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

as of August 1, 1969

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

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FHA Housing Market Analysis
Minneapolis-St. Paul, Minnesota, as of August 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - MINNEAPOLIS-ST. PAUL, MINNESOTA
AS OF AUGUST 1, 1969^{1/}

The Minneapolis-St. Paul, Minnesota, Housing Market Area (HMA) is composed of Hennepin, Ramsey, Anoka, Dakota, and Washington Counties. This definition conforms to those of the Bureau of the Budget for the Minneapolis-St. Paul SMSA and of the Minnesota Department of Employment Security for the Minneapolis-St. Paul Labor Market Area. The area, located in east-central Minnesota, had a population of 1,880,000 persons in August 1969; the cities of Minneapolis (483,300 persons) and St. Paul (323,200 persons) comprised about 43 percent of the population of the HMA.

The Minneapolis-St. Paul area has prospered as a major trade and distribution center and from the growth of computer, space, and science-related industries. Recent economic expansion has attracted large numbers of in-migrants to the area, resulting in high levels of population and household growth during the 1967-1969 period. In response, residential construction volume reached peak levels. To date, the increased supply of new housing has been readily absorbed, and low vacancy rates prevail in all geographic segments of the housing market.

^{1/} Data in this analysis are supplementary to a previous FHA analysis as of January 1, 1967.

Anticipated Housing Demand

There will be an annual demand for about 20,000 new housing units, financed at market interest rates without subsidy, in the Minneapolis-St. Paul HMA between August 1969 and August 1971. The annual demand, consisting of 8,500 single-family houses and 11,500 units in multifamily structures, was derived after considering current housing market conditions and anticipated economic and demographic developments. The primary determinant is the projected level of household growth, with adjustments to reflect need occasioned by inventory losses. Also considered were the current low levels of vacancy and the continued shift toward renter occupancy expected in the HMA. The annual demand levels in the major submarkets of the HMA are shown below; distributions of demand for single-family houses by price classes and for multifamily units by gross monthly rents are shown in tables I and II.

Annual Demand for Nonsubsidized Housing Minneapolis-St. Paul, Minnesota, Housing Market Area August 1969 - August 1971

<u>Area</u>	<u>Single-family</u>	<u>Multi-family</u>	<u>Total annual demand</u>
HMA total	<u>8,500</u>	<u>11,500</u>	<u>20,000</u>
Hennepin County	3,850	7,150	11,000
Ramsey County	1,525	2,525	4,050
Anoka County	1,025	400	1,425
Dakota County	1,525	1,100	2,625
Washington County	575	325	900

The distribution by submarket areas, derived after considering the firm sales and rental markets in Hennepin and Ramsey Counties, anticipate demand levels for both single-family and multifamily housing above the 1966 through 1968 construction averages. Also, as a result of the continued strong rates of household growth expected in the outlying suburbs, a slightly increased proportion of the total demand for new housing in the HMA will be satisfied by construction in Anoka, Dakota, and Washington Counties. Most of this increase represents demand for multifamily units in these three counties. Although it appears now that the market can absorb the high volume of construction indicated, absorption of the large number of units under construction should be observed constantly for signs of a slackening of marketability.

The qualitative distributions indicate that about three-fifths of the demand for single-family houses will be in the \$20,000 to \$30,000 price range. Demand for multifamily units is strongest at gross rents from \$160 to \$200 for one-bedroom units and from \$200 to \$240 for two-bedroom units. The absorptive capacity of the rental market declines sharply at rents above \$300.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent supplement payments, principally in rental projects financed with market-interest-rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest-rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined for the most part by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials^{1/} discussed in the following paragraphs reflect estimates adjusted for housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on April 1, 1969 income limits, and on available market experience.^{2/} The occupancy potentials (presented by size of units required in table III) will be satisfied most effectively if a large proportion of the units are located in the cities of Minneapolis and St. Paul or their immediate surrounding suburbs. Best absorption probably would result

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable for housing under specified programs.

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

from distributing about three-fifths of the units in Hennepin County, about 30 percent in Ramsey County, and about 10 percent in the balance of the HMA.

Section 221(d)(3) BMIR. If federal funds are available, a total of about 1,200 units of Section 221(d)(3) BMIR housing probably could be absorbed annually during the next two years in the Minneapolis-St. Paul HMA.^{1/} Deducted from the estimate of occupancy potential are about 950 units of BMIR housing which were under construction or in stages of rehabilitation in August 1969.

Rent-Supplement. The annual occupancy potential for rent-supplement units in the Minneapolis-St. Paul area between August 1969 and August 1971 is estimated at 200 units for families and an additional 750 units for elderly individuals and couples. These potentials are distributed by unit size in table III. Generally, families eligible for rent-supplements also are eligible for public low-rent housing.

Housing for the elderly has been an active program in the HMA during recent years. Since 1960, there have been about 2,800 units of public low-rent housing for the elderly and 525 units of Section 202 housing completed in the cities of Minneapolis and St. Paul. In August 1969, there were about 2,000 public housing units and 200 units of Section 202 housing under construction. In addition, there are about 900 units of leased housing being occupied by elderly couples and individuals.

Section 235, Sales Housing. Sales housing can be provided for low- and moderate-income families under provisions of Section 235. Utilizing exception income limits, there is an occupancy potential for about 1,200 houses a year. If regular income limits are used, the potential would be about half that number. All of the families in the potential for Section 235 housing also are eligible under Section 236; the estimates for the two programs are not additive. About three-quarters have incomes within the Section 221(d)(3) BMIR range; consideration has been given to the housing under construction under that program.

Section 236, Rental Housing. The annual occupancy potential under Section 236, using exception income limits, is estimated at 1,200 units for families and 400 units designed for elderly households. Utilizing regular income limits, the potential for families would be about half that number and the potential for elderly households would be about 60 percent of the potential when exception limits are used. All families eligible under this program also are eligible for Section 235 houses (but are not additive thereto) and many are eligible for Section 221(d)(3) housing. Less than five percent of the families and about 20 percent of the elderly eligible under this program also are eligible

^{1/} At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellations of allocations.

for public low-rent housing or rent-supplement. The occupancy potential presented above has been adjusted to reflect housing needs of eligible families that will be met by subsidized housing under construction.

Sales Market

The market for new and existing sales housing in the Minneapolis-St. Paul area has remained strong throughout the 1967-1969 period. The high cost of mortgage money depressed home construction volume in 1966, and demand arising from the increased rate of economic expansion and the ensuing population growth exceeded the volume of new houses produced during much of 1966 and early 1967. Since that time, construction activity has rebounded and, to date, the increased supply of new houses has been readily absorbed.

The market for existing properties in nearly all price ranges and localities has tightened since 1967. Local real estate sources report strong competition for good quality listings and have noted a substantial appreciation in sales prices of used homes. Because of the limited supply of low-cost new homes, the used home is now the principal source of housing for moderate-income families who prefer homeownership to renting. Houses placed on the market have been sold rapidly and the annual volume of sales has risen in the past three years. Demand has been particularly strong for houses priced below \$17,500 in older close-in neighborhoods in Minneapolis and St. Paul. In addition, there has been a marked increase in used home purchases in suburban communities contiguous to Minneapolis and St. Paul, where the most popular price range has been from about \$18,000 to \$24,000.

Home builders in the Minneapolis-St. Paul area, typically, have produced houses for pre-determined owners. Speculative building accounts for a negligible proportion of total construction volume and the inventory of unsold houses has remained quite low. Although the majority of new homes are constructed in subdivisions, large scale tract developments are not common to the area, and there is considerable building activity on scattered lots.

The largest subdivision building operations are in the suburban communities surrounding Minneapolis and St. Paul. The south suburbs of Hennepin County (including Edina, Richfield, and Bloomington) and suburbs extending west into the Minnetonka area, in general, are high cost areas. The major share of new homes in these areas are priced from \$25,000 to \$35,000, and subdivision developers are offering increasing numbers of houses priced above \$35,000. Construction activ-

ity also has been strong in the northern suburbs of Hennepin County, particularly in the vicinity of Brooklyn Park and Brooklyn Center. Prices in this area are somewhat lower with most homes selling from \$20,000 to \$25,000. In Ramsey County, subdivision activity is concentrated in the Maplewood, Roseville, New Brighton and White Bear Lake areas. Although prices vary substantially in each of these areas, the majority of new houses are in the \$20,000 to \$30,000 range. Significant factors influencing the location of new subdivisions providing low-cost housing in recent years have been the rapid rise in the cost of land and reduced availability of building sites in close-in suburban areas. As a result, development has increased in the three outlying counties of the HMA, where many of the low cost houses (under \$22,500) have been produced. Dakota County, at present, is experiencing the most rapid growth of the three.

Rental Market

The rental market in the Minneapolis-St. Paul HMA was sound in August 1969. During the 1967-1969 period, demand for rental accommodations has been exceptionally strong. In response, construction volume rose significantly and projects have filled after short periods of market exposure. Older apartments have maintained high occupancy, and rent increases have been common. The strength of the rental market is attributable to the recent high rates of household formation, including increasing numbers of newly-formed households and in-migrating young families who, typically, have been in the market for rental housing. In addition, the rising costs of home purchase and mortgage financing have forced many prospective home buyers to postpone their purchase.

New projects in moderate rent ranges have been very successful in the Minneapolis-St. Paul HMA. The most recent additions to the rental inventory generally have been in garden and townhouse apartments of one- and two-bedroom units with gross rents starting at about \$160 and \$190, respectively. The major property management firms report that occupancy during the past year in their projects has averaged about 97 to 98 percent, and that most units have been rented soon after completion.

Concentrations of apartments have been constructed in fringe areas and the immediate suburbs surrounding Minneapolis and St. Paul; currently, there do not appear to be any specific localities with marketing difficulties. Apartment construction also has increased in the outlying counties of the HMA in the past two years. Although commuting distances are greater, this inconvenience has been offset by the generally lower rents and absorption has been satisfactory.

Marketing experience of luxury apartments has been limited, consisting primarily of a few high-rise structures in Minneapolis and St. Paul and small, lower density projects in suburban areas near the two

cities. A recent FHA survey covering about 1,100 high-rent units built in the past six years indicates that this segment of the market is firm at present. Although a number of high-rise structures required long periods to rent (up to two years), most now have low vacancy rates, and several projects do not have a vacancy. The majority of these units have one and two bedrooms, with rents generally starting at about \$200 for a one-bedroom unit and \$300 for two-bedroom units. The upper extremes of rents for the projects surveyed approached \$400 and \$500, respectively, for one- and two-bedroom units. Judging from the renting experience, there is moderate depth to the market at or close to the minimum rents discussed above. The few vacancies enumerated were units with the highest rents.

Economic, Demographic, and Housing Factors

The estimated demand for 20,000 new nonsubsidized housing units a year is based on the assumptions set forth in the discussion of employment, demographic, and housing variables which follows.

Employment. Throughout the post-1960 period, the economy of the Minneapolis-St. Paul area has demonstrated substantial vitality, experiencing employment advances even during periods of nation-wide recession. The major expansionary period occurred during the mid 1960's; the annual increase in nonagricultural wage and salary employment reached a peak of 43,000 jobs (6.7 percent) between 1965 and 1966 (see table IV). Although growth leveled off following that year, successive annual gains of 31,300 jobs (4.6 percent) and 28,200 (3.9 percent) during 1967 and 1968 were considerably above those realized prior to 1965. The most recent employment data suggest that there will be a continued decline in the rate of increase; during the first five months of 1969, wage and salary employment averaged 755,700, or 26,900 (3.7 percent) above the comparable period of the previous year.

Manufacturing activities have increased in importance, primarily as the result of expansion by firms manufacturing electronic equipment, computer products, scientific instruments, and ordnance materials to meet defense contracts. Other major sources of growth have been firms producing agricultural machinery and household appliances. From 1965 to 1969, 37,600 manufacturing jobs were created, of which 76 percent were in the ordnance, scientific instruments, and the electrical and non-electrical machinery industries.

Nonmanufacturing employment has increased each year since 1960, indicative of the importance of the area as an exporter of goods and services. The magnitude of the annual gains, however, has varied at rates corresponding to manufacturing employment trends. From 1965 to 1966, 25,200 jobs were added in nonmanufacturing, a 5.3 percent increase. Reflecting the influence of a reduced rate of hiring by local manufacturers, growth of nonmanufacturing employment has averaged about 3.9 percent annually since 1966. Increases in the trade, services, and

government sectors have been the principal contributors to nonmanufacturing employment growth.

Nonagricultural wage and salary employment in the Minneapolis-St. Paul HMA is expected to increase by an average of 24,000 jobs a year from August 1969 to August 1971. This forecast of lower employment gains is premised on the successively smaller annual increments to employment over the past three years and on the expectation of a slackened rate of economic growth nationally. Prospects for sustained employment growth in the area are excellent, however, and the employment projection reflects a strong rate of increase of about 3.2 percent a year. The composition of past employment growth suggests that nonmanufacturing jobs will comprise about 76 percent of the increase in wage and salary employment, with growth concentrated in the trade, services, and government categories. In the manufacturing sector, increases are expected principally in the ordnance, scientific instruments, and the electrical and nonelectrical machinery industries. Anticipating a reduced demand for products manufactured in the Minneapolis-St. Paul area, gains in these three industries will be below those of recent years.

Income. In 1969, the median annual income of all families in the Minneapolis-St. Paul HMA, after deduction of federal income tax was \$9,225; the median after-tax income of renter households of two or more persons was \$7,250. Detailed distributions of all families and renter households by 1969 and 1967 income classes are presented for the major submarkets of the Minneapolis-St. Paul area in tables V and Va, respectively.

Demographic Factors. The population of the Minneapolis-St. Paul HMA reached 1,880,000 in August 1969, an average increase of 48,450 persons annually since January 1967. High levels of in-migration in recent years have offset a steady decline in the resident birth rate, resulting in an annual population gain substantially above the average of 40,450 persons a year from 1960 to 1967. Almost all of the population growth has occurred outside the central cities of Minneapolis and St. Paul, with suburban areas of Hennepin County accounting for the largest share. All of the counties in the HMA have experienced strong rates of growth, ranging from 1.8 percent a year in Ramsey County to 5.7 percent annually in Dakota County. During the August 1969 to August 1971 forecast period, it is anticipated that employment gains will be smaller and the immediate effect will be to reduce in-migration. It is assumed that resident births will stabilize at about recent levels, however, and an average population increase of 46,500 persons a year is forecast.

There were about 561,500 households in the Minneapolis-St. Paul HMA in August 1969, an average increase of about 15,000 a year since January 1967. Growth during the recent period was above the 1960 through 1966 average of 12,150 households annually, because of increased population growth and a decline in the average number of persons in a household. Increases in the number of households in the HMA generally have paralleled the population growth. This trend is expected to continue, with households increasing by an average of 14,500 annually during the forecast period of this analysis.

Demographic trends in the major submarkets of the Minneapolis-St. Paul HMA during the 1960-1971 period are presented in detail in table VI.

Housing Factors. The housing inventory of the Minneapolis-St. Paul HMA totaled 581,000 units in August 1969, a gain of 35,800 units since January 1, 1967. The net gain resulted from the completion of about 39,600 new units, the loss of about 5,800 units and the addition of about 2,000 mobile homes and conversions. Recent construction volume exceeded the average of the 1960-1967 period, while the volume of housing unit demolitions remained at approximately the same level during both periods. As a result, the average net addition to the housing inventory of 13,900 units annually from January 1967 to August 1969 was above the 1960-1967 increase of 12,150 units a year. Housing inventory trends in the major submarkets of the HMA are presented in detail in table VII.

There were 14,100 housing units under construction in the HMA in August 1969, of which 2,300 were single-family houses and 11,800 were units in multifamily structures. Of the multifamily units under construction, about 910 were insured under Section 221(d)(3) of the National Housing Act, 200 units were Section 202 housing, and 2,000 were low-rent public housing units (virtually all designated for occupancy by elderly tenants). Apartment construction volume was greatest in Hennepin and Ramsey counties, with totals of 7,000 units and 3,600 units, respectively. About 5,200 multifamily units (including the 3,200 subsidized units) were under construction in the cities of Minneapolis and St. Paul. Dakota County, the most active of the three suburban counties, had about 700 multifamily units under construction.

The volume of private residential building activity, as measured by building permits^{1/}, recovered from the 1966 low of 9,930 units to levels of 16,074 in 1967 and 22,015 in 1968. The highest post-1960 levels of authorizations for both single-family houses (8,687) and multifamily units (13,328) were achieved in 1968. Construction volume continued strong into early 1969, and the total number of units authorized for the first four months was above that for the comparable period in 1968. All of the major submarkets of the HMA have experienced significant increases in building activity over the past two years. Trends in the number of housing units authorized in the Minneapolis-St. Paul HMA and the constituent counties between 1960 and 1969 are presented in tables VIII and IX.

^{1/} Virtually all residential construction in the HMA is covered by building permits.

The trend toward a higher proportion of renter occupancy has changed the tenure of occupancy in the Minneapolis-St. Paul area in recent years. In January 1967, 33.0 percent of the households in the HMA were renters. By 1969, the proportion of renter households had increased to 34.8 percent, reflecting the greatly expanded supply of new apartments available. Based on the expectation of a continued strong demand for rental accommodations, the shift toward renter-occupancy is expected to continue over the next two years.

The number of available vacancies in the Minneapolis-St. Paul HMA has declined sharply since January 1967. There were 2,650 sales units and 5,150 rental units available in the HMA in August 1969, indicating vacancy rates of 0.7 percent and 2.6 percent, respectively. Reductions in the number of vacancies have occurred uniformly throughout the entire housing market, and vacancy rates in all geographic segments of the HMA currently are at the lowest levels of the past decade (see table X).

Table I

Estimated Annual Demand for New Single-family Houses
Minneapolis-St. Paul, Minnesota, Housing Market Area
August 1, 1969 to August 1, 1971

<u>Sales Price</u>	<u>Hennepin County</u>		<u>Ramsey County</u>
Under \$20,000	190	-	80
\$20,000 - 22,499	385		235
22,500 - 24,999	580		315
25,000 - 29,999	965		400
30,000 - 34,999	1,155		350
35,000 and over	<u>575</u>		<u>145</u>
Total	3,850		1,525

	<u>Anoka County</u>	<u>Dakota County</u>	<u>Washington County</u>
Under \$20,000	205	150	30
\$20,000 - 22,499	305	310	170
22,500 - 24,999	205	460	115
25,000 - 29,999	155	305	145
30,000 - 34,999	100	150	85
35,000 and over	<u>55</u>	<u>150</u>	<u>130</u>
Total	1,025	1,525	575

Table II

Estimated Annual Demand for New Multifamily Housing
Minneapolis - St. Paul, Housing Market Area
August 1, 1969 - August 1, 1971

<u>Hennepin County</u>					<u>Ramsey County</u>			
<u>Gross monthly rent a/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$140 - \$159	365	-	-	-	125	-	-	-
160 - 179	125	1,210	-	-	50	450	-	-
180 - 199	50	1,155	-	-	10	365	-	-
200 - 219	30	515	1,320	-	10	185	445	-
220 - 239	-	225	750	90	-	75	265	40
240 - 259	-	90	415	70	-	35	145	35
260 - 279	-	50	150	60	-	15	85	25
280 - 299	-	40	140	45	-	10	45	20
300 - 319	-	-	80	35	-	-	25	10
320 and over	-	-	95	45	-	-	35	20
Total	570	3,285	2,950	345	195	1,135	1,045	150

<u>Anoka County</u>					<u>Dakota County</u>			
<u>Gross monthly rent a/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$140 - \$159	10	-	-	-	30	-	-	-
160 - 179	-	60	-	-	15	180	-	-
180 - 199	-	45	80	-	-	120	210	-
200 - 219	-	25	65	-	-	70	150	-
220 - 239	-	15	30	20	-	30	70	45
240 - 259	-	-	-	15	-	15	35	25
260 - 279	-	-	-	5	-	5	30	20
280 - 299	-	-	-	5	-	-	25	5
300 and over	-	-	-	-	-	-	15	5
Total	10	145	200	45	45	420	535	100

Washington County

<u>Gross monthly rent a/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$140 - 159	10	-	-	-
160 - 179	-	50	-	-
180 - 199	-	40	65	-
200 - 219	-	20	45	-
220 - 239	-	10	25	15
240 - 259	-	-	15	10
260 - 279	-	-	10	5
280 - 299	-	-	-	5
300 - 319	-	-	-	-
320 and over	-	-	-	-
Total	10	120	160	35

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

Table III

Estimated Annual Occupancy Potential for Subsidized Housing
Minneapolis-St. Paul, Minnesota, Housing Market Area
August 1969 - August 1971

A. Subsidized Sales Housing, Section 235

<u>Eligible family size</u>	<u>Number of units^{a/}</u>
Four persons or less	600
Five persons or more	<u>600</u>
Total	1,200

B. Privately-financed Subsidized Rental Housing

<u>Unit Size</u>	<u>Rent-Supplement</u>		<u>Section 236</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly</u>
Efficiency	-	600	-	350
One bedroom	25	150	50	50
Two bedrooms	75	-	500	-
Three bedrooms	60	-	470	-
Four bedrooms or more	<u>40</u>	<u>-</u>	<u>180</u>	<u>-</u>
Total	200	750	1,200	400

^{a/} All of the families eligible for Section 235 housing are also eligible for the Section 236 program, and about three-quarters are eligible for Section 221(d)(3) BMIR housing. The estimates are based upon exception income limits.

Table IV

Nonagricultural Wage and Salary Employment by Type of Industry
Minneapolis - St. Paul, Minnesota, Housing Market Area
Annual Averages 1960 - 1969
(in thousands)

<u>Industry</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>Jan.-May</u>	
										<u>1968</u>	<u>1969</u>
Total wage and salary	<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>687.4</u>	<u>718.7</u>	<u>746.9</u>	<u>728.8</u>	<u>755.7</u>
Manufacturing	<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>190.7</u>	<u>202.0</u>	<u>210.4</u>	<u>206.3</u>	<u>212.8</u>
Durable goods	<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>114.8</u>	<u>125.4</u>	<u>132.6</u>	<u>130.2</u>	<u>134.0</u>
Ordinance and scientific inst.	19.1	18.9	19.1	19.1	19.0	19.0	21.9	26.2	26.4	26.1	26.1
Lumber and wood products	3.1	2.8	2.6	2.5	2.4	2.6	2.7	2.6	2.8	2.7	3.0
Furniture and fixtures	1.9	1.8	1.8	1.8	1.8	1.8	1.9	1.9	1.8	1.8	1.7
Primary metals	2.3	2.2	2.5	2.6	2.8	3.1	3.6	3.7	3.7	3.7	3.7
Fabricated metals	11.6	11.3	12.2	12.1	12.2	13.3	14.5	14.5	14.7	14.4	14.9
Non-electrical machinery	23.0	24.7	27.2	28.0	29.1	34.6	40.7	44.0	47.3	46.6	47.7
Electrical machinery	12.3	13.1	15.3	15.2	13.6	15.0	17.9	20.9	23.5	22.9	24.5
Transportation equipment	3.1	2.6	3.5	3.6	4.0	4.4	4.8	4.5	4.9	4.9	5.0
Other durable goods	5.0	5.3	5.6	5.6	5.9	6.3	6.9	7.0	7.5	7.0	7.4
Nondurable goods	<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>75.9</u>	<u>76.6</u>	<u>77.8</u>	<u>76.1</u>	<u>78.8</u>
Food and kindred	25.8	25.3	24.7	24.2	24.2	24.4	24.5	24.9	24.2	23.9	23.8
Textile and apparel	6.7	5.9	6.0	5.8	5.4	5.1	5.2	4.8	4.7	4.7	4.6
Paper and allied products	14.0	14.1	14.6	15.4	16.3	17.5	18.8	19.0	20.2	19.5	21.0
Printing and publishing	15.2	15.4	15.3	15.9	16.3	16.6	17.4	17.1	17.8	17.2	18.3
Chemicals and pet. products	4.5	4.7	5.3	5.4	5.5	5.6	5.7	6.1	6.4	6.3	6.5
Rubber and leather products	2.7	2.6	3.0	3.0	3.2	3.5	4.4	4.6	4.5	4.3	4.7
Nonmanufacturing	<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>496.7</u>	<u>516.7</u>	<u>536.5</u>	<u>522.5</u>	<u>542.9</u>
Construction	31.6	30.0	31.9	32.2	31.7	34.2	35.3	35.2	37.5	33.4	35.1
Transportation	37.4	34.8	35.4	35.1	35.4	36.2	37.2	38.9	39.3	38.8	40.0
Communications and pub. utils.	14.4	14.3	14.3	14.2	14.5	14.8	15.6	16.1	16.1	15.9	15.7
Retail trade	93.6	94.3	98.5	100.8	104.3	109.2	115.6	118.4	124.2	120.3	125.3
Wholesale trade	45.5	45.7	46.2	46.6	47.0	48.7	51.0	52.9	53.7	53.0	53.8
Fin., ins., and real estate	35.5	37.1	38.2	38.4	38.4	38.8	39.9	42.0	43.1	42.3	43.9
Services and miscellaneous	82.5	86.2	89.3	92.5	97.2	104.5	111.2	117.8	124.3	121.1	128.4
Government	69.7	72.0	75.5	78.0	81.1	85.2	90.9	95.4	98.2	97.8	100.8

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

Source: Minnesota Department of Employment Security.

Table V

a/
Percentage Distributions of All Families and Renter Households by Estimated 1969
Annual Income After Deduction of Federal Income Tax
Minneapolis-St. Paul, Minnesota, Housing Market Area

Annual after tax incomes	HMA total		Hennepin County				Ramsey County			
			Minneapolis		Remainder		St. Paul		Remainder	
	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households
Under \$4,000	8	18	12	22	4	10	10	19	4	10
\$4,000 - 4,999	4	8	7	10	2	8	7	9	1	9
5,000 - 5,999	6	10	10	11	3	9	8	11	3	11
6,000 - 6,999	7	11	8	12	6	10	9	13	7	11
7,000 - 7,999	11	12	11	9	9	12	13	11	12	13
8,000 - 8,999	12	10	12	9	12	10	10	9	13	11
9,000 - 9,999	9	8	8	7	12	10	9	7	12	8
10,000 - 12,499	20	13	15	12	21	13	16	13	21	13
12,500 - 14,999	9	5	7	4	12	12	8	6	13	10
15,000 - 19,999	9	4	6	3	11	5	6	1	9	3
20,000 and over	5	1	4	1	8	1	4	1	5	1
Total	100	100	100	100	100	100	100	100	100	100
Median	\$9,225	\$7,250	\$8,150	\$6,475	\$10,200	\$8,000	\$8,250	\$6,750	\$9,800	\$7,675

	Anoka County		Dakota County		Washington County	
	All families	Renter households	All families	Renter households	All families	Renter households
Under \$4,000	5	14	8	17	10	19
\$4,000 - 4,999	3	10	3	8	4	10
5,000 - 5,999	5	12	5	12	6	11
6,000 - 6,999	10	14	8	12	10	14
7,000 - 7,999	13	12	11	10	12	12
8,000 - 8,999	14	11	11	12	12	8
9,000 - 9,999	11	7	10	6	11	7
10,000 - 12,499	21	13	21	13	17	12
12,500 - 14,999	9	4	10	6	8	4
15,000 - 19,999	6	2	9	3	7	2
20,000 and over	3	1	4	1	3	1
Total	100	100	100	100	100	100
Median	\$8,975	\$7,050	\$9,225	\$7,250	\$8,650	\$6,775

a/ Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table Va

Percentage Distribution of All Families and Renter Households^{a/} by Estimated 1967
Annual Income After Deduction of Federal Income Tax
Minneapolis-St. Paul, Minnesota, Housing Market Area

Annual after tax incomes	HMA total		Hennepin County				Ramsey County			
	All families	Renter households	Minneapolis		Remainder		St. Paul		Remainder	
			All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households
Under \$4,000	12	27	16	27	5	17	14	23	5	19
\$4,000 - 4,999	6	11	8	12	5	11	7	11	5	11
5,000 - 5,999	9	12	10	11	7	12	9	14	8	12
6,000 - 6,999	14	13	12	13	11	12	13	12	14	13
7,000 - 7,999	11	11	10	11	14	11	10	11	12	13
8,000 - 8,999	11	8	10	8	11	10	10	8	12	9
9,000 - 9,999	9	6	9	5	10	6	10	7	11	7
10,000 - 12,499	13	9	13	8	16	11	13	8	17	9
12,500 - 14,999	8	3	6	3	9	5	7	4	7	4
15,000 and over	7	2	6	2	12	5	7	2	9	3
Total	100	100	100	100	100	100	100	100	100	100
Median	\$7,850	\$6,150	\$7,450	\$5,950	\$8,700	\$6,850	\$7,650	\$6,100	\$8,500	\$6,700

	Anoka County		Dakota County		Washington County	
	All families	Renter households	All families	Renter households	All families	Renter households
Under \$4,000	8	24	12	25	15	30
\$4,000 - 4,999	7	14	7	12	9	14
5,000 - 5,999	13	15	10	13	13	16
6,000 - 6,999	17	17	14	14	15	14
7,000 - 7,999	15	11	12	12	14	9
8,000 - 8,999	11	9	11	9	9	6
9,000 - 9,999	10	4	10	4	7	4
10,000 - 12,499	12	4	13	7	10	4
12,500 - 14,999	4	1	5	2	4	2
15,000 and over	3	1	6	2	4	1
Total	100	100	100	100	100	100
Median	\$7,400	\$5,800	\$7,600	\$6,000	\$6,850	\$5,400

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Demographic Trends
Minneapolis-St. Paul, Minnesota, Housing Market Area
1960-1971

<u>Population</u>	<u>April</u> <u>1960</u>	<u>January</u> <u>1967</u>	<u>August</u> <u>1969</u>	<u>August</u> <u>1971</u>	<u>Average annual</u> <u>change from preceding date</u> ^{a/}		
					<u>1960-</u> <u>1967</u>	<u>1967-</u> <u>1969</u>	<u>1969-</u> <u>1971</u>
HMA total	<u>1,482,030</u>	<u>1,755,000</u>	<u>1,880,000</u>	<u>1,973,000</u>	<u>40,450</u>	<u>48,450</u>	<u>46,500</u>
Hennepin County	<u>842,854</u>	<u>967,000</u>	<u>1,031,000</u>	<u>1,077,000</u>	<u>18,400</u>	<u>24,800</u>	<u>23,000</u>
Minneapolis	482,872	486,400	483,300	480,500	520	-1,200	-1,400
Remainder of County	359,982	480,600	547,700	596,500	17,850	26,000	24,400
Ramsey County	<u>422,525</u>	<u>468,500</u>	<u>491,200</u>	<u>508,600</u>	<u>6,800</u>	<u>8,800</u>	<u>8,700</u>
St. Paul	313,411	321,000	323,200	325,400	1,125	850	1,100
Remainder of County	109,114	147,500	168,000	183,200	5,675	7,950	7,600
Anoka County	85,916	138,300	152,500	162,100	7,750	5,500	4,800
Dakota County	78,303	115,000	133,500	149,300	5,425	7,175	7,900
Washington County	52,432	66,200	71,800	76,000	2,050	2,175	2,100
<u>Households</u>							
HMA total	<u>440,805</u>	<u>522,800</u>	<u>561,500</u>	<u>590,500</u>	<u>12,150</u>	<u>15,000</u>	<u>14,500</u>
Hennepin County	<u>259,549</u>	<u>300,300</u>	<u>320,800</u>	<u>335,800</u>	<u>6,050</u>	<u>7,950</u>	<u>7,500</u>
Minneapolis	165,791	173,200	174,700	175,900	1,100	580	600
Remainder of County	93,758	127,100	146,100	159,900	4,950	7,375	6,900
Ramsey County	<u>125,648</u>	<u>140,800</u>	<u>149,000</u>	<u>154,900</u>	<u>2,250</u>	<u>3,175</u>	<u>2,950</u>
St. Paul	98,704	104,000	106,600	108,600	780	1,000	1,000
Remainder of County	26,944	36,800	42,400	46,300	1,450	2,175	1,950
Anoka County	21,300	34,000	37,500	40,000	1,875	1,350	1,250
Dakota County	20,593	30,300	35,200	39,600	1,450	1,900	2,200
Washington County	13,715	17,400	19,000	20,200	550	625	600

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

Table VII

Housing Inventory and Household Tenure Trends
Minneapolis - St. Paul, Minnesota, Housing Market Area
April 1960 - August 1969

	<u>Hennepin County</u>			<u>Ramsey County</u>			<u>Anoka</u>	<u>Dakota</u>	<u>Washington</u>	<u>HMA</u>
	<u>City of</u>	<u>Remainder</u>	<u>County</u>	<u>City of</u>	<u>Remainder</u>	<u>County</u>	<u>County</u>	<u>County</u>	<u>County</u>	<u>total</u>
	<u>Minneapolis</u>	<u>of County</u>	<u>total</u>	<u>St. Paul</u>	<u>of County</u>	<u>Total</u>				
<u>April 1, 1960</u>										
Total housing inventory	<u>173,155</u>	<u>98,629</u>	<u>271,784</u>	<u>102,310</u>	<u>28,158</u>	<u>130,468</u>	<u>23,193</u>	<u>21,554</u>	<u>16,111</u>	<u>463,110</u>
Total occupied units	<u>165,791</u>	<u>93,758</u>	<u>259,549</u>	<u>98,704</u>	<u>26,944</u>	<u>125,648</u>	<u>21,300</u>	<u>20,593</u>	<u>13,715</u>	<u>440,805</u>
Owner occupied	<u>87,356</u>	<u>83,360</u>	<u>170,716</u>	<u>59,542</u>	<u>23,971</u>	<u>83,513</u>	<u>18,372</u>	<u>16,538</u>	<u>11,599</u>	<u>300,738</u>
Percent owner occupied	<u>52.7%</u>	<u>88.9%</u>	<u>65.8%</u>	<u>60.3%</u>	<u>89.0%</u>	<u>66.5%</u>	<u>86.3%</u>	<u>80.3%</u>	<u>84.6%</u>	<u>68.2%</u>
Renter occupied	<u>78,435</u>	<u>10,398</u>	<u>88,833</u>	<u>39,162</u>	<u>2,973</u>	<u>42,135</u>	<u>2,928</u>	<u>4,055</u>	<u>2,116</u>	<u>140,067</u>
Percent renter occupied	<u>47.3%</u>	<u>11.1%</u>	<u>34.2%</u>	<u>39.7%</u>	<u>11.0%</u>	<u>33.5%</u>	<u>13.7%</u>	<u>19.7%</u>	<u>15.4%</u>	<u>31.8%</u>
Total vacant units	<u>7,364</u>	<u>4,871</u>	<u>12,235</u>	<u>3,606</u>	<u>1,214</u>	<u>4,820</u>	<u>1,893</u>	<u>961</u>	<u>2,396</u>	<u>22,305</u>
<u>January 1, 1967</u>										
Total housing inventory	<u>179,200</u>	<u>132,600</u>	<u>311,800</u>	<u>107,600</u>	<u>38,200</u>	<u>145,800</u>	<u>36,000</u>	<u>31,400</u>	<u>20,200</u>	<u>545,200</u>
Total occupied units	<u>173,200</u>	<u>127,100</u>	<u>300,300</u>	<u>104,000</u>	<u>36,800</u>	<u>140,800</u>	<u>34,000</u>	<u>30,300</u>	<u>17,400</u>	<u>522,800</u>
Owner occupied	<u>86,900</u>	<u>104,500</u>	<u>191,400</u>	<u>61,550</u>	<u>29,650</u>	<u>91,200</u>	<u>28,050</u>	<u>24,300</u>	<u>15,150</u>	<u>350,100</u>
Percent owner occupied	<u>50.2%</u>	<u>82.2%</u>	<u>63.7%</u>	<u>59.2%</u>	<u>80.6%</u>	<u>64.8%</u>	<u>82.5%</u>	<u>80.2%</u>	<u>87.1%</u>	<u>67.0%</u>
Renter occupied	<u>86,300</u>	<u>22,600</u>	<u>108,900</u>	<u>42,450</u>	<u>7,150</u>	<u>49,600</u>	<u>5,950</u>	<u>6,000</u>	<u>2,250</u>	<u>172,700</u>
Percent renter occupied	<u>49.8%</u>	<u>17.8%</u>	<u>36.3%</u>	<u>40.8%</u>	<u>19.4%</u>	<u>35.2%</u>	<u>17.5%</u>	<u>19.8%</u>	<u>12.9%</u>	<u>33.0%</u>
Total vacant units	<u>6,000</u>	<u>5,500</u>	<u>11,500</u>	<u>3,600</u>	<u>1,400</u>	<u>5,000</u>	<u>2,000</u>	<u>1,100</u>	<u>2,800</u>	<u>22,400</u>
<u>August 1, 1969</u>										
Total housing inventory	<u>179,600</u>	<u>151,000</u>	<u>330,600</u>	<u>109,500</u>	<u>43,600</u>	<u>153,100</u>	<u>39,300</u>	<u>36,200</u>	<u>21,800</u>	<u>581,000</u>
Total occupied units	<u>174,700</u>	<u>146,100</u>	<u>320,800</u>	<u>106,600</u>	<u>42,400</u>	<u>149,000</u>	<u>37,500</u>	<u>35,200</u>	<u>19,000</u>	<u>561,500</u>
Owner occupied	<u>84,900</u>	<u>111,900</u>	<u>196,800</u>	<u>62,150</u>	<u>33,350</u>	<u>95,500</u>	<u>30,600</u>	<u>27,100</u>	<u>16,100</u>	<u>366,100</u>
Percent owner occupied	<u>48.6%</u>	<u>76.6%</u>	<u>61.3%</u>	<u>58.3%</u>	<u>78.7%</u>	<u>64.1%</u>	<u>81.6%</u>	<u>77.0%</u>	<u>84.7%</u>	<u>65.2%</u>
Renter occupied	<u>89,800</u>	<u>34,200</u>	<u>124,000</u>	<u>44,450</u>	<u>9,050</u>	<u>53,500</u>	<u>6,900</u>	<u>8,100</u>	<u>2,900</u>	<u>195,400</u>
Percent renter occupied	<u>51.4%</u>	<u>23.4%</u>	<u>38.7%</u>	<u>41.7%</u>	<u>21.3%</u>	<u>35.9%</u>	<u>18.4%</u>	<u>23.0%</u>	<u>15.3%</u>	<u>34.8%</u>
Total vacant units	<u>4,900</u>	<u>4,900</u>	<u>9,800</u>	<u>2,900</u>	<u>1,200</u>	<u>4,100</u>	<u>1,800</u>	<u>1,000</u>	<u>2,800</u>	<u>19,500</u>

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

Table VIII

Housing Units Authorized
By Residential Building Permits
Minneapolis-St. Paul, Minnesota, Housing Market Area
1960 - 1969

<u>Year</u>	<u>Privately-financed Units</u>			<u>Public Units</u>	<u>Total</u>
	<u>Single- family</u>	<u>Multi- family</u>	<u>Total</u>		
1960	8,496	3,948	12,444	24	12,468
1961	7,370	5,685	13,055	538	13,593
1962	7,633	7,899	15,532	1,103	16,635
1963	8,122	8,007	16,129	54	16,183
1964	8,017	8,743	16,760	257	17,017
1965	6,924	7,670	14,594	671	15,265
1966	5,445	4,485	9,930	150	10,080
1967	6,538	9,536	16,074	579	16,653
1968	8,687	13,328	22,015	1,566	23,581
<u>First four months</u>					
1968	2,271	4,038	6,309	771	7,080
1969	2,235	5,055	7,290	338	7,628

Sources: Bureau of the Census, C-40 Construction Reports; Federal Reserve Bank of Minneapolis; Minnesota Highway Department; and Local Building Inspectors.

Table IX

Privately-financed Housing Units Authorized by Building Permits
Minneapolis - St. Paul, Minnesota, Housing Market Area
1960 - 1969

Area	1960	1961	1962	1963	1964	1965	1966	1967	1968	First four months	
										1968	1969
HMA total	<u>12,444</u>	<u>13,055</u>	<u>15,532</u>	<u>16,129</u>	<u>16,760</u>	<u>14,594</u>	<u>9,930</u>	<u>16,074</u>	<u>22,015</u>	<u>6,309</u>	<u>7,290</u>
Single-family	8,496	7,370	7,633	8,122	8,017	6,924	5,445	6,538	8,687	2,271	2,235
Multifamily	3,948	5,685	7,899	8,007	8,743	7,670	4,485	9,536	13,328	4,038	5,055
Hennepin County	<u>6,123</u>	<u>7,334</u>	<u>8,461</u>	<u>8,410</u>	<u>8,274</u>	<u>7,831</u>	<u>5,129</u>	<u>9,697</u>	<u>11,544</u>	<u>3,425</u>	<u>4,288</u>
Single-family	3,685	3,415	3,323	3,301	3,392	3,088	2,385	2,965	3,717	1,042	900
Multifamily	2,438	3,919	5,138	5,109	4,882	4,743	2,744	6,732	7,827	2,383	3,388
Minneapolis	<u>1,589</u>	<u>2,435</u>	<u>3,053</u>	<u>2,306</u>	<u>2,079</u>	<u>2,196</u>	<u>1,053</u>	<u>1,454</u>	<u>2,029</u>	<u>634</u>	<u>1,056</u>
Single-family	230	148	130	160	134	136	76	81	59	19	12
Multifamily	1,359	2,287	2,923	2,146	1,945	2,060	977	1,373	1,970	615	1,044
Balance of county	<u>4,534</u>	<u>4,899</u>	<u>5,408</u>	<u>6,104</u>	<u>6,195</u>	<u>5,635</u>	<u>4,076</u>	<u>8,243</u>	<u>9,515</u>	<u>2,791</u>	<u>3,232</u>
Single-family	3,455	3,267	3,193	3,141	3,258	2,952	2,309	2,884	3,658	1,023	888
Multifamily	1,079	1,632	2,215	2,963	2,937	2,683	1,767	5,359	5,857	1,768	2,344
Ramsey County	<u>2,382</u>	<u>2,212</u>	<u>2,513</u>	<u>3,049</u>	<u>4,493</u>	<u>3,156</u>	<u>2,105</u>	<u>3,119</u>	<u>5,041</u>	<u>1,746</u>	<u>1,225</u>
Single-family	1,375	1,182	1,095	1,143	1,227	1,143	1,009	1,284	1,450	395	345
Multifamily	1,007	1,030	1,418	1,906	3,266	2,013	1,096	1,835	3,591	1,351	880
St. Paul	<u>1,086</u>	<u>1,171</u>	<u>1,316</u>	<u>1,464</u>	<u>2,278</u>	<u>1,320</u>	<u>796</u>	<u>1,164</u>	<u>2,145</u>	<u>905</u>	<u>563</u>
Single-family	400	345	340	334	314	253	203	165	163	50	58
Multifamily	686	826	976	1,130	1,964	1,067	593	999	1,982	855	505
Balance of county	<u>1,296</u>	<u>1,041</u>	<u>1,197</u>	<u>1,585</u>	<u>2,215</u>	<u>1,836</u>	<u>1,309</u>	<u>1,955</u>	<u>2,896</u>	<u>841</u>	<u>662</u>
Single-family	975	837	755	809	913	890	806	1,119	1,287	345	287
Multifamily	321	204	442	776	1,302	946	503	836	1,609	496	375
Anoka County	<u>2,462</u>	<u>2,136</u>	<u>2,481</u>	<u>2,206</u>	<u>1,755</u>	<u>1,105</u>	<u>727</u>	<u>1,131</u>	<u>1,704</u>	<u>361</u>	<u>552</u>
Single-family	2,033	1,585	1,530	1,673	1,361	905	619	777	1,250	292	343
Multifamily	429	551	951	533	394	200	108	354	454	69	209
Dakota County	<u>875</u>	<u>915</u>	<u>1,297</u>	<u>1,988</u>	<u>1,808</u>	<u>1,865</u>	<u>1,468</u>	<u>1,581</u>	<u>2,744</u>	<u>610</u>	<u>1,060</u>
Single-family	807	743	930	1,555	1,619	1,215	986	1,097	1,656	389	498
Multifamily	68	172	367	433	189	650	482	484	1,088	221	562
Washington County	<u>602</u>	<u>458</u>	<u>780</u>	<u>476</u>	<u>430</u>	<u>637</u>	<u>501</u>	<u>546</u>	<u>982</u>	<u>167</u>	<u>165</u>
Single-family	596	445	755	450	418	573	446	415	614	153	149
Multifamily	6	13	25	26	12	64	55	131	368	14	16

Sources: Bureau of the Census C-40 Construction Reports 1960-1967, Federal Reserve Bank Minneapolis, Minnesota Highway Department and Local Building Inspectors.

Table X

Vacancy Trends
Minneapolis-St. Paul, Minnesota, Housing Market Area
April 1960 - August 1969

	<u>Hennepin County</u>			<u>Ramsey County</u>			<u>Anoka County</u>	<u>Dakota County</u>	<u>Washington County</u>	<u>HMA total</u>
	<u>City of Minneapolis</u>	<u>Remainder of County</u>	<u>County total</u>	<u>City of St. Paul</u>	<u>Remainder of County</u>	<u>County total</u>				
<u>April 1, 1960</u>										
Total vacant units	<u>7,364</u>	<u>4,871</u>	<u>12,235</u>	<u>3,606</u>	<u>1,214</u>	<u>4,820</u>	<u>1,893</u>	<u>961</u>	<u>2,396</u>	<u>22,305</u>
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 <u>a/</u>	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	<u>6,000</u>	<u>5,500</u>	<u>11,500</u>	<u>3,600</u>	<u>1,400</u>	<u>5,000</u>	<u>2,000</u>	<u>1,100</u>	<u>2,800</u>	<u>22,400</u>
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 <u>a/</u>	3,000	2,500	5,500	1,600	800	2,400	1,400	550	2,300	12,150
<u>August 1, 1969</u>										
Total vacant units	<u>4,900</u>	<u>4,900</u>	<u>9,800</u>	<u>2,900</u>	<u>1,200</u>	<u>4,100</u>	<u>1,800</u>	<u>1,000</u>	<u>2,800</u>	<u>19,500</u>
Available vacant units	<u>2,300</u>	<u>2,200</u>	<u>4,500</u>	<u>1,500</u>	<u>500</u>	<u>2,000</u>	<u>450</u>	<u>450</u>	<u>400</u>	<u>7,800</u>
For sale	250	1,200	1,450	200	275	475	275	175	275	2,650
Homeowner vacancy rate	0.3%	1.1%	0.7%	0.3%	0.8%	0.5%	0.9%	0.6%	1.7%	0.7%
For rent	2,050	1,000	3,050	1,300	225	1,525	175	275	125	5,150
Rental vacancy rate	2.2%	2.8%	2.4%	2.8%	2.4%	2.8%	2.5%	3.3%	4.1%	2.6%
Other vacant units <u>a/</u>	2,600	2,700	5,300	1,400	700	2,100	1,350	550	2,400	11,700

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

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

ANALYSIS OF THE
MINNEAPOLIS-ST. PAUL, MINNESOTA
HOUSING MARKET
AS OF AUGUST 1, 1969

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

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