in nondurable goods industries increased by only 6,500 between 1958 and 1966, accounting for only a little more than one-seventh of the gain in the manufacturing sector during the period. Much of that increase occurred in the paper industry and in the printing and publishing industries.

The nonmanufacturing sector of the Minneapolis-St. Paul economy accounted for nearly 73 percent of all wage and salary employment in the HMA in 1966. In the Twin Cities area, as in most other major metropolitan areas in recent years, employment gains in trade, services, and government have accounted for most of the increase in the nonmanufacturing category. The employment increases that occurred between 1958 and 1966 in trade (36,400), services (35,200), and government (25,900) accounted for 86 percent of the non-manufacturing gain during the period. The annual increases that have occurred in trade and services over the last several years reflect the growing importance of the Twin Cities area as the trading and distribution center of the upper midwest region. Year-to-year increases in government employment reflect the growth of the state government in St. Paul and the many local governmental units in the area, and also reflect substantial increases in employment in education that are required to meet the growing student populations at local high schools, colleges, and universities.

The Employment Participation Rate is the ratio of total nonagricultural employment in the area to the total population. The rate in the Minneapolis-St. Paul HMA was 41.55 percent in 1960, and it is estimated to have increased slightly to 42.48 percent at the present time. It is likely that the participation rate in the HMA has risen moderately in the last two years because of the sharp increase in employment, following a slight decline during the 1960-1964 period when it appears that population increased at a slightly faster rate than the growth in employment. Since prospects for further significant gains in employment appear good in the next year or so, it is likely that many area residents will enter the work force and that unemployment will remain at a relatively low level. Should this occur, the participation rate may be expected to continue to rise moderately in the next two years.

### Principal Employment Sources

Manufacturing. There are more than 2,500 manufacturing firms doing business in the Minneapolis-St. Paul area at present, many of which are well-known nationally. Although both Buffalo and Kansas City have surpassed the HMA as flour-milling centers, the five largest milling companies in the nation are headquartered in the Twin Cities. These include: General Mills, The Pillsbury Company, International Milling Company, and the Archer Daniels Midland Company, each of which produce flour and related products. The fifth concern, Cargill, specializes in vegetable oils. All of these companies are greatly diversified and produce a variety of related products such as cereals and frozen foods. Another concern, Honeywell, produces automatic controls for a variety of industrial, commercial, and home uses. This company is one of the largest employers in the area. The Minnesota Mining and Manufacturing (3M) Company, another large employer, perhaps is best known for its development of Scotch Tape. The company engages in a variety of product lines ranging from Thermo-Fax copying machines to roofing granules.

The machinery industry is the largest employer in the manufacturing segment of the economy. The two largest firms are the Univac Division of Sperry-Rand Corporation, makers of electronic computing and adding machines, and the Control Data Corporation; its product line includes computers, communications systems, and radar, laser, and sonar systems. Other firms in the machinery industry include American Hoist, Northern Ordnance, Whirlpool, and D.W. Onan.

Nonmanufacturing. The University of Minnesota and Northwest Bell Telephone are two of the largest employers in the nonmanufacturing sector of the Minneapolis-St. Paul economy. Some other major nonmanufacturing concerns are Minneapolis Gas (Public Utilities), Sears Roebuck, Montgomery Ward, and Daytons (Retail Trade), the First National Bank of Minneapolis and the Northwest National Bank of Minneapolis (Finance), and the Prudential Life Insurance Company and the St. Paul Fire and Marine Insurance Company (Insurance).

### Unemployment

The Minnesota Department of Employment Security reports that there was an average of 16,800 unemployed persons in the HMA in 1966, an unemployment rate of 2.2 percent (see table I). This is by far the lowest annual level of unemployment reported since the employment series was revised in 1958 to include Washington County. The 1966 average level of unemployment is well below the peak of 37,300 reported in 1958, when 5.9 percent of the work force was unemployed. The previous low of 20,300 (2.8 percent) occurred in 1965. The sharp increase in job opportunities in the HMA in the last two years has been responsible for the decline in the jobless rate. The unemployment trend in the HMA since 1958 is summarized in the following table.

Trends in Unemployment  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
Annual Averages, 1958-1966

<u>Year</u>	<u>Number Unemployed</u>	<u>Unemploy- ment rate</u>	<u>Year</u>	<u>Number Unemployed</u>	<u>Unemploy- ment rate</u>
-	-	-	1962	23,700	3.5
1958	37,300	5.9	1963	24,700	3.6
1959	25,300	3.9	1964	23,900	3.4
1960	21,200	3.2	1965	20,300	2.8
1961	28,000	4.2	1966	16,800	2.2

Source: Minnesota Department of Employment Security.

### Future Employment Prospects

Total nonagricultural employment in the HMA increased by an average of 34,900 a year during the last two years, after having increased by less than 14,600 a year between 1958 and 1964. The outlook for continued growth is excellent, even though it is doubtful that the rate of increase since 1964 will continue during the next two years. In the past, most of the increase in the level of manufacturing employment has occurred in the machinery industry and it is reasonable to assume that the bulk of the increase that will occur in the next two years will be in this industry. Based on past trends, it does not appear likely that employment gains in any other durable or nondurable goods industries will account for a significant proportion of the over-all gain. Over-all, increases in manufacturing employment averaging 7,500 a year during the next two years appear reasonable. This is below the 1964-1966 gain, but approximates the 1961-1966 increase in manufacturing, which has averaged 7,400 a year.



Most of the increase in nonagricultural employment in the HMA in the last several years occurred in the nonmanufacturing category, and it is likely that most of the increase expected in the next two years will be in nonmanufacturing. Employment increases in trade, services, and government averaged 13,600 a year between 1961 and 1966. However, the 1961-1964 average (10,450) is well below the 1964-1966 gain, which averaged 18,250 a year. The outlook for increases in trade, services, and government averaging as much as 15,000 a year in the next two years appears particularly good. An increase of this magnitude would be below the 1964-1966 average, but would be approximately 10 percent above the average rate of growth that has occurred since the local economy began its upswing in 1961. Assuming that increases in all other nonmanufacturing categories in the next two years will equal their 1961-1966 average, which was a little over 2,500, gains in nonmanufacturing employment averaging at least 17,500 a year over the next two years can be expected. The increase expected in both manufacturing and nonmanufacturing during the next two years could result in increases in total nonagricultural employment in the range of 45,000 to 55,000 in the next two years, an average of about 25,000 a year.

An increase in employment of 25,000 workers during each of the next two years will depend, to some extent, on the military situation in Southeast Asia and on continued national prosperity. A significant change in either national or international conditions in the next year or so would have a strong impact on the level of manufacturing employment in the Twin Cities area which, in turn, would generate changes in the nonmanufacturing sector. In any case, an increase of this magnitude will require a substantial immigration of new workers and entrants to the work force from area residents. Unemployment averaged only 16,800 (2.2 percent) last year, and it probably will not decline much further in response to new job opportunities.

#### Income

Manufacturing Wages. The average weekly earnings of manufacturing production workers in the Minneapolis-St. Paul HMA have been increasing at a rate of over four percent annually since 1963. Weekly earnings in nondurable goods were higher than in durable goods in 1963, but in 1966, annual earnings in the various durable goods industries were 3.6 percent above the nondurable goods average. The durable goods segment also has accounted for a more significant increase in the average number of hours worked per week, as shown in the following table.

Average Weekly Earnings and Hours Worked  
Manufacturing Production Workers  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
Annual Averages, 1960-1966

<u>Year</u>	<u>Durable goods</u>		<u>Nondurable goods</u>		<u>Total Manufacturing</u>	
	<u>Weekly earnings</u>	<u>Hours worked</u>	<u>Weekly earnings</u>	<u>Hours worked</u>	<u>Weekly earnings</u>	<u>Hours worked</u>
1960	\$ 98.34	40.3	\$ 98.28	39.7	\$ 98.32	40.1
1961	102.97	40.7	103.86	39.9	103.36	40.3
1962	107.20	41.0	106.50	39.9	106.92	40.5
1963	108.76	41.1	110.35	39.9	109.34	40.6
1964	113.48	41.1	113.69	40.2	113.57	40.7
1965	119.49	41.9	117.38	40.6	118.61	41.3
1966	125.27	42.6	120.87	40.5	123.49	41.7

Sources: Data for 1960 through 1965 from U.S. Department of Labor, Bureau of Labor Statistics. Data for 1966 from Minnesota Department of Employment Security.

In 1966, average weekly earnings in durable goods were highest in the transportation equipment, primary metals, and machinery industries. In the nondurable goods segment, the food industry had the highest average weekly earnings last year, primarily a reflection of relatively high wages paid by the various meat packing and malt beverage firms in the area.

Family Income. The current median annual income of all families in the Minneapolis-St. Paul HMA, after deduction of federal income tax, is \$7,850, while the median annual after-tax income of renter households<sup>1/</sup> is estimated to be \$6,150 at present. By 1969, the median after-tax income for all families is projected to rise to \$8,200; the median annual after-tax income for renter households is expected to increase to \$6,400. Median incomes in the major sub-areas of the HMA are shown in the following table.

<sup>1/</sup> Excludes one-person renter households.

Estimated Median Annual Family Incomes, by Area  
After Deduction of Federal Income Tax  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
1967 and 1969

<u>Area</u>	<u>1967</u>		<u>1969</u>	
	<u>All families</u>	<u>Renter households<sup>a/</sup></u>	<u>All families</u>	<u>Renter households<sup>a/</sup></u>
HMA total	\$7,850	\$6,150	\$8,200	\$6,400
Hennepin County	8,000	6,300	8,400	6,600
City of Minneapolis	7,450	5,950	7,750	6,250
Remainder of county	8,700	6,850	9,100	7,150
Ramsey County	7,850	6,200	8,200	6,450
City of St. Paul	7,650	6,100	8,000	6,350
Remainder of county	8,500	6,700	8,900	6,950
Anoka County	7,400	5,800	7,650	6,000
Dakota County	7,600	6,000	7,900	6,200
Washington County	6,850	5,400	7,050	5,550

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

As shown in the distribution of all families by income classes in table III, about 27 percent of all families in the HMA have annual after-tax incomes of less than \$6,000 at the present time, while seven percent receive after-tax income of \$15,000 or more a year. Within the major sub-areas, the city of Minneapolis has the highest proportion of families earning less than \$6,000 annually at the present time (34 percent), while the highest proportion of families currently earning \$15,000 or more (12 percent) reside in suburban Hennepin County. As shown in the distribution of renter households by income classes in table IV, approximately 48 percent of all renter households in the HMA have after-tax incomes of less than \$6,000, while two percent receive after-tax incomes of \$15,000 or more.

## Demographic Factors

### Population

Housing Market Area. The population of the Minneapolis-St. Paul HMA is estimated at 1,760,000 as of January 1, 1967, an increase of 41,200 (2.6 percent<sup>1/</sup>) a year since April 1960. At that time, the population of the area was 1,482,000. Increases in population in the central cities of Minneapolis and St. Paul have accounted for only a small portion of total growth since 1960. The suburban areas of Hennepin County accounted for the largest share. The rapid increase in employment in the HMA since 1964 suggests that population gains in 1965 and 1966 have been at a rate somewhat above the 1960-1967 average. The population of the HMA also increased by an average of 2.6 percent a year during the 1950's, but the average annual numerical increase was 33,100 a year, compared with 41,200 since 1960. The population declined in the city of Minneapolis during the decade, but increased in all other submarkets.

The table below summarizes over-all population trends in the HMA since 1950 and provides a two-year projection to 1969. The details of population growth trends in the major submarkets of the HMA are shown in table V. The dynamics of population changes within these areas are discussed in greater detail in the summaries which follow the main body of the report.

Changes in Population  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1, 1950	1,151,053	-	-
April 1, 1960	1,482,030	33,098	2.6
January 1, 1967	1,760,000	41,200	2.6
January 1, 1969	1,846,000	43,000	2.4

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

<sup>1/</sup> Derived through the use of a formula designed to calculate the annual rate of change on a compound basis.

Future Population Growth. On the strength of expected gains in employment in the HMA, the population is expected to increase by an average of 43,000 persons to a total of 1,846,000 by January 1, 1969. Although the projected annual increase is above that of the April 1960 to January 1967 period, it probably is no higher than, and may even be a little below, the increases that have occurred in 1965 and 1966 in response to high rate of employment growth. The cities of Minneapolis and St. Paul are expected to account for a slightly higher proportion of the projected increase than they did during the 1960-1967 period, although the suburban areas of the HMA again will account for most of the growth, reflecting the continuing trend toward suburbanization. Much of the population growth expected by January 1969 will be as a result of in-migration from other areas in the upper midwest region of the nation. If employment opportunities do not develop as fast as expected, and if in-migration slows somewhat, population growth during 1967 and 1968 will be below that forecast.

Natural Increase and Migration. Net natural increase (excess of resident births over resident deaths) in the Minneapolis-St. Paul HMA totaled 238,500 between April 1950 and April 1960, accounting for 72 percent of the population increase during the period (see table VI). Migration during this period was characterized by a high level of out-migration from Minneapolis and St. Paul and movement into the suburban areas of the HMA.

For the most part, the migration pattern of the 1950's has continued into the 1960's. There continues to be a net out-migration from the central cities and a net in-migration into the suburban areas, but the annual rate of out-migration from Minneapolis and St. Paul has declined since 1960, while most of the suburban areas of the HMA have experienced a higher rate of in-migration during this decade than in the April 1950-April 1960 period. These divergent trends are possible because net migration into the HMA has averaged 17,500 a year since 1960, well above the 1950-1960 average of 9,250 annually.

### Households

Housing Market Area. There were an estimated 522,800 households (occupied housing units) in the Minneapolis-St. Paul HMA as of January 1, 1967, an increase of 82,000, or an average of 12,150 (2.6 percent) a year since April 1960 (see table VII). During the 1950's, the number of households in the area increased by an average of 10,350 a year. Moreover, a portion of the 1950-1960 increase reflects a change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in 1960. A number of furnished-room accommodations were classed as housing units in 1960, but were not defined as dwelling units in 1950. The change in census concept probably had a greater impact on the household changes in the cities of Minneapolis and St. Paul than in the suburban areas of the HMA. Nearly 85 percent of the increase in the number of households occurred outside Minneapolis and St. Paul. The Twin Cities now account for 53 percent of the households in the HMA, compared with nearly 75 percent in 1950.

Household trends in the HMA since April 1950 are summarized below. Table VII provides a more detailed presentation of household growth in the major submarkets within the HMA.

Changes in Households  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Total households</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1, 1950	337,206	-	-
April 1, 1960	440,805	10,360	2.7
January 1, 1967	522,800	12,150	2.6
January 1, 1969	549,200	13,200	2.4

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

Future Household Growth. Increases in employment averaging 25,000 a year during the next two years will require a substantial in-migration of new workers in the HMA. Based on (1) the gain in population expected as a result of the increase in job opportunities, (2) the assumption that the non-household population in the HMA will increase slightly, and (3) little change in the average size of households, it is estimated that there will be 549,200 households in the HMA by January 1, 1969, an increase of 13,200 (2.4 percent) during each of the next two years. The projected increase is higher than the average annual gain of 12,150 that occurred between April 1960 and January 1967 and the annual increment of 10,350 during the 1950-1960 decade. The suburban areas of the HMA should continue to experience the highest rates of growth during the January 1967-January 1969 period, although construction trends in Anoka County since 1962 suggest that household increases in this county during the next two years will be a little below 1960-1967 experience.

Household Size. The average size of all households in the HMA was 3.29 persons as of January 1, 1967, a slight increase from the average of 3.28 persons reported by the 1960 Census. The average size was smallest in the central cities of Minneapolis (2.73) and St. Paul (2.98), where there are a comparatively high proportion of one- and two-person households. The size of average households in the area increased from 3.25 persons to 3.28 persons during the 1950's despite a change in census definition that included some smaller households in 1960 that were excluded in 1950. The average HMA household is expected to maintain its present size during the next two years, although variations may be anticipated in the components of the area. Trends in average household size from April 1950 to January 1967 are summarized in the following table.

Size of Average Household  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1967

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>January 1, 1967</u>
HMA total	3.25	3.28	3.29
Hennepin County	3.18	3.17	3.16
City of Minneapolis	3.07	2.80	2.73
Remainder of county	3.56	3.80	3.75
Ramsey County	3.30	3.28	3.23
City of St. Paul	3.25	3.08	2.98
Remainder of county	3.69	4.00	3.95
Anoka County	3.64	3.97	4.03
Dakota County	3.65	3.74	3.76
Washington County	3.53	3.71	3.70

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

## Housing Market Factors

### Housing Supply

Current Estimate and Past Trend. There were an estimated 545,200 housing units in the HMA as of January 1, 1967, a net addition to the inventory of 82,100 units, or an average increase of over 12,150 (2.5 percent) a year since 1960, compared with 11,450 a year in the previous decade (see table VIII). The April 1960-January 1967 increase resulted from the construction of 96,400 new housing units, a net of 700 units added to the inventory through conversions (mostly in Minneapolis), and a net addition of about 2,000 mobile homes, less 17,000 units removed through demolitions and other losses. Although the cities of Minneapolis and St. Paul contained nearly 53 percent of the housing supply in the HMA (286,800 units) in January 1967 only 14 percent of the net addition to the housing supply since April 1960 (fewer than 11,350 units) was in the central cities because of the large number of demolitions there. The housing supply in the Minneapolis-St. Paul HMA increased from 348,800 units in April 1960 to over 463,100 units in April 1967. A portion of the increase in the housing supply during the last decade also reflects a conceptual change from "dwelling unit" as used in the 1950 Census to "housing unit" as used in the 1960 Census.

Characteristics of the Supply. The proportion of one-unit structures in the Twin Cities area has declined since 1960. Excluding trailers, an estimated 365,300 units (67 percent of the inventory) are in one-unit structures at the present time. Despite demolitions, units in multifamily structures now account for a higher proportion of the total housing supply than in 1960, a reflection of the large number of multifamily units built in recent years. The increase has been especially significant in structures with five units or more, which now account for over 17 percent of the total inventory (94,400 units) compared to 14 percent (65,150 units) in April 1960. The number of trailers in the HMA has increased to 4,500 at present, but this total still comprises less than one percent of the inventory. The composition of the housing inventory by units in structure is summarized in the following table.



The Housing Inventory by Units in Structure  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1960 and January 1, 1967

<u>Units in structure</u>	<u>Number of units</u>		<u>Percent of total</u>	
	<u>April 1, 1960</u>	<u>January 1, 1967</u>	<u>1960</u>	<u>1967</u>
One	314,814	365,300	68.3	67.0
Two to four	77,963	81,000	16.9	14.9
Five or more	65,143	94,400	14.1	17.3
Trailers	<u>2,778</u>	<u>4,500</u>	<u>0.7</u>	<u>0.8</u>
Total	<u>460,698<sup>a/</sup></u>	<u>545,200</u>	<u>100.0</u>	<u>100.0</u>

<sup>a/</sup> Differs from the count of all units (463,110) because units in structure were enumerated on a sample basis.

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

Based on 1960 census data, adjusted to reflect building permits, trailers added, demolitions, conversions, and other inventory changes, it is estimated that 18 percent of the housing inventory in the Minneapolis-St. Paul HMA has been added since April 1960. However, the housing inventory still contains a relatively high proportion of old units. Over two-fifths of the current inventory in the HMA was built prior to 1930. The cities of Minneapolis and St. Paul contain most of these structures; currently, it is estimated that nearly two-thirds of the housing units in the two cities were built in 1929 or earlier. The following table presents a percentage distribution of the current housing inventory by age.

Percentage Distribution of the Housing Inventory  
By Year Structure Was Built  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
As of January 1, 1967

<u>Year built</u> <sup>a/</sup>	<u>HMA</u> <u>total</u>
April 1, 1960-January 1, 1967	18
1955-March 31, 1960	14
1950-1954	11
1940-1949	9
1930-1939	7
1929 or earlier	<u>41</u>
Total	100

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

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

The condition of the housing inventory in the HMA has improved in the last several years, largely as the result of the large number of substandard units removed from the inventory. Over-all, it is estimated that less than seven percent of the current housing inventory is dilapidated or lacks one or more plumbing facilities. Nearly 47,850 units, over 10 percent of the inventory, were so classified in April 1960. In spite of the demolitions, there still are a comparatively large number of substandard units in Minneapolis and St. Paul, particularly in the rental inventory. Currently, it is estimated that nearly one-fifth of the units in the rental inventory in the two cities are dilapidated or lack one or more plumbing facilities.

### Residential Building Activity

Past Trends. The volume of private residential construction in the Minneapolis-St. Paul HMA increased from fewer than 12,500 units in 1960 to a post-1960 high of 16,750 in 1964. The 1962-1964 level of authorizations, an average of nearly 16,150 a year, led to a moderate increase in the vacancy level in the HMA; as a result, authorizations declined slightly to 14,600 in 1965. In 1966, a year in which private construction was affected by the tight money market, only 9,650 units were authorized. The trends of annual authorizations of single-family and multifamily units in selected areas in the HMA for 1960 through 1966 are shown in table IX. Excluding some rural areas in Washington County, where construction of new housing is negligible, all residential building activity in the HMA is covered by building permits.

The number of single-family houses authorized in the HMA averaged 7,925 a year between 1960 and 1964, ranging from a high of 8,500 in 1960 to a low of 7,375 in 1961. However, single-family authorizations in 1965 and 1966 were below this five-year average. A total of 6,925 private single-family units were authorized in 1965, and the 5,575 units authorized in 1966 represented a decline of 30 percent from the 1960-1964 average. During the seven-year period, only 3,200 single-family units, about six percent of the total, were authorized in the cities of Minneapolis and St. Paul.

Multifamily units have accounted for one-half of all authorizations in the Minneapolis-St. Paul area since 1962. Multifamily authorizations reached a peak of nearly 8,750 in 1964, well above the 1960 total, when fewer than 3,950 units were authorized. Although private multifamily activity declined to a level of 4,075 units during 1966, the four-year 1962-1965 average of 8,075 units authorized a year is indicative of the extensive multifamily development that occurred during the period.

In addition to private housing, nearly 2,800 units have been authorized in public low-rent housing projects since January 1960. The total includes 1,725 multifamily units in the city of Minneapolis and 1,075 multifamily units in St. Paul.

Units Under Construction. Based on results of the postal vacancy survey conducted in the Minneapolis-St. Paul HMA in November 1966, and on the adjustment of building permit data to reflect average construction time for single-family units, garden apartments, and high-rise rental projects, it is estimated that there are 4,500 housing units under construction at the present time. The total includes 1,200 single-family units and 3,300 multifamily units.

Demolitions. An estimated 17,000 residential units have been removed from the housing inventory since January 1960 through demolitions, fire, and other inventory losses. Over 90 percent of these demolitions have been in the cities of Minneapolis and St. Paul, where demolition activity has increased somewhat in the last three years because of urban renewal programs and highway construction. Well over one-half of the units demolished in the central cities in the last seven years were in multifamily structures. Based on data obtained from local sources, it is estimated that approximately 6,000 housing units in the HMA will be removed from the inventory in the next two years because of urban renewal programs, highway construction, code enforcement, and fires.

#### Tenure of Occupancy

Current Estimate. As shown in table VIII, the proportion of owner occupancy in the Minneapolis-St. Paul area has declined slightly since 1960. Currently, 67 percent of the 522,800 occupied units in the HMA are owner-occupied, compared with over 68 percent in 1960. Since 1960, the proportion of owner occupancy has increased only in Washington County, a reflection of the large volume of multifamily construction in the other submarkets of the HMA.

Past Trend. As opposed to the post-1960 experience, owner occupancy in the HMA increased rapidly during the 1950's from below 61 percent in April 1950 to over 68 percent in April 1960. The trend toward owner occupancy was particularly significant in the suburban areas of the HMA, where substantially all of the new housing built during the decade was for sale.

#### Vacancy

1960 Census. There were about 11,350 vacant, available, nondilapidated housing units in the Minneapolis-St. Paul HMA in April 1960, equal to 2.5 percent of the available housing inventory. As shown in table X, nearly 3,175 of the units were available for sale, a homeowner vacancy rate of 1.0 percent, and 8,175 were for rent, indicating a rental vacancy of 5.5 percent. Vacancy rates in the cities of Minneapolis and St. Paul

were lower than in the suburban areas of the HMA in both the owner and renter categories. Only five percent of the units in the HMA available for sale lacked plumbing facilities, but nearly a third of the vacant rental units lack one or more plumbing facilities. Most of the sub-standard rental vacancies were in the older areas of Minneapolis and St. Paul.

Postal Vacancy Survey. The results of a postal vacancy survey conducted in the Minneapolis-St. Paul area in November 1966 are shown in table XI. The survey was conducted on selected postal routes in the service areas of the Minneapolis and St. Paul Post Offices. In 14 other cities and towns in the suburban areas included in the survey, all of the possible deliveries to dwelling units were surveyed. Including trailers, the survey covered over two-thirds of the total possible deliveries in the HMA. The survey counted nearly 3,125 vacant residences, a vacancy factor of 1.2 percent, and nearly 4,000 vacancies in apartments, a vacancy ratio of 3.6 percent. An additional 880 residences and 2,350 apartments were under construction in the survey area.

Because a portion of the survey was conducted only on selected routes, the over-all vacancy level cannot be established by adding the residential and apartment vacancy figures mentioned above. After adjusting the Minneapolis and St. Paul portions of the survey to reflect total possible deliveries, it is estimated that 8,675 vacancies would have been counted in the survey area and that the over-all vacancy ratio based on this adjustment would have been 1.8 percent. The vacancy total would have included 3,925 residences, a 1.1 percent vacancy ratio, and 4,750 vacant apartments, a 3.7 percent vacancy factor in the apartment category. The adjustment to the survey expanded the coverage to nearly 90 percent of the housing units in the Minneapolis-St. Paul area.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by 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 homes, 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. 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 Postal Vacancy Surveys. In addition to the survey conducted in November 1966, postal vacancy surveys were conducted in the HMA in April 1962 and October 1964. The three surveys are not strictly comparable because of differences in coverage; nevertheless, a comparison of changes in the vacancy rates reported in the surveys is believed to be an indication of trends in the over-all housing market. As shown in the table below, the over-all vacancy ratio increased from 1.9 percent in April 1962 to 2.4 percent in October 1964. The increase occurred during a period that was characterized by a high level of residential construction, with an average of 16,150 private units authorized annually between 1962 and 1964. However, between October 1964 and November 1966, the over-all vacancy ratio declined from 2.4 percent to an estimated 1.8 percent. The decline in the vacancy ratio between 1964 and 1966 is primarily a reflection of the decline in the level of new construction and the rapid increases in employment that have occurred in the last two years.

Vacancy Rates Shown by Postal Vacancy Surveys  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1962-November 1966

<u>Date</u>	<u>Vacancy rates</u>		
	<u>All units</u>	<u>Residences</u>	<u>Apartments</u>
April 1962	1.9	1.1	4.5
October 1964	2.4	1.3	6.1
November 1966	1.8	1.1	3.7

Source: Postal Vacancy Surveys conducted in the Minneapolis-St. Paul area.

Vacancies in FHA-Insured Projects. A survey of FHA-insured rental projects is conducted in the HMA in March of each year by the Minneapolis Insuring Office. The survey includes projects located mostly in the cities of Minneapolis and St. Paul. Many of the projects are garden apartments constructed in the late 1940's and early 1950's. The apartment units are, for the most part, moderate-priced accommodations, and a comparison of the findings of the survey indicates vacancy trends in some of the older apartment projects built in the Minneapolis-St. Paul area in the last twenty years. The table below compares the results of the annual occupancy surveys conducted in the last five years.

Vacancy in FHA-Insured Apartment Projects  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
March 1962- March 1966

<u>Year</u>	<u>Number of units surveyed</u>	<u>Number of vacant units</u>	<u>Percent of units vacant</u>
1962	4,325	315	7.3
1963	4,697	305	6.5
1964	4,436	303	6.8
1965	4,606	388	8.4
1966	5,043	330	6.5

Source: Annual Occupancy Survey of FHA-insured projects, conducted by the FHA Minneapolis Insuring Office.

The March 1966 survey revealed a vacancy ratio of 6.5 percent, equaling the lowest vacancy rate reported in the last five years. The March 1965 survey revealed a vacancy rate of 8.4 percent, with nearly 390 vacancies reported out of a total of 4,600 units covered. In the most recent survey, a disproportionate number of vacant units were in three projects that had been acquired by the FHA. The vacancy ratio reported in the 1966 survey would have been 5.4 percent had these projects been excluded from the survey results.

Current Estimate. There were an estimated 10,250 vacant housing units in the Minneapolis-St. Paul HMA available for sale or rent as of January 1, 1967, an over-all available vacancy rate of 1.9 percent. About 3,350 of these units were available for sale, a homeowner vacancy rate of 0.9 percent, and 6,900 were available for rent, a rental vacancy rate of 3.8 percent (see table X). The results of the latest postal vacancy surveys, various vacancy surveys conducted by FHA and by local private organizations, and field investigation indicate that vacancies in the HMA have declined in the last two years. The decline has been especially significant in the rental market, where vacancies have declined both absolutely and relatively since 1960; moreover, the level of vacancies in both the sales and rental inventories may decline even further during 1967 if employment in the HMA continues to expand rapidly and construction volume remains low.

## Sales Market

General Market Conditions. On an over-all basis, the sales market in the Minneapolis-St. Paul HMA was quite good at the beginning of 1967. The average of nearly 7,925 single-family houses authorized annually during the three-year 1962-1964 period resulted in only a slight increase in the number of vacancies, and the decline in new construction in 1965 and 1966, coupled with significant gains in employment, reduced the number of vacancies to near the level reported in the 1960 Census. Speculative building in the HMA accounts for a very small proportion of new construction, and, relative to the total construction volume, the number of unsold new houses in the HMA has been at a low level for the past several years. As shown in table X, only in Washington County did there appear to be a surplus of sales housing in January 1967. Vacancy ratios in Washington County typically have been higher than in the other submarkets of the HMA, but after adjusting the sales vacancy level to include only competitive properties, the vacancy ratio is not inappropriate in a growing suburban area.

Major Subdivision Activity. The January 1967 unsold inventory survey conducted by the FHA Minneapolis Insuring Office covered 70 subdivisions in the HMA in which five or more houses were completed in 1966. Subdivision activity is extensive in the Bloomington and New Hope areas of Hennepin County, and the areas of New Brighton, Roseville, and Shoreview in Ramsey County. In Dakota County at present the most active subdivisions are located in Burnsville Township, an area just south of Bloomington, about 10 miles south of Downtown Minneapolis. In Washington County last year, the largest tract developments were in Woodbury and Cottage Grove Townships. As reported in the most recent unsold inventory surveys, the median sales price of new homes completed during 1966 varied from a low of \$18,950 in Anoka County to a high of \$25,000 in Ramsey County. No subdivision activity was reported in the cities of Minneapolis and St. Paul last year. Single-family activity in both cities has declined in recent years; most of the new sales housing is being built on scattered sites throughout the cities.

Unsold Inventory of New Homes. In January of the last four years, the Minneapolis FHA Insuring Office surveyed subdivisions in the Minneapolis-St. Paul area in which five or more houses were completed in the twelve-month period preceding the date of the survey. The most recent survey (January 1967) covered 70 subdivisions in the five-county area, most of which were in the suburban areas of Hennepin and Ramsey Counties. A total of over 2,325 homes had been completed in these subdivisions in 1966, of which more than 2,150 (93 percent) were presold. Of the 170 speculatively-built homes, a total of 65 were unsold in January 1967, a ratio of 38 percent. However, of those unsold homes completed in 1966, only five had been on the market for more than three months.



One of the reasons that the Minneapolis-St. Paul area has never experienced a serious over-supply of new sales housing is that speculative construction does not account for a significant proportion of the total construction volume in the area. The January 1967 survey reported that speculative construction in 1966 accounted for only seven percent of all houses completed. The highest proportion of speculative construction was 14 percent in 1963. The low level of speculative construction in the HMA is reflected by the fact that the ratio of speculatively-built unsold new homes in these subdivisions to the total construction volume was four percent or less in each of the last four years.

When analyzed by price class, the results of the four surveys indicate that prices of new single-family homes have been increasing. Houses priced between \$17,500-\$24,999 accounted for 66 percent of all completions in 1966, compared with 39 percent in 1963. Conversely, a total of 1,700 houses priced under \$17,500 were completed in 1963, accounting for 57 percent of all completions that year. However, only 150 homes were completed in this price range in 1966, a total that accounted for only six percent of all completions last year.

### Rental Market

General Market Conditions. Most of the multifamily housing built during the 1962-1965 period was satisfactorily absorbed, and the high rate of employment growth experienced in 1966, coupled with the sharp decline in new construction, reduced the number of vacancies in the rental inventory to the lowest level in the last several years. There are a variety of indicators that point to the recent decline in rental vacancies. The November 1966 postal survey reported a vacancy rate of 3.7 percent in the apartment category, well below the 6.1 percent vacancy rate reported by the October 1964 survey. The two most recent surveys of FHA-insured apartment projects also show a decline in both the number of vacant units and the vacancy rate. In addition, recent data compiled by the FHA and by local private groups indicate that rental projects completed in the last two years in almost all locations and rent ranges have had very good market acceptance. Finally, the over-all vacancy rate in the rental market (including a large volume of rented single-family structures) declined from 5.5 percent in April 1960 to 3.8 percent in January 1967. A few projects have had some difficulty in obtaining satisfactory occupancy in recent years, but this appears to reflect specific problems in management, location, and quality of units.

Absorption of Recent Inventory Additions. In December 1966 the local FHA office conducted two surveys of rental projects completed recently in the HMA. One survey covered 15 FHA-insured projects and, over-all, there was an occupancy rate of 89 percent in the 1,525 units surveyed. The other survey covered nearly 1,375 units in 20 other projects, and found an occupancy rate of nearly 97 percent. The difference in the occupancy reported by the two surveys reflects the inclusion in one survey of a few projects which have had a history of occupancy problems.

Although private multifamily construction in the HMA has declined sharply in the last year, a wide variety of rental projects have been completed in the HMA in recent months, and several projects of 100 units or more are under construction at present.

#### Urban Renewal

To date, most of the urban renewal activity in the HMA has taken place in Minneapolis and St. Paul. There are nine projects in the city of Minneapolis and eight in St. Paul in planning and development. Two other projects in the HMA, one in Anoka County and one in Dakota County, are in the initial planning stage. The various urban renewal projects are discussed in detail in the appropriate submarket analysis following the main body of this report.

#### Public Housing

All of the public low-rent housing in the HMA is located in Minneapolis and St. Paul. In addition to the January 1967 inventory (4,800 units), there were 640 units under construction. The inventory of public housing includes a substantial number of units designed specifically for elderly occupants. Public housing is discussed in more detail in the submarket reports for Hennepin and Ramsey Counties.

Demand for Housing

Quantitative Demand

The demand for additional new housing in the Minneapolis-St. Paul HMA during 1967 and 1968 is primarily a function of household growth, estimated at an average of 13,200 a year. Consideration is also given to the number of units expected to be lost through demolitions and other inventory changes (almost 3,000 annually), and to the continuing trend from owner- to renter-occupancy. Additional adjustments have been made in selected submarkets to create a balanced demand-supply relationship throughout the HMA. After considering these factors, the demand for additional, nonassisted, privately-owned housing units (excluding rent-supplement accommodations and public low-rent housing) is estimated at 16,100 units annually over the two-year forecast period, including 7,900 single-family units and 8,200 multifamily units. The multifamily total includes 1,000 units a year (700 in Minneapolis and 300 in St. Paul) which might be marketed at the rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. The quantitative distribution of the annual demand for new housing in the various submarkets is shown below.

Estimated Annual Demand for New Housing  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
January 1, 1967 to January 1, 1969

<u>Area</u>	<u>Number of housing units</u>		<u>Total</u>
	<u>Single-family units</u>	<u>Multifamily units</u>	
HMA total	<u>7,900</u>	<u>8,200</u>	<u>16,100</u>
Hennepin County	<u>3,400</u>	<u>5,200</u>	<u>8,600</u>
City of Minneapolis	150	a/ 2,200	2,850
Remainder of county	3,250	3,000	5,750
Ramsey County	<u>1,200</u>	<u>2,300</u>	<u>3,500</u>
City of St. Paul	250	a/ 1,300	1,550
Remainder of county	950	1,000	1,950
Anoka County	1,400	250	1,650
Dakota County	1,400	400	1,800
Washington County	500	50	550

a/ Includes 700 units in Minneapolis and 300 in St. Paul at rents associated with below-market-interest-rate financing.

The projected annual demand for 16,100 new housing units is above the annual rate of 14,750 units authorized during the six-year 1960-1965 period, and is substantially above the 9,650 units authorized in 1966. As shown in table IX, both single-family and multifamily construction in the HMA declined sharply last year. An unknown, but undoubtedly significant, portion of the decline in new construction in the last year or so can be attributed to the mortgage market; new construction has declined even though there has been a very sharp increase in employment in the last two years. Although substantially all of the new housing built in the HMA recently has been satisfactorily absorbed, the distribution shown in the previous table has been adjusted to reflect a recent moderate surplus of rental housing in Dakota County and a slight softening of the sales market in Washington County.

The demand for an average of 16,100 housing units during 1967 and 1968 nearly equals the average of 16,150 private units authorized during the 1962-1964 period. New construction during that period led to a moderate increase in sales and rental vacancies. If employment growth during 1967 and 1968 is not as great as expected, the rate of in-migration will slow somewhat; and a construction volume of 16,100 units a year would result in increasing vacancies. Because of this possibility, the absorptive capacity of the market, particularly new rental units, should be watched carefully during the next several months if the rate of employment growth in the HMA falls much below the rate of increase experienced during 1965 and 1966.

Housing Market Summary  
Hennepin County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area

Area Description

The Hennepin County submarket includes the city of Minneapolis and the fast growing suburban areas of the county outside the city limits.<sup>1/</sup> Hennepin County is the most populous of the submarkets in the Twin Cities area. The county, with over 43 percent of the wage and salary employment in 1965, is the major employment center of the HMA and attracts a substantial amount of in-commutation from contiguous counties. Manufacturing employment is dominated by the machinery and food industries, while nonmanufacturing employment is concentrated in trade, services, and government. Commercial and light industrial development of the area has been extensive in recent years. The residential development of the county in recent years has been characterized by the construction of apartment units in a variety of locations and rent ranges. On the average, families in the submarket are the most affluent in the HMA, although the annual after-tax income of Minneapolis City residents at the present time is substantially below the level reported in the suburban areas of the county (see tables III and IV).

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<sup>1/</sup> In this section the terms "Balance of County", "Remainder of County", and "Suburban Hennepin County" are used interchangeably and are defined as that portion of Hennepin County not in the city of Minneapolis.

## Demographic Factors

### Population

Current Estimate and Past Trends. As of January 1, 1967, there were 972,000 persons in Hennepin County, over 55 percent of the population in the Twin Cities area (see table V). The estimate indicates an average annual increase of 19,150 persons from the April 1960 level of 842,900. During the 1950's, the population of Hennepin County increased from 676,600 to 842,900, an average increase of 16,650 a year. Annual population increases averaging 20,500 are expected during the January 1967-January 1969 forecast period; the January 1, 1969 population is projected to 1,013,000.

The following table shows population changes in Hennepin County since April 1950 and a two-year projection to 1969. Population details for the largest suburban communities are shown in table V.

Changes in Population  
Hennepin County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Population</u>			<u>Average annual change from preceding date</u>		
	<u>City of Minne- apolis</u>	<u>Remainder of county</u>	<u>Total</u>	<u>City of Minne- apolis</u>	<u>Remainder of county</u>	<u>Total</u>
April 1, 1950	521,718	154,861	676,579	-	-	-
April 1, 1960	482,872	359,982	842,854	-3,885	20,512	16,627
January 1, 1967	491,000	481,000	972,000	1,200	17,950	19,150
January 1, 1969	494,000	519,000	1,013,000	1,500	19,000	20,500

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

The population of Minneapolis, estimated to be 491,000, increased slightly since 1960 by an average of over 1,200 persons a year. Conversely, population in the city declined by an average of over 3,875 persons a year during the previous decade, a period in which a large number of young families moved out of the city. Reflecting an acceleration of the post-1960 trend, the population of Minneapolis is expected to increase by an average of 1,500 persons annually during the next two years to a total of 494,000 by early 1969.

The population of suburban Hennepin County, estimated at 481,000 persons, has more than tripled since April 1950. The development of the county generally has been to the west and south of Minneapolis. The annual rate of growth during the 1950's was a little higher than the average 1960-1967 increment; however, as shown in table V, the rapid urbanization of the county has resulted in the development of several sizable communities, including Bloomington (75,800), St. Louis Park (49,500), Richfield (48,500) and Edina (39,000). Based on the expectation that these communities will continue to grow rapidly and that residential development near Lake Minnetonka will continue at an accelerated pace, the population outside the city is expected to increase by an average of 19,000 a year during the next two years to a total of 519,000 by January 1, 1969.

Natural Increase and Migration. Between April 1950 and April 1960, there was an average net migration into the county of over 3,525 persons a year. Since 1960, the rate of in-migration has more than doubled to an average of 8,450 persons a year (see table VI). There still is out-migration from Minneapolis, but the post-1960 rate is only 30 percent that of the 1950-1960 period. Net in-migration accounted for over two-thirds of the increase in population in the suburban areas of the county since 1950.

#### Households

Current Estimate and Past Trends. As shown in table VII, there are an estimated 300,300 households (occupied housing units) in Hennepin County, reflecting an average increase of 6,050 a year since April 1960. In the 1950's the number of households increased by 5,815 a year, a gain that was somewhat inflated by a change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960. As shown in the following table, it is expected that a total of 13,400 households will be added in the county by January 1969, an average of 6,700 a year.

Changes in Households  
Hennepin County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Households</u>			<u>Average annual change from preceding date</u>		
	<u>City of Minne- apolis</u>	<u>Remainder of county</u>	<u>Total</u>	<u>City of Minne- apolis</u>	<u>Remainder of county</u>	<u>Total</u>
April 1, 1950	159,345	42,111	201,456	-	-	-
April 1, 1960	165,791	93,758	259,549	645	5,164	5,809
January 1, 1967	173,200	127,100	300,300	1,100	4,950	6,050
January 1, 1969	175,700	138,000	313,700	1,250	5,450	6,700

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

There were an estimated 173,200 households in Minneapolis as of January 1, 1967, an average increase of a little over 1,100 a year since 1960. The number of households in the city also increased during the 1950's, but at a much lower annual rate. It should be noted that the number of households has increased steadily although the population of the city is below the 1950 total. These divergent trends are reflective of the rapidly declining household size in the city. For almost two decades, households of larger size, typically young married couples with children, have been leaving the city, and the proportion of small households (elderly couples and young unmarried persons) has been increasing. The number of households in the city of Minneapolis is expected to increase by an average of 1,250 a year during the 1967-1969 forecast period to a total of 175,700.

The number of households in the suburban areas of the county has increased steadily since 1950, with annual increases averaging 4,950 since April 1960 and nearly 5,175 in the 1950-1960 decade. A portion of the 1950-1960 increase, however, was caused by a change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960. During the January 1967-January 1969 forecast period, the number of households in the suburban areas of Hennepin County is expected to increase by an average of 5,450 a year. Although a little above the 1960-1967 experience, the projected rate of increase probably is close to the rate of growth actually experienced in the last few years.



Household Size. Over-all, the average size of households in the county has declined very slowly over the years, from 3.18 persons in 1950 to 3.17 in 1960, and to 3.16 persons in 1967. However, widely divergent trends have occurred within the county. The average household size in Minneapolis is 2.73 persons, compared to 3.07 persons in 1950 and 2.80 persons in 1960. A portion of the sharp decline between 1950 and 1960 reflects a change in census concepts, however. In the suburban areas of the county, the average household size increased from 3.56 persons to 3.80 during the 1950-1960 decade, but is estimated to have declined to 3.75 persons since. The modest decrease in household size since 1960 is reflective of the decline in the birth rate experienced in the area and the large number of apartment units built in recent years in suburban areas which typically attract smaller-size households.

### Housing Market Factors

#### Housing Supply

Current Estimate and Past Trends. There were 311,800 housing units in Hennepin County in January 1967, an increase of 40,000 (5,925 a year) since April 1960 (see table VIII). Less than one-sixth of the increase occurred in the city of Minneapolis, a reflection of the large numbers of demolitions there. During the 1950's, the housing supply in the county increased from 208,100 units to nearly 271,800, an average increase of nearly 6,375 units annually.

#### Residential Building Activity

Past Trend. From January 1960 through December 1965, nearly 46,450 private housing units were authorized in Hennepin County, an average volume of 7,750 a year (see table IX). Authorizations peaked at an average of 8,375 a year between 1962 and 1964, declined slightly to 7,825 in 1965, then dropped sharply to 4,900 last year. Beginning in 1961, multifamily units authorized have exceeded single-family authorizations each year.

In the city of Minneapolis, less than seven percent of all private housing units in the last seven years were single-family houses, reflecting, in part, the relative lack of land available for large-scale development. During the six-year 1960-1965 period, authorizations for private multifamily units in the city averaged nearly 2,125 annually, ranging from a low of 1,350 in 1960 to nearly 2,925 in 1962. In addition to the private multifamily activity, nearly 1,725 public units have been authorized in the city since 1960.

Single-family activity in the county has been centered in the suburban areas outside Minneapolis, with an average of 3,200 units authorized each year between 1960 and 1965. Multifamily activity has increased in importance, especially in the last few years. The number of multifamily units authorized more than doubled between 1960 and 1962, from 1,075 to nearly 2,225, and then averaged 2,850 a year during the three-year 1963-1965 period. Despite the decline in new construction in 1966 because of the relative lack of mortgage money, over 1,675 multifamily units were authorized in the suburban area in 1966, over two-fifths of the 1966 multifamily total in the HMA as a whole.

Demolitions. Based on data obtained from the city building department and the state highway department, it is estimated that 11,000 housing units have been removed from the Hennepin County inventory from 1960 to January 1967 because of urban renewal activity, highway construction, and code enforcement. Well over 90 percent of these demolitions have occurred in Minneapolis. The Minneapolis Housing and Redevelopment Authority estimates that approximately 3,100 families in the city will be relocated in the next two years. Based on this figure, plus an estimate for other inventory losses in the city and in the suburban areas due to fire, catastrophe, code enforcement, etc., it is estimated that 3,800 units will be removed from the housing inventory in the county in 1967 and 1968. Of this total, it is expected that 3,500 units will be lost in the city and 300 in the suburban areas.

Units Under Construction. Based on the results of the postal vacancy survey, adjusted to reflect construction activity in areas not covered by the survey, and on building permit data, it is estimated that there were 2,750 housing units under construction in Hennepin County as of January 1, 1967, including 450 single-family units and 2,300 multifamily units. This total, when compared to postal survey results and building permit data in other submarkets, suggests that over 60 percent of the units under construction in the Minneapolis-St. Paul area were in Hennepin County. There were few single-family units under construction in Minneapolis; multifamily construction was distributed fairly evenly between Minneapolis and the outlying suburban areas.

### Tenure

Current Estimate and Past Trends. Owner occupancy in the county has declined since 1960 (see table VIII). Less than 64 percent of the 300,300 occupied housing units in Hennepin County were occupied by owners in January 1967; in April 1960, nearly 66 percent of the occupied inventory was occupied by owners. This is a reversal of the trend during the 1950-1960 period when the proportion of owner occupancy rose from 59 percent to nearly 66 percent. Both the city of Minneapolis and the suburban areas have experienced a trend toward renter occupancy since 1960; the trend is most evident in the suburban areas, where the number of renter occupants has more than doubled since 1960.

### Vacancy

1960 Census. The 1960 Census reported that there were 6,925 vacant units for sale or rent in the county, an over-all vacancy rate of 2.6 percent. The total included 1,775 units for sale, a homeowner vacancy ratio of 1.0 percent, and 5,150 available for rent, a rental vacancy rate of 5.5 percent. Vacancy ratios were higher outside the city of Minneapolis in both the owner and renter categories. There were over 4,450 vacant units in the city available for rent, of which nearly two-fifths were dilapidated or lacking one or more plumbing facilities.

Postal Vacancy Survey. The Minneapolis Post Office portion of the postal vacancy survey was conducted on a sample of letter carrier routes designed to provide greater coverage of apartments than residences. These routes were selected from the post office listings of the total possible deliveries to residences and apartments on each numbered route in each station and branch. All "branches" of the Minneapolis Post Office serve suburban areas outside the city; the main office and all "stations" are in the city. Five other post offices in Hennepin County were surveyed; all of the possible deliveries to dwelling units in these five areas are included in the survey results.

After adjusting the survey results to include the routes not sampled, it is estimated that the survey covered 283,800 total possible deliveries, about 91 percent of the housing supply in the county, and that 5,025 units, or 1.8 percent of all residences and apartments were vacant. Vacancy ratios were 1.0 percent in the residence category and 4.1 percent in apartments. Of course, the survey results are subject to the same limitations mentioned in the main body of this report.

Other Postal Vacancy Surveys. A comparison of the results of the Hennepin County portion of the November 1966 survey with the results of two earlier postal vacancy surveys conducted in April 1962 and October 1964 shows that vacancy rates in both residences and apartments declined, after having increased somewhat between 1962 and 1964. The vacancy rate in residences, 1.0 percent in 1966, is below the 1.1 percent and 1.4 percent ratios reported in 1962 and 1964. The decline in the vacancy rate in apartments has been much sharper; a comparison of the results of the October 1964 and November 1966 surveys shows a decline from 6.6 percent to 4.1 percent, after having increased from 4.8 percent to 6.6 percent between 1962 and 1964.

Current Estimate. The decline in new construction in Hennepin County in 1965 and 1966 paralleled unprecedented increases in employment in the Twin Cities area. As a result, vacancies in the county declined sharply and were below 1960 levels in January 1967. There were an estimated 1,900 housing units available for sale, a homeowner vacancy rate of 1.0 percent, and 4,100 available for rent, a renter vacancy rate of 3.6 percent. Homeowner vacancy rates were estimated at 1.5 percent outside the central city and only 0.3 percent in Minneapolis; renter vacancy rates were 5.8 and 3.0 percent respectively (see table X). When analyzed in conjunction with recent construction and employment trends, the recent level of vacancies in the county is considered to reflect a comparatively tight housing market.

### Sales Market

General Market Conditions. The market for new sales housing in Minneapolis has declined in importance in recent years. Fewer than 1,025 single-family units have been authorized in the past seven years. Only 230 single-family units were authorized in 1960, and permits have not exceeded 160 a year since then. The few single-family houses built in the last several years have been constructed on scattered sites throughout the city. There are few sites in the city large enough for tract development, and because of the relatively high cost of available land, the development of low-density sales housing is not economically feasible.

The most active market for new sales housing in the HMA is in suburban Hennepin County, accounting for over 40 percent of all single-family units authorized in the HMA since January 1960. This market has been in relatively good balance for the past several years. Although there were more vacant houses available for sale in 1967 than in 1960, the vacancy ratio has declined slightly from 1.6 percent to 1.5 percent, a reasonable vacancy factor in an area of moderate growth. In this decade, construction volume in suburban Hennepin County has closely followed short-run changes in the level of demand; since 1960, speculative construction has been quite low relative to the total construction volume in the county.

Unsold Inventory of New Homes. The results of the latest FHA unsold inventory survey included 27 subdivisions in suburban Hennepin County in which nearly 800 houses were completed in 1966. The results of that portion of the over-all survey are shown in the following table. Nearly 730 units (91 percent) were sold before construction was started. Of those built speculatively, a total of 25 (37 percent) remained unsold in January 1967. However, these 25 units represented only three percent of all completions covered by the survey. Local builders and realtors indicate that a comparatively low level of speculative construction is typical in the suburban areas of the county.

Number of Houses Completed During 1966  
Hennepin County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
As of January 1, 1967

<u>Sales price</u>	<u>Total completions</u>		<u>Pre-sold</u>	<u>Speculative construction</u>		
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Number unsold</u>	<u>Percent unsold</u>
\$15,000 - \$17,499	17	2	14	3	0	0
17,500 - 19,999	147	18	133	14	5	36
20,000 - 24,999	339	43	323	16	7	44
25,000 - 29,999	220	28	186	34	13	38
30,000 and over	<u>72</u>	<u>9</u>	<u>69</u>	<u>3</u>	<u>1</u>	<u>33</u>
Total	795	100	725	70	26	37

Source: Unsold Inventory Survey of New Homes, conducted by the Minneapolis FHA Insuring Office.

Rental Market

General Market Conditions. Permits were issued for a total of 2,500 new private multifamily units in Hennepin County in 1966, only about one-half the 1962-1965 average, which was nearly 4,975 a year. The decline occurred in Minneapolis and also in suburban Hennepin County. Because the decline in new construction occurred in the same year that there was a very sharp increase in employment in the HMA, the vacancy ratios both inside and outside the city have been reduced to low levels. There were an estimated 2,700 vacant available rental units in Minneapolis on January 1, 1967, a vacancy rate of 3.0 percent. If this total were adjusted to exclude substandard units, the vacancy factor would be even lower. Although the number of vacant available rental units in suburban Hennepin County had doubled since 1960, the vacancy ratio declined from 6.3 percent to 5.8 percent, a reflection of the large number of rental units built in the last several years. The improvement in the inventory is reflected in recent rental studies conducted in the HMA and in conversations with local realtors and apartment managers.

New Rental Housing. Although apartment construction declined sharply in 1966, a number of moderate and large-scale apartment projects have been successfully marketed in Minneapolis in the last year or so, including the first 500 units of residential construction in the Gateway Urban Renewal Area. Monthly rents in these projects range from \$90 to \$150 for efficiencies; \$115 to \$235 for one-bedroom units, \$170 to \$400

for two-bedroom units and \$285 to \$500 for three-bedroom apartments. Rentals typically include heat, but not electricity. The higher ranges of rent are asked in the close-in, high-rise projects. At the end of 1966, vacancies in over 800 units of new construction surveyed were at about the one percent level.

In suburban Hennepin County, there were few vacancies in over 300 units of new garden apartments. Monthly rents were lower than in the city of Minneapolis. Efficiencies were rented for \$90 to \$105 a month, one-bedroom units at \$105 to \$135, and two-bedroom apartments at \$125 to \$150 a month.

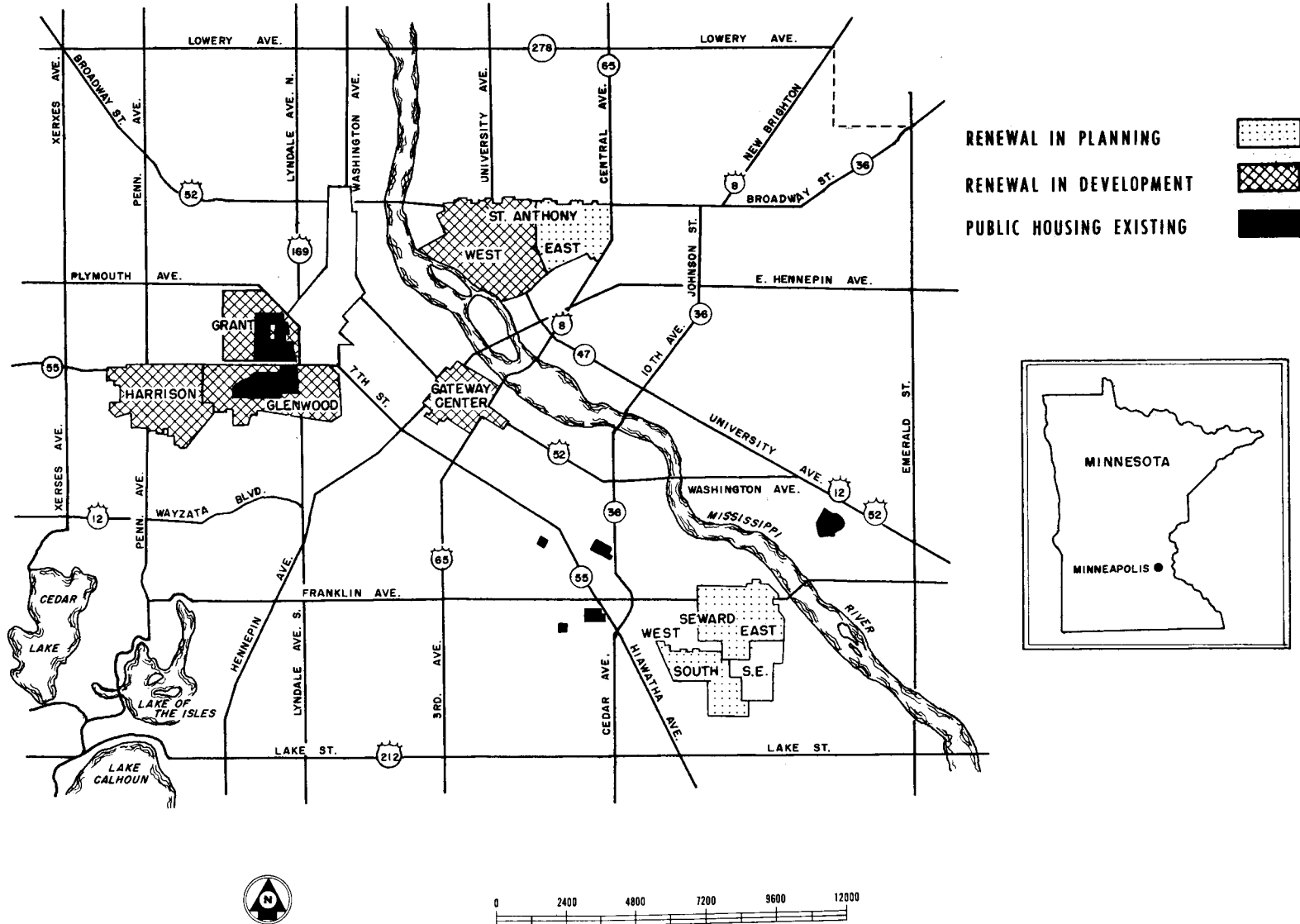
### Urban Renewal

There are nine urban renewal projects in Minneapolis in various stages of planning and development at the present time, eight of which are located on the map on page 39. These projects are described below.

Glenwood (R-1). This project, the first in Minneapolis, is now nearly completed. The area, located about one mile west of the central business district, has been redeveloped with 470 units of public low-rent housing, new community buildings, and commercial and industrial rehabilitation. The project was revised in 1966 to include a commercial property on a one and one-half acre site. The property now has been acquired, and it is anticipated that the Glenwood Project will be completely closed out early in 1967.

Gateway Center (R-2). The project area lies between the center of downtown Minneapolis and the Mississippi River. At one time a slum area encompassing 24 city blocks, the site has been completely cleared. New buildings in the area include the 350-room, \$11 million Sheraton-Ritz Hotel, a \$2 million International Business Machines regional office building, a new building for the Federal Food and Drug Administration, and a parking garage. In 1965 and 1966, the \$6 million home office of the Northwestern National Life Insurance Company, a \$5 million main office of the Northern States Power Company, and the Hansford Pontiac building were completed. Gateway Center also contains a new Federal Office building, Employment Security building, Public Library, and a Public Health Center.

## URBAN RENEWAL & PUBLIC HOUSING IN THE CITY OF MINNEAPOLIS



Harrison Rehabilitation Project (R-7). A total of about 100 properties in the project area will be acquired, and 70 others possibly will be acquired in the future. A total of 26 new buildings have been constructed, including 11 multifamily structures, 11 single-family units, two commercial buildings, one church, and one nursing home. To date, approximately \$465,000 has been invested in private rehabilitation.

Grant (R-9). The project area adjoins the Glenwood and Harrison projects on the north. Almost all substandard housing (320 properties) has been demolished in the original renewal area, and a total of about 340 families have been relocated. The original project boundaries were recently modified to include 25 additional acres, an action that will result in the displacement of an additional 80 families and 45 individuals.

St. Anthony West Rehabilitation Project (R-21). Plans for this area in northeast Minneapolis call for the eventual removal of 210 properties, with the possibility that an additional 75 structures will be demolished. Three low-rent housing for the elderly projects have been completed in the area and four other residential buildings have been built on land made available by the local housing authority.

Seward East Rehabilitation Project (R-23). This project area of 125 acres was approved in July 1965. A total of nearly 140 buildings eventually will be acquired, some of which have already been demolished. An additional 40 properties may be acquired in the future. A new elementary school and a high-rise elderly housing project have already been completed.

St. Anthony East Rehabilitation Project (R-30). This will be primarily a rehabilitation project with spot clearance. The re-use of acquired parcels of land will be primarily residential. A low-rent housing for the elderly project has been completed and another is in planning.

Seward South Renewal Project (R-32). The plan for this project area was submitted in April 1966. The area will be completely cleared; a total of about 260 families will have to be relocated. The re-use in the area will be primarily heavy industrial.

Near North Side Rehabilitation Project (R-33). Approximately 770 buildings will be acquired in this area, which is primarily residential in character at present. Rehabilitation of existing structures will be emphasized in order to retain the residential character of the neighborhood. Sites have been selected for a new junior and senior high school.

Projections of the relocation workload for a three-year period beginning July 1, 1966, indicated that there would be a displacement of over 5,700 families through public programs in the city of Minneapolis. Based on other data obtained locally, it appears that relocation activity will be somewhat higher in the third year than in the first two.



### Public Housing

There were approximately 2,600 public housing units under the management of the Minneapolis Housing and Redevelopment Authority in January 1967, including nearly 1,675 designed specifically for elderly occupants. An additional 640 units designed for the elderly were under construction. The inventory included the following: 175 efficiencies; 1,450 one-bedroom units; 475 two-bedroom units; 380 three-bedroom units; 95 four-bedroom units; the others are five-bedroom units. There were approximately 450 active eligible applications on file, plus an additional 3,275 elderly registrations, a total that includes about 650 elderly families who had been assigned to units in some of the projects completed recently.

In addition, there were a total of nearly 1,850 public low-rent housing units in various stages of planning or development, of which about 1,575 are designed for the elderly. Most of these units will be completed or will be under construction sometime in the 1967-1969 period.

### Demand for Housing

#### Quantitative Demand

The demand for additional new housing in the Hennepin County submarket between January 1967 and January 1969 is primarily a function of new household growth, estimated at 13,400, or an average of 6,700 a year, and on the number of housing units expected to be demolished, an estimated 3,800 units. Consideration also is given to the continuing trends from owner- to renter-occupancy; no adjustment has been made for excess vacancies, inasmuch as the over-all level of vacancies in both Minneapolis and suburban Hennepin County was at comparatively low levels. Based on these considerations, a demand for an average of 8,600 new residential units is forecast for 1965 and 1968. Of the annual total, 3,400 are single-family units, including 150 in Minneapolis and 3,250 in suburban Hennepin County. The average of 5,200 multifamily units a year, which excludes rent-supplement accommodations and public low-rent housing, included 2,700 units in Minneapolis and 2,500 in suburban Hennepin County. The multifamily total for Minneapolis included 700 units a year which might be marketed at the rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost.

Although households in Hennepin County are projected to grow at a rate of over 10 percent above the April 1960-January 1967 experience, the annual demand for new single-family houses (3,900 units) is only a little above the average of 3,375 units authorized a year during the six-year 1960-1965 period. This reflects the fact that, with minor exceptions, single-family activity in the county has been declining since 1960. To the extent that land might not be available in the city for single-family development, the level of single-family construction in the next two years actually may be slightly below the current projection.

The total annual demand for 5,200 new multifamily units is above the average of 4,375 privately-financed multifamily units authorized between 1960 and 1965. Multifamily construction in the county has exceeded single-family building in recent years; the projected annual rate of demand is more comparable to the 1962-1965 period, during which an average of 4,975 private multifamily units were authorized. There was a wide variety of multifamily housing produced during this period, most of which was marketed successfully.

#### Qualitative Demand - City of Minneapolis

Single-Family Housing. Based on past experience in the city, it is likely that most of the single-family housing will be constructed on contract on scattered sites throughout the city. Experience also suggests that substantially all of the demand will be for units priced between \$15,000 and \$25,000.

Multifamily Housing. Assuming market-interest-rate-financing, the monthly rentals at which 2,000 privately-owned net additions to the multifamily housing inventory (excluding rent supplement accommodations and public low-rent housing) might best be absorbed are indicated for various unit sizes in the following table. The distribution is based on projected renter household income, on the size distribution of renter households, and on typical rent-paying propensities in the area. Recent absorption experience of new rental housing also has been considered. It represents a pattern for guidance in the production of multifamily housing based on foreseeable quantitative and qualitative considerations, although individual projects may differ markedly from the general pattern in response to specific neighborhood requirements.

Estimated Annual Demand for New Multifamily Units  
by Monthly Gross Rent and by Unit Size  
City of Minneapolis, Hennepin County Submarket  
January 1, 1967 to January 1, 1969

<u>Monthly gross rent<sup>a/</sup></u>	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three or more bedrooms</u>
\$100 and over	250	-	-	-
110 " "	210	-	-	-
120 " "	165	1,045	-	-
130 " "	130	830	-	-
140 " "	105	630	590	-
150 " "	85	450	460	-
160 " "	60	300	360	115
170 " "	40	190	275	80
180 " "	-	125	210	65
200 " "	-	45	115	45

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

Note: The above figures are cumulative and cannot be added vertically. For example, the annual demand for one-bedroom units at from \$140 to \$150 is 200 units (650 minus 450).

In addition to the estimated annual demand for 2,000 multifamily units through the use of market-interest-rate-financing, an additional 700 multifamily units possibly could be absorbed each year at lower levels of rent achievable only if public benefits or assistance in financing and land purchase is utilized. The 700 include an estimated 400 efficiency and one-bedroom units, about 225 two-bedroom units, and 75 units with three or more bedrooms.

Qualitative Demand - Suburban Hennepin County

Single-Family Houses. The demand for an average of 3,250 single-family houses in suburban Hennepin County is expected to approximate the sales price pattern presented by price range in the following table. The distribution is based on a distribution of families by current annual after-tax income, and on the proportion of income that these families have paid for new sales houses in the recent past. The distribution also has been adjusted to reflect recent market experience.

Estimated Annual Demand for New Single-Family Houses  
Suburban Hennepin County, Hennepin County Submarket  
January 1, 1967-January 1, 1969

<u>Price range</u>	<u>Number of units</u>	<u>Percentage distribution</u>
Under \$15,000	160	5
\$15,000 - 17,500	520	16
17,500 - 20,000	780	24
20,000 - 25,000	910	28
25,000 - 30,000	550	17
30,000 and over	<u>330</u>	<u>10</u>
Total	3,250	100

The preceding distribution differs from that on page 37, which reflects only selected subdivision experience during the last four years. It must be noted that these 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 which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Multifamily Units. The gross monthly rentals achievable with market-interest-rate-financing at which 2,500 privately-owned net additions to the multifamily housing inventory might be best absorbed are indicated for various size units in the following table. The table does not include demand for public low-rent housing and rent-supplement accommodations, nor does it include demand for units which might be marketed at the rents achievable with below-market-interest-rate-financing or assistance in land acquisition and cost. The net additions to the inventory may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental levels than indicated in the table may be justified only if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

Estimated Annual Demand for New Multifamily Units  
by Monthly Gross Rent and by Unit Size  
Suburban Hennepin County, Hennepin County Submarket  
January 1, 1967-January 1, 1969

Monthly gross rent <sup>a/</sup>	Efficiency	Size of unit		Three or more bedrooms
		One bedroom	Two bedroom	
\$100 and over	130	-	-	-
110 " "	100	-	-	-
120 " "	85	940	-	-
130 " "	70	810	-	-
140 " "	55	600	1,100	-
150 " "	45	450	975	-
160 " "	-	325'	800	330
170 " "	-	215	625	250
180 " "	-	150	450	185
200 " "	-	100	275	110
220 " "	-	60	150	60

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

Note: The above figures are cumulative and cannot be added vertically.  
 For example, the annual demand for one-bedroom units at from  
 \$130 to \$150 is 290 units (800 minus 510).

Housing Market Summary  
Ramsey County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area

Area Description

Ramsey County is the second largest submarket in the Twin Cities area (see table V). The Ramsey County submarket includes the city of St. Paul and the suburban areas of the county outside the St. Paul city limits.<sup>1/</sup> Nonagricultural wage and salary employment in St. Paul averaged 164,800 in 1965, accounting for one-fourth of all wage and salary employment in the HMA that year. Employment in government has grown in recent years, reflecting the fact that St. Paul is the capital of Minnesota. Annual family income in Ramsey County, after deduction of income-tax, nearly equals the average for the HMA; annual after-tax income earned by renter households is slightly above the HMA average (see tables III and IV). Annual incomes in the suburban areas of the county are substantially above those of residents of St. Paul.

Demographic Factors

Population

Current Estimate and Past Trends. There were an estimated 468,500 persons in Ramsey County on January 1, 1967, accounting for nearly 27 percent of the population of the Minneapolis-St. Paul HMA (see table V). The population of the county has increased by an average of 6,800 a year since April 1960. The annual rate of growth between April 1950 and April 1960 was about the same; during that decade the population in the county increased from 355,300 to 422,500, an average increase of nearly 6,725 a year. Population increases averaging 7,250 a year are expected during 1967 and 1968, resulting in a total population of 483,000 by January 1969.

The following table shows population changes in Ramsey County since 1950 and a two-year projection to 1969. Table V shows changes in population in some of the larger communities in suburban Ramsey County.

<sup>1/</sup> In this section the terms "Balance of county," "Remainder of county", and "Suburban Ramsey County" are used interchangeably and are defined as that portion of Ramsey County not in the city of St. Paul.

Changes in Population  
Ramsey County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Population</u>			<u>Average annual change from preceding date</u>		
	<u>City of St. Paul</u>	<u>Remainder of county</u>	<u>Total</u>	<u>City of St. Paul</u>	<u>Remainder of county</u>	<u>Total</u>
April 1, 1950	311,349	43,983	355,332	-	-	-
April 1, 1960	313,411	109,119	422,525	206	6,513	6,719
January 1, 1967	321,000	147,500	468,500	1,125	5,675	6,800
January 1, 1969	323,500	159,500	483,000	1,250	6,000	7,250

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

The population in the city of St. Paul has increased by an average of 1,125 a year since April 1960. During the 1950's, the average annual increase was much smaller, amounting to less than 210 a year. Based on the assumption that population in the city will increase at a slightly higher rate than that experienced since 1960, it is estimated that there will be 323,500 persons in St. Paul by January 1969, a gain of 2,500 (1,250 a year) above the present total.

The population in the balance of Ramsey County, an estimated 147,500, has increased by an average of 5,675 annually since 1960. This is below the annual rate of growth of nearly 6,525 that occurred during the 1950's. Growth in the suburban areas since 1950 is reflected in the rapid development of the Maplewood, Roseville, and White Bear Lake areas (see table V). Population growth in the suburban areas is expected to average 6,000 a year in 1967 and 1968; increases of this magnitude would result in a gain in population to a total of 159,500 by early 1969.

Natural Increase and Migration. From 1950 to 1960, net natural increase in the county averaged nearly 7,100 yearly, while the total population was growing at the rate of 6,725 annually, indicating a net out-migration of 375 a year (see table VI). Migration into the suburban areas did not quite offset out-migration from the city, which averaged nearly 4,975 a year during the decade. Out-migration from the city has continued into the 1960's, but at a much lower rate; as a result, there was a slight over-all net in-migration into Ramsey County averaging about 275 a year between April 1960 and September 1967.

## Households

Current Estimate and Past Trends. There were an estimated 140,800 households (occupied housing units) in Ramsey County as of January 1, 1967. As shown in table VII, the number of households has increased by an average of 2,250 a year since April 1960, when there were 125,600 households in the submarket. In the previous decade, household growth averaged about 2,175 a year. The 1950-1960 gain was inflated somewhat by a change in census definition from "dwelling unit" to "housing unit", however. As shown in the following table, it is expected that there will be 145,900 households in the county by January 1969, an average gain of 2,550 a year over the next two years.

Changes in Households  
Ramsey County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Households</u>			<u>Average annual change from preceding date</u>		
	<u>City of St. Paul</u>	<u>Remainder of county</u>	<u>Total</u>	<u>City of St. Paul</u>	<u>Remainder of county</u>	<u>Total</u>
April 1, 1950	92,159	11,712	103,871	-	-	-
April 1, 1960	98,704	26,944	125,648	655	1,523	2,178
January 1, 1967	104,000	36,800	140,800	780	1,450	2,250
January 1, 1969	105,700	40,200	145,900	850	1,700	2,550

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

There were about 104,000 households in St. Paul on January 1, 1967, an increase of 5,300 (780 a year) over the April 1960 total of 98,700, compared with an average growth of 655 a year from 1950 to 1960. Household growth in the city has been slightly higher in the last few years than in the early 1960's; based on the expectation that this trend will continue, the number of households in the city is expected to increase by an average of 850 a year during 1967 and 1968 to a total of 105,700 by January 1969.

Over two-thirds of the increase in the number of households in Ramsey County since 1950 has occurred in the suburban areas of Ramsey County, reflecting the general availability of land for large-scale development. Increases averaged nearly 1,525 a year during the 1950's, slightly above the 1,450 average annual gain occurring between April 1960 and January 1967. Household growth in suburban Ramsey County is projected to average 1,700 a year during the next years, a rate of gain that is above both 1950-1960 and 1960-1967 experience.



## Housing Market Factors

### Housing Supply

Current Estimate and Past Trends. There were an estimated 145,800 housing units in Ramsey County as of January 1, 1967, an increase of 15,350 (2,275 a year) since 1960. As shown in table VIII, only a little more than one-third of the increase in the housing supply was in St. Paul, a reflection of the demolition activity there in the last several years. During the 1950's, the housing supply in the county increased from 105,700 units to nearly 130,500 units, an increase averaging 2,475 a year.

### Residential Building Activity

Past Trend. During the six-year 1960-1965 period, permits were issued for about 17,800 private housing units in the county, an average of nearly 2,975 a year. Reflecting the increasing rate of growth of the last few years, an average of nearly 3,575 private units were authorized between 1963 and 1965, compared with an average of 2,375 during the 1960-1962 period. Authorizations for private multifamily units totaled 1,000 in 1960 and 1,025 in 1961, then averaged 2,150 a year over the next four years. Between 1962 and 1965, nearly two-thirds of all private units authorized were in multifamily structures.

Single-family activity in St. Paul has declined slowly each year since 1960; fewer than one-fourth of all building permits issued since January 1960 have been for single units. By contrast, the number of multifamily units authorized increased each year during the early part of the 1960's, reaching a post-1960 peak of 1,975 in 1964. There have also been 1,075 public units in multifamily structures authorized in the city since January 1960.

Authorizations in suburban Ramsey County for single-family units, which averaged 850 a year between 1960 and 1966, have exhibited minor year-to-year changes during the period, ranging from a high of 980 in 1960 to a low of 760 in 1962. Building permits issued for multifamily units have been more volatile, averaging 320 a year between 1960 and 1962, and over 1,000 a year during the next three years.

Demolitions. Based on data obtained from the city of St. Paul and the Minnesota State Highway Department, it is estimated that 5,500 housing units have been removed from the inventory in Ramsey County since January 1960. All but about 150 of these were in the city of St. Paul, which has had active urban renewal and housing code enforcement programs for the last several years. Based on estimates of the number of families to be relocated in the city, plus an estimate of other inventory losses in the county due to fire, housing code enforcement, and other losses, it is estimated that 2,000 housing units will be removed from the inventory in 1967 and 1968.

Units Under Construction. Based on the results of the postal vacancy survey, adjusted to reflect construction activity in areas not covered by the survey, and on building permit data, it is estimated that there are 800 housing units under construction in the Ramsey County submarket as of January 1, 1967, including 250 single-family units and 550 multifamily units. About one-half of the multifamily units under construction were in the suburban communities of New Brighton, North St. Paul, and Roseville.

### Tenure

Current Estimate and Past Trends. As in most other submarkets in the HMA, the proportion of owner occupancy in the Ramsey County submarket has declined since 1960 (see table VIII). Less than 65 percent of the occupied inventory was owner-occupied in January 1967; in April 1960, the owner occupancy ratio was nearly 67 percent. The 1960-1967 trend is contrary to that of the 1950-1960 trend, when owner occupancy increased from less than 59 percent to nearly 67 percent of the occupied inventory.

### Vacancy

1960 Census. The 1960 Census reported that there were 2,950 vacant units in the county available for sale or rent, an over-all net available vacancy ratio of 2.3 percent. Homeowner and renter vacancy rates were 0.7 percent and 5.3 percent, respectively. Vacancy rates in suburban Ramsey County were higher in both the owner and renter categories. There were over 2,100 vacant units in St. Paul available for rent, but over one-third of these were lacking one or more plumbing facilities.

Postal Vacancy Survey. The St. Paul Post Office was the only one in Ramsey County included in the November 1966 survey. The survey, designed for greater coverage of apartments than residences, was conducted on a sample of routes in each station and branch. All "branches" in the St. Paul delivery area serve suburban communities outside the city, while the main office and all "stations" are in the city. After adjusting the results of the survey to include the routes not sampled, it is estimated that the survey covered 138,700 total possible deliveries, over 95 percent of the housing supply in the county. Based on the adjusted survey, it is estimated that 2,450 units, or 1.8 percent of all residences and apartments were vacant. Vacancy ratios were 1.0 percent in the residence category and 3.3 percent in apartments.

Other Postal Vacancy Surveys. A comparison of the results of the November 1966 survey with surveys conducted in April 1962 and October 1964 indicates little change in the vacancy rates for residences. However, the results of the surveys indicate that the vacancy ratio in the apartment category declined in 1966 to a level below those reported in 1962 and 1964. The vacancy rate in residences was estimated at 1.0 percent in 1966, compared with 1.1 percent in 1962 and 0.9 percent in 1964. The vacancy ratio in apartments increased from 3.8 percent to 5.0 percent between April 1962 and October 1964 and declined to 3.3 percent in November 1966.

Current Estimate. As in most of the other submarkets, vacancies in Ramsey County declined rather significantly in 1965 and 1966 because of both curtailed construction volume and rapid economic growth. As of January 1, 1967, there were an estimated 575 housing units in the county available for sale, a homeowner vacancy rate of 0.6 percent; the 2,025 vacant units available for rent constituted a rental vacancy ratio of 3.9 percent. Homeowner vacancy rates were 1.1 percent in the suburban areas and 0.4 percent in St. Paul; renter vacancy ratios were 3.7 percent in the suburbs and 4.0 percent in the city (see table X). The relatively low level of vacancies in the county reflects the tight housing market that developed during 1966.

### Sales Market

General Market Conditions. As in Minneapolis, the market for new sales housing in St. Paul has declined in recent years. Only 200 single-family units were authorized in 1966, a decline of 50 percent from the 1960 high of 400 units authorized. The extensive development of low-density housing has not been practical in recent years because of the lack of available land.

In the suburban areas of the county, where nearly three-fourths of all new single-family houses have been built since 1960, the market continues to be very good. There were only a few more vacant sales houses in the suburbs at the beginning of 1967 than in 1960 but the vacancy ratio declined from 1.2 percent to 1.1 percent because of the increased inventory of single-family housing. A stabilizing factor in the sales market has been the relatively low level of speculative construction in the area for the last several years.

Unsold Inventory of New Homes. The January 1967 unsold inventory survey conducted by the FHA included 14 subdivisions in suburban Ramsey County in which a total of 400 houses were completed in 1966. As shown in the following table, nearly 370 of these units (92 percent) were sold before construction was started. Of those built speculatively, only about 10 were unsold in January 1967. These unsold units represented less than three percent of all completions enumerated by the survey.

Number of Houses Completed During 1966  
Ramsey County Submarket  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
As of January 1, 1967

<u>Sales price</u>	<u>Total completions</u>		<u>Pre-sold</u>	<u>Speculative construction</u>		
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Number unsold</u>	<u>Percent unsold</u>
\$15,000 - \$17,499	31	8	28	3	1	33
17,500 - 19,999	83	21	71	12	5	42
20,000 - 24,999	85	21	74	11	4	36
25,000 - 29,999	163	41	157	6	1	17
30,000 and over	38	9	38	-	-	-
Total	400	100	368	32	11	34

Source: Unsold Inventory Survey of New Homes, conducted by the Minneapolis FHA Insuring Office.

Rental Market

General Market Conditions. Building permits for private multifamily units totaled fewer than 930 in 1966. However, there was a much higher level of activity in the preceding three years. Authorizations for private multifamily units averaged nearly 2,400 a year between 1963 and 1965, compared with only 1,150 a year during the three-year 1960-1962 period. With some exceptions, a few of which are noted below, the multifamily housing constructed in Ramsey County in recent years has been marketed successfully. The rental vacancy ratio declined to an estimated 3.9 percent in January 1967, an improvement in the market that is reflected in recent rental studies. There were 1,750 vacant units in St. Paul available for rent, but over one-fourth of these were not competitive because they were substandard or lacked plumbing facilities.

New Rental Housing. For nearly 550 units of new rental housing in St. Paul, completed from late 1964 to late 1965, a total of over 60 vacancies were reported in December 1966. Most of the vacancies were concentrated in two projects, with a total of about 240 units. Although rents are somewhat lower, new rental housing in St. Paul has not been absorbed as rapidly as in the Minneapolis area. In these projects, efficiencies have been rented for about \$100 a month, one-bedroom units for \$108 to \$130, and two-bedroom apartments for \$122 to \$150 a month. Rents include heat, but not electricity.

A number of projects for senior citizens, with a total of 525 units, have been built with federal financial assistance in St. Paul since 1963. Rents range from \$67 to \$85 for efficiencies, \$78 to \$120 for one-bedroom units and \$88 for the few two-bedroom units available.

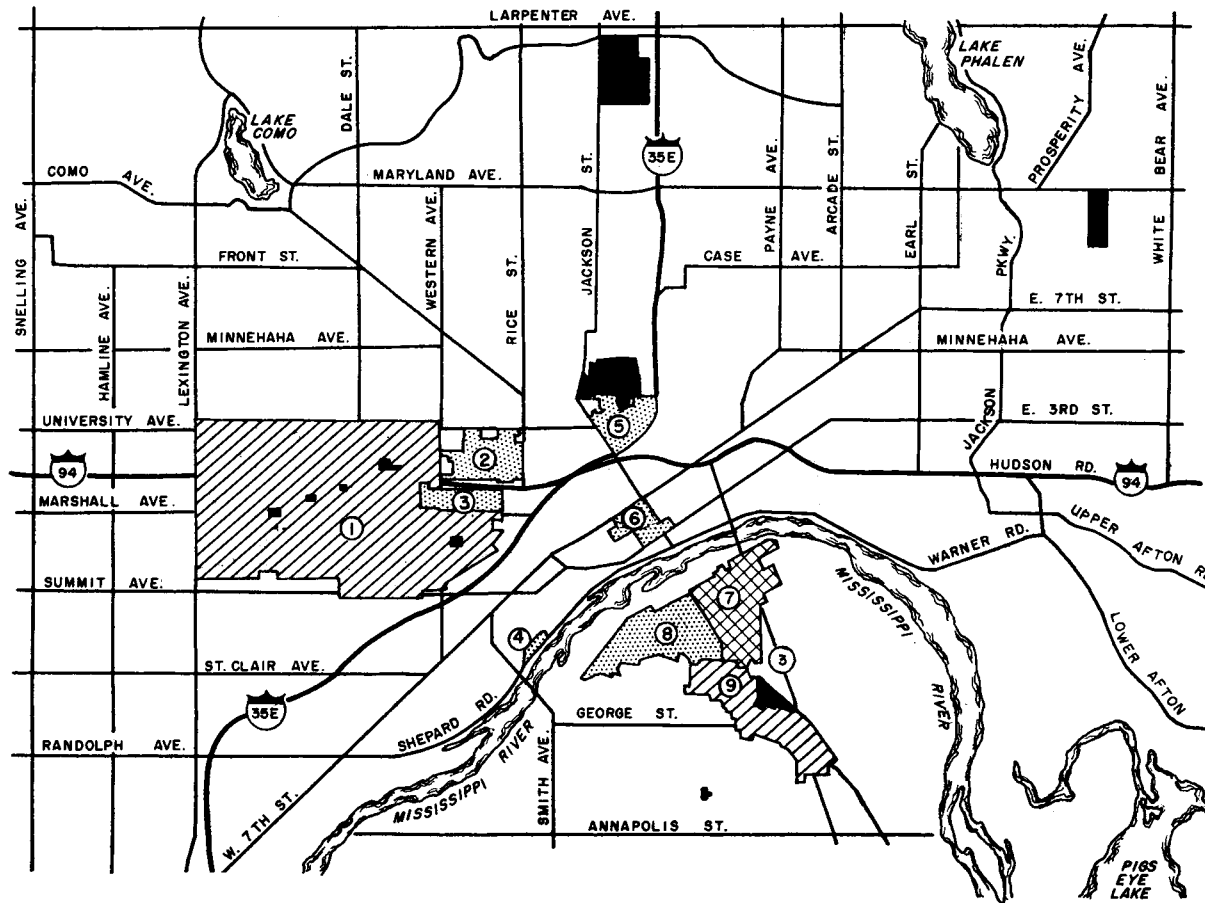
### Urban Renewal

The Eastern (1-1) and Upper Levee (R-3) urban renewal projects, shown on the map on the following page, have been completed. The Eastern project was completed in 1964. The cleared land was used for a portion of the Interstate Freeway and for a new City-County Hospital. Other portions of the area were used for schools, playgrounds, and parks. The Upper Levee project involved an isolated residential area of 69 families surrounded by industrial uses. All the families have been relocated and the land is being used for further industrial uses. There are eight other urban renewal projects in the city, including four in development and four in planning. Some of these projects also are shown on the map. The projects are described below.

Western (1-2). The development area is bounded generally by Rice Street, Western and Aurora Avenues, and by Interstate Route 94. Of the 76 acres in the project, only two parcels of eight acres are still to be developed. A Sears Roebuck Store and a Holiday Inn are among the new structures in the area. There are two proposals to construct a total of nearly 400 units for moderate income families on the remaining two parcels.

The Cathedral No. 1 (R-25) area is bounded roughly by Arundel Street, Interstate Route 94, Cathedral Place, and Marshall Avenue. There are about 48 acres in the project area; the local housing authority has acquired 36 acres, and the remaining 12 acres are owned by two religious groups which will use the land to expand their facilities. A new technical-vocational school is located in the area, and there is a possibility that some multifamily units for moderate-income families may eventually be developed.

# URBAN RENEWAL AND PUBLIC HOUSING, CITY OF ST. PAUL, MINNESOTA

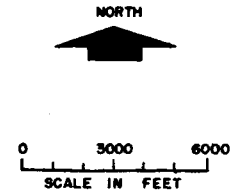
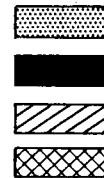


## REDEVELOPMENT PROJECTS

- |               |                             |
|---------------|-----------------------------|
| ① SELBY-DALE  | ⑥ DOWNTOWN CAPITAL CENTRE   |
| ② WESTERN     | ⑦ RIVERVIEW INDUSTRIAL PARK |
| ③ CATHEDRAL   | ⑧ RIVERVIEW INDUSTRIAL      |
| ④ UPPER LEVEE | ⑨ CONCORD TERRACE           |
| ⑤ EASTERN     |                             |

## KEY:

- URBAN RENEWAL IN DEVELOPMENT
- PUBLIC HOUSING
- URBAN RENEWAL IN PLANNING
- PORT AUTHORITY PROJECT IN DEVELOPMENT



Riverview Industrial (R-26). This 146-acre area is bounded by the Mississippi River, Fillmore Avenue, Robert Street, and a bluff overlooking the river. Construction of streets is scheduled to begin in early 1967. The local authority plans to sell portions of the land to accommodate expansion of nearby industrial plants.

To date, the local housing authority has acquired almost one-half of the 43-acre Capital Center project area. The project area is bounded generally by Wabasha, Sibley and Seventh Streets, and by Kellogg Boulevard. There are four buildings under construction at present, one of which is a \$9 million U. S. Court House and Federal Office Building. Planned construction includes a \$5 million Northwestern National Bank Building, the 32-story \$12 million Kellogg Square Apartment complex, and a new office for the Minnesota Department of Employment Security.

The Concord Terrace (R-37) project, in planning at present, is expected to go into execution in the summer or fall of 1967. The project area encompasses 178 acres in the west side of St. Paul, and is bounded by Wood Street, the Chicago and Great Western Railroad, and the bluff south of Concord Street. Emphasis will be on rehabilitation; it is estimated that over four-fifths of the 550 units in the project area are in need of repair beyond normal maintenance. It is expected that a community park will be built in the project area.

The major emphasis in the Cathedral Hill Area project will involve the demolition of substandard housing to make land available for the expansion of existing non-residential institutions in the area. Some needed changes will be made in the existing street system, which has been adversely affected by expressway construction.

The basic purpose of the Auditorium project, bounded by Fifth, Washington, Eagle, and Seventh Streets, will be to expand the auditorium and improve the immediate neighborhood. A request for planning funds was made recently.

The request for funds for the Summit-University project has been submitted; planning is expected to take 18 to 24 months. This will be one of the largest urban renewal projects in the country, involving over 4,300 housing units and 27,000 persons. The project area is generally bounded by a line north of University Avenue, Summit Avenue, and Lexington Parkway. Major emphasis will be the improvement of existing standard housing, the establishment of recreation space, neighborhood parks and playgrounds, and the clearance of substandard units. Improvements also are to be made to streets, alleyways, storm sewers, and street lighting.

### Public Housing

The St. Paul Redevelopment and Housing Authority owns and manages nearly 2,200 units in public low-rent housing projects, about two percent of the housing supply in the city. The total inventory includes about 260 efficiencies, 670 one-bedroom units, 560 two-bedroom units, 450 three-bedroom units, 180 four-bedroom units and 80 five-bedroom units. All of the efficiency and one-bedroom units, and 50 of the two-bedroom units, a total of 980, are occupied by elderly individuals, elderly couples, or by physically-handicapped persons. In the fall of 1967 construction is expected to start on five other projects containing a total of 630 units.

The local housing authority also has obtained federal approval to lease 200 housing units from private owners and builders. Of this total, 170 are for elderly-designed units. A portion of this program is in implementation at present.

### Demand for Housing

#### Quantitative Demand

Based primarily on the projected increase in the number of households in Ramsey County (2,550 a year) and on the number of housing units expected to be lost from the inventory through demolition and other losses, it is estimated that there will be an annual demand for an average of 3,500 new housing units during 1967 and 1968. Of the annual total, 1,200 are single-family units, including 250 in St. Paul and 950 in the balance of the county. The annual multifamily demand, 2,300 units, includes 1,300 in St. Paul and 1,000 in the suburban areas. The multifamily total for St. Paul includes 300 units a year which might be marketed at the rents achievable with the aid of below-market-interest-rate-financing or assistance in land acquisition and cost. The estimate of multifamily demand in the submarket excludes demand for public low-rent housing and rent supplement accommodations.

The annual demand for new single-family houses in the 1967-1968 period equals the average of 1,200 units authorized a year during the six-year 1960-1965 period. The estimated demand for 250 single-family units a year in St. Paul equals the 1965 total, but is below the 1960-1965 average (330 units), a reflection of the continuing long-run decline in single-family construction in the central city. In suburban Ramsey County, an average of 840 single-family units were authorized between 1960 and 1963, and 900 during 1964 and 1965. The demand an annual average of 950 single-family units is a continuation of the upswing that began during 1964 and 1965 when the suburban areas started to experience a slightly higher rate of growth.



The total annual demand for 2,300 multifamily units is above the average of 1,775 privately-financed multifamily units authorized between 1960 and 1965. However, the projected level of demand is comparable to the average of 2,400 private multifamily units authorized during the three-year 1963-1965 period.

Qualitative Demand - City of St. Paul

Single-Family Housing. Reflecting past experience, it is likely that all of the single-family housing built during 1967 and 1968 will be constructed on scattered sites throughout the city. It appears that most of the annual demand for 250 units will be in the \$15,000-\$25,000 price range. In the recent past, there have been relatively few single-family houses built for less than \$15,000, and the market for houses priced above \$25,000 has been small.

Multifamily Housing. The monthly rentals at which 1,000 privately-owned net additions to the multifamily housing inventory (excluding rent-supplement accommodations and public low-rent housing) might be absorbed are shown for various size units in the following table. The table represents a pattern for guidance in the production of multifamily housing; however, individual projects may differ markedly from this pattern in response to specific locational needs. The recent absorption experience of new multifamily housing in the city also has been considered.

Estimated Annual Demand for New Multifamily Units  
by Monthly Gross Rent and by Unit Size  
City of St. Paul, Ramsey County Submarket  
January 1, 1967 to January 1, 1969

Monthly gross rent a/	Size of unit			
	Efficiency	One bedroom	Two bedroom	Three or more bedrooms
\$100 and over	160	-	-	-
110 " "	120	-	-	-
120 " "	90	480	-	-
130 " "	75	395	-	-
140 " "	60	305	285	-
150 " "	45	220	225	-
160 " "	-	125	160	75
170 " "	-	70	90	55
180 " "	-	40	60	45
200 " "	-	-	45	25

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

Note: The above figures are cumulative and cannot be added vertically. For example, the annual demand for one-bedroom units at \$140 to \$150 is 85 units (305 minus 220).

In addition to units marketed through the use of market-interest-rate financing, an additional 300 multifamily units possibly could be absorbed each year at somewhat lower rents achievable if public benefits, assistance in financing, or assistance in land purchase is utilized. These include an estimated 160 efficiency and one-bedroom units, some 100 two-bedroom units, and 40 units with three or more bedrooms.

Qualitative Demand - Suburban Ramsey County

Single-family Houses. The demand for an average of 950 single-family units in suburban Ramsey County during 1967 and 1968 is expected to approximate the sales price pattern presented in the following table. The distribution has been adjusted to reflect recent market experience.

Estimated Annual Demand for New Single-family Houses  
Suburban Ramsey County, Ramsey County Submarket  
January 1, 1967-January 1, 1969

<u>Price range</u>	<u>Number of units</u>	<u>Percentage distribution</u>
Under \$15,000	50	5
\$15,000 - 17,499	120	13
17,500 - 19,999	210	22
20,000 - 24,999	240	25
25,000 - 29,999	190	20
30,000 and over	<u>140</u>	<u>15</u>
Total	950	100

The preceding distribution differs from that on page 52, which reflects only selected subdivision experience during the last four years. The qualifications which must be considered in the use of these data are shown on page 44.

Multifamily Housing. The gross monthly rentals achievable with market-interest-rate-financing at which 1,000 privately-owned net additions to the multifamily housing inventory might best be absorbed are shown in the following table. See page 44 for further qualifications for these estimates.

Estimated Annual Demand for New Multifamily Units  
by Monthly Gross Rent and by Size of Unit  
Suburban Ramsey County, Ramsey County Submarket  
January 1, 1967-January 1, 1969

Monthly gross rent <u>a/</u>	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three or more bedrooms</u>
\$100 and over	50	-	-	-
110 " "	45	-	-	-
120 " "	40	350	-	-
130 " "	35	300	-	-
140 " "	30	220	450	-
150 " "	20	170	390	-
160 " "	-	120	320	150
170 " "	-	80	250	110
180 " "	-	55	180	85
200 " "	-	40	110	50

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

Note: The above figures are cumulative and cannot be added vertically.  
For example, the annual demand for one-bedroom units at from  
\$140 to \$160 is 100 units (220 minus 120).

Housing Market Summaries  
Anoka, Dakota, and Washington Counties  
Minneapolis-St. Paul, Minnesota, Housing Market Area

Area Description

Anoka, Dakota, and Washington Counties are the least populated of the five counties in the HMA. Combined, their populations were estimated at 319,500 on January 1, 1967, about 18 percent of the total population in the HMA (see table V). Anoka County is north of the Twin Cities and Dakota County lies to the south southeast; Washington County is north of the easternmost portion of Dakota County, east of Minneapolis and St. Paul (see map on page 2). Most of the recent increase in population in the three counties has been in those areas where commutation to downtown Minneapolis and St. Paul is most convenient. Both all-family and renter household income in the three counties, especially in Washington County, are below the over-all HMA average.

Demographic Factors

Population

Anoka County. On January 1, 1967, there were an estimated 138,300 persons in Anoka County. Between April 1960 and January 1967, the population in the county increased by nearly 52,400 (7,750 annually), accounting for nearly 19 percent of the increase in population in the HMA during the period. Most of the post-1960 growth has occurred in and near the communities of Blaine, Columbia Heights, Coon Rapids, and Fridley (see table V). Although these areas of the county are becoming more urbanized, the fact that residential construction has declined each year since 1962 suggests that the rate of population growth has slowed somewhat in recent years. During the 1950's, the population in Anoka County more than doubled, increasing by an average of over 5,025 a year.

Dakota County. An estimated 115,000 persons resided in Dakota County at the beginning of this year, an increase of nearly 36,700 (5,425 a year) since 1960. Although South St. Paul is the largest community in the county, population gains in West St. Paul have been significant in the last few years. This community is just across the Mississippi River from Ramsey County, a location which affords convenient commutation into downtown St. Paul. Growth in population in the county during the 1950's, an average of 2,925 a year, was well below the annual rate of growth experienced between April 1960 and January 1967.

Washington County. Although the rate of population growth has accelerated a little in recent years, Washington County remains the least urbanized of the five counties in the HMA. On January 1, 1967, the population in the county was estimated at 66,200, an average gain of 2,050 a year. During the 1950-1960 decade, the rate of population growth was less than 1,800 persons a year. Since 1960, the most significant growth in population has been in Cottage Grove and Woodbury Townships; these areas are convenient to Minneapolis and St. Paul via U. S. Routes 61 and 94.

The following table shows population changes in the three counties since April 1950 and a projection to January 1969. Population changes in the largest communities in the counties are shown in table V.

Changes in Population  
Anoka, Dakota, and Washington Counties  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Population</u>			<u>Average annual change</u> <u>from preceding date</u>		
	<u>Anoka</u> <u>County</u>	<u>Dakota</u> <u>County</u>	<u>Washington</u> <u>County</u>	<u>Anoka</u> <u>County</u>	<u>Dakota</u> <u>County</u>	<u>Washington</u> <u>County</u>
April 1, 1950	35,579	49,019	34,544	-	-	-
April 1, 1960	85,916	78,303	52,432	5,034	2,928	1,789
January 1, 1967	138,300	115,000	66,200	7,750	5,425	2,050
January 1, 1969	151,500	128,000	70,500	6,600	6,500	2,150

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

Estimated Future Population Growth

Population growth in Anoka County has slowed in recent years and has increased rapidly in Dakota County. Thus, although the population in Anoka County increased by an average of 7,750 between 1960 and 1967, compared to an average increase of 5,425 in Dakota County, these two counties are expected to add about the same number of persons during 1967 and 1968. The population of Anoka County is expected to reach 151,500 by January 1969, an average increase of 6,600 a year during the two-year period. Population gains in Dakota County averaging 6,500 a year will result in a population of 128,000 persons by early 1969. Annual population gains averaging 2,150 persons are expected in Washington County during 1967 and 1968, reflecting a continuation of the moderate increases in population in that county since 1950.

### Natural Increase and Migration

During the April 1950-April 1960 period, net migration accounted for 69 percent of the population increase in Anoka County, 54 percent in Dakota County, and 57 percent in Washington County. Average net migration varied widely, ranging from a high of nearly 3,500 a year in Anoka County to a low of fewer than 1,025 a year in Washington County (see table VI). Since 1960, average annual net migration has risen in both Anoka and Dakota Counties, reflecting the continuing growth in the HMA outward from the Twin Cities. In Anoka County, net migration has averaged 4,525 a year since 1960, accounting for 58 percent of the total population growth. The proportion of the increase in population in this county since 1960 due to in-migration is below that occurring in the 1950's, reflecting, in part, the slowdown in the rate of population growth in the county in recent years. In Dakota County, average net in-migration has averaged 3,500 a year since April 1960, or 64 percent of the total population growth. Average annual net migration in Washington County has declined since 1960, but this has been more than offset by a sharp increase in the number of births, with the result that the rate of population growth since 1960 is above that occurring in the 1950's.

### Households

Anoka County. There were an estimated 34,000 households in Anoka County at the beginning of 1967, an average gain of 1,875 a year since April 1960. Over two-fifths of the increase since April 1960 has occurred in the communities of Fridley and Coon Rapids. However, the annual rate of increase does not reflect the fact that households have increased at a somewhat lower rate in the last few years than in the early 1960's. The number of households in the county more than doubled during the 1950's. As in the other areas of the HMA, a portion of the 1950-1960 gain reflected a change in census definition from "dwelling unit" to "housing unit."

Dakota County. Households in Dakota County have increased by an average of 1,450 a year since 1960, nearly double the 1950-1960 increment, which was less than 760 a year. Household increases in the communities of Burnsville and West St. Paul, which are adjacent to Hennepin and Ramsey Counties, accounted for over 40 percent of the household growth in the county between April 1960 and January 1967.

Washington County. Household growth in the county has been a little higher since 1960 than during the 1950's. Since April 1960, the number of households has increased by an average of 550 a year to an estimated 17,400 on January 1, 1967. During the 1950-1960 decade, household growth averaged 430 a year. About one-half of the household growth since April 1960 has been in Cottage Grove Township and St. Paul Park.

The following table shows household changes in Anoka, Dakota, and Washington Counties since 1950 and a projection to January 1969. Table VII details household changes in some of the larger communities in the county.

Changes in Households  
Anoka, Dakota, and Washington Counties  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1969

<u>Date</u>	<u>Households</u>			<u>Average annual change from preceding date</u>		
	<u>Anoka County</u>	<u>Dakota County</u>	<u>Washington County</u>	<u>Anoka County</u>	<u>Dakota County</u>	<u>Washington County</u>
April 1, 1950	9,434	13,030	9,415	-	-	-
April 1, 1960	21,300	20,593	13,715	1,187	756	430
January 1, 1967	34,000	30,300	17,400	1,875	1,450	550
January 1, 1969	37,350	33,750	18,500	1,675	1,725	550

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

Estimated Future Household Growth

Population growth in Dakota County has accelerated in recent years, and it is estimated that the number of households in this county will increase at a slightly higher rate than in Anoka County during 1967 and 1968. Household growth in Dakota County is expected to average 1,725 a year. The increase in Anoka County is projected to average 1,675 a year during 1967 and 1968, a little below the 1960-1967 average increase. Household growth in Washington County is expected to approximate the 1960-1967 average increase of 550 a year. The Coon Rapids, Columbia Heights, and Fridley areas in Anoka County and the West St. Paul and Burnsville areas of Dakota County are expected to account for much of the household growth. In Washington County, much of the new growth in recent years has taken place in Cottage Grove Township; Woodbury Township has grown rapidly in 1965 and 1966. These two townships are expected to be the fastest growing areas in Washington County during 1967 and 1968.

Household Size. The average size of households in all three counties is well above the HMA average size, reflecting the fact that married couples with children comprise a much higher proportion of the population than in the central cities of Minneapolis and St. Paul. In addition, there were relatively few multifamily units in the three counties until the early 1960's. As shown in the main body of this report, the average sizes of households as of January 1967 were estimated at 4.03 persons in Anoka County, 3.76 persons in Dakota County, and 3.70 persons in Washington County. With the exception of a slight decline in household size in Washington County between 1960 and 1967, the average size has been increasing since 1950. Average household size is expected to decline slightly in Anoka and Dakota Counties, but is expected to increase slightly in Washington County by January 1969.

## Housing Market Factors

### Housing Supply

The January 1, 1967 housing inventory of the three counties totaled an estimated 87,600 units, comprised of 36,000 units in Anoka County, 31,400 units in Dakota County, and 20,200 units in Washington County (see table VIII). Increases in the supply since April 1960 have averaged 1,900 a year in Anoka County and 1,450 annually in Dakota County, but have increased by an average of only a little more than 600 a year in Washington County. In the previous decade, annual increases in the supply ranged from a high of 1,250 units in Anoka County to a low of 510 units in Washington County.

### Residential Building Activity

Anoka County. Residential construction in Anoka County has declined rather sharply in recent years. An average of 2,350 private housing units were authorized between 1960 and 1962. The 1963 total, 2,200 units, was nearly as high as the 1960-1962 average, but authorizations dropped to 1,750 in 1964 and to 1,100 in 1965, a decline of 50 percent in only two years. The decline in recent years has occurred in both single-family and multifamily construction.

Dakota County. Unlike the situation in Anoka County, residential construction in Dakota County has increased in recent years. An average of only 1,025 housing units were authorized between 1960 and 1962, but during the three-year 1963-1965 period, an average of nearly 1,900 units were authorized yearly. Total residential construction in recent years reflects increased building of both single-family and multifamily units. The increase in multifamily construction has been especially significant. A total of 1,150 multifamily units were authorized in 1965 and 1966, nearly equaling the number authorized during the five-year 1960-1964 period. A significant proportion of the multifamily activity in the last two years has been in West St. Paul.

Washington County. Only a little more than 3,850 housing units have been authorized by building permits in the last seven years, an average of 550 a year. Annual totals in recent years have ranged from a high of 780 in 1962 to a low of 430 units in 1964. Nearly 95 percent of the authorizations in January 1960 have been for single-family units. Multifamily authorizations have increased a little in recent years, totaling 65 units in 1965 and 50 units in 1966.



Demolitions. There are no urban renewal programs in execution in the three counties, and most of the housing supply is relatively new; as a result, there has been little demolition activity in the three counties. It is estimated that demolitions, conversions, fire losses, and units removed through code enforcement have removed no more than 500 units from the three-county inventory in the last seven years.

Units Under Construction. Based on the results of the November 1966 postal vacancy survey and on the adjustment of building permit data to reflect average construction time for both single-family and apartment units, it is estimated that there were 950 housing units under construction in the three counties in January 1967, including 500 single-family units and 450 multifamily units. The totals in each county are as follows: 300 units in Anoka County (225 single-family and 75 multifamily); 575 units in Dakota County (225 single-family and 350 multifamily); and 75 units in Washington County (50 single-family and 25 multifamily). Most of the multifamily units under construction in Dakota County are garden apartments in West St. Paul.

#### Tenure

Multifamily rental construction in Anoka County has reduced the proportion of owner occupancy since 1960. On January 1, 1967, about 83 percent of the occupied units in Anoka County were occupied by owners, compared to over 86 percent in 1960. In Dakota County, the proportion of owner occupancy has stayed the same since 1960; however, the number of renter households increased from 4,050 in April 1960 to about 6,000 at the beginning of this year. Reflecting the fact that relatively few rental units have been constructed in Washington County in the last several years, the proportion of owner occupancy increased from less than 85 percent in April 1960 to over 87 percent in January 1967 (see table VIII). During the 1950's, significant increases in the proportion of owner occupancy occurred in all three counties, a reflection of the fact that single-family construction accounted for virtually all of the residential building activity.

#### Vacancy

1960 Census. There were 780 vacant housing units available for sale and 680 units available for rent in the three counties at the time of the 1960 Census (see table X). Anoka County had the most units available for sale (330) but the highest homeowner vacancy ratio was in Washington County (2.0 percent). Dakota County had the most rental vacancies (270), but the highest rental vacancy rate (8.2 percent) was in Anoka County.

Postal Vacancy Survey. The portion of the November 1966 postal vacancy survey conducted in the three counties is subject to the comments and limitations mentioned in the main body of the report and in preceding submarket reports. After adjusting for sampled routes in Anoka County, it is estimated that the survey covered 33,525 total possible deliveries, about 93 percent of the housing supply in the county at the time of the survey, and reported that 525 units (1.6 percent) were vacant. Vacancy ratios were 1.9 percent in deliveries to residences and only 0.7 percent in apartments. Nearly 71 percent coverage was obtained in Dakota County, where there were vacancy rates of 0.7 percent in residences and 9.1 percent in apartments. The relatively high vacancy rate in apartments in this county is a reflection of large numbers of rental units completed recently in West St. Paul. The 250 vacant residences and 70 vacant apartments in Washington County yielded vacancy ratios of 2.4 percent and 8.8 percent, respectively.

Current Estimate. On January 1, 1967, there were 1,650 vacant housing units in the three counties, of which 875 were available for sale and 775 were for rent. Both homeowner and renter vacancy rates in the three counties have shown divergent trends since 1960. The homeowner vacancy rates in Anoka and Dakota Counties have declined since 1960 to 1.2 percent and 0.8 percent, respectively. However, the homeowner vacancy rate in Washington County has increased slightly to 2.1 percent. Similarly, rental vacancy rates have declined since 1960 to 4.0 percent in Anoka County and 5.5 percent in Dakota County, but rental vacancy has increased to 7.2 percent in Washington County.

### Sales Market

General Market Conditions. The sales markets in Anoka and Dakota Counties appeared to be in a reasonable demand-supply balance in early 1967. The market for new sales housing in both these counties has experienced a quantitative decline in the last few years; however, speculative construction is not significant, and most builders in both counties have had no difficulty in adjusting their production to meet the needs of the market. Based on past growth trends, there is an excess of vacant sales housing in Washington County at present. However, after adjusting the vacant sales inventory to include only competitive vacancies, it is judged that the total of vacant sales units is not inappropriate in a suburban market.

Unsold Inventory of New Homes. The results of the January 1967 unsold inventory survey included subdivisions in the three counties in which nearly 1,150 houses were completed in 1966. Of these, only 70 (six percent) were built speculatively. About 30 units were unsold at the beginning of 1967, but most of these were completed late in 1966. The median sales prices of houses completed in the three counties ranged from a low of \$18,950 in Anoka County to a high of \$21,300 in Washington. The distribution, by price class, of the units included in the latest FHA unsold inventory is shown in the following table.

Number of Houses Completed During 1966  
Anoka, Dakota, and Washington Counties  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
As of January 1, 1967

<u>Sales price</u>	<u>Anoka County</u>		<u>Dakota County</u>		<u>Washington County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
\$15,000 - \$17,499	52	22	43	6	7	3
17,500 - 19,999	112	47	272	40	50	22
20,000 - 24,999	72	31	264	39	135	59
25,000 - 29,999	-	-	86	13	36	16
30,000 and over	-	-	11	2	-	-
Total	236	100	676	100	228	100

Source: Unsold Inventory Survey of New Homes, conducted by the Minneapolis FHA Insuring Office.

Rental Market

General Market Conditions. The rental market in Anoka County has improved since 1960. Private multifamily authorizations totaled 950 in 1962, then declined sharply to only 200 in 1965. Even though population growth has slowed in recent years, the decline in the vacancy ratio from 8.2 percent in April 1960 to 4.0 percent in January 1967 is reflective of the fact that the over-supply of rental housing in the early 1960's has been gradually absorbed. In Washington County, the rental market has not been significant. Fewer than 200 private multifamily units have been authorized in the last seven years, most of which were small garden projects. The rental vacancy rate has increased slightly to 7.2 percent, but after adjusting the level of vacancies to include only standard properties, the number of vacant rental units is only slightly above that which would represent a balanced supply-demand situation in the market.

In comparison to Anoka and Washington Counties, the market for new multifamily housing in Dakota County has become quite active in recent years. An average of fewer than 250 private multifamily units were authorized annually between 1960 and 1964. However, in 1965 and 1966 a total of 1,150 multifamily units were authorized. Most of the multifamily units built in Dakota County in the last two years have been in moderate-sized garden projects in and near West St. Paul. Although the rental vacancy rate in the county was 5.5 percent at the beginning of 1967, down from 6.2 percent in April 1960, the number of vacant available rental units has increased to 350. Many of these are previously-unoccupied units in the new rental projects in West St. Paul. There also were several apartment projects in development in this area in January 1967, indicating that more new rental units will be coming on the market during 1967. Because the supply of rental housing has increased rapidly in a relatively short period of time, the market should be evaluated carefully in the next several months to determine their rate of absorption.

New Multifamily Housing. The new multifamily housing in Anoka and Washington Counties consists of small garden apartments on scattered sites. In Dakota County, new rental construction is concentrated in the West St. Paul area. The peak of new construction was reached somewhat later in this area and many of the projects were still under construction at the date of this report. New efficiency units were being rented for about \$100 a month, one-bedroom units for \$100 to \$135 a month and two-bedroom units for \$145 to \$175 a month.

#### Urban Renewal and Public Housing

There were no urban renewal programs in execution in any of the three counties at the beginning of 1967, but two projects, one in Anoka County and one in Dakota County, have been approved for planning. In Fridley, Anoka County, the City Center (FS) (R-35) project was approved for planning in July 1965, and the Concord Street (GN) (R-31) project, located in the Dakota County community of South St. Paul, was approved in March 1966. Plans are still being formulated for proposed land re-use in the areas. To date, no public low-rent housing units have been built in Anoka, Dakota, or Washington Counties.

#### Demand for Housing

##### Quantitative Demand

Based on the expected household growth in 1967 and 1968, on anticipated demolition activity, and on other minor adjustments for vacancies, it is estimated that there will be an annual demand during 1967 and 1968 averaging 1,400 single-family and 250 multifamily units in Anoka County, 1,400 single-family and 400 multifamily units in Dakota County, and 500 single-family and 50 multifamily units in Washington County. The demand for public low-rent housing or rent-supplement accommodations is not included in the above totals.

The annual demand for an average of 1,650 units in Anoka County reflects a continuation of the downturn in new construction that began in 1964. The demand for an average of 1,800 units in Dakota County is in line with the average of 1,875 units authorized during the three-year 1963-1965 period. The annual demand for 400 multifamily units in Dakota County is below the average of 575 authorized in 1965 and 1966. This total has been adjusted to reflect the large number of multifamily units recently completed and under construction in West St. Paul in January 1967. As mentioned earlier in the report, the absorptive capacity of the rental market in West St. Paul should be watched carefully during 1967. The demand for an average of 550 private units in Washington County in 1967 and 1968 equals the seven-year 1960-1966 average.

Qualitative Demand

Single-family Housing. On the basis of current family incomes, on the relationship of sales price to income typical in the areas, and on recent market experience, the annual demand for new sales housing in the three counties is expected to approximate the pattern shown in the following table.

Estimated Annual Demand for New Single-Family Houses  
Anoka, Dakota, and Washington Counties  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
January 1, 1967-January 1, 1969

<u>Price range</u>	<u>Anoka County</u>		<u>Dakota County</u>		<u>Washington County</u>	
	<u>Number of units</u>	<u>Percent of total</u>	<u>Number of units</u>	<u>Percent of total</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$15,000	130	9	100	7	40	8
\$15,000 - 17,499	310	22	300	21	110	22
17,500 - 19,999	240	17	280	20	85	17
20,000 - 24,999	300	22	290	21	110	22
25,000 - 29,999	250	18	230	17	65	13
30,000 and over	170	12	200	14	90	18
Total	1,400	100	1,400	100	500	100

See page 44 for qualifications to be considered in using the data shown above.

Multifamily Housing. The monthly rentals at which privately-owned net additions to the aggregate housing inventories of Anoka and Dakota Counties might best be absorbed are indicated for various size units in the following table. The demand for an average of 50 multifamily units in Washington County during 1967 and 1968 will be for units in small, well-located garden projects with monthly gross rents near the minimum levels mentioned above.

Estimated Annual Demand for New Multifamily Units  
Anoka and Dakota Counties  
Minneapolis-St. Paul, Minnesota, Housing Market Area

<u>Size of unit</u>	Monthly gross rent <u>a/</u>	<u>Number of units</u>	
		<u>Anoka County</u>	<u>Dakota County</u>
Efficiency	\$100-\$124	10	10
	125- 149	10	15
	150 and over	-	5
One bedroom	\$120-\$134	35	55
	135- 149	30	50
	150- 174	20	40
	175 and over	20	20
Two bedrooms	\$140-\$154	40	50
	155- 174	30	45
	175- 199	15	40
	200 and over	15	20
Three or more bedrooms	\$160-\$174	10	25
	175- 199	10	15
	200 and over	5	10

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

Table I

Components of the Civilian Work Force  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
Annual Averages, 1958-1966  
(in thousands)

Year	Civilian work force	Unemployment		Total employment	Employment				Workers on strike
		Number	Percent		Nonagricultural			Agricultural	
					Total	Wage and salary	Other <sup>a/</sup>		
1958	637.3	37.3	5.9	599.5	590.2	526.3	63.9	9.2	0.5
1959	645.7	25.3	3.9	619.3	610.6	545.2	65.4	8.8	1.2
1960	655.1	21.2	3.2	633.7	625.0	560.6	64.4	8.7	0.2
1961	668.0	28.0	4.2	634.8	631.5	564.9	66.6	8.3	0.2
1962	685.9	23.7	3.5	661.8	654.1	587.9	66.2	7.6	0.5
1963	694.8	24.7	3.6	669.9	662.7	598.1	64.6	7.1	0.2
1964	707.8	23.9	3.4	684.0	677.8	612.0	65.8	6.3	-
1965	736.2	20.3	2.8	715.6	710.1	644.4	65.8	5.4	0.3
1966	770.0	16.8	2.2	752.1	747.6	682.7	64.9	4.5	1.0

Note: In some years, subtotals may not add to totals because of rounding.

<sup>a/</sup> Includes self-employed persons, unpaid family workers, and domestics.

Source: Minnesota Department of Employment Security.

Table II

Nonagricultural Wage and Salary Employment by Type of Industry  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
Annual Averages, 1958-1966  
(in thousands)

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>
Total wage and salary employment	<u>526.3</u>	<u>545.2</u>	<u>560.6</u>	<u>564.9</u>	<u>587.9</u>	<u>598.1</u>	<u>612.0</u>	<u>644.4</u>	<u>682.7</u>
Manufacturing	<u>144.4</u>	<u>148.2</u>	<u>150.5</u>	<u>150.6</u>	<u>158.6</u>	<u>160.2</u>	<u>162.5</u>	<u>172.8</u>	<u>187.6</u>
Durable goods	<u>75.5</u>	<u>79.7</u>	<u>81.4</u>	<u>82.6</u>	<u>89.8</u>	<u>90.5</u>	<u>91.5</u>	<u>100.2</u>	<u>112.2</u>
Ordinance and scientific inst.	<u>19.9</u>	<u>19.5</u>	<u>19.1</u>	<u>18.9</u>	<u>19.1</u>	<u>19.1</u>	<u>19.0</u>	<u>19.0</u>	<u>21.3</u>
Lumber and wood products	<u>3.3</u>	<u>3.6</u>	<u>3.1</u>	<u>2.8</u>	<u>2.6</u>	<u>2.5</u>	<u>2.4</u>	<u>2.6</u>	<u>2.8</u>
Furniture and fixtures	<u>2.1</u>	<u>2.0</u>	<u>1.9</u>	<u>1.8</u>	<u>1.8</u>	<u>1.8</u>	<u>1.8</u>	<u>1.8</u>	<u>2.0</u>
Primary metals products	<u>2.0</u>	<u>2.2</u>	<u>2.3</u>	<u>2.2</u>	<u>2.5</u>	<u>2.6</u>	<u>2.8</u>	<u>3.1</u>	<u>3.5</u>
Fabricated metals products	<u>11.2</u>	<u>11.9</u>	<u>11.6</u>	<u>11.3</u>	<u>12.2</u>	<u>12.1</u>	<u>12.2</u>	<u>13.3</u>	<u>14.2</u>
Non-electrical machinery	<u>20.3</u>	<u>21.4</u>	<u>23.0</u>	<u>24.7</u>	<u>27.2</u>	<u>28.0</u>	<u>29.1</u>	<u>34.6</u>	<u>39.0</u>
Electrical machinery	<u>8.8</u>	<u>10.5</u>	<u>12.3</u>	<u>13.1</u>	<u>15.3</u>	<u>15.2</u>	<u>13.6</u>	<u>15.0</u>	<u>18.0</u>
Transportation equipment	<u>3.2</u>	<u>3.6</u>	<u>3.1</u>	<u>2.6</u>	<u>3.5</u>	<u>3.6</u>	<u>4.0</u>	<u>4.4</u>	<u>4.9</u>
Other durable goods <sup>a/</sup>	<u>4.7</u>	<u>5.0</u>	<u>5.0</u>	<u>5.3</u>	<u>5.6</u>	<u>5.6</u>	<u>5.9</u>	<u>6.3</u>	<u>6.6</u>
Nondurable goods	<u>69.0</u>	<u>68.5</u>	<u>69.0</u>	<u>68.0</u>	<u>68.9</u>	<u>69.8</u>	<u>70.9</u>	<u>72.7</u>	<u>75.5</u>
Food and kindred products	<u>26.8</u>	<u>25.5</u>	<u>25.8</u>	<u>25.3</u>	<u>24.7</u>	<u>24.2</u>	<u>24.2</u>	<u>24.4</u>	<u>24.4</u>
Textile and apparel products	<u>7.5</u>	<u>7.6</u>	<u>6.7</u>	<u>5.9</u>	<u>6.0</u>	<u>5.8</u>	<u>5.4</u>	<u>5.1</u>	<u>5.2</u>
Paper and allied products	<u>12.4</u>	<u>13.2</u>	<u>14.0</u>	<u>14.1</u>	<u>14.6</u>	<u>15.4</u>	<u>16.3</u>	<u>17.5</u>	<u>18.5</u>
Printing and publishing	<u>15.1</u>	<u>14.9</u>	<u>15.2</u>	<u>15.4</u>	<u>15.3</u>	<u>15.9</u>	<u>16.3</u>	<u>16.6</u>	<u>17.2</u>
Chemical and petroleum products	<u>4.6</u>	<u>4.7</u>	<u>4.5</u>	<u>4.7</u>	<u>5.3</u>	<u>5.4</u>	<u>5.5</u>	<u>5.6</u>	<u>5.8</u>
Rubber and leather products	<u>2.5</u>	<u>2.8</u>	<u>2.7</u>	<u>2.6</u>	<u>3.0</u>	<u>3.0</u>	<u>3.2</u>	<u>3.5</u>	<u>4.3</u>
Nonmanufacturing	<u>381.9</u>	<u>397.0</u>	<u>410.2</u>	<u>414.4</u>	<u>429.3</u>	<u>437.9</u>	<u>449.6</u>	<u>471.5</u>	<u>495.1</u>
Construction	<u>28.9</u>	<u>31.7</u>	<u>31.6</u>	<u>30.0</u>	<u>31.9</u>	<u>32.2</u>	<u>31.7</u>	<u>34.2</u>	<u>36.6</u>
Transportation	<u>37.2</u>	<u>38.3</u>	<u>37.4</u>	<u>34.8</u>	<u>35.4</u>	<u>35.1</u>	<u>35.4</u>	<u>36.2</u>	<u>37.1</u>
Communication and public util.	<u>14.4</u>	<u>14.2</u>	<u>14.4</u>	<u>14.3</u>	<u>14.3</u>	<u>14.2</u>	<u>14.5</u>	<u>14.8</u>	<u>15.6</u>
Retail trade	<u>83.8</u>	<u>89.4</u>	<u>93.6</u>	<u>94.3</u>	<u>98.5</u>	<u>100.8</u>	<u>104.3</u>	<u>109.2</u>	<u>115.2</u>
Wholesale trade	<u>43.1</u>	<u>44.5</u>	<u>45.5</u>	<u>45.7</u>	<u>46.2</u>	<u>46.6</u>	<u>47.0</u>	<u>48.7</u>	<u>50.1</u>
Finance, insurance, real estate	<u>32.3</u>	<u>33.6</u>	<u>35.5</u>	<u>37.1</u>	<u>38.2</u>	<u>38.4</u>	<u>38.4</u>	<u>38.8</u>	<u>39.6</u>
Services and miscellaneous <sup>b/</sup>	<u>74.8</u>	<u>78.0</u>	<u>82.5</u>	<u>86.2</u>	<u>89.3</u>	<u>92.5</u>	<u>97.2</u>	<u>104.5</u>	<u>110.0</u>
Government	<u>64.9</u>	<u>67.4</u>	<u>69.7</u>	<u>72.0</u>	<u>75.5</u>	<u>78.0</u>	<u>81.1</u>	<u>85.2</u>	<u>90.8</u>

Note: In some years, subtotals may not add to totals because of rounding.

<sup>a/</sup> Includes stone, clay, and glass; and miscellaneous manufacturing.

<sup>b/</sup> Includes the mining and quarrying industries.

Source: Minnesota Department of Employment Security.



Table III

Percentage Distribution of All Families by Estimated Annual Income  
After Deduction of Federal Income Tax  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
1967 and 1969

Annual after-tax income	Hennepin County						Ramsey County					
	City of Minneapolis		Remainder of county		Total, Hennepin County		City of St. Paul		Remainder of county		Total, Ramsey County	
	1967	1969	1967	1969	1967	1969	1967	1969	1967	1969	1967	1969
Under \$ 2,000	5	4	2	1	4	3	4	3	2	1	3	2
\$ 2,000 - 2,999	5	5	1	2	4	4	4	5	1	1	4	4
3,000 - 3,999	6	6	2	2	5	4	6	5	2	2	5	5
4,000 - 4,999	8	8	5	4	6	6	7	7	5	4	6	6
5,000 - 5,999	10	8	7	6	7	8	9	8	8	8	10	8
6,000 - 6,999	12	12	11	10	13	10	13	13	14	12	12	12
7,000 - 7,999	10	10	14	13	11	11	10	10	12	13	12	11
8,000 - 8,999	10	9	11	11	10	10	10	9	12	10	10	10
9,000 - 9,999	9	9	10	9	10	10	10	9	11	11	9	9
10,000 - 12,499	13	14	16	18	14	16	13	15	17	19	15	17
12,500 - 14,999	6	8	9	10	7	7	7	8	7	8	6	7
15,000 and over	6	7	12	14	9	11	7	8	9	11	8	9
Total	100	100	100	100	100	100	100	100	100	100	100	100
Median	\$7,450	\$7,750	\$8,700	\$9,100	\$8,000	\$8,400	\$7,650	\$8,000	\$8,500	\$8,900	\$7,850	\$8,200
	Anoka County		Dakota County		Washington County		HMA total					
	1967	1969	1967	1969	1967	1969	1967	1969				
Under \$ 2,000	2	1	3	2	5	5	4	3				
\$ 2,000 - 2,999	2	2	4	4	4	4	3	4				
3,000 - 3,999	4	4	5	5	6	5	5	4				
4,000 - 4,999	7	7	7	6	9	8	6	6				
5,000 - 5,999	13	11	10	9	13	13	9	8				
6,000 - 6,999	17	16	14	13	15	14	14	12				
7,000 - 7,999	15	14	12	12	14	14	11	11				
8,000 - 8,999	11	12	11	12	9	11	11	11				
9,000 - 9,999	10	10	10	10	7	7	9	9				
10,000 - 12,499	12	14	13	14	10	10	13	15				
12,500 - 14,999	4	5	5	6	4	5	8	8				
15,000 and over	3	4	6	7	4	4	7	9				
Total	100	100	100	100	100	100	100	100				
Median	\$7,400	\$7,650	\$7,600	\$7,900	\$6,850	\$7,050	\$7,850	\$8,200				

Source: Estimated by Housing Market Analyst.

Table IV

Percentage Distribution of Renter Households by Estimated Annual Income<sup>a/</sup>  
After Deduction of Federal Income Tax  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
1967 and 1969

Annual after-tax income	Hennepin County						Ramsey County					
	City of Minneapolis		Remainder of county		Total, Hennepin County		City of St. Paul		Remainder of county		Total, Ramsey County	
	1967	1969	1967	1969	1967	1969	1967	1969	1967	1969	1967	1969
Under \$ 2,000	9	8	3	3	8	8	8	8	3	2	8	7
\$ 2,000 - 2,999	8	8	5	4	8	7	7	6	5	5	7	7
3,000 - 3,999	10	10	9	9	8	8	8	8	11	10	9	9
4,000 - 4,999	12	11	11	9	11	10	11	10	11	11	12	11
5,000 - 5,999	11	10	12	12	11	11	14	14	12	11	12	11
6,000 - 6,999	13	12	12	11	13	11	12	10	13	11	13	11
7,000 - 7,999	11	11	11	11	11	11	11	11	13	13	11	12
8,000 - 8,999	8	9	10	10	8	9	8	9	9	11	9	9
9,000 - 9,999	5	6	6	8	6	7	7	7	7	7	6	7
10,000 - 12,499	8	9	11	11	9	10	8	10	9	10	8	10
12,500 - 14,999	3	4	5	6	3	4	4	4	4	4	3	3
15,000 and over	2	2	5	6	4	4	2	3	3	5	2	3
Total	100	100	100	100	100	100	100	100	100	100	100	100
Median	\$5,950	\$6,250	\$6,850	\$7,150	\$6,300	\$6,600	\$6,100	\$6,350	\$6,700	\$6,950	\$6,200	\$6,450
	Anoka County		Dakota County		Washington County		HMA total					
	1967	1969	1967	1969	1967	1969	1967	1969				
Under \$ 2,000	4	3	7	7	10	10	8	8				
\$ 2,000 - 2,999	8	8	8	7	9	8	7	6				
3,000 - 3,999	12	11	10	10	11	11	10	9				
4,000 - 4,999	14	14	12	11	14	12	11	10				
5,000 - 5,999	15	14	13	12	16	16	12	12				
6,000 - 6,999	17	15	14	13	14	15	13	13				
7,000 - 7,999	11	13	12	13	9	9	11	11				
8,000 - 8,999	9	9	9	9	6	7	8	9				
9,000 - 9,999	4	5	4	5	4	4	6	6				
10,000 - 12,499	4	5	7	8	4	4	9	10				
12,500 - 14,999	1	2	2	3	2	2	3	3				
15,000 and over	1	1	2	2	1	2	2	3				
Total	100	100	100	100	100	100	100	100				
Median	\$5,800	\$6,000	\$6,000	\$6,200	\$5,400	\$5,550	\$6,150	\$6,400				

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Changes in Population  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1967

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>January 1, 1967</u>	<u>Average annual change<sup>a/</sup></u>			
				<u>1950-1960</u>	<u>1960-1967</u>	<u>1950-1960</u>	<u>1960-1967</u>
				<u>Number</u>	<u>Percent<sup>b/</sup></u>	<u>Number</u>	<u>Percent<sup>b/</sup></u>
HMA total	<u>1,151,053</u>	<u>1,482,030</u>	<u>1,760,000</u>	<u>33,098</u>	<u>2.6</u>	<u>41,200</u>	<u>2.6</u>
Hennepin County	<u>676,579</u>	<u>842,854</u>	<u>972,000</u>	<u>16,627</u>	<u>2.3</u>	<u>19,150</u>	<u>2.2</u>
City of Minneapolis	521,718	482,872	491,000	-3,885	-0.8	1,200	0.3
Remainder of county	<u>154,861</u>	<u>359,982</u>	<u>481,000</u>	<u>20,512</u>	<u>8.4</u>	<u>17,950</u>	<u>4.3</u>
Bloomington	9,902	50,498	75,800	4,060	16.0	3,750	6.1
Brooklyn Center	4,284	24,356	31,500	2,007	17.0	1,050	3.9
Brooklyn Park	3,065	10,197	16,250	713	12.0	900	7.0
Crystal	5,713	24,283	30,100	1,857	14.0	860	3.2
Edina	9,744	28,501	39,000	1,876	11.0	1,550	4.7
Golden Valley	5,551	14,559	22,600	901	9.6	1,200	6.6
Hopkins	7,595	11,370	13,000	378	4.1	240	2.0
Minnetonka	-	25,037	32,500	-	-	1,100	3.9
New Hope	-	3,552	15,300	-	-	1,750	21.6
Plymouth	5,813	9,576	13,900	376	5.0	640	5.6
Richfield	17,502	42,523	48,500	2,502	8.9	490	2.0
Robbinsdale	11,289	16,381	17,550	509	3.7	170	1.1
St. Louis Park	22,649	43,310	49,500	2,067	6.5	920	2.0
Other areas	51,759	55,839	75,500	408	-	2,925	4.5
Ramsey County	<u>355,332</u>	<u>422,525</u>	<u>468,500</u>	<u>6,719</u>	<u>1.8</u>	<u>6,800</u>	<u>1.6</u>
City of St. Paul	311,349	313,411	321,000	206	0.1	1,125	0.4
Remainder of county	<u>43,983</u>	<u>109,114</u>	<u>147,500</u>	<u>6,513</u>	<u>9.1</u>	<u>5,675</u>	<u>4.5</u>
Maplewood	-	18,519	23,000	-	-	660	3.3
New Brighton	2,218	6,448	14,200	423	11.0	1,150	11.8
North St. Paul	4,248	8,520	11,800	427	7.0	490	4.9
Roseville	6,437	23,997	32,100	1,756	13.0	1,200	4.4
White Bear Lake (Pt.)	3,646	12,849	19,000	920	13.0	910	5.8
Other areas	27,434	38,781	47,400	1,135	3.5	1,275	3.0
Anoka County	<u>35,579</u>	<u>85,916</u>	<u>138,300</u>	<u>5,034</u>	<u>8.8</u>	<u>7,750</u>	<u>7.1</u>
Anoka	7,396	10,562	12,200	317	3.6	240	2.2
Blaine (Pt.)	-	7,565	16,000	-	-	1,250	11.1
Columbia Heights	8,175	17,533	24,550	936	7.6	1,050	5.0
Coon Rapids	-	14,931	27,000	-	-	1,800	8.8
Fridley	3,796	15,173	26,700	1,138	14.0	1,700	8.4
Other areas	16,212	20,142	31,850	393	2.2	1,725	6.9
Dakota County	<u>49,019</u>	<u>78,303</u>	<u>115,000</u>	<u>2,928</u>	<u>4.7</u>	<u>5,425</u>	<u>5.7</u>
Burnsville	583	2,716	13,000	213	15.0	1,525	23.2
Hastings	6,560	8,965	11,000	240	3.1	300	3.1
Inver Grove Heights	2,419	6,466	9,900	405	9.8	510	6.4
South St. Paul	15,909	22,032	25,300	612	3.2	480	2.1
West St. Paul	7,955	13,101	18,200	515	5.0	760	4.9
Other areas	15,593	25,023	37,600	943	4.7	1,875	6.1
Washington County	<u>34,544</u>	<u>52,432</u>	<u>66,200</u>	<u>1,790</u>	<u>4.2</u>	<u>2,050</u>	<u>3.5</u>
Cottage Grove Township	883	4,850	11,500	397	17.0	990	12.8
St. Paul Park	2,438	3,267	5,300	83	2.9	300	7.2
Stillwater	7,674	8,310	9,000	64	0.8	100	1.2
Other areas	23,549	36,005	40,400	1,246	4.3	650	1.8

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

<sup>b/</sup> Derived through the use of a formula designed to calculate the annual rate of change on a compound basis.

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

Table VI

Components of Population Change  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1967

<u>Area</u>	<u>Total population change</u>	<u>Net natural increase</u>	<u>Net migration</u>	<u>Average annual net migration</u>
<b>HMA total</b>				
April 1, 1950-April 1, 1960	330,977	238,549	92,428	9,243
April 1, 1960-January 1, 1967	278,000	160,000	118,000	17,500
<b>Hennepin County</b>				
April 1, 1950-April 1, 1960	166,275	130,927 <sup>a/</sup>	35,348	3,535
April 1, 1960-January 1, 1967	129,150	72,200	56,950	8,450
<b>City of Minneapolis</b>				
April 1, 1950-April 1, 1960	-38,846	66,200	-105,046	-10,505
April 1, 1960-January 1, 1967	8,125	29,450	- 21,325	- 3,150
<b>Balance of county</b>				
April 1, 1950-April 1, 1960	205,121	64,725	140,396	14,040
April 1, 1960-January 1, 1967	121,025	42,750	78,275	11,600
<b>Ramsey County</b>				
April 1, 1950-April 1, 1960	67,193	70,946 <sup>a/</sup>	- 3,753	- 375
April 1, 1960-January 1, 1967	46,000	44,250	1,750	275
<b>City of St. Paul</b>				
April 1, 1950-April 1, 1960	2,062	51,750	- 49,688	- 4,969
April 1, 1960-January 1, 1967	7,600	26,700	- 19,100	- 2,825
<b>Balance of county</b>				
April 1, 1950-April 1, 1960	65,131	19,200	45,931	4,593
April 1, 1960-January 1, 1967	38,400	17,550	20,850	3,100
<b>Anoka County</b>				
April 1, 1950-April 1, 1960	50,337	15,390	34,947	3,495
April 1, 1960-January 1, 1967	52,400	21,800	30,600	4,525
<b>Dakota County</b>				
April 1, 1950-April 1, 1960	29,284	13,593	15,691	1,569
April 1, 1960-January 1, 1967	36,700	13,050	23,650	3,500
<b>Washington County</b>				
April 1, 1950-April 1, 1960	17,888	7,693	10,195	1,020
April 1, 1960-January 1, 1967	13,750	8,700	5,050	750

<sup>a/</sup> Components are estimated and do not add to county totals.

Sources: 1950 and 1960 data from Bureau of the Census report, series P-23, No. 7. 1960 to 1967 population changes estimated by Housing Market Analyst; net natural increase estimated by Housing Market Analyst, based on vital statistics from the Minnesota State Department of Health.

Table VII

Changes in Households  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1960-January 1, 1967

Area	April 1, 1950	April 1, 1960	January 1, 1967	Average annual changes/ 1950-1960      1960-1967			
				Number	Percent <sup>b/</sup>	Number	Percent <sup>b/</sup>
HMA total	337,206	440,805	522,800	10,360	2.7	12,150	2.6
Hennepin County	201,456	259,549	300,300	5,809	2.6	6,050	2.2
City of Minneapolis	159,345	165,791	173,200	645	0.4	1,100	0.7
Remainder of county	42,111	93,758	127,100	5,164	8.0	4,950	4.6
Bloomington	2,549	12,035	18,500	949	16.0	960	6.4
Brooklyn Center	1,140	5,869	7,475	473	16.0	240	3.6
Brooklyn Park	796	2,453	3,925	166	11.0	220	7.0
Crystal	1,591	5,899	7,325	431	13.0	210	3.3
Edina	2,794	7,722	10,750	493	10.0	450	5.0
Golden Valley	1,544	3,876	6,050	233	9.2	320	6.6
Hopkins	1,851	3,245	3,750	139	5.6	75	2.2
Minnetonka	-	6,435	8,175	-	-	260	3.6
New Hope	-	810	3,625	-	-	420	22.2
Plymouth	1,439	2,298	3,500	86	4.7	180	6.3
Richfield	4,611	10,893	13,650	628	8.6	410	3.4
Robbinsdale	3,082	4,717	5,100	164	4.3	55	1.2
St. Louis Park	6,554	12,204	14,700	565	6.2	370	2.8
Other areas	14,160	15,302	20,575	114	0.8	780	4.4
Ramsey County	103,871	125,648	140,800	2,178	1.9	2,250	1.7
City of St. Paul	92,159	98,704	104,000	655	0.7	780	0.8
Remainder of county	11,712	26,944	36,800	1,523	8.3	1,450	4.6
Maplewood	-	4,413	5,625	-	-	180	3.6
New Brighton	598	1,639	3,675	104	10.0	300	12.0
North St. Paul	1,113	2,097	2,950	98	6.3	130	5.1
Roseville	1,761	5,991	8,175	423	12.0	320	4.7
White Bear Lake (Pt.)	1,022	3,149	4,775	213	11.0	240	6.2
Other areas	7,218	9,655	11,600	244	2.9	290	2.8
Anoka County	9,434	21,300	34,000	1,187	8.2	1,875	7.0
Anoka	1,894	2,740	3,300	85	3.7	85	2.8
Blaine (Pt.)	-	1,832	3,650	-	-	270	10.3
Columbia Heights	2,186	4,632	6,525	245	7.5	280	5.1
Coon Rapids	-	3,448	5,875	-	-	360	7.9
Fridley	1,020	3,745	6,750	273	13.0	450	8.8
Other areas	4,334	4,903	7,900	57	1.2	440	7.1
Dakota County	13,030	20,593	30,300	756	4.6	1,450	5.8
Burnsville	144	651	3,075	51	15.0	360	23.0
Hastings	1,461	2,189	2,825	73	4.1	95	3.8
Inver Grove Heights	611	1,593	2,400	98	9.6	120	6.1
South St. Paul	4,455	6,268	7,225	181	3.5	140	2.2
West St. Paul	2,256	3,603	5,175	135	4.7	230	5.4
Other areas	4,103	6,289	9,600	218	4.3	490	6.3
Washington County	9,415	13,715	17,400	430	3.8	550	3.6
Cottage Grove Township	216	1,138	2,500	92	17.0	200	11.7
St. Paul Park	632	772	1,250	14	2.0	70	7.2
Stillwater	2,319	2,547	2,750	23	0.9	30	1.2
Other areas	6,248	9,258	10,900	301	3.9	240	2.5

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

b/ Derived through the use of a formula designed to calculate the annual rate of change on a compound basis.

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

Table VIII

Trend of Household Tenure  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950 - January 1, 1967

Occupancy and tenure	Minneapolis		Ramsey County		City of St. Paul		Remainder of county		Anoka County		Dakota County		Washington County		Total
	City of Minneapolis	County total	City of Minneapolis	County total	City of St. Paul	County total	City of St. Paul	County total	Anoka County	County total	Dakota County	County total	Washington County	County total	
<u>April 1, 1950</u>															
Total housing inventory	161,974	208,122	46,148	208,122	93,359	105,729	12,370	105,729	10,550	13,391	11,022	348,814			
Total occupied units	159,365	201,456	42,111	201,456	92,159	103,871	11,712	103,871	9,434	13,030	9,415	337,206			
Owner-occupied	83,737	119,621	35,884	119,621	51,444	61,056	9,612	61,056	7,584	9,310	7,324	204,895			
Percent owner occupied	52.6%	59.4%	85.2%	59.4%	55.8%	58.8%	82.1%	58.8%	80.4%	71.5%	77.8%	60.8%			
Renter-occupied	75,608	81,835	6,227	81,835	40,715	42,815	2,100	42,815	1,850	3,720	2,091	132,311			
Percent renter occupied	47.4%	40.6%	14.8%	40.6%	44.2%	41.2%	17.9%	41.2%	19.6%	28.5%	22.2%	39.2%			
Total vacant units	2,629	6,666	4,037	6,666	1,200	1,858	658	1,858	1,116	361	1,607	11,608			
<u>April 1, 1960</u>															
Total housing inventory	173,155	271,784	98,629	271,784	102,310	130,468	28,158	130,468	23,193	21,554	16,111	463,110			
Total occupied units	165,791	259,549	93,758	259,549	98,704	125,648	26,944	125,648	21,300	20,593	13,715	440,805			
Owner-occupied	87,356	170,716	83,360	170,716	59,542	83,513	23,971	83,513	18,372	16,538	11,599	300,738			
Percent owner occupied	52.7%	65.8%	88.9%	65.8%	60.3%	66.5%	89.0%	66.5%	86.3%	80.3%	84.6%	68.2%			
Renter-occupied	78,435	88,833	10,398	88,833	39,162	42,135	2,973	42,135	2,928	4,055	2,116	140,067			
Percent renter occupied	47.3%	34.2%	11.1%	34.2%	39.7%	33.5%	11.0%	33.5%	13.7%	19.7%	15.4%	31.8%			
Total vacant units	7,364	12,235	4,871	12,235	3,606	4,820	1,214	4,820	1,893	961	2,396	22,305			
<u>January 1, 1967</u>															
Total housing inventory	179,200	311,800	132,600	311,800	107,600	145,800	38,200	145,800	36,000	31,400	20,200	545,200			
Total occupied units	173,200	300,300	127,100	300,300	104,000	140,800	36,800	140,800	34,000	30,300	17,400	522,800			
Owner-occupied	86,900	191,400	104,500	191,400	61,550	91,200	29,650	91,200	28,050	24,300	15,150	350,100			
Percent owner occupied	50.2%	63.7%	82.2%	63.7%	59.2%	64.8%	80.6%	64.8%	82.5%	80.2%	87.1%	67.0%			
Renter-occupied	86,300	108,900	22,600	108,900	42,450	49,600	7,150	49,600	5,950	6,000	2,250	172,700			
Percent renter occupied	49.8%	36.3%	17.8%	36.3%	40.8%	35.2%	19.4%	35.2%	17.5%	19.8%	12.9%	33.0%			
Total vacant units	6,000	11,500	5,500	11,500	3,600	5,000	1,400	5,000	2,000	1,100	2,800	22,400			

Sources: 1950 and 1960 Censuses of Housing.

1967 estimated by Housing Market Analyst.

Table IX

New Housing Units Authorized by Building Permits, by Type of Structure  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
Annual Totals, 1960-1966

Area	Private units					Total	
	1960	1961	1962	1963	1964	Private units	Public units
<b>HMA total</b>							
Single-family	12,444	13,055	15,532	16,129	16,760	98,190	2,787
Multifamily	8,496	7,370	7,633	8,122	8,017	52,136	-
	3,948	5,685	7,899	8,007	8,763	46,024	2,797
<b>Wenepia County</b>							
Single-family	6,123	7,234	8,461	8,410	8,274	51,336	1,721
Multifamily	3,685	3,415	3,323	3,301	3,392	22,600	-
	2,438	3,919	5,138	5,109	4,882	28,736	1,721
<b>City of Minneapolis</b>							
Single-family	1,589	2,435	3,053	2,206	2,079	14,561	1,721
Multifamily	230	148	130	160	134	1,014	-
	1,359	2,287	2,923	2,146	1,945	13,547	1,721
<b>Balance of county</b>							
Single-family	4,534	4,899	5,408	6,104	6,195	36,775	-
Multifamily	3,455	3,267	3,193	3,141	3,258	21,506	-
	1,079	1,632	2,215	2,963	2,937	15,189	-
<b>Ramsey County</b>							
Single-family	2,382	2,212	2,513	2,049	4,493	19,733	1,076
Multifamily	1,375	1,182	1,095	1,143	1,227	8,168	-
	1,007	1,030	1,418	1,906	3,266	11,565	1,076
<b>City of St. Paul</b>							
Single-family	1,086	1,171	1,316	1,464	2,278	9,413	1,076
Multifamily	686	343	340	334	314	2,189	-
		826	976	1,130	1,964	7,224	1,076
<b>Balance of county</b>							
Single-family	1,296	1,041	1,197	1,585	2,215	10,320	-
Multifamily	975	837	755	809	913	5,979	-
	321	204	442	776	1,302	4,341	-
<b>Anoka County</b>							
Single-family	2,462	2,136	2,481	2,206	1,755	13,035	-
Multifamily	2,033	1,585	1,530	1,673	1,361	9,887	-
	429	551	951	533	394	3,148	-
<b>Dakota County</b>							
Single-family	875	915	1,297	1,988	1,808	10,198	-
Multifamily	807	743	930	1,555	1,619	7,819	-
	68	172	367	433	189	2,379	-
<b>Washington County</b>							
Single-family	602	458	780	476	430	3,458	-
Multifamily	596	445	755	450	418	3,662	-
	6	13	25	26	12	196	-

Sources: Annual data for 1960 through 1965 from U. S. Bureau of the Census, Construction Reports C-60. 1966 estimated by Housing Market Analyst, based on data obtained from the Bureau of the Census and the Federal Reserve Bank, Minneapolis.

Table X

Trends in Vacancy  
Minneapolis-St. Paul, Minnesota, Housing Market Area  
April 1, 1950-January 1, 1967

Vacancy characteristics	Hennepin County			Ramsey County			Anoka County	Dakota County	Washington County	HMA total
	City of Minneapolis	Remainder of county	County total	City of St. Paul	Remainder of county	County total				
<u>April 1, 1950</u>										
Total vacant units	2,629	4,037	6,666	1,200	658	1,858	1,116	361	1,407	11,608
Available vacant units	<u>1,246</u>	<u>1,038</u>	<u>2,284</u>	<u>595</u>	<u>109</u>	<u>704</u>	<u>196</u>	<u>96</u>	<u>115</u>	<u>3,395</u>
For sale	435	772	1,207	171	91	262	145	37	70	1,721
Homeowner vacancy rate	0.5%	2.1%	1.0%	0.3%	0.9%	0.4%	1.9%	0.4%	0.9%	0.8%
For rent	811	266	1,077	424	18	442	51	59	43	1,634
Rental vacancy rate	1.1	4.1%	1.3%	1.0%	0.8%	1.0%	2.7%	1.6%	2.1%	1.2%
Other vacant units <sup>a/</sup>	1,383	2,999	4,382	605	549	1,154	920	265	1,492	8,213
<u>April 1, 1960</u>										
Total vacant units	7,364	4,871	12,235	3,606	1,214	4,820	1,893	961	2,396	22,305
Available vacant units	<u>4,874</u>	<u>2,055</u>	<u>6,929</u>	<u>2,416</u>	<u>540</u>	<u>2,956</u>	<u>588</u>	<u>483</u>	<u>391</u>	<u>11,347</u>
For sale	418	1,358	1,776	308	301	609	325	216	242	3,168
Homeowner vacancy rate	0.5%	1.6%	1.0%	0.5%	1.2%	0.7%	1.7%	1.3%	2.0%	1.0%
For rent	4,456	697	5,153	2,108	239	2,347	263	267	149	8,179
Rental vacancy rate	5.4%	6.3%	5.5%	5.1%	7.4%	5.3%	8.2%	6.2%	6.6%	5.5%
Other vacant units <sup>a/</sup>	2,490	2,816	5,306	1,190	674	1,864	1,305	478	2,005	10,958
<u>January 1, 1967</u>										
Total vacant units	6,000	5,500	11,500	3,600	1,400	5,000	2,000	1,100	2,800	22,400
Available vacant units	<u>3,000</u>	<u>3,000</u>	<u>6,000</u>	<u>2,000</u>	<u>600</u>	<u>2,600</u>	<u>600</u>	<u>550</u>	<u>500</u>	<u>10,250</u>
For sale	300	1,600	1,900	250	325	575	350	200	325	3,350
Homeowner vacancy rate	0.3%	1.5%	1.0%	0.4%	1.1%	0.6%	1.2%	0.8%	2.1%	0.9%
For rent	2,700	1,400	4,100	1,750	275	2,025	250	350	175	6,900
Rental vacancy rate	3.0%	5.8%	3.6%	4.0%	3.7%	3.9%	4.0%	5.5%	7.2%	3.8%
Other vacant units <sup>a/</sup>	3,000	2,500	5,500	1,600	800	2,400	1,400	550	2,300	12,150

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

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



Minneapolis-St. Paul, Minnesota, Area Postal Vacancy Survey  
November 12-22, 1966

See footnote on page 4.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery, one possible delivery.

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

Table XI (cont'd)

Minneapolis-St. Paul, Minnesota, Area Postal Vacancy Survey (continued)

November 12-22, 1966

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.	%
Lake St.	22,130	651	2.9	632	19	385	6,494	189	2.9	189	-	-	15,636	462	3.0	443	19	385	-	-	-
Loring	9,343	241	2.6	241	-	189	2,272	36	1.6	36	-	-	7,071	205	2.9	205	-	189	-	-	-
Minnehaha	9,081	96	1.1	96	-	44	8,040	50	0.6	50	-	1	1,041	46	4.4	46	-	43	-	-	-
Nokomis	5,572	36	0.6	34	2	-	5,040	16	0.3	14	2	-	532	20	3.8	20	-	-	-	-	-
Powerhorn	11,903	135	1.1	131	4	18	5,685	33	0.6	31	2	2	6,218	102	1.6	100	2	16	-	-	-
University	6,351	79	1.2	61	18	66	2,332	21	0.9	21	-	5	4,019	58	1.4	40	18	61	-	-	-
Other Areas	84,521	1,908	2.3	1,140	768	853	70,679	922	1.3	659	263	268	13,842	986	7.1	481	505	585	526	6	1.1
Bloomington 2/	7,174	188	2.6	115	73	21	4,149	41	1.0	34	7	7	3,025	147	4.9	81	66	14	-	-	-
Bloomington Annex 2/	3,933	41	1.0	27	14	97	3,524	37	1.0	23	14	25	409	4	1.0	4	-	72	-	-	-
Edina 2/	6,430	74	1.2	71	3	7	5,400	21	0.4	19	2	7	1,030	53	5.1	52	1	-	-	-	-
Excelsior 4/	3,892	118	3.0	107	11	15	3,664	102	2.8	92	10	15	228	16	7.0	15	1	-	-	-	-
Golden Valley 2/	6,712	141	2.1	99	42	152	6,239	106	1.7	64	42	55	473	35	7.4	35	-	97	55	1	1.8
Hopkins 4/	12,597	163	1.3	85	78	63	11,820	161	1.4	84	77	59	777	2	0.3	1	1	4	195	-	0.0
Main Office	7,902	67	0.8	42	25	23	7,125	65	0.9	41	24	19	777	2	0.3	1	1	4	195	-	0.0
Minnetonka Branch	4,695	96	2.0	43	53	40	4,695	96	2.0	43	53	40	-	-	-	-	-	-	-	-	-
Miracle Mile 2/	3,677	88	2.4	45	43	69	2,098	14	0.7	14	-	-	1,579	74	4.7	31	43	69	-	-	-
Mound (11-9-66) 4/	2,810	148	5.3	90	58	9	2,603	98	3.8	89	9	5	207	50	24.2	1	49	4	-	-	-
Oaseo (11-3-66) 4/	2,534	28	1.1	18	10	44	2,434	12	0.5	4	8	20	100	16	16.0	14	2	24	40	-	0.0
Richfield 2/	9,751	161	1.7	54	107	190	6,939	24	0.3	23	1	1	2,812	137	4.9	31	106	189	196	5	2.6
Robbinsdale 2/	11,346	199	1.8	105	94	38	10,231	103	1.0	56	47	36	1,115	96	8.6	49	47	2	40	-	0.0
St. Louis Park 2/	5,512	143	2.6	107	36	34	4,188	28	0.7	23	5	9	1,324	115	8.7	84	31	25	-	-	-
Southdale 2/	2,961	254	8.6	78	176	91	2,348	28	1.2	10	18	10	613	226	36.9	68	158	81	-	-	-
Wayzata 4/	5,192	162	3.1	139	23	23	5,042	147	2.9	124	23	19	150	15	10.0	15	-	4	-	-	-
Ramsey County	107,089	2,105	2.0	1,668	437	708	68,730	773	1.1	631	142	194	38,359	1,332	3.5	1,037	295	514	1,496	24	1.6
St. Paul 1/	79,605	1,457	1.8	1,246	211	310	45,212	426	0.9	370	56	48	34,393	1,031	3.0	876	155	262	280	-	0.0
Main Post Office	3,784	84	2.2	82	2	3	2,167	36	1.7	34	2	3	1,617	48	3.0	48	-	-	-	-	-
Stations:																					
Como	2,843	25	0.9	20	5	-	1,709	17	1.0	14	3	-	1,134	8	0.7	6	2	-	-	-	-
Daytons Bluff	11,416	327	2.9	249	78	17	7,358	68	0.9	51	17	11	4,058	259	6.4	198	61	6	-	-	-
Eastern Heights	6,597	140	2.1	83	57	18	5,851	33	0.6	21	12	18	746	107	14.3	62	45	-	-	-	-
Highland Park	6,702	90	1.3	88	2	1	4,340	23	0.5	21	2	1	2,362	67	2.8	67	-	-	280	-	0.0
Industrial	14,541	167	1.1	161	6	-	6,914	57	0.8	51	6	-	7,627	110	1.4	110	-	-	-	-	-

See footnotes on page 4.

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

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

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

Table XI (cont'd)

Minneapolis-St. Paul, Minnesota, Area Postal Vacancy Survey (continued)

November 12-22, 1966

Total residences and apartments																Residences						Apartments						House trailers																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Postal area	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 units			Under const.	Total possible deliveries	House trailers																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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See footnotes on page 4.

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

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

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

Table XI (cont'd)

Minneapolis-St. Paul Minnesota, Area Postal Vacancy Survey (continued)

November 12-22, 1966

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.	%
Washington County	11,192	316	2.8	238	78	63	10,377	249	2.4	171	78	45	815	67	8.2	67	-	18	132	4	3.0
Bayport <sup>4/</sup>	676	8	1.2	8	-	-	602	7	1.2	7	-	-	74	1	1.4	1	-	-	1	-	0.0
Forest Lake <sup>4/</sup>	1,871	53	2.8	42	11	14	1,871	53	2.8	42	11	14	-	-	-	-	-	-	-	-	-
Saint Paul Park <sup>4/</sup>	3,444	78	2.3	49	29	27	3,434	75	2.2	46	29	9	10	3	30.0	3	-	18	75	4	5.3
Stillwater <sup>4/</sup>	5,201	177	3.4	139	38	22	4,470	114	2.6	76	38	22	731	63	8.6	63	-	-	56	-	0.0
1/ The sampling in the Minneapolis and St. Paul postal delivery areas included all postal routes with substantial deliveries to apartments and about one-half of the remaining postal routes.																					
2/ Branches served by the Minneapolis Post Office. See footnote 1.																					
3/ Branches served by the St. Paul Post Office. See footnote 1.																					
4/ Represents full coverage of the postal service area in the locality.																					

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

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

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