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*Analysis of the*  
**NASHVILLE, TENNESSEE  
HOUSING MARKET**

**as of June 1, 1970**

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

**September 1970**

**FHA Housing Market Analysis**  
Nashville, Tennessee, as of June 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 - NASHVILLE, TENNESSEE  
AS OF JUNE 1, 1970<sup>1/</sup>

The Nashville, Tennessee, Housing Market Area (HMA) is defined, as in previous analyses, to be coterminous with Metropolitan Nashville-Davidson County, Tennessee. As of June 1, 1970, the population of the HMA totaled approximately 499,500 persons, reflecting an increase of 26,000 over the January 1, 1968 population estimate of 473,500.

During the January 1, 1968 to June 1, 1970 period, the economy of the Nashville HMA expanded at a favorable rate, and both the sales and rental housing markets continued to be very good as evidenced by the absorption of a large volume of new residential construction with only a small increase in the relatively low rental vacancy rate and no change in the homeowner vacancy rate. As a result of the high level of single-family construction during 1968 and early 1969, however, a slight surplus of sales housing continued to exist in the HMA, as of June 1, 1970, a condition partially attributable to the impact of the tight money market, increasing interest rates, rising land and construction costs, and higher sales prices. Market absorption data indicate a satisfactory rate of absorption for new rental units placed on the market during 1968, 1969, and early 1970, with an occupancy level of 92 percent revealed by a survey conducted during March 1970.

Anticipated Housing Demand

Based on the anticipation of a somewhat higher rate of economic growth in the Nashville area during the next two years than during the January 1, 1968 to June 1, 1970 period, and taking into consideration current vacancy

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<sup>1/</sup> Data in this analysis are supplementary to previous FHA analyses dated January 1, 1968 and January 1, 1965.

levels, expected inventory losses, and the present level of residential construction activity, it is estimated that there will be a demand for an average of 5,100 nonsubsidized housing units a year in the Nashville HMA during the June 1, 1970 to June 1, 1972 forecast period. It is calculated that the nonsubsidized housing units would be most readily absorbed if the annual net addition to the inventory included 1,800 single-family houses, 2,800 multifamily housing units, and 500 mobile homes (see table I for price and rent distributions).

The annual demand for additional nonsubsidized housing units anticipated during the June 1, 1970 to June 1, 1972 period exceeds the average annual increment of new construction during 1968 and 1969, reflecting the expectation of a slightly faster rate of economic growth in the HMA, and allowing for the absorption of the present excess sales housing. It should be noted that the present demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to provide appropriate balance and stability in the housing market over the long term. The demand estimates are premised on economic, demographic, and housing market factors discussed in subsequent sections; the development of trends significantly different than those envisioned would, of course, suggest the need to re-evaluate the demand projections.

#### Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with 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. On this basis, for the Nashville HMA, the total occupancy potential would be 2,400 units annually, including 600 units for the elderly (see table II).

The annual occupancy potentials<sup>1/</sup> discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on June 1, 1970 and on available market experience.<sup>2/</sup>

Sales Housing under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. With exception income limits, there is an occupancy potential for about 625 homes annually during each of the next two years. Under regular income limits the potential would be about 500 homes each year. All families eligible for Section 235 housing also are eligible under the Section 236 program but are not additive thereto.

As of May 1, 1970, approximately 100 homes had been provided for families in the Nashville HMA under the Section 235 program, and builders had been given fund reservations for about 625 additional units, equivalent to the potential for one year. A total of 225 firm commitments had been issued. As of June 1, 1970, no additional funds were available for reservations under this program.

Rental Units under 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. The annual occupancy potential for public housing is estimated to be 1,250 units for families and 550 units for the elderly. About six percent of these families and 32 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 about 70 percent of that indicated for public housing. The potential market for the elderly would not be changed.

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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 suitable accessible locations, as well as distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with income inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

As of June 1, 1970, the Nashville Housing Authority had an inventory of 5,549 low-rent public housing units under management, including 60 units under a leasing agreement. Approximately 80 percent of these units were built prior to 1955. Additions since then include 401 units designed for the elderly, which were completed during 1965, a total of 274 units provided for families in 1969, and 311 units for the elderly completed early in 1970 and presently in the process of being occupied. Accommodations specifically designed for the elderly totaled 712 units.

As of June 1, 1970, there were 295 low-rent public housing units for the elderly, and 180 units for families under construction in the HMA, with completion anticipated in July 1970 and September 1970. A total of 445 additional units for families were in the pre-construction stage with completion expected during late 1971. Applications had been submitted for another 657 low-rent units, but no allocations had been received because of a lack of available funds. As of June 1, 1970, the Nashville Housing Authority reported a waiting list of approximately 1,800 applicants for low-rent units, including 600 elderly couples or individuals.

As of June 1, 1970, three rent supplement projects totaling 410 units had been completed in the HMA. As of May 1, 1970, these projects reported an occupancy level of 98 percent. There were three additional rent supplement projects under construction with 174 units expected to be ready for occupancy in August 1970, another 200 units expected to be available in November 1970, and 202 units expected to be completed by May 1971. The 1,200 public low-rent and rent supplement units under construction for families are equivalent to the estimated occupancy potential for one year. A feasibility letter was issued in February 1970 for a 208-unit rent supplement project. None of the rent supplement units completed to date or presently under development are designed for elderly occupants.

Rental Units under Section 236<sup>1/</sup>. Moderately-priced rental units can be provided under Section 236. Based on exception income limits, there is an annual occupancy potential for 625 units of Section 236 housing for families and 225 units for elderly households. Based on regular income limits, the potential for families would be only 500 units a year, but the potential for the elderly would be virtually unchanged. About 15 percent of the families and 80 percent of the elderly also are eligible for public housing.

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<sup>1/</sup> Interest reduction payments may also be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are identical for both tenants and cooperative owner-occupants.

As of June 1, 1970, a total of 71 family units had been completed in the HMA under the Section 236 program, and 654 family units had been provided under the Section 221(d)(3) BMIR program. As of May 1, 1970, an occupancy level of 96 percent was reported in five projects totaling 494 units that had been on the market for more than seven months. An occupancy level of 82 percent was reported for two projects with 231 units which had been opened for occupancy for seven months or less. As of June 1, 1970, 542 units of Section 221(d)(3) BMIR and Section 236 housing were under construction or had been approved. Since the Section 236 and BMIR programs draw generally from the same potential family occupants as the Section 235 program, the provision of homes under the latter program should be carefully observed in respect to quantity and timing of construction, and the potential for family units under the Section 236 program should be adjusted as suggested by the marketing experience of both programs. The 542 Section 236 and Section 221(d)(3) BMIR units approved equal a little less than one year of the occupancy potential under Section 236.

#### The Sales Market

As a result of the favorable rate of economic growth in the Nashville HMA, the market for sales housing was relatively strong throughout the early part of the January 1, 1968 to June 1, 1970 period, in spite of the tight money market, increasing interest rates, rising land and construction costs, and higher sales prices. As a result of the high level of single-family construction during 1968 and early 1969, however, a small surplus of sales housing continued to exist in the HMA as of June 1, 1970, with a homeowner vacancy rate of 1.6 percent, unchanged from the January 1, 1968 level. Reflecting continuation of the tight money situation and adjustment for the previous high level of construction, new single-family construction volume declined considerably during the latter part of 1969 and early 1970, as measured by a drop of about 20 percent in the number single-family homes authorized by building permits. Real estate firms and mortgage lending institutions in the Nashville area report that the marketing of both new and existing sales units was seriously curtailed during the past year by the tight money market and high interest and discount rates.

During January 1970, the Knoxville Insuring Office conducted an unsold inventory survey covering approximately 80 percent of all new single-family housing units completed in the three-county Nashville SMSA

during 1969. Since somewhat more than two-thirds of the units surveyed were located within Davidson County, which constitutes the Nashville HMA, it is felt that the trends in the broader three-county SMSA were generally typical of those in the Nashville HMA. Approximately 88 percent of the new single-family houses completed in the SMSA during the past year were built on a speculative basis. The SMSA survey included a total of 1,535 homes built on a speculative basis during 1969, of which 21 percent (315 units) remained unsold at the end of the year. Half of the unsold units had been on the market for less than one month. The largest number of unsold units (84) were in the \$20,000 to \$22,499 price range, including 18 units that had been on the market for six months or longer. The remaining units in the unsold inventory were distributed fairly evenly throughout the \$17,500 to \$35,000 price range.

As revealed by the survey, approximately 37 percent of the new single-family houses sold in the Nashville area during 1969 were priced at less than \$20,000, reflecting in part, of course, the marketing assistance provided by the FHA Section 235 program. About 30 percent of the new units sold during the year were in the \$20,000 to \$24,999 price range, 21 percent were in the \$25,000 to \$29,999 range, and 12 percent were in the \$30,000 and above price range.

Local real estate operators report that a large number of existing single family houses were available for sale in the \$16,000 to \$20,000 price range, but that very few were available at less than \$16,000. During the past several years an increasing portion of the sales housing demand in the lower prices ranges has been satisfied by the provision of house trailers. The net addition to the HMA housing inventory in the form of mobile homes averaged 575 units annually during the January 1, 1968 to June 1, 1970 period, compared with an average net addition of about 225 mobile homes a year during the 1960 to 1968 period.

#### The Rental Market

The rental market in the Nashville HMA expanded significantly during the January 1, 1968 to June 1, 1970 period, especially during 1969 and early 1970. An average of about 1,850 new nonsubsidized multifamily housing units and 650 subsidized multifamily units were absorbed each year, and a substantial number of single-family housing units shifted from the owner to the renter inventory. The overall rental vacancy rate increased only slightly, rising from 3.3 percent to 3.7 percent. As of June 1, 1970, about 39 percent of the Nashville HMA rental inventory was single-family houses. The vacancy rate in the single-family portion of the rental market was estimated to be about 1.7 percent, and the vacancy rate in multifamily rental units was estimated to be approximately 5.0 percent.

Market absorption data collected by the Knoxville FHA Insuring Office indicate a satisfactory rate of absorption for new nonsubsidized multifamily rental units placed on the market between June 1, 1968 and June 1, 1970;



an occupancy level of 92 percent was reported as of June 1, 1970 in a group of 19 garden-type projects totaling 2,247 units completed during the 24-month period. As revealed by the FHA absorption survey, approximately 62 percent of the new multifamily units placed on the market subsequent to June 1, 1968 were two-bedroom units, and 31 percent were one-bedroom units; only four percent were three-bedroom units, and only three percent were efficiencies. Vacancies in the new units were largely concentrated in two-bedroom units offered at gross monthly rentals in excess of \$175. There were 99 vacant units in this category representing a vacancy rate of about 12 percent. New two-bedroom units provided at gross monthly rents ranging from \$130 to \$174 were readily marketed during the past two years, with 22 vacancies remaining, representing a vacancy rate of only four percent. The new one-bedroom units placed on the market since June 1, 1968 fell largely within the gross monthly rental range of \$110 to \$149, with a number of new units provided at rents above this range, but none below. There were 32 vacant one-bedroom units available at gross rents below \$150 a month, representing a vacancy rate of six percent, and 19 units available at higher rents, representing a vacancy ratio of 12 percent.

Occupancy data compiled during April 1970, covering approximately 2,250 somewhat older multifamily rental units that had been on the market for a period of two to five years, indicated an occupancy level of 90 percent. Vacancies in these units also were concentrated in two-bedroom units, with 126 units vacant, compared with 56 vacant one-bedroom units, 15 vacant efficiencies, and only five vacant three-bedroom units. A number of the rental projects built two to five years ago have recently increased their rental rates, and the gross rental charges for these slightly older units generally are about the same as those indicated for the units completed during the past two years.

Economic, Demographic, and Housing Factors. The preceding estimates of housing demand are premised on the trends in employment, income, population, and housing factors discussed below.

Employment. Based on preliminary estimates prepared by the Tennessee Department of Employment Security, nonagricultural wage and salary employment in the Nashville SMSA<sup>1/</sup> totaled 220,700 during March 1970. Nonagricultural wage and salary employment averaged 217,000 during 1969, reflecting an increase of 6,100 jobs over the average for 1968. The 1969 increase in wage and salary jobs followed an increase of 5,800 during 1968, and a gain of 3,800 in 1967. Employment gains during the past three years have been concentrated in the nonmanufacturing segment, primarily in wholesale and retail trade, and services. Growth during 1968 also included sizeable increases in fabricated metal manufacturing and contract construction (see table III).

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<sup>1/</sup> Beginning with 1964, work force and employment data for the Nashville area are available only on the basis of the three-county SMSA consisting of Davidson, Sumner, and Wilson Counties. Since Davidson County accounts for about 88 percent of the total SMSA work force, trends in the SMSA are considered representative of those in the Nashville HMA which includes only Davidson County.

Employment growth during the 1967-1969 period was well below the average for 1966 and 1965 when expansion in transportation equipment manufacturing, trade, services, and government employment boosted wage and salary employment by an average of 12,350 jobs annually. The recent employment growth, however, is significantly better than the average of 4,000 new jobs a year experienced during the 1960 to 1964 period.

Based in part on expansion projects now being carried out by existing industries in the Nashville SMSA and the construction of facilities for several major new firms, as reported in public releases, it is estimated that nonagricultural wage and salary employment in the SMSA will increase by an average of 7,000 jobs a year during the June 1, 1970 to June 1, 1972 forecast period. The General Electric Company is completing a new plant in the SMSA that will employ approximately 650 new workers during the forecast period, and Heil-Quaker, a large manufacturer of heating and air conditioning equipment, is adding a new facility that will employ about 1,500 new workers, including about 800 during early 1972. Oscar Mayer, a major meat processing company, also has a new plant under construction in the SMSA which will employ about 200 people during the two-year forecast period. AVCO's Aerostructure Division in Nashville recently has expanded production facilities and has obtained a contract for the production of wing components for the new Lockheed L-1011 commercial jet plane, which calls for substantial employment increases; however, the loss of some work anticipated on the Boeing SST and the Lockheed C-5A military aircraft probably will limit employment gains during the next two years. An office furniture manufacturer is expanding facilities and is expected to hire about 200 additional workers during 1970; expansion of several small fabricated metal firms and transportation equipment companies will result in about 400 new jobs in the near future. Moderate growth is projected for nonmanufacturing industries during the forecast period with expansion of employment opportunities in trade, services, and government expected to parallel recent growth trends.

Income. As of June 1, 1970, the estimated median annual income of all families in the Nashville HMA was \$8,150, after deduction of federal income taxes. The median after tax income of renter households of two or more persons was \$5,575 a year. As of January 1, 1968, the median after-tax annual income of all families, based on revised data now available, is estimated to have been \$7,625, and the median for renter households is estimated to have been \$5,200. Detailed distributions of families and renter households by annual after-tax incomes are presented in table IV.

Population and Households. As of June 1, 1970, the population of the Nashville HMA totaled approximately 499,500 persons,<sup>1/</sup> reflecting an increase of 26,000 over the January 1, 1968 estimate of 473,500, an average gain of about 10,750 persons annually. During the January 1, 1965 to January 1, 1968 period, the population of the HMA expanded by an average of about 10,850 persons annually. The recent population growth parallels

<sup>1/</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.

increased expansion of employment opportunities in the Nashville area. During the April 1, 1960 to January 1, 1965 period, when the economy of the area was expanding less rapidly, the population growth in the HMA averaged only 8,675 persons each year. Based on the anticipation of a somewhat higher rate of economic growth during the next two years, it is estimated that the population of the HMA will increase by an average of 13,500 persons annually, reaching a level of about 526,500 by June 1, 1972.

The number of households in the HMA as of June 1, 1970 totaled 150,700, indicating an increase of about 9,800 over the revised January 1, 1968 estimate of 140,900. The number of households in the HMA is expected to increase by about 4,700 a year during the next two years, reaching a total of 160,100 by June 1, 1972. Population and household trends during the 1960-1972 period are summarized in table V.

Residential Construction and Housing Inventory Trends. As measured by building permits issued, about 330 new nonsubsidized single-family houses were placed under construction during the first four months of 1970, indicating a substantial decline in construction activity when compared with the 509 single-family units authorized by building permits during the first four months of 1969. During 1969, a total 1,487 single-family houses were authorized by building permits compared with 1,894 in 1968 and 2,428 in 1967. Single-family houses authorized during the 1960 to 1966 period averaged about 2,150 a year. The recent down-turn in single-family construction reflects an adjustment following the high level of construction during 1968, and the continuation of the tight money market.

New nonsubsidized multifamily housing units authorized by building permits totaled 128 units during the first four months of 1970, compared with 1,126 units authorized during the first four months of 1969. During 1969, a total of 2,732 nonsubsidized multifamily units were authorized by building permits, compared with 3,468 in 1968, and 2,210 in 1967. Nonsubsidized multifamily units authorized by building permits averaged 2,375 a year during the 1964-1966 period, compared with an average of only 1,150 units a year during the 1960-1963 period. Construction of subsidized housing units expanded significantly during 1968 and 1969 as indicated by the 1,307 units authorized by permits in 1968 and the 891 units authorized in 1969, compared with a total authorization of only 1,067 during the preceeding eight-year period.

As of June 1, 1970, there were approximately 3,400 new housing units under construction in the HMA, including 600 single-family homes and 2,800 multifamily housing units. The multifamily housing units under construction included over 1,200 units under various federal subsidy programs. The year-to-year trend in residential construction, as indicated by building permits issued, is shown in table VI.

As of June 1, 1970, there were approximately 158,000 housing units in the Nashville HMA, reflecting a net increase of about 10,600 units over the revised January 1, 1968 estimate of 147,400. This increase in the housing inventory resulted from the construction of approximately 11,225 new housing units, the addition of 1,375 trailers, and the loss of about 2,000 units through demolition and other causes. The net addition to the housing inventory included approximately 1,500 new units for low- to moderate-income families and elderly persons built with federal assistance.

Vacancy. Based on a postal vacancy survey conducted on May 18, 1970, on market absorption data collected by the Knoxville Insuring Office, and on data from other local sources, it is estimated that as of June 1, 1970 there were 1,350 vacant housing units available for sale and 2,550 available for rent in the Nashville HMA, reflecting a homeowner vacancy rate of 1.6 percent and a rental vacancy rate of 3.7 percent. As of January 1, 1968, the homeowner vacancy ratio also was 1.6 percent, indicating no net change for the 1968-1970 period, but the rental vacancy rate was a little lower at 3.3 percent, indicating that rental vacancies increased by a small amount during the interval (see table VII). It is estimated that about 50 of the vacant sales units and 450 of the vacant rental units lacked one or more plumbing facilities and were in advanced stages of deterioration; these units were excluded from the available vacancies in calculating the estimates of demand presented earlier.

Table I

Estimated Annual Demand for New Nonassisted Housing  
Nashville, Tennessee, Housing Market Area  
June 1, 1970-June 1, 1972

A. Single-family

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	350	19.4
\$17,500 - 19,999	375	20.8
20,000 - 24,999	500	27.8
25,000 - 29,999	350	19.4
30,000 - 34,999	125	7.0
35,000 and over	<u>100</u>	<u>5.6</u>
Total	1,800	100.0

B. Multifamily

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$110 - \$129	100	-	-	-
130 - 149	35	575	-	-
150 - 169	15	275	550	-
170 - 189	-	125	350	75
190 - 209	-	100	175	50
210 - 229	-	25	100	50
230 - 249	-	-	75	50
250 and over	<u>-</u>	<u>-</u>	<u>50</u>	<u>25</u>
Total	150	1,100	1,300	250

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

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Nashville, Tennessee, Housing Market Area  
June 1, 1970 to June 1, 1972

<u>Unit size</u>	<u>Section 236 exclusively<sup>a/</sup></u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<b>A. <u>Families</u></b>				
One bedroom	75	25	150	250
Two bedrooms	200	50	375	625
Three bedrooms or more	<u>275</u>	<u>-</u>	<u>650</u>	<u>925</u>
Total	550	75 <sup>b/</sup>	1,175 <sup>b/</sup>	1,800
<b>B. <u>Elderly</u></b>				
Efficiency	25	125	250	400
One bedroom	<u>25</u>	<u>50</u>	<u>125</u>	<u>200</u>
Total	50	175 <sup>c/</sup>	375 <sup>c/</sup>	600

<sup>a/</sup> Section 236 estimates are based on exception income limits; with regular income limits the potential for families will be about 80 percent of that shown in the table, and the potential for the elderly will be about 95 percent of that in the table.

<sup>b/</sup> About 78 percent of these families also are eligible under the rent-supplement program.

<sup>c/</sup> All of the elderly couples and individuals also are eligible for rent supplements.

Table III

Work Force and Employment Trends  
Nashville, Tennessee, SMSA, 1965-1969<sup>a/</sup>  
 (annual averages in thousands)

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969<sup>b/</sup></u>
Total civilian work force	<u>231.0</u>	<u>243.6</u>	<u>246.7</u>	<u>252.4</u>	<u>258.2</u>
Unemployment	6.6	5.9	7.0	6.8	6.7
Percent of work force	2.9	2.3	2.8	2.7	2.6
Employment	<u>224.2</u>	<u>237.5</u>	<u>239.3</u>	<u>245.1</u>	<u>251.1</u>
Nonagricultural	<u>N.A.</u>	<u>231.0</u>	<u>233.5</u>	<u>238.9</u>	<u>244.9</u>
Wage and salary	<u>187.8</u>	<u>201.3</u>	<u>205.1</u>	<u>210.9</u>	<u>217.0</u>
Manufacturing	<u>55.5</u>	<u>60.8</u>	<u>60.3</u>	<u>60.2</u>	<u>61.6</u>
Durable goods	<u>20.7</u>	<u>23.3</u>	<u>22.7</u>	<u>24.5</u>	<u>25.7</u>
Lumber	1.0	0.9	1.0	1.0	.9
Furniture & fixtures	2.1	2.4	2.3	2.3	2.2
Fabricated metals	4.1	4.6	4.8	6.4	6.9
Machinery	3.0	3.7	3.1	3.5	3.9
Transportation equipment	4.8	5.9	6.4	5.4	6.0
Other durable goods	5.7	5.8	5.1	5.9	5.8
Nondurable goods	<u>34.8</u>	<u>37.5</u>	<u>37.6</u>	<u>35.7</u>	<u>35.9</u>
Food	6.3	6.4	6.4	5.9	5.5
Textile	2.7	2.9	2.9	3.0	3.0
Apparel	4.4	4.5	4.1	4.3	4.1
Printing & publishing	7.5	8.3	9.2	8.4	8.7
Petroleum & rubber	1.5	2.0	1.9	1.9	2.2
Leather	5.5	5.7	6.1	6.0	6.3
Other nondurables	6.9	7.7	7.0	6.2	6.1
Nonmanufacturing	<u>132.3</u>	<u>140.5</u>	<u>144.8</u>	<u>150.7</u>	<u>155.4</u>
Contract construction	10.9	12.0	11.8	13.2	13.8
Trans., comm., & util.	11.3	11.9	12.5	12.5	13.1
Wholesale & retail trade	39.6	42.4	43.8	45.9	47.3
Fin., ins., & real estate	11.8	12.4	12.6	12.8	13.4
Services & miscellaneous	30.3	31.4	32.6	34.3	35.2
Government	28.4	30.4	31.5	32.0	32.6
All other nonagricultural	<u>N.A.</u>	<u>29.7</u>	<u>28.4</u>	<u>28.0</u>	<u>27.9</u>
Agricultural	<u>N.A.</u>	<u>6.5</u>	<u>5.8</u>	<u>6.2</u>	<u>6.2</u>
Involved in labor-mgmt. disputes	.2	.2	.4	.5	.4

<sup>a/</sup> Beginning with 1964, work force and employment data for the Nashville area are available only on the basis of the three-county SMSA consisting of Davidson, Sumner, and Wilson Counties. Since Davidson County accounts for about 88 percent of the total SMSA work force, trends in the SMSA are considered representative of those in the Nashville HMA which includes only Davidson County.

<sup>b/</sup> Preliminary. Subject to revision on the basis of first quarter 1970 benchmark data when available.

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

Source: Tennessee Department of Employment Security.

Table IV

Estimated Percentage Distribution  
of All Families and Renter Households by Annual Income  
After Deduction of Federal Income Tax  
Nashville, Tennessee, Housing Market Area 1968 and 1970

<u>Family income</u>	<u>All families</u>		<u>Renter households<sup>a/</sup></u>	
	<u>Jan. 1, 1968</u>	<u>June 1, 1970</u>	<u>Jan. 1, 1968</u>	<u>June 1, 1970</u>
Under \$2,000	6	5	12	11
\$2,000 - 2,999	6	5	10	9
3,000 - 3,999	7	7	13	11
4,000 - 4,999	8	7	13	13
5,000 - 5,999	9	8	10	10
6,000 - 6,999	8	9	10	9
7,000 - 7,999	9	8	7	8
8,000 - 8,999	8	7	6	7
9,000 - 9,999	8	7	5	5
10,000 - 12,499	13	15	7	8
12,500 - 14,999	7	9	4	4
15,000 - 19,999	6	7	2	3
20,000 and over	<u>5</u>	<u>6</u>	<u>1</u>	<u>2</u>
Total	100	100	100	100
Median	\$7,625	\$8,150	\$5,200	\$5,575

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

Source: Estimated by Housing Market Analyst.



Table V

Population and Household Trends  
Nashville, Tennessee, Housing Market Area  
April 1, 1960-June 1, 1972

<u>Date</u>	<u>Total population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent<sup>a/</sup></u>
April 1, 1960	399,743	-	-
Jan. 1, 1965	441,000	8,675	2.1
Jan. 1, 1968	473,500	10,850	2.4
June 1, 1970	499,500	10,750	2.1
June 1, 1972	526,500	13,500	2.6

<u>Date</u>	<u>Number of households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent<sup>a/</sup></u>
April 1, 1960	114,635	-	-
Jan. 1, 1965	128,100	2,825	2.4
Jan. 1, 1968	140,900 <sup>b/</sup>	4,250	3.2
June 1, 1970	150,700	4,050	2.7
June 1, 1972	160,100	4,700	3.0

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

<sup>b/</sup> Revised.

Sources: 1960 Censuses of Population and Housing and estimates by Housing Market Analysts.

Table VI

Housing Units Authorized by Building Permits  
Nashville, Tennessee, Housing Market Area, 1960-1970

<u>Year</u>	<u>Nonsubsidized housing units</u>					<u>Subsidized housing units<sup>a/</sup></u>	<u>Total housing units authorized</u>
	<u>One-family</u>	<u>Two-family</u>	<u>3- and 4-family</u>	<u>5- or more-family</u>	<u>Total</u>		
1960	2,083	302	58	719	3,162	-	3,162
1961	2,405	292	91	961	3,749	240	3,989
1962	2,154	214	143	655	3,166	-	3,166
1963	2,287	366	224	587	3,464	181	3,645
1964	2,053	280	245	2,125	4,703	220	4,923
1965	2,266	458	174	1,506	4,404	-	4,404
1966	1,803	310	126	1,891	4,130	-	4,130
1967	2,428	366	126	1,718	4,638	426	5,064
1968	1,894	210	86	3,172	5,362	1,307	6,669
1969	1,487	240	211	2,281	4,219	891	5,110
<u>First four months</u>							
1969	509	74	9	1,043	1,635	-	1,635
1970	330	84	44	-	458	90	548

<sup>a/</sup> All subsidized housing units authorized were in 5- or more-family structures with the exception of 181 units in 3- and 4-family structures in 1963, approximately 35 units in one-family structures in 1969, and 90 units in one-family structures in 1970.

Sources: U.S. Bureau of the Census, Construction Reports C-40, and local building permit offices.

Table VII

Housing Inventory, Tenure, and Vacancy Trends  
Nashville, Tennessee, Housing Market Area  
April 1, 1960 - June 1, 1970

	<u>April 1, 1960</u>	<u>Jan. 1, 1965</u>	<u>Jan. 1, 1968<sup>a/</sup></u>	<u>June 1, 1970</u>
Total housing inventory	<u>120,847</u>	<u>135,200</u>	<u>147,400</u>	<u>158,000</u>
Total occupied units	<u>114,635</u>	<u>128,100</u>	<u>140,900</u>	<u>150,700</u>
Owner-occupied	69,865	78,600	81,800	84,600
Percent	60.9%	61.4%	58.1%	56.1%
Renter-occupied	44,770	49,500	59,100	66,100
Percent	39.1%	38.6%	41.9%	43.9%
Total vacant units	<u>6,212</u>	<u>7,100</u>	<u>6,500</u>	<u>7,300</u>
Available vacant	<u>3,797</u>	<u>4,300</u>	<u>3,300</u>	<u>3,900</u>
For sale	<u>1,395</u>	<u>1,600</u>	<u>1,300</u>	<u>1,350</u>
Homeowner vacancy rate	2.0%	2.0%	1.6%	1.6%
For rent	2,402	2,700	2,000	2,550
Rental vacancy rate	5.1%	5.2%	3.3%	3.7%
Other vacant <sup>b/</sup>	2,415	2,800	3,200	3,400

<sup>a/</sup> Revised.

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

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

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