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*Analysis of the*  
**MUNCIE, INDIANA**  
**HOUSING MARKET**

as of April 1, 1970

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411

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## FHA Housing Market Analysis

Muncie, Indiana, as of April 1, 1970

### 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 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.

FHA HOUSING MARKET ANALYSIS - MUNCIE, INDIANA  
AS OF APRIL 1, 1970

The Muncie, Indiana, Housing Market Area (HMA) is defined as Delaware County, Indiana and conforms to the Bureau of the Budget definition for the Muncie, Indiana, Standard Metropolitan Statistical Area. The HMA, located in east central Indiana, 55 miles northeast of Indianapolis, had an estimated population of 124,600 persons in April 1970, an increase of about 13,650 since the April 1960 census.

The Muncie HMA is the home of Ball State University which is located in Muncie (15,750 students in the fall of 1969). The area also has substantial manufacturing employment in a variety of industries. Growth in nonagricultural wage and salary employment since 1960 has paralleled the national trend, with fairly constant growth throughout the middle and latter 1960's. Largely because of the absence of an active annexation policy by the City of Muncie, population and housing growth since 1960 has been confined to areas outside the city limits.

Anticipated Housing Demand

There will be an estimated annual demand for approximately 400 new nonsubsidized housing units in the Muncie HMA over the two-year forecast period (April 1, 1970 to April 1, 1972). Demand is based on a projected household growth of 375 annually and expected losses to the inventory of 200 units annually through demolitions and other causes. Part of the demand will be met by increases in the number of mobile homes and married students housing at the university of 100 and 75 units, respectively. The projected demand, although above recent construction levels, is considerably below the level of construction activity throughout most of the 1960's.

It is judged that these units will be best absorbed if production consists of 325 single-family houses and 75 units in multifamily structures. Qualitative distributions of demand are presented in table I. Demand for single-family houses is expected to be greatest in the \$25,000 to \$30,000 price range and the demand for multifamily units will be strongest for one- and two-bedroom units at the lowest rents achievable. Construction of the projected units should be sufficient to maintain a reasonably balanced housing market in the HMA over the forecast period.

### Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine for each program, (1) the number of families and individuals who can be served under these programs and (2) the proportion of these households that can be reasonably expected to seek new subsidized housing during the two-year forecast period. Household eligibility for Section 235, Section 236, and Section 221(d)(3) BMIR programs is determined primarily by evidence that household or family size is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. For public housing and rent supplement, all families and individuals with income below the income limits are assumed to be eligible. 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. The total occupancy potential for federally-assisted housing is equal to approximately the sum of the potentials for public housing and Section 236 housing exclusively plus the potential common to both programs. The total occupancy potential for the Muncie HMA is estimated to be 335 units annually (see table II). 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<sup>1/</sup> for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing,

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

estimates of the elderly population, income limits in effect on April 1, 1970, and on available market experience.<sup>1/</sup>

Sales Housing under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on the exception income limits, approximately 130 houses a year could be absorbed in the HMA during the two-year forecast period; using regular income limits, the potential would be reduced by approximately 35 percent. One third of the families eligible under this program are five or more-person households. All families eligible for Section 235 housing also are eligible under Section 236 and approximately 70 percent could be housed under Section 221(d)(3) BMIR. There has been very little activity under Section 235 in the HMA. In April 1970 there were 179 reservations under Section 235 and 14 firm commitments had been issued.

Rental Units under the Public Housing and Rent Supplement Programs. These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements such as personal asset limitations. The annual occupancy potential for public housing is estimated at 90 units for families and 90 units for elderly occupants. Approximately 15 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent supplement program, the potential for families would be somewhat less than under public housing but the market for elderly accommodations would remain comparatively unchanged.

There were 456 units of public housing under management in the HMA as of April 1, 1970. None of these units were designed specifically for elderly occupants; however, the existing public housing includes 178 one-bedroom units which are occupied mainly by elderly persons. No additional units of public housing are planned for the near term future. There were no units of rent supplement housing under management in the HMA in April 1970 and no units were planned.

Rental Units under Section 236<sup>2/</sup> and Section 221(d)(3) BMIR. Moderately-priced rental units can be provided under either Section 236 or Section 221(d)(3) BMIR. Although the established income limits for BMIR housing are

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<sup>1/</sup> Families with income 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 housing programs and absorption rates remain to be tested.

<sup>2/</sup> Interest reduction payments also may be made with respect to cooperative housing projects. Occupancy requirements under Section 236 are the same for both tenants and cooperative owner-occupants.

generally higher than those designated for Section 236, the exemption allowance for minor children under the latter program effectively raises the limits into approximately the same range as the BMIR income limits so that virtually the same households are eligible for both programs.

With exception income limits, there is an annual occupancy potential for about 170 units of Section 236 housing, including 40 units for elderly occupants; based on regular income limits, these potentials would be reduced by approximately 30 percent and 10 percent respectively. About 40 percent of the elderly eligible under this program also are eligible for public housing. There are 152 units of Section 236 housing under construction in the HMA. These units approximate the first year's potential for housing under this program. It should also be noted that in terms of eligibility the Section 236 potential for families and the Section 235 potential draw from essentially the same universe and are not, therefore, additive.

If federal funds are available, it is estimated that 110 units of Section 221(d)(3) BMIR housing for families and 30 units for the elderly could be absorbed annually during the two-year forecast period. Approximately 85 percent of the families and 70 percent of the elderly also are eligible for Section 236 accommodations. In April 1970, there were no units of Section 221(d)(3) BMIR housing in the HMA.

### Sales Market

Demand for new sales housing in the Muncie HMA weakened over the past year and new single-family construction starts declined sharply. Rising construction costs and high mortgage rates have had particularly adverse effects on new homes priced to sell below \$22,500; many prospective buyers of homes in the lowest price ranges expect space and luxuries which are no longer available at these prices. As a result the demand for good quality used homes has increased measurably in the lower price ranges. However, the supply of these homes is limited and the market for existing homes was tight in April 1970.

The decline in sales of lower priced single-family homes has forced many local builders, who previously produced lower priced homes, to concentrate their production in the upper price ranges (\$25,000 and above). This trend has led to recent increases in the unsold inventory of expensive homes in the HMA. An FHA unsold inventory survey conducted in the HMA at the end of 1969 listed 102 of the 133 houses completed in 1969 and included in the survey as priced above \$22,500; fifty-seven of these houses sold for more than \$35,000. Of the 29 units under construction in December 1969, fifteen were priced to sell above \$35,000. Ninety-two of the houses completed in 1969 were built speculatively, twelve of which remained unsold at the end of the year.

## Rental Market

The modest number of new rental units constructed in the HMA since 1960 generally have been absorbed rapidly and realtors reported high occupancy rates in these units in April 1970. Most of the newer units are in small projects of less than 50 units each, located in the immediate vicinity of the Ball State Campus. Construction of new privately financed rental housing has averaged about 70 units annually since 1960. Rental units built in the latter part of the 1960's have rents of \$120 to \$130 for one-bedroom units and \$160 to \$170 for two-bedroom units (excluding utilities).

Despite the fact that most of the rental units constructed after 1960 have been located near the Ball State Campus, student households have not been a significant source of demand for these units. However, some demand for newer rental units has come from the increase in faculty at the university. Most of the demand for rental units from the increased student population has been satisfied either by university controlled housing or by older rental units. In the fall of 1969, Ball State enrollment totaled 15,750 students and university controlled housing consisted of 6,960 dormitory spaces and 381 apartments for married students. In addition, the university controls 80 mobile home spaces for rent to married students.

The renter vacancy rate was estimated at 7.4 percent of the inventory in April 1970. The bulk of these vacancies are concentrated in older structures in downtown Muncie. Many of these units are considered unsuited to the needs of families and individuals seeking rental accommodations, and they probably will remain vacant.

## Economic, Demographic, and Housing Factors

The anticipated annual demand for nonsubsidized housing during the April 1970-April 1972 forecast period is based on the trends in employment, income, population, and housing factors summarized below.

Employment. Nonagricultural wage and salary employment averaged 47,000 workers in 1969, 27,800 (59 percent) of whom were in nonmanufacturing. From 1960 to 1969, nonagricultural wage and salary employment increased by approximately 11,700 workers, 2,900 in manufacturing and 8,800 in nonmanufacturing. The transportation equipment industry is the largest source of manufacturing employment in the HMA, accounting for about 33 percent of manufacturing employment in 1969. The Warner Gear and Chevrolet Motor Division plants (both manufacturing automotive transmissions) account for most of the employment in the transportation industry. Virtually all of the growth in manufacturing employment has occurred since 1964, with significant growth in primary metals, electrical machinery, and other smaller industries (see table III). Of the gain of 2,900 workers in manufacturing since 1960, 2,700 has occurred since 1964; in nonmanufacturing, 6,300 of the 8,800 gain since 1960 has occurred since 1964. Since 1964, wage and salary employment has increased by an average of 1,800 workers a year, compared with 625 a year in the 1960-1964 period.

Nonmanufacturing employment in the HMA increased quite consistently throughout the decade of the 1960's. The increase in enrollment at Ball State University from 7,150 students in 1960 to 15,750 in 1970 has been an important stimulus to nonmanufacturing employment both in terms of increased employment at the university and increased demand for consumer goods and services by the expanding university population (see table IV). Nonstudent employment increases at the university amounted to 1,200 workers since the 1962-1963 school year. Total government employment increased by 3,200 between 1962 and 1969. The peak period of increase in government employment occurred between 1967 and 1968 and coincided with a period of rapid expansion at the university in the number of students enrolled under work study programs.<sup>1/</sup>

Nonagricultural wage and salary employment is expected to increase by 1,150 workers annually over the April 1970-April 1972 forecast period. This is substantially below the average annual increases of 1,800 workers since 1964 and is based on anticipated reduced rates of employment and student growth at the university due to a shortage of funds and a slower rate of growth in the HMA population. A shortage of funds for expansionary purposes at the university is expected to keep growth over the forecast period below recent levels. However, nonmanufacturing is expected to continue as the primary source of new employment in the area. Approximately 900 new jobs are expected to be added annually in the nonmanufacturing sector, and manufacturing increases are expected to add about 250 workers annually over the forecast period. No major expansions or reductions are anticipated in the manufacturing sector over the next two years.

Income. In 1959, the median annual income of all families in the Muncie HMA was \$5,425, after deduction of federal income tax; the median after-tax income of renter-households of two or more persons was \$4,400. In April 1970 these medians had risen to an estimated \$8,575 and \$6,875 for all families and renter-households, respectively (see table V).

Population. The population of the HMA was estimated at 124,600 persons in April 1970,<sup>2/</sup> an increase of approximately 1,370 annually since 1960. A decline in the population of the city of Muncie<sup>3/</sup> has been offset by rapid

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<sup>1/</sup> Part-time student employees and students enrolled under work study programs at Ball State University are included in the employment data for 1960-1969. Increases in these categories account for about 1,100 of the increase in the government sector since 1962 and tend to distort employment changes as a comparative measure of economic growth.

<sup>2/</sup> Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

<sup>3/</sup> A special census taken in May 1969 showed a decline of 1,516 persons (2.2 percent) in Muncie since the April 1960 Census of Population.



growth in the suburbs. A steady decline in the birth rate has been offset by in-migration of students and a period of fairly rapid economic growth during the latter half of the 1960's. Based on the anticipated decrease in enrollment growth at the university, continued decline in the birth rate, and a reduced rate of employment growth, an average population growth of 1,200 persons annually is projected for the next two years.

Households. Since April 1960, the number of households in the HMA has increased by approximately 400 annually. Based on the anticipated increase in population and the projected decline in household size, households are expected to increase by 375 annually over the forecast period.

Residential Construction Trends and Housing Inventory. In April 1970 there were approximately 39,200 housing units in the Muncie HMA, an increase of 3,900 since April 1960. This increase reflects the construction of 4,970 new units, the addition of 1,250 mobile homes, and the loss of approximately 2,325 units through demolition and other causes. Approximately 80 single-family houses and 152 multifamily units (Section 236) were under construction in April 1970.

Privately financed residential construction activity reached the peak of the 1960 decade in 1964 and 1965 when an estimated 639 and 638 units, respectively, were authorized in building permit-issuing places or started outside such places.<sup>1/</sup> Construction volume declined sharply in 1966 during the tight money crisis, when only 367 units were started. Single family construction never fully recovered from this period, and recent increases in construction costs and high mortgage rates have led to a further decline in construction activity. Residential construction activity as measured by building permit authorizations and estimates of total construction starts is presented in table VII.

Vacancy. Based on data obtained from a postal vacancy survey conducted in March 1970 and on information provided by local sources, it is estimated that 1,150 housing units were vacant and available either for sale or rent in the HMA as of April 1, 1970. Of the total, 350 were available for sale only and 800 units were available for rent, equal to homeowner and renter vacancy rates of 1.3 percent and 7.4 percent respectively (see table VIII). Both homeowner and renter vacancy rates are slightly lower than they were in 1960 when the homeowner vacancy rate was 1.5 percent and the rental vacancy rate was 8.3 percent. Approximately 1,000 of the available vacant units (325 sales and 675 rental) were nondilapidated and had all plumbing facilities.

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<sup>1/</sup> Approximately 1,850 single-family units were started outside permit-issuing jurisdictions from 1960 through 1965. In 1966, building permit coverage was extended to the entire HMA.

Table I

Estimated Annual Demand for New, Nonsubsidized Housing  
Muncie, Indiana, Housing Market Area  
April 1, 1970 to April 1, 1972

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	30	10
\$17,500 - 19,999	50	15
20,000 - 22,499	50	15
22,500 - 24,999	50	15
25,000 - 29,999	65	20
30,000 - 34,999	30	10
35,000 and over	<u>50</u>	<u>15</u>
Total	325	100

B. Multifamily Units

<u>Gross monthly rents</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$130 - \$149	5	-	-	-
150 - 169	-	10	-	-
170 - 189	-	10	10	-
190 - 209	-	5	15	-
210 - 229	-	-	5	5
230 and over	<u>-</u>	<u>-</u>	<u>5</u>	<u>5</u>
Total	5	25	35	10

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Muncie, Indiana, Housing Market Area  
April 1, 1970-April 1, 1972

A. Families

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
1 bedroom	15	-	15	30
2 bedrooms	55	-	40	95
3 bedrooms	40	-	25	65
4+ bedrooms	<u>20</u>	<u>-</u>	<u>10</u>	<u>30</u>
Total	130	-	<u>90</u>	220

B. Elderly

Efficiency	20	10	55	85
1 bedroom	<u>5</u>	<u>5</u>	<u>20</u>	<u>30</u>
Total	25	<u>15b/</u>	<u>75</u>	115

a/ Estimates are based upon exception income limits.

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

Table III

Trend of Civilian Work Force Components  
Muncie, Indiana, Housing Market Area  
1960-1969

<u>Components</u>	<u>Annual averages<sup>a/</sup></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>1969</u>
Total work force	43,800	44,400	44,800	45,300	46,100	47,600	49,600	49,900	51,800	53,400
Unemployed	3,100	3,900	3,100	2,800	2,600	2,000	1,700	2,300	2,200	1,600
Percent of work force	7.1%	8.8%	6.9%	6.2%	5.6%	4.2%	3.4%	4.6%	4.2%	3.0%
Employed	40,700	40,300	41,700	42,400	43,200	45,500	47,800	47,600	49,600	51,700
Nonagricultural wage & salary	35,300	34,900	36,300	37,100	38,000	40,400	42,900	43,000	45,000	47,000
Manufacturing	16,300	15,500	16,400	16,500	16,500	18,000	18,800	18,600	18,400	19,200
Durable	13,700	13,000	13,700	13,800	13,800	15,300	16,000	15,700	15,500	16,300
Nondurable	2,600	2,500	2,700	2,800	2,700	2,700	2,800	2,900	2,900	2,900
Food & kindred products	1,900	1,800	2,000	2,000	1,900	1,900	2,000	2,100	2,100	2,000
Primary metals	1,600	1,700	1,800	1,600	1,400	1,700	2,000	2,100	2,000	2,100
Trans. equipment	5,600	5,300	6,100	6,600	6,300	6,400	6,000	5,400	5,600	6,300
All other manufacturing	7,200	6,700	6,500	6,300	6,900	8,000	8,800	9,000	8,700	8,800
Nonmanufacturing	19,000	19,400	19,900	20,600	21,500	22,400	24,100	24,500	26,600	27,800
Construction	1,400	1,400	1,200	1,100	1,200	1,400	1,800	1,600	1,800	2,100
Wholesale & retail trade	6,800	6,800	6,900	7,200	7,300	7,500	8,000	8,000	8,400	8,700
Service & miscellaneous	3,300	3,300	3,500	3,700	4,000	4,100	4,300	4,600	4,900	5,000
Government	4,200	4,500	4,900	5,200	5,500	5,800	6,400	6,700	7,800	8,100
Other nonmanufacturing	3,300	3,400	3,400	3,400	3,500	3,600	3,600	3,600	3,700	3,900
All other nonagricultural	3,800	3,900	4,000	4,000	3,800	4,000	3,900	3,700	3,700	3,800
Agricultural	1,500	1,500	1,400	1,300	1,300	1,100	1,000	800	800	900

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

Source: Indiana Employment Security Division.

Table IV

Trends in Enrollment and Employment<sup>a/</sup>  
Ball State University 1962-1970

<u>School year</u>	<u>Fall enrollment</u>	<u>University employment</u>			<u>Total</u>
		<u>Instructional &amp; Administration</u>	<u>Service</u>	<u>Student employment</u>	
1962-63	8,526	669	406	1,300	2,375
1963-64	8,983	727	404	1,358	2,489
1964-65	10,305	808	478	1,585	2,871
1965-66	11,466	906	539	1,660	3,105
1966-67	13,062	1,004	651	1,739	3,394
1967-68	14,047	1,162	798	2,155	4,115
1968-69	15,334	1,249	809	2,184	4,242
1969-70	15,750	1,415	862	2,403	4,680

<sup>a/</sup> Includes both full time and part time employees; in 1969-70 approximately nine percent of the instructional and administration and twenty percent of the service employees were part time.

Sources: Ball State University Office of Personnel Services; Opening Fall Enrollment in Higher Education, U.S. Office of Education.

Table V

Estimated Percentage Distribution of All Families and Renter Households<sup>a/</sup>  
By Annual Income, After Deduction of Federal Income Tax  
Muncie, Indiana, Housing Market Area, 1959 and 1970

<u>Annual Income</u>	<u>1959</u>		<u>1970</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$2,000	9.5	15.5	5.5	8.0
\$2,000 - 2,999	7.0	11.0	3.5	6.5
3,000 - 3,999	11.0	16.0	4.0	7.5
4,000 - 4,999	14.5	19.5	5.0	8.5
5,000 - 5,999	19.0	16.5	6.5	10.0
6,000 - 6,999	13.0	7.5	8.5	11.0
7,000 - 7,999	8.0	4.5	10.0	12.0
8,000 - 8,999	5.5	3.5	12.0	11.0
9,000 - 9,999	4.0	2.0	9.5	7.0
10,000 - 12,499	5.0	1.5	15.5	9.0
12,500 - 14,999	1.5	1.0	7.5	5.0
15,000 and over	2.0	1.5	12.5	4.5
Total	100.0	100.0	100.0	100.0
Median	\$5,425	\$4,400	\$8,575	\$6,875

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

Source: Estimated by Housing Market Analyst.

Table VI

Trend of Population and Household Growth  
Muncie, Indiana, Housing Market Area  
April 1950-April 1970

	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>Average annual changes</u>			
				<u>1950-1960</u>		<u>1960-1970</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number<sup>a/</sup></u>	<u>Percent</u>
<u>Population</u>							
HMA total	90,252	110,938	124,600	2,069	2.0	1,370	1.2
Muncie	58,479	68,603	67,000	1,012	1.6	-160	-.2
Remainder	31,773	42,335	57,600	1,056	2.9	1,530	3.1
<u>Households</u>							
HMA total	27,308	33,120	37,100	581	1.9	400	1.2
Muncie	18,007	20,930	20,700	292	1.5	-25	-.1
Remainder	9,301	12,190	16,400	289	2.7	425	3.0

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population and Housing; 1970 estimated by Housing Market Analyst.

Table VII

Private Units Authorized by Building Permits and Estimated  
Construction Starts Muncie, Indiana, Housing Market Area  
January 1960 through March 1970

<u>Year</u>	<u>Units authorized by building permits</u>		<u>Estimated starts outside permit-issuing jurisdictions</u>	<u>Total</u>
	<u>Single-family</u>	<u>Multifamily</u>		
1960	162	4	340	506
1961	174	50	295	519
1962	126	69 <sup>a/</sup>	315	510 <sup>a/</sup>
1963	95	20	310	425
1964	107	162	370	639
1965	298	120	220	638
1966	321	46	0 <sup>b/</sup>	367
1967	378	118	0	496
1968	362	30 <sup>c/</sup>	0	392 <sup>c/</sup>
1969	280	84	0	364
1970 Jan.-March	44	0 <sup>d/</sup>	0	44 <sup>d/</sup>

<sup>a/</sup> Excludes 50 units of married student housing sponsored by Ball State University.

<sup>b/</sup> Building permit coverage was expanded to the entire HMA in 1966.

<sup>c/</sup> Excludes 100 units of married student housing sponsored by Ball State University.

<sup>d/</sup> Excludes 152 units of Section 236 housing.

Sources: U.S. Bureau of Census, C-40 Construction Reports;  
Delaware County Assessor's Office;  
Indiana-Michigan Electric Co.



Table VIII

Tenure and Occupancy in the Housing Inventory  
Muncie, Indiana, Housing Market Area  
April 1, 1950 to April 1, 1970

<u>Tenure and Occupancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>April 1970</u>
Total housing supply	28,330	35,294	39,200
Occupied housing units	27,308	33,120	37,100
Owner-occupied	17,364	23,142	27,025
Percent of all occupied	63.6%	69.9%	72.8%
Renter-occupied	9,944	9,978	10,075
Percent of all occupied	36.4%	30.1%	27.2%
Vacant housing units	994	2,174	2,100
Available vacant	430	1,272	1,150
For sale	152	364	350
Homeowner vacancy rate	.9%	1.5%	1.3%
For rent	278	908	800
Renter vacancy rate	2.7%	8.3%	7.4%
Other vacant <sup>a/</sup>	564	902	950

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

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

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