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1970

Analysis of the
**NEWPORT NEWS-HAMPTON,
VIRGINIA
HOUSING MARKET**

as of March 1, 1970

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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

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FHA Housing Market Analysis
Newport News-Hampton, Virginia as of March 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 Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

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

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

FHA Housing Market Analysis
Newport News-Hampton, Virginia
as of March 1, 1970^{1/}

The Newport News-Hampton, Virginia, Housing Market Area (HMA) is identical with the Newport News-Hampton Standard Metropolitan Statistical Area (SMSA). Located in southeast Virginia, the HMA occupies a peninsula defined by the York River to the North, the James River to the south, and the Chesapeake Bay to the east. It is comprised of York County and the independent cities of Newport News and Hampton. The total population as of March 1, 1970 was 315,000.

Military installations and defense-related industries are major forces in the economy of the Newport News-Hampton HMA. The area includes six separate military installations, plus an important facility of the National Aeronautics and Space Administration. The largest private employer, the Newport News Shipbuilding and Drydock Company, currently devotes most of its resources to U.S. Navy contracts. Expanded defense activity, both at military installations and in the shipbuilding industry, has been largely responsible for the substantial increases in employment and population during the past decade. Significant employment growth also has been evident in trade, services, and local government. Since 1966, the market for housing has been influenced by a reduced volume of construction of single-family houses, a shift toward multifamily construction, and a marked decrease in the number of units available for sale or rent.

^{1/} Data in this analysis are supplementary to an FHA analysis as of July 1, 1966.

Projections for the two-year forecast period ending March 1, 1972 anticipate some reductions in military and space activities in the HMA, based on information available on March 1, 1970. In the absence of further significant federal reductions, the economy of the HMA is expected to continue to support a strong demand for new housing during the next two years. Economic growth will be supported by expansions in shipbuilding and the addition of several new manufacturing concerns.

Anticipated Housing Demand

The demand for new, nonsubsidized housing in the Newport News-Hampton Housing Market Area is based upon the anticipated net increase in the number of civilian households during the forecast period (March 1, 1970 to March 1, 1972). Consideration also has been given to such factors as the number of housing units currently vacant, the present level of construction activity, anticipated demolitions of housing units, and current family incomes. An additional factor is the expectation that, during the next two years, there will be a reduction in the number of military households in the market for privately-owned housing. It is concluded that there will be an annual demand for 2,625 units of new, nonsubsidized housing in the HMA during the two-year period ending March 1, 1972. Housing marketed to meet this demand would be most readily absorbed if the annual volume of new construction included about 1,425 single-family houses and about 1,200 multifamily units. Distributions of demand for single-family houses by price classes and for multifamily units by size of unit and rent are presented in table I.

The estimated annual demand for 2,625 units of nonsubsidized housing during the forecast period is slightly below the average annual volume of nonsubsidized production (2,750 units) during the past two years, chiefly because the estimate anticipates a less rapid net increase in the number of households. The estimated demand for additional units in the HMA is also influenced by the expectation that approximately 1,400 multifamily units under construction on March 1, 1970 will become available during the forecast period. Total building activity during the 1968-1969 period included an annual average of 850 units of housing produced with the aid of subsidies.

The demand estimates discussed in this analysis are not intended to be predictions of short-term construction activity. Rather, they are suggestive of construction levels which would promote an orderly housing market consistent with trends evident in the Newport News-Hampton HMA as of March 1, 1970.

Military Housing. There is no evidence as of March 1, 1970 to suggest a demand for additional housing for military households during the next two years. Current military housing requirements are being met and no increase in military households is now anticipated.

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 projects financed with market-interest-rate mortgages under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial payment of interest 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 these programs and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the two-year forecast period. Household eligibility for the Section 235, Section 221(d)(3) BMIR, 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. For public housing and rent supplement, all families and individuals with incomes 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 support. The total occupancy potential for federally-assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Newport News-Hampton HMA, the total occupancy potential is estimated to be 1,190 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^{1/} for subsidized housing discussed below are based upon 1970 incomes, the occupancy of

^{1/} 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 a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

substandard housing, estimates of the elderly population, income limits in effect on March 1, 1970, and on available market experience^{1/}.

Sales Housing Under Section 235. Sales housing can be provided for families with low or moderate incomes under Section 235. It is estimated that, using exception income limits, the Newport News-Hampton area could absorb about 350 units under this program during each of the next two years. Under regular income limits, the annual potential for Section 235 housing would be reduced to about 160 units. About one-half of the families eligible under this program are five-or-more person households which may require a minimum of four bedrooms. All of the families eligible for Section 235 housing are alternatively eligible for housing under Section 236, and vice versa; nearly 70 percent also are eligible for Section 221(d)(3) BMIR housing. As of January 1, 1970, a total of 69 units had mortgages subsidized under Section 235.

Rental Housing 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 from other eligibility requirements. For the Newport News-Hampton HMA, the annual occupancy potential for public housing is estimated at 620 units for families and 200 units for the elderly. Less than five percent of the families and about 35 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the somewhat more restrictive rent-supplement program, the potential for families would be about two-thirds of the figure shown above, but the potential among the elderly would be the same (200 units). There are 1,702 units of low-rent public housing in Newport News and 100 units in Hampton. In addition, the city of Hampton has 300 units under construction (including 126 for the elderly) and has acquired 450 existing units which are being rehabilitated for use as public housing. As of March 1, 1970 there was no rent-supplement housing in the HMA.

Rental Housing Under Section 236^{2/} 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 Section 221(d)(3) BMIR housing are generally higher than those for Section 236, the exemption allowance for minor children under the latter program effectively raises the limits into

^{1/} Families with incomes inadequate to purchase or rent nonsubsidized housing are generally 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.

^{2/} Interest reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

approximately the same range as the Section 221(d)(3) BMIR program, so that virtually the same households are eligible under each program. With exception income limits, there is an annual occupancy potential in the Newport News-Hampton HMA for 460 units of Section 236 housing, including 350 units for families and 110 units for elderly couples and individuals; using regular income limits these potentials would be reduced to about 175 units for families and 100 units for the elderly. About five percent of the families and 60 percent of the elderly eligible under Section 236, also would qualify for public housing. 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 population and are, therefore, not additive. As of March 1, 1970, there was no Section 236 housing existing or under construction in the HMA.

If federal funds are available^{1/}, it is estimated that the Newport News-Hampton HMA can absorb about 360 units of Section 221(d)(3) BMIR housing during each of the next two years, including 285 units for families and 75 units for the elderly. About 85 percent of the families eligible for 221(d)(3) BMIR housing also are eligible under Section 236. A small number of the eligible families and a substantial number of the elderly households in the BMIR potential also could qualify for low-rent public housing.

As of March 1, 1970, there were 1,152 completed BMIR units in five different projects in the HMA. These units (designed primarily for families) were marketed throughout the past two and one-half years; they were rapidly absorbed and have been consistently at or near full occupancy. As of March 1, 1970, another 384 units were under construction and a firm commitment had been issued for a proposed project of 200 units. It is anticipated that during the next two years, the number of BMIR units marketed in the HMA will be about equal to the calculated annual occupancy potentials. However, if new units are absorbed at a reasonable rate and occupancy of existing units continues to be satisfactory, estimates of the potential may require upward adjustment.

The Sales Market

The sales market for single-family houses in the Newport News-Hampton HMA as of March 1, 1970 was in generally good balance. The current homeowner vacancy rate of 1.5 percent reflects

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

an improvement in the demand-supply relationship compared to that of 1966, when a vacancy rate of 2.0 percent was recorded. The current balanced sales market has been achieved through reductions in both supply and demand resulting from rising costs and high interest rates. The volume of new single-family construction during 1969 was the second lowest yearly total since 1960. The eight percent mortgage interest-rate ceiling in Virginia also dampened sales activity, especially in the latter part of 1969 and early 1970; this accounts for some increase in the inventory of unsold new houses in recent months.

The FHA continuously acquires single-family properties in the HMA as a result of its insuring operations. Many of these acquisitions are traceable to transfers of military personnel. Between December 1966 and January 1970, sales of FHA-acquired houses have exceeded new acquisitions and the inventory of single-family houses available for disposition has declined from 200 to 74.

The minimum selling price for new single-family houses is about \$18,000 in the Newport News-Hampton HMA. However, new offerings have been concentrated in the \$25,000 to \$30,000 price range. The price of a typical new home in the HMA is estimated to have increased by about 30 percent since 1966; prices of existing homes have risen about 20 percent over the same period. The typical resale price on modern existing houses (built since 1960) is about \$22,500.

The Rental Market

The market for rental housing in the HMA has strengthened considerably since 1966. The rental vacancy ratio declined from 9.4 percent in 1966 to a current ratio of 3.8 percent. Market absorption surveys conducted in the HMA by the Richmond FHA Insuring Office indicate low vacancy and rapid absorption rates among multifamily units constructed since 1960. The most recent of these surveys, conducted in October 1969, covered 5,716 apartments and showed a vacancy rate of 1.1 percent. The satisfactory absorption of new rental units has continued despite record volumes of apartment construction in recent years. Total production of apartments in the HMA exceeded single-family production in both 1968 and 1969. The same pattern is evident in both Newport News and Hampton.

Typical nonsubsidized multifamily projects now under construction include a 200-unit project in Newport News with monthly rents (including all utilities) of \$145 for a one-bedroom unit,

\$175 for a two-bedroom unit, and \$225 for three bedrooms. The units are air conditioned and the project includes a swimming pool. Another project, currently under construction in north-west Hampton, will have 160 units upon completion. All of the units are two-bedroom townhouses with monthly rents of \$160, plus the cost of electricity. Allowing for utilities, the estimated gross monthly rent will be about \$175. Both projects report satisfactory occupancy of those units which have been completed to date. Since 1966, the monthly rent on a modern two-bedroom apartment is estimated to have increased by about \$25.

In the Newport News-Hampton HMA, an estimated one fourth of all rental units are occupied by military households. Significant changes in military strength in the HMA can, therefore, be expected to have an immediate effect on the strength of the area's rental market.

Economic, Demographic, and Housing Factors

The following findings and assumptions respecting the local economic, demographic, and housing factors form the basis for the conclusions regarding the demand for housing in the Newport News-Hampton HMA.

Employment. During 1969, there were an average of 105,800 employed persons in the Newport News-Hampton HMA. The total included 96,300 nonagricultural wage and salary workers and 9,500 other workers who were either self-employed, domestics, unpaid family workers, or employed in agriculture. Total employment has increased in each succeeding year for a decade. Since 1966, the number of workers in the HMA has increased by an average of 3,430 per year, an annual rate of growth of 3.6 percent. The increases have been principally in wage and salary employment. Other employment sources have remained relatively unchanged. Wage and salary employment growth slowed between 1968 and 1969, primarily as a result of reductions after the completion of a major shipbuilding contract, but also reflecting some decrease in the level of federal government employment.

Nonmanufacturing activities account for about 70 percent of the wage and salary employment in the Newport News-Hampton HMA. The chief nonmanufacturing classifications are government, trade, and services. In 1969, the government sector included about 18,000 federal civilian employees, most of whom were connected with defense or space activities. Major federal installations in the area include the following:

Fort Eustis contains schools, laboratories, and other facilities of the Army Transportation Corps. Current personnel strength includes 12,350 military and 3,900 civilians; in March 1966 there were about 12,450 military and 2,600 civilians.

Fort Monroe is the headquarters of the U.S. Continental Army Command. Current strength is 1,880 military and 1,740 civilians, compared to 2,150 military (June 1966) and 1,325 civilians (March 1966).

Langley Air Force Base is the headquarters of the Tactical Air Command. Currently, military personnel number 8,100 and civilian employment totals 1,640. In March 1966, there was a reported strength of 7,000 military personnel and 1,450 civilians.

Naval Weapons Station, located in Yorktown, provides naval ordnance for the Atlantic Fleet. The Weapons Station has about 750 military personnel and 2,500 civilians, compared to June 1966 levels of about 550 military and 2,400 civilians.

Langley Research Center, under the National Aeronautics and Space Administration, conducts basic aerospace research and develops and applies new technology for the advancement of the Nation's aeronautical and space programs. The center employs 3,900 federal civil service personnel; another 900 persons are employed by private contractors in direct support of the center. Federal employment at the center has declined since 1966, when a total of 4,300 civil service workers were reported.

Other federal activities include the Naval Supply Center-Cheatham Annex; Headquarters, U.S. Army Recruiting Command; the U.S. Coast Guard Reserve Training Center; Supervisor of Shipbuilding-U.S.N.; and the Hampton Veterans Administration Center. (See table III for the trend in military and civilian personnel levels for the four major military installations only). It is anticipated that there will be some decrease in the total number of military personnel, as well as a reduction in total military-connected civil service employees, during the next two years.

Manufacturing is dominated by the shipbuilding and repair industry which employs about 20,000 workers and accounts for 80 percent of all manufacturing employment in the HMA. Most of the industry's work is on naval contracts. Its backlog of orders amounts to 500 million dollars. Vessels under construction include two submarines, two guided missile frigates, a nuclear cruiser, and a nuclear aircraft carrier. Construction of a second aircraft carrier will commence during March 1970.

Unemployment in the HMA has been low since 1965; during each of the past four years, the average annual unemployment rate has been below 3 percent. During 1969, the average number of unemployed persons was 3,100, a rate of 2.8 percent.

The level of employment for the two-year period ending March 1, 1972 is expected to increase by an average of about 3,300 jobs per year. Most of the increase is expected to be associated with expanded shipbuilding activity and with the opening of several new manufacturing plants. A substantial number of new jobs will result from the continued expansion expected in trade, services, and local government. Based on the current and planned workload, including commencement of work on a second nuclear aircraft carrier, an increase of several thousand jobs is probable at the Newport News Shipbuilding and Drydock Company during the next two years. Bendix Automotive Electronics and Fritz Warner Tool Co. are among the new manufacturing concerns which will begin operations within the forecast period ending March 1, 1972; by that date these two firms are expected to employ a total of about 1,400 workers. Employment statistics from 1966 through January 1970 are presented in table IV.

Income. As of March 1970, the estimated median annual income of all families in the Newport News-Hampton HMA was \$7,900, after deducting federal income taxes. Renter households of two or more persons had an estimated median annual after-tax income of \$7,200. In 1966, the median after-tax incomes for all families and for renter households were \$7,100 and \$6,050, respectively. Distributions of families and renter households by after-tax income are presented in table V.

Population and Households. The population of the Newport News-Hampton HMA was estimated to be 315,000 persons as of March 1, 1970. The total included 150,300 in Newport News, 130,350 in Hampton, and 34,350 in York County. Since 1966, the average annual population increase has been about 9,000 persons, an annual rate of 3.1 percent. About 23 percent of the growth represented military and military-connected civilian workers and their dependents. The current total population includes about 54,400 uniformed military personnel and their dependents, and 35,800 military-connected civilian workers and their dependents, an increase of 7,700 in the military-connected population since 1966. Currently, about 17,100 persons in the HMA are not members of households. Most of these individuals are military personnel housed in barracks. During the two-year period from March 1, 1970 to March 1, 1972, it is anticipated that the military-connected population (military personnel and dependents, plus military-connected civilians and dependents) will decline; the nonmilitary-connected population is expected to increase by about 9,050 persons annually, compared with average gains of 6,900 a year between 1966 and 1970.

The total number of households in the HMA as of March 1, 1970, was an estimated 86,850, including 12,100 military and 9,650 military-connected civilian households. The current total reflects an average annual increase of almost 2,800 households since 1966; about 12 percent of the gain represents military-connected households. The two-year forecast anticipates a decreased number of military-connected households; nonmilitary households are expected to increase by about 2,925 each year and military-connected households will decline by about 550 a year. Population and household trends are presented in table VI.

Housing Inventory and Residential Construction. There was an estimated total of 89,800 housing units in the HMA in March 1970. There are about 2,900 house trailers in the inventory, accounting for about three percent of all housing units in the HMA. The current total inventory reflects a net gain of about 7,900 units since July 1966. The increase resulted from the addition of 9,050 units (including 850 house trailers) and the loss of about 1,150 units through demolitions and other causes. Newport News had the largest net gain since 1966--4,200 units; Hampton gained 2,800 units, and York County had a net increase of 900. During the past decade, new housing production has included an increasing proportion of multifamily units. Only 1.0 percent of the new units authorized by building permits in 1960 were multifamily units. In 1969, multifamily units accounted for 58.0 percent of the new units authorized.

In 1966, a scarcity of funds for single-family mortgage loans and some surplus of multifamily units resulted in the lowest level of residential construction activity since 1960. In the period since 1966, single-family construction has been inhibited by rising costs and high interest rates. A reasonable level of housing production was sustained in 1968 and 1969 by a very sharp increase in multifamily construction. The entire Newport News-Hampton HMA is covered by building permits which are presented in table VII.

Soil conditions in the HMA have made residential development dependent upon the availability of water and sewerage systems. The completion of planned water and sewerage systems in York County could result in a significant increase in residential building activity in this relatively undeveloped area. Concentration of new construction can also be expected to continue in north Newport News along U.S. 60 and in north and east Hampton.

Vacancy. There were approximately 2,950 vacant housing units in the Newport News-Hampton HMA in March 1970. There were 2,125 units available for occupancy and 825 units that were unsuitable as dwellings or unavailable for other reasons. The available units

included 800 units for sale and 1,325 units available for rent. Since 1966, the number of vacant units and the vacancy rates have declined in all three major areas of the HMA (Hampton, Newport News, and York County). As of March 1970, the homeowner vacancy rate for the entire HMA was 1.5 percent, down from 2.0 percent in July 1966; the renter vacancy rate was 3.8 percent, down from 9.4 percent in July 1966. These vacancy rates reflected generally sound markets for both sales and rental housing. Additional information on vacancies is presented in table VIII.

Table I

Estimated Annual Demand for Nonsubsidized New Housing
Newport News-Hampton, Housing Market Area
March 1, 1970 to March 1, 1971

Single-family units

<u>Price class</u>	<u>Annual number of units</u>
Under \$20,000	325
\$20,000 - 22,499	290
22,500 - 24,999	140
25,000 - 29,999	290
30,000 - 34,999	200
35,000 - 39,999	70
40,000 and over	110
Total	1,425

Multifamily units

<u>Gross monthly rent^a/</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	15	-	-	-
120 - 129	10	-	-	-
130 - 139	5	150	-	-
140 - 149	5	115	-	-
150 - 159	-	65	-	-
160 - 169	-	40	180	-
170 - 179	-	30	160	-
180 - 189	-	20	120	-
190 - 199	-	10	95	25
200 - 219	-	-	50	25
220 - 239	-	-	30	20
240 - 259	-	-	-	15
260 and over	-	-	-	15
Total	35	430	635	100

^a/ 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
Newport News-Hampton, Virginia, Housing Market Area
March 1, 1970 - March 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	50	-	90	140
2 bedrooms	100	-	240	340
3 bedrooms	130	10	190	330
4 + bedrooms	50	10	80	140
Total	330	20 ^{c/}	600 ^{c/}	950

B. Elderly

Efficiency	20	40	70	130
1 bedroom	20	30	60	110
Total	40 ^{b/}	70	130 ^{d/}	240

a/ Estimates are based on exception income limits.

b/ Applications and commitments under Section 202 are being converted to Section 236.

c/ About two-thirds of these families also are eligible under the rent-supplement program.

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

Table III

Military and Civilian Personnel Strength
Major Military Installations^{a/}, Newport News-Hampton HMA
June 1960 - June 1969

	<u>Assigned military personnel</u>	<u>Civilian civil service employees</u>	<u>Total military and civilian</u>
June 1960	15,755	6,421	22,176
June 1961	16,248	7,066	23,314
June 1962	18,862	7,117	25,979
June 1963	17,038	6,814	23,852
June 1964	19,974	6,898	26,872
June 1965	19,827	6,926	26,753
June 1966	23,183	8,032	31,215
June 1967	27,502	9,105	36,607
June 1968	22,994	9,105	32,099
June 1969	25,181	9,270	34,451

a/ Includes: Ft. Eustis, Ft. Monroe, Langley Air Force Base, and the Naval Weapons Station. The data exclude a number of other small commands and miscellaneous activities.

Source: Department of Defense.

Table IV

Civilian Work Force Components
Newport News-Hampton, Virginia, Housing Market Area
Annual Averages, 1966 - 1969
(in thousands)

<u>Component</u>	1966	1967	1968	1969	<u>Comparable months</u>	
					<u>Jan. 1969</u>	<u>Jan. 1970^{a/}</u>
Civilian work force	<u>98.0</u>	<u>102.8</u>	<u>106.9</u>	<u>108.9</u>	<u>106.3</u>	<u>108.3</u>
Unemployment	2.5	2.8	2.8	3.1	2.5	3.3
Percent of work force	2.5%	2.7%	2.6%	2.8%	2.3%	3.1%
Nonagricultural wage and salary employment	<u>85.9</u>	<u>90.0</u>	<u>94.6</u>	<u>96.3</u>	<u>94.4</u>	<u>95.7</u>
Manufacturing	<u>25.7</u>	<u>26.9</u>	<u>28.4</u>	<u>27.1</u>	<u>27.6</u>	<u>26.3</u>
Stone, clay and glass	.4	.3	.3	.4	.3	.3
Transportation equipment	19.7	21.0	22.3	21.0	21.5	20.6
Food & kindred products	1.7	1.5	1.6	1.4	1.5	1.4
Textiles & apparel	.7	.6	.7	.8	.8	.6
Printing & publishing	.9	.9	1.0	1.0	.9	.9
Other manufacturing	2.5	2.6	2.5	2.5	<u>1.7</u>	2.5
Nonmanufacturing	<u>60.2</u>	<u>63.1</u>	<u>66.2</u>	<u>69.2</u>	<u>66.8</u>	<u>69.5</u>
Contract construction	5.0	4.8	4.8	5.2	4.8	4.6
Transportation & public utilities	4.1	4.1	4.1	4.0	3.5	4.1
Trade	13.8	14.1	14.8	16.1	15.2	16.7
Finance, insurance & real estate	2.5	2.5	2.0	2.9	2.8	2.9
Services, misc. & mining	9.7	10.1	11.0	12.0	11.5	12.2
Government	25.1	27.5	28.8	29.0	29.0	28.8
Federal	16.9	18.3	18.5	18.1	18.2	17.6
State and local	8.2	9.2	10.3	10.9	10.8	11.2
All other employment ^{b/}	9.7	9.6	9.5	9.5	9.0	9.2

^{a/} Preliminary.

^{b/} Includes self-employed workers, domestics, unpaid family workers, and agricultural employment.
Note: Components may not add to total because of rounding.

Source: Virginia Employment Commission.

Table V

Estimated Percentage Distribution of All Families and Renter Households^{a/}
by Income After Deduction of Federal Income Tax
Newport News-Hampton, Housing Market Area

Annual income after tax	1966		1970	
	All families	Renter households ^{a/}	All families	Renter households ^{a/}
Under \$3,000	12	16	6	13
\$3,000 - 3,999	8	11	8	11
4,000 - 4,999	10	12	9	12
5,000 - 5,999	9	10	9	13
6,000 - 6,999	10	12	9	9
7,000 - 7,999	10	11	10	10
8,000 - 8,999	8	7	8	7
9,000 - 9,999	8	5	7	5
10,000 - 12,499	11	7	14	10
12,500 - 14,999	5	5	9	5
15,000 - 19,999	6	2	8	3
20,000 and over	3	2	3	2
Total	100	100	100	100
Median income	\$7,100	\$6,050	\$7,900	\$7,200

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends
Newport News-Hampton, Virginia, Housing Market Area
July 1966 - March 1972

<u>Population</u>	<u>July 1966^{a/}</u>	<u>March 1970</u>	<u>March 1972</u>
<u>Area</u>			
Newport News	132,900	150,300	155,600
Hampton	118,600	130,350	134,750
York County	<u>30,500</u>	<u>34,350</u>	<u>37,250</u>
HMA Total	282,000	315,000	327,600
<u>Military Affiliation</u>			
Nonmilitary-connected civilian	199,500	224,800	242,900
Military-connected civilian	33,000	35,800	34,200
Military	49,500	54,400	50,500
<u>Households</u>			
<u>Area</u>			
Newport News	35,800	40,950	43,050
Hampton	32,800	36,550	38,350
York County	<u>8,100</u>	<u>9,350</u>	<u>10,200</u>
HMA Total	76,700	86,850	91,600
<u>Military Affiliation</u>			
Nonmilitary-connected civilian	56,200	65,100	70,950
Military-connected civilian	8,800	9,650	9,250
Military	11,700	12,100	11,400

^{a/} Revised.

Source: 1960 Censuses of Population and Housing and estimates by
Housing Market Analyst.

Table VII

Housing Units Authorized by Building Permits
by Location and Type of Structure
1960-1969

Year	Newport News			Hampton			York County			HMA total		
	Single-family	Multi-family	Total units	Single-family	Multi-family	Total units	Single-family	Multi-family	Total units	Single-family	Multi-family	Total units
1960	958	-	958	915	22	937	309	-	309	2,182	22	2,204
1961	996	32	1,028	1,275	6	1,281	347	-	347	2,618	38	2,656 ^P
1962	928	342	1,270	1,302	189	1,491	347	-	347	2,577	531	3,108
1963	1,209	149	1,358	1,335	410	1,745	456	100	556	3,000	659	3,659 ^P
1964	1,204	727	1,931	1,538	543	2,081	455	-	455	3,197	1,270	4,467
1965	1,099	837	1,936	1,393	412	1,805	375	40	415	2,867	1,289	4,156
1966	500	645	1,145	612	326	938	209	-	209	1,321	971	2,292 ^P
1967	796	476	1,272	815	173	988	227	-	227	1,838	649	2,487
1968	907	1,201	2,108	618	860	1,478	276	-	276	1,801	2,061	3,862
1969	731	1,016	1,747	442	875	1,317	192	-	192	1,365	1,891	3,256 ^P

Note: P-includes publicly-owned housing (223 single-family military family units in Newport News in 1961, 100 military family units in York County in 1963, 100 units of low-rent public housing in Hampton in 1966, and 300 units of low-rent public housing in Hampton in 1969).

Source: Bureau of the Census, C-40 Construction Reports and local permit-issuing authorities.

Table VIII

Components of the Housing Supply
Newport News-Hampton Virginia Housing Market Area
April 1960 - March 1970

Area	Date	Total housing supply	Occupied housing units					Total vacant units	Vacant housing units					Other vacant units ^{a/}
			Total occupied units	Owner-occupied units	Percent owner-occupied	Renter occupied units	Percent renter-occupied		Available units			Renter vacancy rate		
									Total available	For sale	Homeowner vacancy rate		For rent	
HMA, total	April 1960	64,472	59,610	33,031	55.4%	26,579	44.6%	4,862	3,588	1,015	3.0%	2,573	8.8%	1,274
	July 1966	81,900	76,700	47,900	62.5%	28,800	37.5%	5,200	4,000	1,000	2.0%	3,000	9.4%	1,200
	March 1970	89,800	86,850	53,600	61.7%	33,250	38.3%	2,950	2,125	800	1.5%	1,325	3.8%	825
Newport News	April 1960	31,946	29,969	14,623	48.8%	15,346	51.2%	1,977	1,523	267	1.8%	1,256	7.6%	454
	July 1966	38,000	35,800	19,800	55.3%	16,000	44.7%	2,200	1,800	300	1.5%	1,500	8.6%	400
	March 1970	42,200	40,950	22,650	55.3%	18,300	44.7%	1,250	975	200	0.9%	775	4.0%	275
Hampton	April 1960	26,193	23,917	14,494	60.6%	9,423	39.4%	2,276	1,738	688	4.5%	1,050	10.0%	538
	July 1966	35,100	32,800	22,050	67.2%	10,750	32.8%	2,300	1,800	550	2.4%	1,250	10.4%	500
	March 1970	37,900	36,550	23,850	65.3%	12,700	34.7%	1,350	1,000	500	2.0%	500	3.8%	350
York Co.	April 1960	6,333	5,724	3,914	68.4%	1,810	31.6%	609	327	60	1.5%	267	12.9%	282
	July 1966	8,800	8,100	6,050	74.7%	2,050	25.3%	700	400	150	2.4%	250	10.9%	300
	March 1970	9,700	9,350	7,000	74.8%	2,350	25.2%	350	150	100	1.2%	50	2.1%	200

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

Sources: U.S. Bureau of the Census, U.S. Census of Housing, 1960; 1966 and 1970 estimated by Housing Market Analyst.

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