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Analysis of the
**MONROE,
LOUISIANA
HOUSING
MARKET**

as of January 1, 1971

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

February 1972

Housing Market Analysis

Monroe, Louisiana, as of January 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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 Economic and Market Analysis Division 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
Economic and Market Analysis Division
Washington, D. C.

HMA HOUSING MARKET ANALYSIS - MONROE, LOUISIANA
AS OF JANUARY 1, 1971

The Monroe, Louisiana, Housing Market Area (HMA) is defined as Ouachita Parish, Louisiana, and is coterminous with the Monroe Standard Metropolitan Statistical Area. The HMA is located in the northern portion of Louisiana approximately 100 miles east of Shreveport. As of January 1, 1971, the population of the HMA totaled about 116,400 persons.

Between 1963 and 1969, nonagricultural wage and salary employment in the HMA had increased steadily with growth concentrated in the nonmanufacturing sector. Trade, government, and services provided the major sources of employment growth. During the 1969 to 1970 period, a sharp downturn in both manufacturing and nonmanufacturing employment occurred, resulting in out-migration, a drop in housing demand, and a subsequent slowdown in residential construction. Increases in construction and financing costs have also influenced the drop in construction activity. During this period, however, there have been significant increases in the production of subsidized single-family and multifamily housing. The private residential single-family sales market appears to be firm, but the decline in wage and salary employment and the out-migration has resulted in poor occupancy in older multifamily units and older single-family rental units.

Anticipated Housing Demand

In the Monroe HMA, an average annual demand for 460 new, nonsubsidized housing units and 50 additional mobile homes is anticipated for the two-year period ending January 1, 1973. The main sources of this demand are the projected increases in households, and anticipated demolitions of housing units. The most desirable demand-supply balance would be achieved if 360 single-family units and 100 multifamily units were supplied. This level of production approximates the 1969 to 1970 average, but is below the average rate of production since 1960. Qualitative distributions of demand for single-family houses by price classes and for multifamily units by gross monthly rents are shown in table I.

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 payments for interest for project mortgages insured under Section 236; and federal assistance to local authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Monroe HMA, the total occupancy potential is estimated to be 775 units annually (see table II), including 180 units annually for the elderly. Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials^{1/} for subsidized housing in the programs discussed are based upon 1970 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on current income limits, and on available market experience.

Public Housing and Rent Supplement. The annual occupancy potential for low-rent public housing is estimated at 350 units for families and 150 units for the elderly. There are presently 526 units of public housing

^{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.

under management and construction has recently begun on 349 units of public housing, including 49 units under the turnkey program and an additional ninety-six units of turnkey housing have been programed for the next six months. These three projects would satisfy one year's occupancy potential for families in public housing. In addition, 255 units of turnkey housing are in the planning stage and an application has been submitted for an additional 300 conventional units. At the present time there are 580 families and elderly couples waiting for public housing.

Under the more restrictive rent-supplement program, the annual potentials are 365 units for families and 210 for the elderly. In January 1971, there were 180 units in projects insured under Section 221(d)(3) for which rent supplements were being paid. These units achieved full occupancy rapidly. Eighty-eight of these units opened in December of 1968 and were fully occupied within the same month. The remaining 92 units opened in October of 1969 attaining full occupancy within the same month. Both of these projects presently have 100 percent occupancy.

Section 235, Sales Housing and Section 236, Rental Housing. Either sales housing or rental accommodations can be provided for low- to moderate-income families under the provisions of Section 235 or Section 236, respectively. Based on regular income limits, about 250 units a year for families could be absorbed in the Monroe HMA during the two-year forecast period; using exception income limits, this potential would be increased to about 300 units annually. In addition, about 30 elderly families and individuals will qualify for Section 236 rental housing.

During 1969, a total of 86 mortgages in the Monroe HMA were insured under Section 235; the total included 65 mortgages on new units and 21 on existing units. During 1970, there were 276 mortgages insured under Section 235, including 250 on new units and 26 on existing units. At the present time there are 79 preliminary reservations outstanding and 29 others about to be accepted. There are presently 36 units of Section 236 housing under construction and construction of 100 more units is scheduled to begin in April 1971.

Because of the high level of single-family activity under Section 235 in the Monroe area, and no previous testing of the Section 236 market, the absorption of the units now being built with Section 236 financing should be observed carefully and appropriate revisions made in future programing on the basis of actual market experience.

Sales Market

As of January 1, 1971, the market for sales housing in the Monroe HMA had been noticeably affected by the sharp increases in the cost of building and financing new housing. At the peak, the interest rate on

conventional mortgage loans reached 8 1/2 to 9 percent with a 10 to 20 percent down payment requirement, and this resulted in a large portion of the potential home-buyers in the HMA being either unable or unwilling to purchase a new unsubsidized home priced above \$27,500. Over the past year there has been a marked shift toward speculative construction of houses priced under \$17,500, which may be financed under Section 235. Comparison of two FHA Unsold Inventory Surveys, shows that new completions priced under \$17,500 have increased from 112 units (40 percent of the 278 houses built in the Monroe SMSA in 1969) to 273 units in 1970 (71 percent of 383 completions).

Presently the new subdivision activity which is taking place is predominantly housing financed under Section 235, and accounts for about 40 percent of new home building. This new construction activity is taking place in the Booker T. Washington subdivision in the southeast section of town and the Robinson subdivision in the extreme southern section of the city. These new homes typically have three-bedrooms, include a bath and a half, a carport and have recently been marketed at prices ranging from \$15,000 to \$18,000. New unsubsidized single-family construction is scattered throughout the city.

Rental Market

Census results indicated a rental vacancy rate of 9.7 percent as of April 1970, compared to 5.7 percent in April 1960. There continued to be an excess of available rental units in the Monroe HMA as of January 1, 1971, indicated by the high rental vacancy, estimated at 9.0 percent.

The high vacancy rate which now exists reflects the large number of apartments constructed from 1964 to 1969. This high rate of building has created a large surplus of older rental units which have currently fallen into disuse. While vacancy rates in the newer apartments have been relatively low, (approximately 3 to 4 percent) the vacancy rate is high among the older multifamily units and older single-family units found in the southern section of the inner city. Because they are older, dilapidated, and in less desirable locations, these units cannot effectively compete with the newer rental units of Monroe.

An additional factor contributing to the high vacancy rate is the out-migration which took place in the 1960's in response to employment cutbacks.

The majority of the apartment units built in recent years in the HMA have been in garden-style projects in the moderate rent range. Rents in these projects currently average \$120 to \$150 a month for a one-bedroom unit, and \$150 to \$180 for a two-bedroom unit. Very few efficiencies or three-bedroom units have been included in these developments. Absorption of these new units has been rapid. The older segment of the rental inventory

consists mainly of single-family, duplex, and fourplex structures with rents for acceptable units as low as \$75 a month for a furnished one-bedroom unit. The older units are in scattered locations in the central part of Monroe, while most of the newer, larger projects are located near Northeast Louisiana State College and on the northern fringe of the city.

Economic, Demographic, and Housing Factors

The estimated demand for new, nonsubsidized housing is based on the trends in employment, income, population and housing factors summarized below.

Employment. Nonagricultural wage and salary employment in the Monroe HMA averaged 36,800 in 1970, including 6,400 (17 percent) workers in manufacturing industries and 30,400 (83 percent) employed in nonmanufacturing.

From 1960 to 1963 nonagricultural wage and salary employment increased slightly from a total of 27,650 workers in 1960 to 28,900 in 1963. Between 1963 and 1969, average yearly increases in nonagricultural wage and salary employment were considerably higher, ranging from 2,225 jobs (the high for the decade) between 1964 and 1965 to 625 jobs between 1966 and 1967. From 1969 to 1970, however, there was a sharp downturn in wage and salary employment of 1,300 jobs to 36,800 in 1970. Most of this decrease occurred in the nonmanufacturing sector.

Following a slight decline in manufacturing between 1960 and 1963, manufacturing employment expanded from 5,600 in 1963 to 6,875 in 1969. Most of the gain was in the "other manufacturing" category and was the result of the entrance of new light industrial plants into the Monroe area and an expansion of existing firms. The "other manufacturing" category consists of: paper and paper products, furniture, small electrical parts, garment manufacturers and small machine shops. This type of industry accounted for most of the increases in manufacturing during the middle and late 1960's. The downturn in manufacturing employment between 1969 and 1970 was due to the closing of several factories which manufactured small electrical parts.

Nonmanufacturing employment had moderate increases from 1960 to 1963. In 1960, 22,025 people had nonmanufacturing jobs and this total increased to 23,275 by 1963. From 1963 to 1969 nonmanufacturing jobs increased by 7,950 to a total of 31,225. Most of this gain was concentrated in the retail trade and government sectors. From 1969 to 1970, there was a drop of 850 jobs in nonmanufacturing, as a result of a decrease of 875 jobs in contract construction, balanced by small gains in government and services.

Nonagricultural wage and salary employment is expected to increase by 2,000 jobs over the two-year projection period. It is expected that about 1,500 of this increase will occur in nonmanufacturing, largely in the contract

construction, government, and retail trade sectors. Manufacturing will increase by 500 jobs with most of this being created by the opening of a new textile plant. With the job increases totaling 2,000 over the next two years, nonagricultural wage and salary employment will attain an employment level of 38,800. The projected increases are somewhat below the gains in the last few years, however because of the downturn between 1969 and 1970, a slow recovery is expected.

Income. As of January 1, 1971, the median annual income of all families in the Monroe HMA, after deduction of federal income tax, was \$7,280; the median income for renter households of two or more persons was \$4,400. Detailed distributions of all families and renter households by 1959 and 1971 income classes are presented in table IV.

Demographic Factors. The population of the Monroe HMA totaled 116,400 as of January 1, 1971 representing an increase of approximately 14,737 (14 percent) since April 1960 and an increase of about 1,000 (0.9 percent) persons over the April 1970 Census count of 115,387 (see table V). The net natural increase (resident births over resident deaths) was about 18,109, indicating that 3,372 persons out-migrated during the 1960's.

The population of the city of Monroe has grown by 430 persons (0.8 percent) annually. This current total of 56,800 is somewhat higher than the April 1970 Census count of 56,300. The city of West Monroe had a slight loss of population of 40 persons a year (-0.3 percent) for a current total of 14,800. The population for the remainder of the county is currently 44,800 persons, an increase of 980 (2.5 percent) annually since 1960. Over the two-year period ending January 1, 1973, population in the HMA is expected to increase 1,300 persons annually (1.1 percent) to a total of 119,000 residents.

There were an estimated 34,950 households in the HMA as of January 1, 1971, an increase of approximately 6,000 (2.0 percent) since April 1960 and an increase of about 500 households (1.5 percent) over the April 1970 Census count of 34,450. Household growth has averaged 560 annually since 1960. During the 1971-1973 forecast period, the number of renter households is expected to increase by about 175 annually and owner households by about 350 annually, for a total household growth during the two-year projection period of approximately 525 annually.

Housing Factors. The housing inventory in the Monroe HMA totaled 37,150 units on January 1, 1971 including 23,200 owner-occupied units, 11,750 renter-occupied units and 2,200 vacant units (see table VI). The increase in housing inventory of about 6,100 units since April 1960 resulted from the construction of approximately 7,120 units, the addition of 1,000 mobile homes, the conversion of about 180 units from single-family to multifamily occupancy, and the loss of approximately 2,200 units through demolition and other causes. There were 760 units under construction in January 1,

1971, of which 349 were single-family houses and 411 were units in multifamily structures. Of the multifamily units under construction, 300 were conventional public housing units, and 36 were apartments authorized under Section 236.

Private residential construction was at a high for the decade in 1960, when permits for 1,059 units were issued. There was a sharp decline in 1963 when 541 units were authorized. In the middle part of the decade, private residential construction was fairly stable, ranging from a high of 649 in 1964 to 566 in 1968. Beginning in 1969, private residential construction activity slackened considerably under the impact of continuing mortgage money and credit stringencies and has continued to the present time. In recent years, the low levels of private residential construction have been offset by the high rate of subsidized building activity (see table VII).

There were about 1,500 vacant nondilapidated, nonseasonal housing units vacant and available in the HMA as of January 1, 1971. About 330 were available for sale and 1,170 were for rent, indicating homeowner and renter vacancy rates of 1.4 and 9.0 percent. The homeowner vacancy rate has declined since 1960 when it was 1.9 percent. The renter vacancy rate had increased from 5.7 percent in 1960 to 9.7 percent as of April 1970, but has declined to 9.0 percent as of January 1, 1971. Improvement in the renter vacancy rates since April 1970 is the result of increases in demolitions over the last nine months of 1970 and the decrease in the rate of new conventional multifamily construction in recent months.

Table I

Estimated Annual Demand for Nonsubsidized New Housing^{a/}
Monroe, Louisiana, Housing Market Area
January 1, 1971 to January 1, 1973

Single-family houses

<u>Price class</u>	<u>Annual number of units</u>
Under \$17,499	60
\$17,500 - 19,999	70
20,000 - 22,499	70
22,500 - 24,999	30
25,000 - 29,999	60
30,000 - 34,999	30
35,000 and over	40
Total	<u>360</u>

Multifamily units

<u>Gross monthly rent^{b/}</u>	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$120	10	-	-	-
\$120 - 139	-	15	-	-
140 - 159	-	10	-	-
160 - 179	-	10	25	-
180 - 199	-	-	10	10
200 and over	-	-	10	-
Total	<u>10</u>	<u>35</u>	<u>45</u>	<u>10</u>

^{a/} In addition to the forecast demand for single-family houses and multifamily units, it is estimated that the HMA also could absorb about 50 mobile home units annually.

^{b/} Gross monthly rent is shelter rent, plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

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

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	45	0	50	95
2 bedrooms	105	5	135	240
3 bedrooms	65	0	100	165
4+ bedrooms	<u>30</u>	<u>0</u>	<u>65</u>	<u>95</u>
Total	245	5	350 ^{b/}	595
B. <u>Elderly</u>				
Efficiency	5	10	110	125
1 bedroom	<u>5</u>	<u>10</u>	<u>40</u>	<u>55</u>
Total	10	20	150 ^{c/}	180

a/ Estimates are based on regular income limits.

b/ About 85 percent of these families also are eligible under the rent-supplement program.

c/ All of these elderly couples and individuals are eligible for rent-supplements.

Source: Estimated by Housing Market Analyst.

Table III

Civilian Work Force Components
Monroe, Louisiana, Housing Market Area
1960-1970

	<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>1969</u>	<u>1970</u>
Area Work Force	40,400	41,575	40,900	40,925	42,775	44,775	46,550	46,975	49,125	50,075	49,350
Unemployment	2,425	3,175	2,950	2,550	2,400	2,000	1,975	2,025	2,150	2,450	3,325
Percent of work force	6.0	7.6	7.2	6.2	5.6	4.5	4.2	4.3	4.4	4.9	6.7
Employment	37,975	38,400	37,950	38,400	40,375	42,775	44,575	44,950	46,975	47,625	46,025
Total nonagricultural	34,475	34,900	35,200	35,650	37,650	40,050	41,875	42,275	44,300	44,925	43,325
Nonag. wage & salary employ.	27,650	27,850	28,325	28,900	30,650	32,875	34,825	35,450	37,450	38,100	36,800
Manufacturing	5,650	5,525	5,550	5,600	5,775	6,050	6,375	6,200	6,600	6,875	6,425
Food & kindred products	700	600	625	625	650	700	725	750	750	775	725
Lumber & wood products	575	500	500	450	425	475	500	500	475	450	350
Chemical & allied products	875	850	975	1,000	1,025	1,075	1,050	1,100	1,050	1,050	1,025
Other manufacturing	3,500	3,575	3,450	3,525	3,675	3,800	4,100	3,850	4,325	4,600	4,325
Nonmanufacturing	22,025	22,325	22,725	23,275	24,825	26,825	28,425	29,225	30,575	31,225	30,375
Mining	625	650	500	550	525	500	475	475	400	400	400
Contract construction	2,375	2,500	2,650	2,575	3,575	4,350	4,675	4,325	4,650	3,700	2,825
Transportation & comm.	2,700	2,175	2,075	2,025	2,100	2,075	2,225	2,200	2,275	2,325	2,225
Wholesale trade	1,975	1,900	1,950	2,025	2,100	2,200	2,400	2,400	2,400	2,425	2,400
Retail trade	5,225	5,425	5,425	5,575	5,725	6,100	6,450	6,725	7,175	7,425	7,250
Finance, ins., & real estate	1,425	1,625	1,625	1,625	1,625	1,650	1,700	1,850	1,725	2,375	2,375
Services & miscellaneous	3,200	3,475	3,800	4,025	4,100	4,600	4,650	4,775	5,000	5,250	5,400
Government	4,500	4,575	4,700	4,875	5,075	5,350	5,850	6,475	6,950	7,325	7,500
Other nonag. employment	6,825	7,050	6,875	6,750	7,000	7,175	7,050	6,825	6,850	6,825	6,525
Agricultural employment	3,500	3,500	2,750	2,750	2,700	2,700	2,700	2,700	2,700	2,700	2,700

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

Source: Louisiana State Employment Service.

Table IV

Estimated Percentage Distribution of All Families and Renter Households
by Annual Income After Federal Income Tax Deduction
Monroe, Louisiana, Housing Market Area
1959 and 1971

<u>Income</u>	<u>All family</u>		<u>Renter^{a/}</u>	
	<u>1959</u>	<u>1971</u>	<u>1959</u>	<u>1971</u>
Under \$1,000	8	4	7	2
\$1,000 - 1,999	11	6	25	4
2,000 - 2,999	13	8	32	14
3,000 - 3,999	12	9	14	23
4,000 - 4,999	12	9	7	14
5,000 - 5,999	9	8	6	9
6,000 - 6,999	9	7)	7
7,000 - 7,999	7	6)	6
8,000 - 8,999	5	6	9	6
9,000 - 9,999	4	11)	7
10,000 - 12,499	10	9)	8
12,500 and over)	13))
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median income	\$4,450	\$7,280	\$2,550	\$4,400

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Monroe, Louisiana, Housing Market Area
April 1, 1960 - January 1, 1973

<u>Population</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>January 1, 1971</u>	<u>January 1, 1973</u>
Monroe	52,219	56,324	56,800	57,120
West Monroe	15,215	14,868	14,800	14,980
Balance of HMA	34,229	44,195	44,800	46,900
HMA total	<u>101,663</u>	<u>115,387</u>	<u>116,400</u>	<u>119,000</u>
 <u>Households</u>				
Monroe	15,301	17,063	17,350	17,630
West Monroe	4,678	5,031	5,100	5,220
Balance of HMA	8,955	12,347	12,500	13,150
HMA total	<u>28,934</u>	<u>34,441</u>	<u>34,950</u>	<u>36,000</u>

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

Table VI

Housing Inventory, Tenure, and Vacancy Trends
Monroe, Louisiana, Housing Market Area
April 1, 1960 - January 1, 1971

	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>January 1, 1971</u>
Total inventory	<u>31,070</u>	<u>36,776</u>	<u>37,150</u>
Total occupied	<u>28,934</u>	<u>34,441</u>	<u>34,950</u>
Owner-occupied	<u>18,113</u>	<u>22,776</u>	<u>23,200</u>
Percent of total occupied	62.6%	66.1%	66.4%
Renter-occupied	10,821	11,665	11,750
Percent of total occupied	37.4%	33.9%	33.6%
Total vacant	<u>2,136</u>	<u>2,335</u>	<u>2,200</u>
Available vacant	<u>1,001</u>	<u>1,587</u>	<u>1,500</u>
For sale	346	338	330
Homeowner vacancy rate	1.9%	1.5%	1.4%
For rent	655	1,249	1,170
Renter vacancy rate	5.7%	9.7%	9.0%
Other vacant ^{a/}	1,135	748	720

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

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

Table VII

Annual Construction Activity
Monroe, Louisiana, Housing Market Area
1960-1970

	<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>1969</u>	<u>1970</u>	<u>Total</u>
Total construction activity	<u>1,059</u>	<u>800</u>	<u>695</u>	<u>541</u>	<u>649</u>	<u>649</u>	<u>568</u>	<u>601</u>	<u>654</u>	<u>665</u>	<u>1,119</u>	<u>8,000</u>
A. Unsubsidized	<u>1,059</u>	<u>800</u>	<u>695</u>	<u>541</u>	<u>649</u>	<u>649</u>	<u>568</u>	<u>601</u>	<u>566</u>	<u>506</u>	<u>484</u>	<u>7,118</u>
Monroe	462	338	286	220	319	304	223	313	271	218	263	3,217
West Monroe	130	95	92	74	113	103	56	47	35	23	71	839
Balance of HMA ^{a/}	467	367	317	247	217	242	289	241	260	265	150	3,062
<u>Type of structure</u>												
Single-family	906	760	665	484	469	459	518	444	432	384	396	5,917
Multifamily	153	40	30	57	180	190	50	157	134	122	88	1,201
B. Subsidized^{b/}												
HMA									<u>88</u>	<u>159</u>	<u>635</u>	<u>882</u>
Single-family									-	67	550	617
Multifamily									88	92	85	265

^{a/} Balance of HMA includes estimates for non reporting places, for places which do not require permits (estimated on basis of number of authorized septic tank permits).

^{b/} Includes public housing, Section 221(3)(3), Section 235 and Section 236 housing units.

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