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*Analysis of the*  
**OKLAHOMA CITY, OKLAHOMA  
HOUSING MARKET**

**as of July 1, 1967**

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

February 1968

ANALYSIS OF THE  
OKLAHOMA CITY, OKLAHOMA, HOUSING MARKET  
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WASHINGTON, D.C. 20410

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Field Market Analysis Service  
Federal Housing Administration  
Department of Housing and Urban Development

## Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE  
OKLAHOMA CITY, OKLAHOMA, HOUSING MARKET  
AS OF JULY 1, 1967

Summary and Conclusions

1. The civilian work force in the Oklahoma City HMA averaged 265,800, comprised of 257,600 employed persons and 8,200 unemployed persons during the twelve-month period ending May 31, 1967. Nonagricultural employment averaged 252,700, representing a gain of 8,800 (3.6 percent) over the average for the twelve-month period ending May 1966. Between 1958 and 1967, nonagricultural employment grew from 187,600 to 252,700, a total increase of 65,100 and an average annual increment of almost 7,750. Year-to-year gains fluctuated between a peak of 10,600 in 1966 and a low of 4,200 in 1961. Leading contributors to the 65,100 increment in nonagricultural employment were government (18,300), manufacturing (12,600), trade (12,400), and services (11,400). Total nonagricultural employment is expected to increase by about 7,000 annually during the July 1, 1967-July 1, 1969 forecast period.
2. As of July 1966, the median income of all families in the HMA was approximately \$6,850 annually, after deduction of federal income tax. The median income of renter households of two or more persons was \$5,050. By 1969, the median after-tax incomes are expected to rise to \$7,250 and \$5,350, respectively, for all families and for renter households.
3. The population of the HMA was 646,700 as of July 1, 1967, an average annual gain of approximately 18,600 (3.3 percent) since April 1, 1960. By July 1, 1969, the population of the HMA is expected to total 683,600, an annual gain of 18,450 over the next two years.
4. As of July 1, 1967, there were 204,350 households in the Oklahoma City HMA, an increase of 43,900 over the April 1960 level of 160,421. Based on the projected growth in population during the next two years, the number of households will increase by 5,675 each year to a total of 215,700 by July 1, 1969.
5. There were 221,600 housing units in the Oklahoma City HMA in July 1967, indicating a net increase since April 1, 1960 of approximately 48,675 housing units (28 percent), reflecting the construction of 54,650 new units, the loss of 6,750 units through demolition and other causes, and an increase of 775 trailers in the area.

6. The vacancy levels in July 1967 were above the levels of April 1960. Sales vacancy increased from a rate of 2.4 percent in 1960 to 3.5 percent in 1967; the rental vacancy ratio rose from 8.0 percent to 9.1 percent during the period. Overbuilding was the principal cause in the rise in the number of vacant housing units in the HMA.
  
7. The annual demand for single-family housing over the two-year forecast period is projected at 3,100 units. The annual demand for single-family units is distributed by price range on page 33. Because of the extremely high vacancy rate in apartments (15 percent) and the projected decline in the rate of household growth during the next two years, the absorption of units in multifamily structures that will come on the market during the early part of the forecast period should be observed closely. New apartments will gain occupancy at the expense of older projects and, therefore, extreme caution should be taken with respect to the location, size, and rent levels of the prospective projects, and their impact upon the remainder of the market. If assistance is made available in the acquisition and cost of land or in the cost of financing, about 350 units in multifamily structures could be marketed yearly at the lower rents possible with such assistance. These estimates exclude public low-rent housing and rent-supplement accommodations.

ANALYSIS OF THE  
OKLAHOMA CITY, OKLAHOMA, HOUSING MARKET  
AS OF JULY 1, 1967

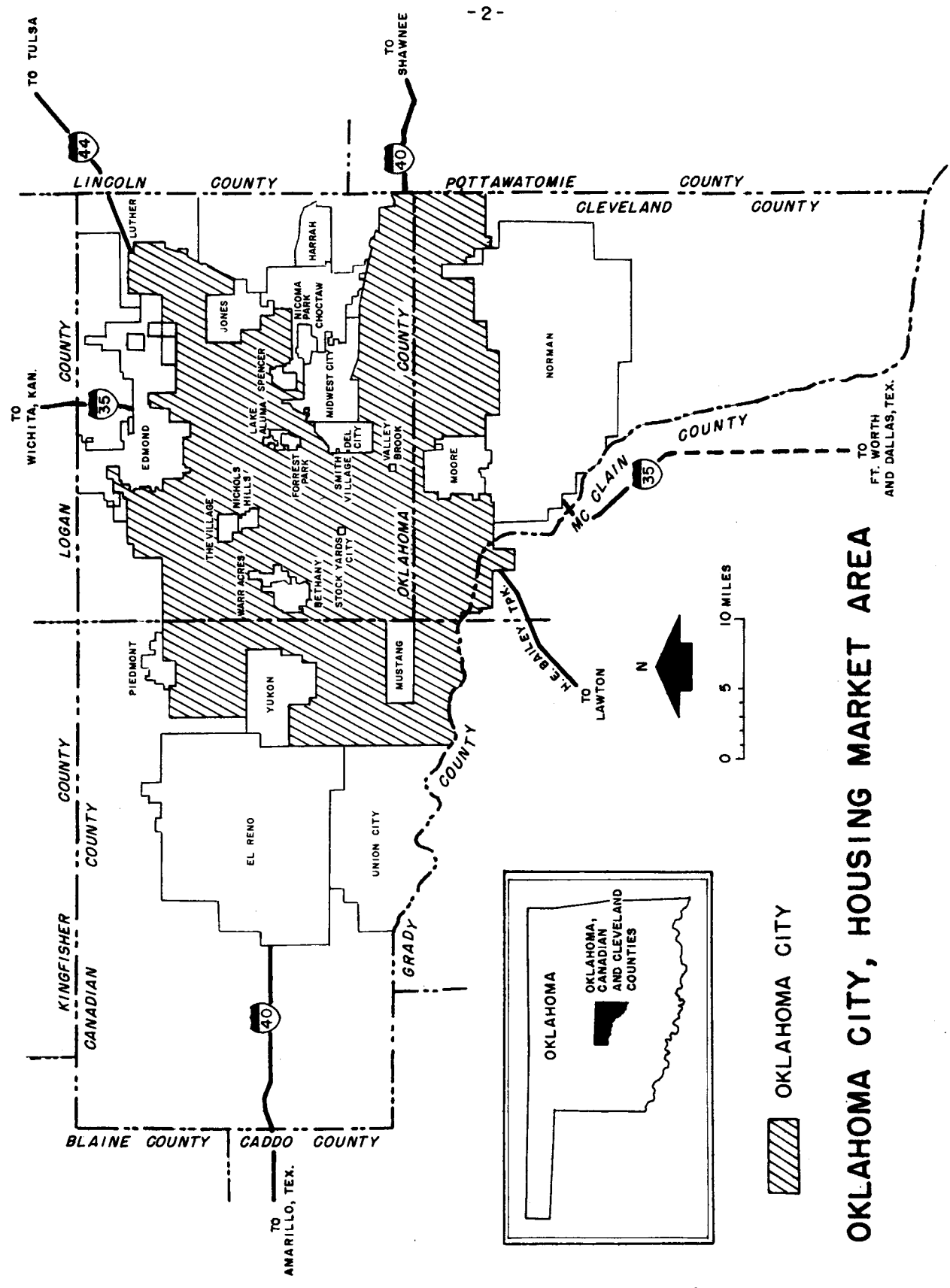
Housing Market Area

The Oklahoma City Housing Market Area (HMA) is coextensive with the Oklahoma City, Oklahoma, Standard Metropolitan Statistical Area (SMSA) as delineated by the U.S. Bureau of the Budget and includes Oklahoma, Canadian, and Cleveland Counties. As of April 1, 1960, the census reported a population of 511,800, in the three-county area of whom 324,250 lived within the corporate limits of Oklahoma City. In addition to Oklahoma City there were six communities in the HMA with a population in excess of 10,000 persons: Bethany (12,350), Del City (12,950), El Reno (11,100), Midwest City (36,050), Norman (33,400), and The Village (12,100). The Village is completely encircled by Oklahoma City and the remaining communities are contiguous to the city's corporate limits.

Oklahoma City, the state capital, is located in central Oklahoma, 117 miles southwest of Tulsa, 210 miles north of the Dallas-Fort Worth area, and 169 miles south of Wichita. The terrain is relatively flat. There are several lakes located within Cleveland and Oklahoma counties and the South Canadian River forms the southern boundary of the HMA.

The Oklahoma City area is afforded easy access to neighboring population centers by interstate highways 44, 40, and 35 (see map on page 2). Five major airlines provide the HMA with regularly scheduled air service through Will Rogers World Airport. In addition to the air facilities, the area has adequate rail, truck, and bus service available.

The 1960 Census of Population reported a net daily in-commutation to employment in the HMA of approximately 3,700 persons from contiguous counties. About 1,200 Canadian County residents and 2,925 Cleveland County residents commuted to employment in Oklahoma County. Inasmuch as the rural farm population of the Oklahoma City HMA constituted only 1.9 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.



# OKLAHOMA CITY, HOUSING MARKET AREA



## Economy of the Area

### Character and History

The Oklahoma City HMA is a relatively diverse manufacturing, distribution, educational, medical, and service center. Of the 249,900 nonagricultural workers employed during 1966, however, 25 percent were employed in federal, state, and local government. The high proportion of government employment reflects the importance of the Air Materiel Command and the Federal Aviation Agency facilities in the area, and the various universities, the state capital and other government activities. The Air Materiel Command employs about 24,300 civilians at Tinker AFB; 4,500 military personnel are attached to the base. There are 3,700 employees at the FAA Aeronautical Center engaged in a wide variety of activities relating to the control of civilian airplane traffic, including a training program for more than 12,000 students annually. Nine colleges and universities are within the Oklahoma City metropolitan area; the University of Oklahoma, with a fall enrollment of 14,650 full-time students at the Norman Campus, is the largest of these educational institutions.

### Work Force

The civilian work force in the Oklahoma City HMA averaged 265,800 during the twelve-month period ending May 31, 1967. The June 1966-May 1967 work force of 265,800 was comprised of 257,600 employed persons and 8,200 unemployed persons. Of the 257,600 persons employed during the period, 4,900 were in agriculture and 252,700 were in nonagricultural pursuits.

### Employment

Current Estimate and Past Trend. Nonagricultural employment averaged 252,700 during the twelve-month period ending May 1967, an increase of 8,800 over the average for the comparable period ending May 1966.

Annual average employment data for 1958 through 1964 are not strictly comparable to data presented for later years because of a change in the method of computation. This does not alter the trend significantly, however. The following table shows nonagricultural employment in the Oklahoma City HMA from 1958 through May 1967.

Nonagricultural Employment  
Oklahoma City, Oklahoma, HMA  
1958 - 1967

<u>Year</u>	<u>Nonagricultural employment</u>	<u>Change from preceding year</u>	
		<u>Number</u>	<u>Percent</u>
1958	187.6	-	-
1959	196.3	8.7	4.6
1960	202.7	6.4	3.3
1961	206.9	4.2	2.1
1962	216.1	9.2	4.4
1963	223.6	7.5	3.5
1964	230.8	7.2	3.2
1965	239.3	8.5	3.7
1966	249.9	10.6	4.4

12 month period ending:

May 1966	243.9	-	-
May 1967	252.7	8.8	3.6

Source: Oklahoma Employment Security Commission.

Between 1958 and 1967<sup>1/</sup> nonagricultural employment grew from 187,600 to 252,700, a total increase of 65,100 and an average annual increment of almost 7,750 (see table I). Although employment increased each year during the period, annual gains varied between a peak of 10,600 in 1966 and a low of 4,200 in 1961. Those industries which contributed substantially to the 65,100 increment in nonagricultural employment were government (18,300), manufacturing (12,600), trade (12,400), and services (11,400).

Employment by Industry. Manufacturing employment accounted for about 14 percent of total wage and salary employment in the twelve-month period ending May 31, 1967 as compared with 11 percent in 1958. The peak employment increase for the industry (3,000 jobs) occurred between 1965 and 1966. During 1966, employment in the machinery industry rose by 1,800, principally as a result of a plant expansion at Western Electric and the staffing of a newly-completed facility by General Electric. Employment gains in machinery during the twelve-month period ending May 1967 were partially offset by a decline of 900 jobs in the transportation equipment industry resulting from a substantial cut-back in employment at the Aero Commander Division of Rockwell Standard.

<sup>1/</sup> As used in the economic base section of this report, 1967 refers to the twelve month period ending May 31, 1967.

Government employment represents about 28 percent of all wage and salary employment and accounted for 29 percent of the total increase in nonagricultural wage and salary employment during the 1958-1967 period. As of March 1967, 24,300 of the 65,200 total government workers were employed at Tinker AFB and 3,700 were employees of the Federal Aviation Agency. Employment in government increased each year during the 1958-1967 period. During the early part of the period, gains rather closely approximated the 1958-1965 average of 1,600. In 1966 and 1967, however, employment increased by 5,300 and 5,100 jobs, respectively. Continued growth at Tinker AFB, rising employment at the area's colleges and universities, and local government gains have been the principal factors in the recent employment rises. During the past two years, approximately 70 percent of the gain in government was the result of an increase in federal employment and 30 percent represented growth of state and local government employment.

The second largest employment source in the HMA is wholesale and retail trade, with 23 percent of all wage and salary employment. There was a gain of 12,400 jobs in trade between 1958 and 1967. This increment resulted from the construction and staffing of new shopping facilities in the suburban portions of the HMA and the expansion of existing facilities to meet the needs of the growing population.

Increased employment in services also has been a prime contributor to employment expansion in the area. Services account for 14 percent of all nonagricultural wage and salary workers, and employment in services increased by a total of 11,400 jobs during the 1958-1967 period. Employment gains in the industry have been relatively consistent throughout the period, averaging 1,400 a year.

Employment in finance, insurance, and real estate activities increased by 4,300 jobs in the 1958-1967 period, from 9,300 in 1958 to 13,600 during the twelve months ending May 1967. Year-to-year gains have been rather steady, averaging 500 over the period.

Construction employment increased by 2,200 between 1958 and 1967. The trend of employment was irregular; a gain of 2,600 was noted in 1959 and a loss of 800 jobs was recorded in 1961. The direction and magnitude of employment changes in construction have been determined by changes in the volume of residential construction, commercial building, highway development, and other public works. During the twelve-month period ending May 1967, employment in construction was 900 jobs below the average for the previous twelve months. This decrease was the result of a decline in both residential and commercial construction during the latter months of 1966 and early 1967 because of tightening mortgage and construction credit.

### Principal Employment Sources

The table below lists some of the largest employers in the Oklahoma City area.

Principal Employers  
Oklahoma City, Oklahoma, HMA  
March 1967

<u>Employer</u>	<u>Product or service</u>
Tinker Air Force Base	Aircraft and missile components
Western Electric	Telephone equipment
Federal Aviation Agency	Government
Oklahoma City	Government
Aero Commander	Aircraft
General Electric	Electronic systems

Source: Oklahoma Employment Security Commission.

The Oklahoma City Air Materiel Area, Tinker Air Force Base, was established in 1941. The primary functions of the facility are the maintenance, modification, and overhaul of military aircraft, production of guided missile components, and related activities. During the past year Tinker AFB has been assigned a number of new missions including Item Management for Laser equipment, Logistics Manager for the TF-39 engine, and assumption of responsibility for many items previously managed by the Mobile and Middletown Air Materiel Areas. The installation employed 24,300 civilians as of March 1967, an increase of 3,675 over the December 1965 employment level of 20,625. The March employment total represented the highest employment level at the installation in the past decade (see following table). In addition, there was a total of 4,500 military personnel assigned to the base.

Oklahoma City Air Materiel Area  
Oklahoma City, Oklahoma  
December 1956 - March 1967

<u>Date</u>	<u>Civil Service Total</u>
December 1956	20,466
" 1957	19,152
" 1958	19,667
" 1959	19,455
" 1960	18,919
" 1961	18,858
" 1962	19,266
" 1963	18,980
" 1964	18,480
" 1965	20,621
" 1966	24,005
March 1967	24,295

Source: Department of Defense.

The Western Electric Company, the first large employer to enter the Oklahoma City area since the establishment of Tinker AFB, located in the HMA in 1957. The plant produces telephone communications equipment for Bell Telephone.

The General Electric Company Memory Equipment Department was established in 1962 to manufacture memory devices for computers and custom electronic systems. The Oklahoma City plant once housed the military communications department. That operation began phasing out in 1965 at which time the facility started the manufacture of electronic computer components. Once the changeover is completed, plant officials indicate it will mean a growth in employment and the establishment of several subcontracting firms in the area. The firm has announced plans to construct a new \$6 million plant on a 1,000-acre site purchased in 1962. The new plant will be opened in December 1968.

Unemployment

Unemployment averaged 8,200 (3.1 percent of the work force) during the twelve-month period ending May 1967, down from the 8,700 average (3.4 percent) between June 1965 and May 1966. A sharp increase in employment opportunities has resulted in a declining unemployment rate over the past two years. Unemployment reached a peak in 1961 of 9,800 persons (4.4 percent of the work force) as a result of a mild economic recession in the area during the latter part of 1960 and early 1961.

Employment Participation Rate. The ratio of employment to the population, the employment participation rate, was about 38.4 percent in 1960 and 39.1 percent in 1967. The participation rate is not expected to change significantly during the next two years.

#### Future Employment

Total nonagricultural employment is expected to increase by about 7,000 annually during the July 1, 1967 to July 1, 1969 forecast period, a somewhat slower rate than the average annual growth of almost 7,750 between 1958 and 1967, and substantially below the 10,600 increase between 1965 and 1966.

Although government employment in the area will continue to increase, state and local government will replace federal installations as the principal sources of gains in this sector. Employment increases at Tinker AFB during the forecast period are not expected to equal the increases of the past two years. The recent expansion has resulted from a transfer of activities from other installations, notably from the Mobile and the Middletown Air Materiel Areas, and from requirements of the military operations in Viet Nam. Employment needs generated by the Viet Nam conflict largely have been satisfied and, barring a substantial change in the rate of military buildup in the Far East, employment gains at Tinker AFB should taper-off during the next two years. Expansion programs at local colleges and universities, coupled with growing state administrative employment, will provide the bulk of government employment increases over the next two years.

As in the past, employment in services and trade should increase in response to a growing population through the expansion of existing establishments and the continued construction of suburban facilities. Construction activity will begin to rise within the next two years as proposed public and private construction projects get under way.

Employment is also expected to increase in manufacturing industries during the July 1, 1967 to July 1, 1969 period. Gains will be rather evenly distributed among the component industries. The machinery industry should show employment gains as the result of the construction of a number of plants in the area including the new General Electric facility on West Reno Road.

There are no indications at this time that the remaining sectors of the local economy will not increase in employment over the next two years as much as they have in the recent past. Although growth has not been spectacular, employment levels in the area have increased consistently since 1958 and this trend is expected to continue.

Income

Wages. Average weekly earnings of manufacturing workers in the Oklahoma City area were \$99.66 in 1966. This represents an increase of \$23.99 (32 percent) since 1958 when manufacturing wages averaged \$75.67 a week. The table below presents the average weekly earnings, average weekly hours worked, and average hourly earnings for manufacturing workers in the Oklahoma City area for the 1958-1966 period.

Hours and Earnings in Manufacturing<sup>a/</sup>  
In the Oklahoma City Area 1958-1966

<u>Year</u>	<u>Average weekly earnings</u>	<u>Average weekly hours</u>	<u>Average hourly earnings</u>
1958	\$75.67	40.9	\$1.85
1959	79.68	41.5	1.92
1960	81.36	41.3	1.97
1961	83.83	41.5	2.02
1962	86.94	41.8	2.08
1963	88.82	41.7	2.13
1964	94.15	42.6	2.21
1965	97.13	42.6	2.28
1966	99.16	41.7	2.39

a/ Averages are for production workers only, both full-and part-time. Overtime hours and pay are included.

Family Income. As of July 1967, the estimated median annual income of all families in the Oklahoma City HMA, after deduction of federal income tax, was \$6,850 yearly; the median annual after-tax income of all renter households was \$5,050<sup>1/</sup>. Detailed distributions of all families and of renter households by income classes are presented in table III. About 21 percent of all families and 37 percent of renter households had after-tax incomes below \$4,000 annually in July 1967. At the other end of the income distributions, 24 percent of all families and nine percent of renter households had after-tax incomes of \$10,000 or more a year. The median after-tax incomes of all families and of renter households are expected to increase to \$7,250 and \$5,350, respectively, by 1969.

1/ Excludes one-person renter households.

## Demographic Factors

### Population

Housing Market Area. As of July 1, 1967, the population of the Oklahoma City, Oklahoma, HMA was 646,700, an average annual gain of approximately 18,600 (3.3 percent<sup>1/</sup>) since April 1, 1960 (see table IV). Paralleling the pattern of economic growth, it is likely that the population increased at a relatively steady pace throughout the seven-year period. Between April 1, 1950 and April 1, 1960, the population of the Oklahoma City HMA grew from 392,400 to 511,800, an average annual increment of slightly over 11,925 persons (2.6 percent).

#### Average Annual Changes in the Population

##### Oklahoma City, Oklahoma, HMA

April 1, 1950-July 1, 1969

<u>Area</u>	<u>April 1950- April 1960</u>		<u>April 1960- July 1967</u>		<u>July 1967- July 1969</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number<sup>a/</sup></u>	<u>Percent</u>	<u>Number<sup>a/</sup></u>	<u>Percent</u>
HMA total	11,939	2.6	18,600	3.3	18,450	2.9
Oklahoma City	8,075	2.9	8,650	2.5	8,050	2.1
Remainder of HMA	3,864	2.3	9,950	4.5	10,400	4.0

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population; 1967 and 1969 estimated by Housing Market Analyst.

Oklahoma City. The Oklahoma City population has risen from 324,300 in April 1960 to 387,000 in July 1967. This represents an average growth of approximately 8,650 a year, or 2.5 percent annually. By far the largest community in the HMA, the city contains about 60 percent of the HMA population of 646,700.

The population of Oklahoma City increased from 243,500 in 1950 to 324,300 in 1960. During the ten-year period, approximately 70,175 persons were brought into the corporate limits of the city through territorial annexations.

1/ All average annual percentage changes in demographic factors are derived through the use of a formula designed to calculate the rate of change on a compound basis.



Since the total gain between 1950 and 1960 was 80,750, the city, as defined in 1950, gained a net of only 10,575 persons. Although annexation activity creates growth in the central city of an urbanized area at the expense of the remainder of the area, it is merely an adjustment on the part of the city to the pattern of metropolitan growth. Many of the persons living in the annexed areas were former residents of the urban core who had moved to new subdivisions on the fringe of the city. Since 1960, an average of 1,650 persons annually have been added to the population of the city through annexation as compared with 7,000 a year between 1950 and 1960. This situation has not been the result of a decline in annexation activity during the past seven years; 321 square miles were annexed to the city since April 1960 (virtually doubling the land area of Oklahoma City). During the 1950-1960 period, heavily-populated areas were annexed; recent annexations involved sparsely populated acreage. The annexation policies of Oklahoma City, which is now one of the largest cities in the world in area, are an attempt to avoid many of the ills suffered by other central cities which have little influence on the patterns of suburban development.

Remainder of the HMA. The population of the remainder of the HMA was 259,700 as of July 1, 1967, a gain of over 72,100 persons during the April 1, 1960-July 1, 1967 period despite the loss of 12,000 persons to Oklahoma City by annexation. The population of areas outside the corporate limits of Oklahoma City represents approximately 40 percent of the total population in the HMA.

In 1950, the area outside Oklahoma City contained 38 percent of the population of the HMA. The proportion dropped to 37 percent of the total by 1960, principally because of extensive annexation activity by the city. By 1967, however, the proportion climbed to 40 percent as a result of substantial growth in the cities of Bethany, Del City, Midwest City, Moore, and Norman (see table IV).

The population of the city of Norman increased by an average of 650 persons (2.2 percent) a year between 1950 and 1960. Since 1960, because of the growth of the University of Oklahoma and the location of numerous new employment sources in and near the city, population growth averaged 2,330 (5.7 percent) a year. The city of Moore experienced the most spectacular rate of growth of all of the communities within the HMA. Between 1960 and 1967, population of the city grew by an average of 1,680 (34.3 percent) annually; during the 1950-1960 decade, the increase averaged 80 a year. Advantageous location and the availability of large amounts of land suitable for development were the principal factors in the city's growth. Del City and Midwest City recorded average annual increases of 1,520 and 1,470, respectively, between 1960 and 1967. The responsibility for a large part of the gains noted in the two municipalities can be traced to an expansion at nearby Tinker AFB. Bethany increased in population from a 1960 total of 12,350 to 20,100 in July 1967, an average annual increment of 1,070. During the intercensal period, population in the city grew at an average rate of 660 a year. Proximity to employment sources and an availability of land were the main reasons for recent population increases.

Nonhousehold Population. Persons living in university residence halls, fraternity and sorority houses, hospitals, and barracks account for virtually all of the population in group quarters (nonhousehold population) in the Oklahoma City HMA. Between 1950 and 1960, the nonhousehold population of the Oklahoma City HMA declined from a 1950 level of 20,379 to 15,412 in 1960. This situation appears paradoxical in view of the growth exhibited by universities (the main source of nonhousehold population in the area) during the period. A major portion of this "decline", however, was the result of a definitional change in census concepts from "dwelling units" in 1950 to "housing units" in 1960. The conceptual change had the effect of shifting a number of persons from the nonhousehold category into the household classification. In view of a substantial amount of dormitory building activity which will take place in the area, it is estimated that nonhousehold population will increase by approximately 2,150 persons annually during the next two years.

Estimated Future Population. By July 1, 1969, the population of the Oklahoma City HMA is expected to total 683,600. This represents an annual increment of 18,450 during the July 1, 1967-July 1, 1969 forecast period. Within Oklahoma City, future population increases are expected to approximate the past geographic pattern of growth, with the major portion of the gain occurring in the northwest and southwest quadrants of the city. Future growth of the areas outside the city also will follow the quadrant pattern of development. Completion of Interstate 440 between State Route 3 and Interstate 40 will provide an additional impetus to the development of the northwest and southwest sectors of the metropolitan area. Moore, Midwest City, and Del City are now completely surrounded by Oklahoma City. Land also is quickly becoming scarce in these communities, and population growth should slow considerably during the forecast period.

Net Natural Increase and Migration. During the April 1, 1960 to July 1, 1967 period the population gain of 134,867 resulted from a net natural increase (excess of live births over deaths) of 54,957 and an in-migration of 79,910. Between April 1950 and April 1960, net natural increase in the Oklahoma City HMA totaled 81,647. When compared with a total population increase of 119,394 during this period, a net in-migration of about 37,747 persons is indicated.

Between 1950 and 1960, in-migration proceeded at an annual rate of 3,775 a year; during the 1960-1967 period an average of 11,025 persons migrated into the HMA annually. In-migration during the past seven years accounted for about 59 percent of the total population gain, as compared with 32 percent during the intercensal period. The marked increase in the rate of in-migration in the past seven years has been the result of increased job opportunities in the area. The following table presents the components of population change between April 1, 1950 and July 1, 1967.

Components of Population Change  
Oklahoma City, Oklahoma, HMA  
April 1, 1950 to July 1, 1967

<u>Source of change</u>	<u>1950-1960</u>		<u>1960-1967</u>	
	<u>Total change</u>	<u>Average annual change</u>	<u>Total change</u>	<u>Average annual change</u>
Total change	<u>119,394</u>	<u>11,939</u>	<u>134,867</u>	<u>18,600a/</u>
Net natural increase	<u>81,647</u>	<u>8,165</u>	<u>54,957</u>	<u>7,575</u>
Migration	<u>37,747</u>	<u>3,774</u>	<u>79,910</u>	<u>11,025</u>

a/ Rounded.

Sources: U.S. Census of Population Report, Series P-23; Vital Statistics of the U.S.; estimates by Housing Market Analyst.

The rate of growth forecast for population during the next two years implies a maintenance of the current in-migration level. Should more of the new jobs in the area be filled by daily in-commuters than now anticipated or should in-migration decline, population growth will be somewhat below the projected level.

Households

Housing Market Area. Since April 1, 1960, the number of households (occupied housing units) in the Oklahoma City HMA increased by about 43,900 to a total of 204,350 as of July 1, 1967 (see table V). The July 1, 1967 total represents average annual gains of about 6,050 households since April 1, 1960. Household growth since 1960 was more rapid than during the 1950-1960 decade, when the number of households in the HMA increased by an average of 4,075 a year<sup>1/</sup>. The average annual rate of increase rose from 2.9 percent during the intercensal years to 3.4 percent during the 1960-1967 period.

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<sup>1/</sup> The increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Average Annual Changes in the Number of Households

Oklahoma City, Oklahoma, HMA

April 1, 1950-July 1, 1969

<u>Area</u>	<u>April 1950- April 1960</u>		<u>April 1960- July 1967</u>		<u>July 1967- July 1969</u>	
	<u>Number<sup>a/</sup></u>	<u>Percent</u>	<u>Number<sup>a/</sup></u>	<u>Percent</u>	<u>Number<sup>a/</sup></u>	<u>Percent</u>
HMA total	4,075	2.9	6,050	3.4	5,675	2.8
Oklahoma City	2,825	3.1	3,060	2.6	2,925	2.3
Remainder of HMA	1,250	2.7	2,990	4.8	2,750	3.7

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population; 1967 and 1969 estimated by Housing Market Analyst.

Oklahoma City. The number of households in Oklahoma City grew by 3,060 a year (2.6 percent) from April 1, 1960 to July 1967 and totaled 129,520 on the latter date. Oklahoma City recorded an average increment of 2,825 households a year (3.1 percent) during the intercensal period to a 1960 total of approximately 107,050. Approximately 21,000 households were annexed during the 1950-1960 period. Since 1960, almost 3,500 households have been added to Oklahoma City through the annexation of outlying areas.

Remainder of the HMA. Households in the remainder of the HMA number 75,100, 37 percent of the HMA total of 204,350. Households in the area have increased by an average of 2,990 yearly since 1960, when 53,350 were recorded. Between 1950 and 1960, approximately 1,250 households were added annually in the remainder of the HMA. Paralleling the trend of the HMA as a whole, the annual percentage rate of household growth in areas outside Oklahoma City also was greater in the post-1960 period than in the previous decade. The fastest growing communities in the HMA during the past several years were Moore (30 percent a year), Norman (seven percent), Edmond (seven percent), and Del City (nine percent). The largest absolute increment occurred in the city of Norman where a total of 5,450 families were added between April 1, 1960 and July 1, 1967.

Household Size. The average number of persons per household in the Oklahoma City HMA has been declining since 1950. Average household size decreased from 3.11 persons per household in April 1950 to an average size of 3.09 persons in April 1960. This downward trend has continued and the average size of households in the HMA is 3.06 at present. A number of factors have contributed to the decline in household size in the HMA during the 1960-1967 period--an increase in the elderly population, a decreasing birth rate, a decline in the doubling up of families as a result of increased economic opportunity in the area, an increase in student households, and the in-migration of many young families and single individuals. It is expected that household size will continue to decline somewhat during the next two years.

Estimated Future Households. Based on the anticipated increase in the population during the next two years, and on the assumption that average household size will decline slightly during the forecast period, there will be an estimated 215,700 households in the Oklahoma City HMA by July 1, 1969. This represents an expected addition of approximately 5,675 new households each year during the July 1, 1967-July 1, 1969 forecast period. As in the past, over one-half of the household increase will occur within Oklahoma City.

## Housing Market Factors

### Housing Supply

Housing Market Area. As of July 1, 1967, there were 221,600 housing units in the Oklahoma City HMA, indicating a net increment since April 1, 1960 of approximately 48,675 housing units (28 percent), or an average annual increase of about 6,700. The net increase resulted from the construction of 54,650 new units, the loss of 6,750 units through demolition and other causes, and an increase of 775 trailers in the area.

During the 1950-1960 decade, the number of housing units in the Oklahoma City HMA increased by 45,650 from 127,300 in 1950 to 172,950 in 1960, an average gain of over 4,550 yearly (see table VI). A portion of the decennial gain was the result of a conceptual change from "dwelling unit" in the 1950 census to "housing unit" in the 1960 census. Despite the definitional increment, the average annual increase of new housing during the 1960-1967 period was about 2,150 units greater than the average yearly gain between 1950 and 1960.

Oklahoma City. There were 140,450 housing units in Oklahoma City in July 1967, a net increase since 1960 of 25,400 arising from the construction of approximately 26,375 units, the removal of 5,100 units, the annexation of 3,650 units, and the addition of about 475 trailers. During the 1950-1960 decennial period, the number of housing units in the city increased by an average of 3,200 units annually, rising from a total of 83,050 in 1950 to 115,050 units in 1960. During the intercensal period, about 22,750 units were annexed to the city. The definitional increment referred to above had a greater impact in Oklahoma City than in the remainder of the HMA and the average number of units annexed during the 1960-1967 period was considerably smaller than the number of units added to the city through annexation between 1950 and 1960. Notwithstanding these dampening factors, the annual rate of addition to the housing stock within the city since 1960 was substantially higher than the yearly gain during the 1950-1960 period, 3,500 as compared to 3,200.

Remainder of the HMA. As of July 1, 1967, there were 81,150 housing units in the remainder of the HMA, representing a net gain of 23,275 units (40 percent) and an average annual increment of 3,200 units since April 1960. In the previous decade, the number of housing units in the area rose from a 1950 total of 44,250 to 57,900 in 1960, an average increase of 1,350 yearly. The increase which occurred between 1950 and 1960 reflects the loss of a large number of housing units which were annexed to Oklahoma City during the ten-year period (22,750 units).

The greatest proportionate growth in the number of housing units occurred in the city of Moore. Although an average of only 25 units a year were added to the city between 1950 and 1960, the average annual increment jumped to 520 units (31 percent a year) between 1960 and 1967. The largest absolute gain took place in Norman; the city increased from 9,750 in 1960 to 15,450 in 1967, an annual average growth of 785 units (six percent). Considerable numbers of housing units also were added to the inventories of Bethany (2,375 units), Del City (3,200 units), Edmond (1,800 units), and Midwest City (3,250 units) during the past seven years.

Type of Structure. Units in multifamily structures (two or more units) accounted for a slightly higher proportion of the inventory in July 1967 than in April 1960. A large number of multifamily projects have been completed in the area, resulting in an increase in the number of units in structures of **two or more units** from 23,191 in 1960 to 31,150 in 1967 (see following table).

Housing Inventory by Units in Structure  
Oklahoma City, Oklahoma, HMA  
April 1, 1960 and July 1, 1967

<u>Units in structure</u>	<u>April 1, 1960</u>		<u>July 1, 1967</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
One unit	148,156	85.6	188,100	84.9
Two units	5,817	3.4	6,450	2.9
Three or more units	17,374	10.1	24,700	11.1
Trailers	<u>1,572</u>	<u>0.9</u>	<u>2,350</u>	<u>1.1</u>
Total units	172,919 <sup>a/</sup>	100.0	221,600	100.0

<sup>a/</sup> Differs slightly from the count of all housing units (172,942) because units by type of structure were enumerated on a sample basis in 1960.

Sources: 1960 Census of Housing.  
1967 estimated by Housing Market Analyst.

Year Built. Based on the 1960 Census of Housing and estimates derived through the use of building permit and demolition data, it is judged that about 25 percent of the housing inventory was added since March 31, 1960 (see following table). Over 50 percent of the housing units in the Oklahoma City area range in age up to slightly over 17 years old--114,475 units from a total of 221,600 were built after 1950. Approximately 20 percent of the housing stock (44,225 units) was built prior to 1930.

Distribution of the Housing Inventory by Year Built  
Oklahoma City, Oklahoma, HMA  
July 1, 1967

<u>Year built</u> <sup>a/</sup>	<u>Number of units</u> <sup>b/</sup>	<u>Percentage distribution</u>
April 1, 1960-July 1, 1967	54,950	24.8
1959 to March 31, 1960	8,125	3.7
1955 to 1958	19,150	8.6
1950 to 1954	32,250	14.6
1940 to 1949	36,100	16.3
1930 to 1939	26,800	12.1
1929 or earlier	<u>44,225</u>	<u>19.9</u>
Total	221,600	100.0

- a/ The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.
- b/ Includes trailers.

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

Condition. Of the 221,600 housing units in the Oklahoma City HMA in July 1967, about 14,300 units (6.5 percent) were dilapidated or were lacking one or more plumbing facilities. This indicates an improvement in the quality of the housing stock of the HMA since April 1960 when 19,600 housing units, 11.3 percent of the inventory, were dilapidated or lacked one or more plumbing facilities. Demolition of poor quality units, a general upgrading of the existing housing stock, and a high rate of construction are responsible for the improvement.

Residential Building Activity

There were 50,716 residential units authorized for construction by building permits in the Oklahoma City HMA between January 1, 1960 and June 1, 1967, equal to about 90 percent of all units estimated to have been built (including those still under construction) in the HMA during the period. Between 1960 and 1963, the number of authorized units increased each year, from 5,372 units in 1960 to a peak of 9,325 in 1963 (see table VII). In 1964, authorizations fell to 8,299 and the number continued to decline for the next two years. The peak level of construction reached in 1963 was partly the result of speculation stimulated by the establishment of a new plant in the HMA. Employment levels at the new facility failed to realize expectations, however, and an overbuilt situation resulted. Vacancies soared and new construction declined in 1964, 1965, and 1966. In 1966, the construction industry also suffered from a curtailment of activity caused by a tightening in the availability of construction funds and the shortage of long-term mortgage money. The combination of high vacancies and tight credit resulted in a seven-year low of 3,871 units authorized, somewhat over one-half of the 1965 total of 6,867 units.



Building Permits by Units in Structure  
Oklahoma City, Oklahoma, HMA  
1960-1967

<u>Date</u>	<u>Single-family</u> <u>units</u>	<u>Multifamily</u> <u>units</u>	<u>Total</u>
1960	4,600	772	5,372
1961	5,714	711	6,425
1962	6,932	1,705	8,637
1963	7,045	2,280	9,325
1964	5,597	2,702	8,299
1965	5,095	1,772	6,867
1966	3,267	604	3,871
Jan.-May 1966	1,795	300	2,095
Jan.-May 1967	1,411	509	1,920

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

The annual volume of permits for single-family houses grew from 4,600 in 1960 to 7,045 in 1963. In 1964, however, the number of single-family homes authorized declined to 5,597. In 1965, permits for single-family units decreased again, to an annual total of 5,095. During 1966, authorizations declined even further to 3,267. The declines in permits recorded in 1964 and 1965 are viewed as a reaction to the overbuilt situation resulting from the high construction levels of 1962 and 1963. As with the entire housing market, a shortage of funds reduced the number of permits issued for single-family houses from 5,095 in 1965 to 3,267 in 1966.

Since January 1960, over three-fourths of the units authorized have been single-family houses. The ratio between single-family and multifamily units varied considerably from year to year, however. In 1961, only 11 percent of all units permitted were in multifamily structures. Successively increasing proportions occurred in later years and, in 1964, approximately 33 percent of the authorized units were in structures of two or more units, followed by a declining proportion to 15 percent in 1966.

Between January 1, 1960 and June 1, 1967, 11,055 multifamily units were authorized in the Oklahoma City HMA. After a slight drop in the number of authorized units in 1961, volume increased to 1,705 in 1962, rose again in 1963, and reached a peak of 2,702 units in 1964. When rising vacancies began to portend a softening market, new construction dropped off and multifamily authorizations fell to 1,772 in 1965 and to 604 in 1966.

A comparison of the five-month period ending May 1967 with the comparable period of the previous year appears to indicate a small revival in multifamily activity and a continued decline in single-family construction. During the January-May 1967 period, 1,411 single-family units and 509 units in multifamily structures were authorized; during the corresponding period of 1966, permits were issued for 1,795 single-family units and 300 multifamily units.

About 54 percent of all residential units for which permits were issued in the HMA since January 1960 were in Oklahoma City, 27,363 out of a total of 50,716. As might be expected, a large majority of the multifamily units have been authorized in Oklahoma City, 72 percent of the 11,055 units permitted.

Units Under Construction. Based on building permit data, a postal vacancy survey, and supplemental information obtained in the Oklahoma City area, there were an estimated 1,550 housing units under construction in the Oklahoma City, Oklahoma, HMA as of July 1, 1967. About 800 of the units were single-family homes and 750 were in multifamily projects. Approximately 990 units were under construction in Oklahoma City and 560 units were in various stages of construction in the remainder of the HMA.

Demolition. Since April 1, 1960, an estimated 6,750 housing units have been removed from the housing inventory, including 5,100 units in Oklahoma City and 1,650 units in the remainder of the HMA. Highway construction was the main reason for demolitions during the early part of the 1960-1967 period. Recent demolitions have resulted from urban renewal activity and private action in order to clear well-located properties for more intensive land use. It is anticipated that a total of about 2,400 units will be removed from the inventory during the next two years.

#### Tenure of Occupancy

As of July 1, 1967, 68.5 percent (139,900 units) of the occupied housing stock in the Oklahoma City HMA was owner-occupied and 31.5 percent (64,450 units) was renter-occupied. The ratio of owner-occupied units to total occupied units is considerably lower in Oklahoma City than in the remainder of the HMA, 64 percent in the former and 77 percent in the latter. The following table shows the trend of tenure change for occupied units in the HMA; table VIII presents tenure change in greater detail.

Trend of Tenure  
Oklahoma City, Oklahoma, HMA  
1950, 1960, and 1967

<u>Tenure</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>July 1,</u> <u>1967</u>
Total occupied	119,739	160,421	204,350
Owner-occupied	69,647	106,309	139,900
Percent of total	58.2%	66.3%	68.5%
Renter-occupied	50,092	54,112	64,450

Sources: 1950 and 1960 Censuses of Housing.  
1967 estimated by Housing Market Analyst.

Since April 1, 1950, there has been an increase in the proportion of owner-occupied housing units. The rate of increase has been declining, however. Between 1950 and 1960, owner-occupancy increased from 58.2 percent to 66.3 percent; since 1960, the proportion of owner-occupied units increased by about two percentage points from 66.3 percent to 68.5 percent. The slowdown in the rate of increase of owner-occupancy during the 1960-1967 period reflects the trend toward more intensive development of residential land in the HMA. Because Oklahoma City now includes large areas which are suburban in nature, however, owner-occupancy is relatively high in the city (64 percent).

Vacancy

April 1960 Census. According to the April 1960 Census of Housing, there were about 7,250 vacant nondilapidated, nonseasonal housing units available for rent or sale in the Oklahoma City HMA, an available vacancy ratio of 4.3 percent. There were 2,550 available vacancies for sale, equal to a homeowner vacancy ratio of 2.4 percent. The remaining 4,700 vacant units were for rent, representing a vacancy ratio of 8.0 percent (see table IX). Available vacancies in 1960 included about 1,375 units that lacked one or more plumbing facilities, of which 80 were for sale and 1,295 were for rent. In addition, there were about 5,250 vacant units which were seasonal, dilapidated, held for occasional use, or held off the market for other reasons.

July 1967 Postal Vacancy Survey. A postal vacancy survey conducted in July 1967 covered about 90 percent (including trailers) of the total housing inventory. The survey included 196,486 possible deliveries to residences and apartments, 176,639 to residences and 19,847 to apartments. At the time of the survey, 11,828 units were vacant (6.0 percent of all residences and apartments), of which 11,139 previously were occupied and 689 were new units. In addition, 1,474 units were reported in various stages of construction. The following table presents a brief summary of the results of the postal vacancy survey; a more detailed presentation of the survey results is shown in table X.

Postal Vacancy Survey  
Oklahoma City, Oklahoma, HMA  
July 17-25, 1967

Type of delivery	Total possible deliveries	Vacant units			Percent of total deliveries
		Used	New	All	
Residence	176,639	7,841	536	8,377	4.7
Apartment	19,847	3,298	153	3,451	17.4
Trailer	<u>2,164</u>	<u>-</u>	<u>-</u>	<u>226</u>	<u>10.4</u>
Total	198,650	11,139	689	12,054	6.1

Sources: Cooperating post offices in the Oklahoma City area.

A total of 176,639 residences were surveyed, of which 8,377 (4.7 percent) were vacant; 7,841 units previously had been occupied and 536 were newly completed units. A total of 775 residences were found to be under construction. Among the 19,847 apartment units covered, 17.4 percent were vacant; the carriers reported as vacant 3,298 units previously occupied and 153 new units. There were 699 apartment units under construction on the survey dates.

The results of the postal vacancy survey are expressed in quantitative terms because it was not feasible to collect qualitative data for this type of survey. The resultant vacancy data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include some duplexes, row-type houses, and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit units in limited areas served by Post Office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

A number of vacant units noted by the carriers were in urban renewal areas and designated for future removal. These units were included in the presentation of the postal vacancy results but were considered as "other vacant" in the derivation of current estimates. A large portion of the rental inventory in the Norman area at the time of the survey was vacant as a result of the summer out-migration of students and faculty; these units, while reported to be vacant in the postal survey, were regarded as occupied for the purpose of this analysis in determining the "normal" vacancy situation in the Norman area.

Rental Vacancies by Type of Structure. In April 1960, the renter vacancy rate for structures with ten or more units was sixteen percent as compared with a four percent vacancy rate in single-family rental units. Although there were 1,520 vacant single-family rental units and only 811 vacant units in structures having ten or more units, the total number of single-family rental units (38,249) was more than seven times the total number of rental units in structures having ten or more units (5,225). The following table presents the rental housing inventory and rental vacancies by units in structure as of April 1, 1960.

Rental Inventory and Vacant Units for Rent  
By Units in Structure  
Oklahoma City, Oklahoma, HMA  
April 1, 1960

<u>Units in structure</u>	<u>All rental units</u>		<u>Available for rent</u>	
	<u>Number<sup>a/</sup></u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 unit	38,249 <sup>b/</sup>	66.4	1,520	44.1
2-9 units	14,105	24.5	1,119	32.4
10-19 units	2,352	4.1	338	9.8
20 or more units	<u>2,873</u>	<u>5.0</u>	<u>473</u>	<u>13.7</u>
Total	57,579 <sup>c/</sup>	100.0	3,450	100.0

a/ Includes those units which are available for rent.

b/ Includes trailers.

c/ Differs from the count of all renter-occupied units and all vacant units available for rent because units by type of structure were enumerated on a sample basis.

Source: 1960 Census of Housing.

Residential Occupancy Survey. An indication of the trend of vacancies in the Oklahoma City area is revealed by surveys conducted by the Oklahoma City Post Office in cooperation with the Oklahoma City Board of Realtors. The surveys have been conducted since 1930 and the latest was completed in February 1967. The survey conducted in February included 154,703 units: 129,608 single-family residences, 7,476 duplexes, and 17,619 apartments. There were 5,868 vacant single-family homes, a vacancy rate of 4.5 percent. A total of 962 duplex units were vacant, indicating a vacancy rate of 12.9 percent. In apartments there were 2,663 vacancies, or 15.1 percent of the total. Because of differences in definitions and coverage, vacancy ratios shown in the survey are not directly comparable with those reported in the Census of Housing or those indicated by the July postal vacancy survey conducted in cooperation with the FHA.

Residential Occupancy Survey  
Oklahoma City, Oklahoma  
1961-1967

<u>Date</u>	<u>Vacancy rates</u>			
	<u>Single-family</u>	<u>Duplexes</u>	<u>Apartments</u>	<u>Total</u>
January 1961	1.96	7.26	10.79	4.02
" 1962	2.16	9.04	9.97	4.07
February 1963	2.76	12.05	15.27	5.30
" 1964	4.00	9.95	14.54	5.37
" 1965	4.26	11.88	14.59	5.72
" 1966	4.27	9.48	13.92	5.53
" 1967	4.53	12.87	15.11	6.13

Source: Oklahoma City Post Office in cooperation with the Oklahoma City Board of Realtors.

Other Vacancy Data. Several mortgage companies in the Oklahoma City HMA conduct vacancy surveys of apartments. One such survey included a total of 4,470 units of which 237 were vacant as of April 1967, a vacancy ratio of 5.3 percent. Another apartment vacancy survey conducted in July 1967 reported a total of 145 vacancies in 4,136 units, a vacancy rate of 3.5 percent. Both surveys covered newer rental units predominantly, however, and are more indicative of the occupancy experience of apartments completed since 1960 than of the rental market as a whole.

Current Vacancy. It is estimated that there were 11,550 nondilapidated, nonseasonal, vacant housing units available for rent or sale in the Oklahoma City, Oklahoma, HMA as of July 1, 1967. Of this total, 5,100 units were for sale and 6,450 units were for rent (including single-family rental units), equal to homeowner and renter vacancy ratios of 3.5 percent and 9.1 percent, respectively. In addition to the units available for sale or rent, there were 5,700 vacant units which were dilapidated, seasonal, rented or sold and awaiting occupancy, or held off the market for absentee owners or for other reasons. Only a negligible number of vacant units available for sale are estimated to be lacking one or more plumbing facilities; approximately 800 of the vacant units available for rent, however, are estimated to be lacking one or more plumbing facilities. These estimates are based upon the postal vacancy survey (adjusted for incomplete coverage and converted to census concepts of vacancy by tenure rather than by type of structure), data provided by informed local sources, and on observation of the area.

As shown in table IX, both the homeowner and renter vacancy ratios have changed significantly from the 1960 levels. The homeowner vacancy ratio was 2.4 percent in 1960 and an estimated 3.5 percent as of July 1, 1967. The renter vacancy rate increased from 8.0 percent in 1960 to 9.1 percent. Overbuilding is the principal cause of the rise in the number of vacant housing units in the HMA during the past seven years.

The homeowner vacancy rate was virtually the same in Oklahoma City and in the remainder of the HMA. The rental vacancy ratio was 9.7 percent in Oklahoma City and about 7.4 percent in the remainder of the three-county area. This reflects the fact that most of the large projects which had been experiencing vacancy problems were in the city.

### Sales Market

The current inventory of vacant houses for sale is excessive for both new and existing homes in the Oklahoma City HMA. The high vacancy rate which characterizes virtually all areas of the HMA hinders the sale of existing units and indirectly introduces an impediment to the sale of new houses since many prospective new home purchasers are unable to market their present accommodations. In addition to the large number of vacancies, homebuyers were faced with shortages of mortgage money at reasonable interest rates (six percent or less) as well as more stringent credit requirements. This resulted in a cutback in both home purchases and construction activity during the last nine months of 1966. The pessimistic atmosphere created by the high vacancy situation and an apparent unwillingness on the part of prospective buyers to pay higher rates of interest continued into 1967.

In the following discussion, the sales market of the Oklahoma City HMA is divided into four areas. The quadrant approach to market investigation is necessitated by the distinct character of each of these sectors.

Northeast. The northeast quadrant includes the communities of Midwest City, Del City, and Edmond and that portion of the HMA east and north of Sante Fe Avenue and southeast Forty-fourth Street. Edmond, a city of approximately 13,950 persons, has been growing at the rate of 740 persons annually. Access to downtown Oklahoma City via Interstate 35 and the recent growth of Central State College have been the principal stimuli to city development. The housing markets of Del City and Midwest City, by virtue of their proximity to Tinker Air Force Base, are heavily influenced by the activities of the facility. Vacancies in the two communities have decreased somewhat during the past year as a result of substantial employment gains at Tinker AFB but current sales vacancy ratios remain excessive. The surplus of housing created by the overbuilding of the 1962-1965 period has not yet been absorbed.

Southeast. Norman has been one of the fastest growing municipalities in the HMA. Between April 1960 and July 1967, a net total of 5,675 units were added to the housing stock of the city. Norman is the home of Oklahoma University, and recent expansions at the institution have stimulated residential construction. Completion of Interstate 35 placed the community within easy commuting distance of most large employment sources. Moore, adjoining Norman on the north, grew from a total of 563 housing units in 1963 to 4,340 units in mid-1967. Most of the units constructed in 1966 were in the \$10,000 to \$25,000 price class. The number of mortgagee acquisitions in the city has been high.

Sales vacancies are high; sale of existing units is difficult; and foreclosure often is the only solution left to homeowners forced to relocate out of the area.

Southwest. The southwest quadrant includes that part of the HMA south of Reno Avenue and west of Sante Fe Avenue. Until the latter part of 1966, this sector represented the most active market area in the HMA. The availability of large tracts of land suitable for residential development at low cost was the principal reason for the rapid development of the region. Virtually all of the new construction in the area during 1966 was priced below \$25,000. Acquisitions and defaults are high in this portion of the HMA, reflecting long-term low downpayment loans made to finance sales with the resultant slow development of equity. Once the market begins to revive, however, this sector of the Oklahoma City HMA will again be the locus for high volume production of low and moderate cost housing.

Northwest. The northwest quadrant consists of that part of the HMA which lies north of Reno Avenue and west of Sante Fe Avenue and includes the cities of The Village, Nichols Hills, Bethany, El Reno, and Yukon. Demand in this portion of the HMA is relatively firm in view of the high vacancy rate of the HMA as a whole. Despite continued sluggishness in the speculative market, custom home sales are proceeding well, and custom building is concentrated in this sector in subdivisions straddling May Avenue north of Lake Heffner. Approximately 70 percent of the units completed in this segment of the HMA were priced in excess of \$20,000. The area is somewhat hilly and land costs reflect the aesthetic value added to the homesites through the effective use of broken terrain. An extension of the Will Rogers Expressway, Interstate 440, currently is under construction and when completed will further enhance the marketability of new and existing homes in the area by increasing accessibility. Bethany is the most active of the communities located within the northwest quadrant; net gains to the inventory have averaged 325 units a year since 1960. There has been an average increase of 160 units in the city of Yukon, and 75 units have been added to the housing stock of El Reno annually during the past seven years. Although net gains in The Village have averaged almost 100 units annually, available land is rapidly becoming scarce in the city.

Unsold Inventory Surveys. Surveys of the unsold inventory of new sales houses in the HMA have been conducted by the FHA for several years. The surveys were conducted in January of each year and covered subdivisions in which five or more units were completed in the twelve months preceding the survey date. A comparison of the survey counts of houses completed with the number authorized for construction indicates that the surveys covered 81 percent of all completions in 1964, 84 percent in 1965, and 75 percent in 1966.

The survey covering homes completed in 1964 enumerated 4,526, of which 1,958 (43 percent) were pre-sold and 2,568 were built speculatively. Of those built on a speculative basis, 29 percent (732 units) were unsold at the time of the survey. The survey of 1965 completions counted 4,260



new homes, 2,010 (47 percent) of which were pre-sold and 2,250 of which were built speculatively. About 21 percent of the speculative units were unsold at the time of the survey.

The most recent unsold inventory survey was conducted in January 1967 (covering 1966 completions) and included 108 subdivisions in which 2,450 units had been completed in the twelve months preceding the survey date.<sup>1/</sup> Of this total, 996 (41 percent) were sold before the start of construction and 1,454 were built on a speculative basis. At the time of the survey, 26 percent of the speculatively-built homes remained unsold. The January 1967 survey revealed a slightly lower unsold inventory total than the previous survey but a higher unsold ratio, 26 percent compared to 21 percent. A part of the decrease in the number of units completed during 1966 is attributable to the slowdown in sales caused by credit restrictions.

Speculative Construction. According to the latest unsold inventory survey of new sales housing conducted by the Oklahoma City FHA Insuring Office which covered 75 percent of new houses built in 1966, houses built speculatively represented approximately 44 percent of all single-family houses authorized in the HMA. Most of the speculative units were completed during the early part of the year; speculative construction declined sharply during the latter part of 1966 and early 1967.

FHA Soft Market Report. Reports on market conditions in various areas of the Oklahoma City jurisdiction have been prepared in order to identify and monitor "soft markets". The total number of defaults in the HMA remained relatively constant during the first half of 1967, deviating little from the 1,275 monthly average for the period. The largest number of defaults were in southwest Oklahoma City, the area of greatest activity in moderately priced new homes. The following table presents the number of properties in default as of the beginning of the month in the principal areas of the Oklahoma City HMA.

Properties in Default  
Oklahoma City, Oklahoma, HMA  
January-June 1967

<u>Area</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>
N. W. Oklahoma City	289	287	295	292	286	275
S. W. Oklahoma City	380	366	375	394	390	375
S. E. Oklahoma City	104	146	115	99	46	128
N. E. Oklahoma City	118	123	134	154	155	159
Midwest City	137	124	144	126	122	96
Del City	84	47	72	97	140	72
Moore	168	154	155	151	147	122
Total	1,280	1,247	1,290	1,313	1,286	1,227

Source: Oklahoma City FHA Insuring Office.

<sup>1/</sup> Decline in number surveyed compared with prior years reflects drop in building activity.

FHA Acquisitions. Acquisitions of FHA-insured single-family homes in the Oklahoma City HMA increased substantially during the past seven years, from 48 in 1960 to 1,685 in 1966. There were 1,172 acquisitions during the first six months of 1967. The increasingly liberal mortgage terms in recent years, particularly the minimum equity requirements for low-priced properties, has contributed to the higher level of foreclosures. The large number of single-family vacancies currently on the market also has affected the rate of acquisition; there are so many units available that the sale of existing units has become extremely difficult. The setback suffered by the single-family market during 1966 is reflected in the increase in the number of acquisitions from 1,187 in 1965 to 1,685 in 1966. The following table presents the trend of acquisitions of single-family home mortgages insured.

Trend of Acquisitions  
Of FHA-Insured Single-Family Home Mortgages  
Oklahoma City, Oklahoma, HMA  
1960 to June 1967

<u>Date</u>	<u>Number of acquisitions</u>
1960	48
1961	77
1962	194
1963	268
1964	596
1965	1,187
1966	1,685
Jan.-June 1967	1,172

Source: FHA Division of Research and Statistics.

The sale of FHA properties has been brisk over the past several years. However, separate data were not available for the Oklahoma City HMA portion of the Oklahoma City FHA Insuring Office jurisdiction. In 1963, 502 properties were acquired by the Oklahoma City office and 352 were sold. During 1964, acquisitions reached a level of 938 and sales increased to 761. There were 1,582 properties acquired in 1965 while 1,513 were sold. Last year acquisitions rose to 2,635 but sales also increased, rising to 2,351. From January 1, 1967 to May 31, 1967, 1,213 properties were acquired and 1,185 were disposed of. As of July 1, 1967, there were 1,101 single-family properties on hand in the jurisdiction of the Oklahoma City Insuring Office--a slight increase over the July 1, 1966 level of 1,027. Restrictions have been imposed on the issuance of FHA commitments in the Oklahoma City area.

### Rental Market

The softness of the rental market in the Oklahoma City HMA is reflected in the current over-all rental vacancy ratio of nine percent and an apartment vacancy rate of 15 percent. Several surveys of apartments in the area conducted by local mortgage institutions reported apartment vacancy ratios between 3.5 percent and 5.3 percent. As stated previously, however, these surveys were rather selective in that older apartments, FHA-insured projects, and, for the most part, high-rise structures were excluded. These surveys are more indicative of the satisfactory vacancy situation in newer garden-type apartments than of the status of the entire rental market.

The construction of a large volume of multifamily units since 1960 contributed to an increase in vacancies in apartment projects that are twenty years old or more. These older units rent for considerably less than the newer accommodations, but are inferior in terms of size and amenities. Because of these quality differences, the new multifamily units are meeting an unsatisfied element of demand. This has resulted in the paradoxical situation of a high over-all rental vacancy ratio and the rapid success enjoyed by several projects which have been completed recently. Quality differentials and specific advantage with respect to location and amenities between the new apartments is extremely important and will continue to be effective for some time. The large high-rise projects in the HMA generally have experienced high vacancy. Certain characteristics peculiar to each of the projects and the limited preference for high-rise apartment living are the principal reasons for poor market acceptance.

Northeast. Apartment occupancy in Midwest City and Del City are heavily dependent upon activities at Tinker Air Force Base. Not only do the military personnel assigned to the installation rent accommodations in the two communities, but many of the 24,300 civilians employed at the base, recognizing the volatile nature of employment at defense-oriented installations, rent housing in the area in lieu of purchasing a home. A number of apartments have been constructed in the city of Edmond in order to provide housing for employees and students of Central State College.

Southeast. The faculty and student body of the University of Oklahoma comprise a large portion of the market for rental accommodations in the city of Norman. As of the fall of 1966, only 4,122 students were housed in university-owned dormitories. By the spring semester of 1967, however, another 3,000 spaces will have been completed and the number of students who were formerly occupying off-campus quarters will decline accordingly. Demand for apartments in locations and rent ranges attractive to students, therefore, will decrease sharply.

Southwest. Occupancy in apartment projects in the southwest quadrant of the HMA has been buoyed by the Federal Aeronautical Center of the Federal Aviation Agency located at Will Rogers World Airport. Not only does the

facility serve as a source of employment, but the trainees at the installation constitute a substantial, if transient, market for rental accommodations. A number of apartment units are being built along the Southwest Expressway in order to take advantage of the high speed commutation the artery already provides and the possibility of a greater future market when Interstate 440 is completed. As in the single-family market, the availability of large parcels of land at reasonable cost is a major factor in development of the area.

Northwest. Most of the apartment projects completed during the past several years have been built in the northwest portion of the HMA. Both the vacancy surveys conducted by local mortgage institutions, which were noted previously, divided the city into quadrants roughly comparable to those used in this analysis. The majority of the units surveyed in both surveys were in the northwest sector and this sector had the highest vacancy ratio of the four segments. The bulk of the units constructed in the area since 1960 have been in projects containing fewer than 100 units each. As may be expected, the older, less acceptable projects are located in the downtown portion of the sector. The intersection of May Avenue and the Northwest Highway is rapidly becoming a focal point for apartment construction by virtue of the availability of land and access to shopping facilities. In addition, a number of commercial enterprises have been established in the locale which should assist in providing tenants for neighboring rental projects.

#### Public Housing

There are 354 units in Will Rogers Court, a low-rent public housing project under the administration of the Oklahoma City Housing Authority. In addition, the city is authorized to lease 500 units; thus far, 389 housing units have been leased for occupancy by low-income families. There is a waiting list of 1,300 families and the only vacant units are the result of repairs or turnover. The housing authority estimates that during the next four years, because of increased demolition of standard units, demand for low-rent public housing will rise substantially. The authority is embarking on an extensive program in view of the projected need. Approximately 1,800 housing units will be made available by the city during the next four years through new construction and rehabilitation. Many of the units will be located on land to be cleared through urban renewal.

#### Urban Renewal

There are fifteen urban renewal projects in execution or planning in the Oklahoma City area. The two projects in execution at the present time are the University Medical Center and John F. Kennedy urban renewal areas.

The University Medical Center (R-20) incorporates 240 acres in northeast Oklahoma City. As of July 1967, 433 parcels of land had been purchased and options had been obtained on an additional 121 parcels. Approximately 745 properties remained to be acquired. Project re-use calls for the construction of medium-rent townhouse apartments, a shopping center, and the repair and remodeling of 170 homes and business buildings.

The John F. Kennedy Urban Renewal Project (R-35) emphasizes rehabilitation of the 6,028 buildings in the area. Of this total, 1,095 are of standard quality and will be retained, 2,898 are scheduled for rehabilitation, and 2,035 are to be removed. The project site includes 1,258 acres in northeast Oklahoma City.

## Demand for Housing

### Quantitative Demand

The demand for new housing in the Oklahoma City, Oklahoma, HMA is based upon the projected growth of 5,675 households annually during each of the next two years. To this basic growth factor, adjustments are made for the anticipated volume of residential demolitions, the current vacancy situation, and the level of new construction. Consideration also is given to changes expected in the tenure of occupancy in the inventory. Based on these factors, an annual demand for 3,100 single-family units is forecast during the July 1, 1967 to July 1, 1969 period. The principal source of demand for new multifamily housing in the HMA recently has been households which have vacated older apartments in order to take advantage of amenities offered by the newer units. This accounts for the reasonable rate of absorption of many new projects in the face of an over-all apartment vacancy rate of 15 percent. The magnitude of the demand derived from this source is uncertain, however. The absorption of units in multifamily structures that will come on the market during the early part of the forecast period, therefore, should be observed closely and appropriate adjustments made in the volume of starts if these units are not absorbed readily. Considering the rather poor acceptance of high-rise units in the Oklahoma City area at this time, added caution should be used in evaluating the need for such units during the forecast period. However, if assistance is made available in the acquisition and cost of land or in the cost of financing, about 350 units in multifamily structures could be marketed yearly at the lower rents possible with such assistance. These estimates exclude public low-rent housing and rent-supplement accommodations.

Housing construction in the foreseeable future will be controlled largely by the availability of financing at a cost at which prospective homeowners are willing to borrow. Homebuilders must overcome buyer reluctance to commit for a period of 20 years or more to an interest rate which is generally viewed by the purchaser as temporary and which may decline within a relatively short period of time. The construction industry has been pursuing a "buy now" campaign which points out that rising construction costs may erase any financial advantage which might be gained by delaying the purchase of a home.

The projected annual demand for 3,100 single-family homes is considerably below the number of single-family units authorized in the HMA each year since 1960, but is moderately above the number of units authorized in the past twelve months. Both the single-family and multifamily markets have suffered as a result of overbuilding during the 1962-1965 period.

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Future building activity is expected to be distributed geographically within the HMA generally as it had been in the recent past. Most of the new construction will take place in Oklahoma City and in those communities which lie to the south. Most of the multifamily units will continue to be built in Oklahoma City. A lack of certain detailed data necessary to the distribution of demand by area precludes separate estimates for each of the quadrants as used in the presentation of the sales and rental market sections of this report.

#### Qualitative Demand

Single-family Units. Based on current family after-tax incomes, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 3,100 single-family units is expected to be distributed by sales price as shown in the following table.

Estimated Annual Demand for New Single-family Housing  
Oklahoma City, Oklahoma, HMA  
July 1, 1967 to July 1, 1969

<u>Price range</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$10,000	185	6
\$10,000 - 12,499	500	16
12,500 - 14,999	650	21
15,000 - 17,499	590	19
17,500 - 19,999	430	14
20,000 - 24,999	340	11
25,000 - 29,999	155	5
30,000 - 34,999	125	4
35,000 and over	<u>125</u>	<u>4</u>
Total	3,100	100

Demand for Low-Moderate Income Housing. At the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, approximately 350 units may be absorbed. These 350 units would be distributed best with respect to unit size in the following manner: 15 efficiencies, 155 one-bedroom units, 135 two-bedroom units, and 45 three-bedroom units.

Table I

Civilian Work Force and Employment Trends  
Oklahoma City, Oklahoma, HMA, 1958-1967  
(in thousands)

<u>Components</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>June 1965- May 1966</u>	<u>June 1966- May 1967</u>
Civilian work force	<u>202.0</u>	<u>209.1</u>	<u>216.3</u>	<u>222.4</u>	<u>230.3</u>	<u>237.8</u>	<u>245.3</u>	<u>253.5</u>	<u>263.2</u>	<u>257.7</u>	<u>265.8</u>
Unemployment	8.5	7.0	7.8	9.8	8.6	8.8	9.3	9.0	8.3	8.7	8.2
Percent of work force	4.2%	3.3%	3.6%	4.4%	3.7%	3.7%	3.8%	3.6%	3.2%	3.4%	3.1%
Total employment	<u>193.5</u>	<u>202.1</u>	<u>208.5</u>	<u>212.6</u>	<u>221.7</u>	<u>229.0</u>	<u>236.0</u>	<u>244.5</u>	<u>254.9</u>	<u>249.0</u>	<u>257.6</u>
Agricultural	5.9	5.8	5.8	5.7	5.6	5.4	5.2	5.2	5.0	5.1	4.9
Nonagricultural	<u>187.6</u>	<u>196.3</u>	<u>202.7</u>	<u>206.9</u>	<u>216.1</u>	<u>223.6</u>	<u>230.8</u>	<u>239.3</u>	<u>249.9</u>	<u>243.9</u>	<u>252.7</u>
Wage and salary	160.6	169.2	175.6	179.7	188.4	195.4	202.3	210.3	220.4	214.7	222.9
Other <sup>a/</sup>	27.0	27.1	27.1	27.2	27.7	28.2	28.5	29.0	29.5	29.2	29.8

<sup>a/</sup> Includes domestic, self-employed, and unpaid family workers.

Source: Oklahoma Employment Security Commission.

Table II

Nonagricultural Wage and Salary Employment  
Oklahoma City, Oklahoma, HMA, 1958-1967  
(in thousands)

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>June 1965- May 1966</u>	<u>June 1966- May 1967</u>
Wage and salary employment	<u>160.6</u>	<u>169.2</u>	<u>175.6</u>	<u>179.7</u>	<u>188.4</u>	<u>195.4</u>	<u>202.3</u>	<u>210.3</u>	<u>220.4</u>	<u>214.7</u>	<u>222.9<sup>a/</sup></u>
Manufacturing	<u>17.9</u>	<u>19.2</u>	<u>20.3</u>	<u>21.1</u>	<u>22.9</u>	<u>24.2</u>	<u>25.6</u>	<u>27.4</u>	<u>30.4</u>	<u>29.2</u>	<u>30.5</u>
Food & kindred products	<u>6.4</u>	<u>6.3</u>	<u>6.2</u>	<u>5.8</u>	<u>5.8</u>	<u>5.9</u>	<u>5.6</u>	<u>5.5</u>	<u>5.5</u>	<u>5.5</u>	<u>5.6</u>
Printing & publishing	<u>2.0</u>	<u>2.0</u>	<u>2.1</u>	<u>2.1</u>	<u>2.1</u>	<u>2.2</u>	<u>2.2</u>	<u>2.4</u>	<u>2.6</u>	<u>2.5</u>	<u>2.7</u>
Metal processing	<u>3.2</u>	<u>3.3</u>	<u>3.0</u>	<u>3.0</u>	<u>3.0</u>	<u>2.9</u>	<u>3.2</u>	<u>3.3</u>	<u>3.9</u>	<u>3.6</u>	<u>4.0</u>
Machinery	<u>)</u>	<u>)</u>	<u>)</u>	<u>5.0</u>	<u>6.0</u>	<u>6.6</u>	<u>7.1</u>	<u>7.8</u>	<u>9.6</u>	<u>8.6</u>	<u>9.9</u>
Transportation equipment	<u>6.3</u>	<u>7.6</u>	<u>9.0</u>	<u>5.2)</u>	<u>6.0)</u>	<u>2.8</u>	<u>3.3</u>	<u>4.2</u>	<u>4.2</u>	<u>4.6</u>	<u>3.7</u>
All other	<u>)</u>	<u>)</u>	<u>)</u>	<u>)</u>	<u>)</u>	<u>3.8</u>	<u>4.2</u>	<u>4.2</u>	<u>4.6</u>	<u>4.4</u>	<u>4.6</u>
Nonmanufacturing	<u>142.7</u>	<u>150.0</u>	<u>155.3</u>	<u>158.6</u>	<u>165.5</u>	<u>171.2</u>	<u>176.7</u>	<u>182.9</u>	<u>190.0</u>	<u>185.5</u>	<u>192.4</u>
Mining	<u>7.0</u>	<u>7.2</u>	<u>7.0</u>	<u>7.0</u>	<u>6.7</u>	<u>6.4</u>	<u>6.6</u>	<u>6.9</u>	<u>7.0</u>	<u>7.0</u>	<u>7.1</u>
Construction	<u>10.0</u>	<u>12.6</u>	<u>12.0</u>	<u>11.2</u>	<u>11.9</u>	<u>13.6</u>	<u>13.7</u>	<u>13.6</u>	<u>12.4</u>	<u>13.1</u>	<u>12.2</u>
Public utilities	<u>13.1</u>	<u>13.3</u>	<u>13.2</u>	<u>13.5</u>	<u>13.6</u>	<u>13.2</u>	<u>13.1</u>	<u>13.5</u>	<u>13.9</u>	<u>13.6</u>	<u>14.1</u>
Trade	<u>38.6</u>	<u>40.2</u>	<u>43.2</u>	<u>43.3</u>	<u>45.0</u>	<u>45.8</u>	<u>48.0</u>	<u>50.0</u>	<u>50.8</u>	<u>50.3</u>	<u>51.0</u>
Fin., ins., & real estate	<u>9.3</u>	<u>9.8</u>	<u>10.6</u>	<u>11.1</u>	<u>11.9</u>	<u>12.6</u>	<u>13.0</u>	<u>13.2</u>	<u>13.5</u>	<u>13.3</u>	<u>13.6</u>
Services	<u>19.7</u>	<u>21.0</u>	<u>22.0</u>	<u>23.4</u>	<u>25.2</u>	<u>26.7</u>	<u>28.2</u>	<u>29.4</u>	<u>30.8</u>	<u>30.0</u>	<u>31.1</u>
Government	<u>45.0</u>	<u>45.9</u>	<u>47.3</u>	<u>49.1</u>	<u>51.2</u>	<u>52.9</u>	<u>54.1</u>	<u>56.3</u>	<u>61.6</u>	<u>58.2</u>	<u>63.3</u>

<sup>a/</sup> Includes unrevised data for May 1967.

Source: Oklahoma Employment Security Commission.

Table III

All Families and Renter Households by Annual Income  
After Deducting Federal Income Tax  
Oklahoma City, Oklahoma, HMA, 1967 and 1969

<u>Income</u>	<u>1967</u>		<u>1969</u>	
	<u>All families</u>	<u>Renter households<sup>a/</sup></u>	<u>All families</u>	<u>Renter households<sup>a/</sup></u>
Under \$ 4,000	21	37	20	34
\$ 4,000 - 4,999	9	12	7	12
5,000 - 5,999	11	11	10	11
6,000 - 6,999	11	12	11	11
7,000 - 7,999	9	9	9	9
8,000 - 8,999	9	5	9	6
9,000 - 9,999	6	5	7	5
10,000 - 12,499	11	5	12	7
12,500 - 14,999	8	2	7	2
15,000 and over	<u>5</u>	<u>2</u>	<u>8</u>	<u>3</u>
Total	100	100	100	100
Median	\$6,850	\$5,050	\$7,250	\$5,350

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

Source: Estimated by Housing Market Analyst.

Table IV

Population Changes  
Oklahoma City, Oklahoma, HMA  
April 1, 1950 to July 1, 1967

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>July 1, 1967</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1967</u>	
				<u>Number</u>	<u>Rate<sup>a/</sup></u>	<u>Number<sup>b/</sup></u>	<u>Rate<sup>a/</sup></u>
HMA total population	<u>392,439</u>	<u>511,833</u>	<u>646,700</u>	<u>11,939</u>	<u>2.6</u>	<u>18,600</u>	<u>3.3</u>
Oklahoma City	243,504	324,253	387,000	8,075	2.9	8,650	2.5
Norman	27,006	33,412	50,300	641	2.2	2,330	5.7
Midwest City	10,166	36,058	46,750	2,589	12.7	1,470	3.6
Del City	2,504	12,934	23,950	1,043	16.4	1,520	8.6
Bethany	5,705	12,342	20,100	664	7.7	1,070	6.8
Edmond	6,086	8,577	13,950	249	3.5	740	6.8
Moore	942	1,783	13,950	84	6.4	1,680	34.3
El Reno	10,991	11,105	12,150	11	.1	140	1.3
Remainder of HMA	85,535	71,369	78,550	-1,417	-1.8	990	1.4

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

b/ Detailed data may not add to totals because of rounding.

Sources: 1950 and 1960 Censuses of Population.  
1967 estimated by Housing Market Analyst.

Table V

Household Changes  
Oklahoma City, Oklahoma, HMA  
April 1, 1950 to July 1, 1967

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>July 1, 1967</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1967</u>	
				<u>Number</u>	<u>Rate<sup>c/</sup></u>	<u>Number<sup>b/</sup></u>	<u>Rate<sup>c/</sup></u>
HMA total households	<u>119,739</u>	<u>160,421</u>	<u>204,350</u>	<u>4,068</u>	<u>2.9</u>	<u>6,050</u>	<u>3.4</u>
Oklahoma City	78,863	107,054	129,250	2,819	3.1	3,060	2.6
Norman	6,373	9,035	14,500	266	3.5	750	6.6
Midwest City	2,989	10,009	13,100	702	12.1	425	3.8
Del City	693	3,567	6,700	287	16.4	430	8.8
Bethany	1,594	3,541	5,900	195	8.0	325	7.0
Edmond	1,814	2,697	4,500	88	4.0	250	7.1
Moore	308 <sup>a/</sup>	523	4,000	22	5.3	480	29.6
El Reno	3,659	3,848	4,300	19	.5	60	1.5
Remainder of HMA	23,446	20,147	22,100	-330	-1.5	270	1.3

<sup>a/</sup> Estimated.

<sup>b/</sup> Rounded.

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

Sources: 1950 and 1960 Censuses of Housing.  
1967 estimated by Housing Market Analyst.

Table VI

Trend of Housing Inventory  
Oklahoma City, Oklahoma, HMA  
April 1, 1950-July 1, 1967

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>July 1, 1967</u>	<u>Average annual change</u>			
				<u>Number</u>	<u>Rate<sup>b/</sup></u>	<u>Number</u>	<u>Rate<sup>b/</sup></u>
HMA total housing units	<u>127,312</u>	<u>172,942</u>	<u>221,600</u>	<u>4,563</u>	3.1	<u>6,700</u>	3.5
Oklahoma City	83,047	115,067	140,450	3,202	3.3	3,500	2.8
Norman	6,738	9,763	15,450	303	3.7	785	6.4
Midwest City	3,166	10,626	13,870	746	12.1	445	3.7
Del City	761	3,722	6,920	296	15.9	440	8.6
Bethany	1,696	3,727	6,100	203	7.9	325	6.8
Edmond	1,895	2,920	4,730	103	4.3	250	6.7
Moore	320 <sup>a/</sup>	563	4,340	24	5.7	520	31.1
El Reno	3,836	4,076	4,640	24	.6	75	1.8
Remainder of HMA	25,853	22,478	25,100	-338	-1.4	360	1.6

<sup>a/</sup> Estimated.

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

Sources: 1950 and 1960 Censuses of Housing.  
1967 estimated by Housing Market Analyst.

Table VII

Dwelling Units Authorized by Building Permits  
Oklahoma City, Oklahoma, HMA, 1960-1967

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>Jan.-May 1967</u>	<u>Total</u>
HMA total	<u>5,372</u>	<u>6,425</u>	<u>8,637</u>	<u>9,325</u>	<u>8,299</u>	<u>6,867</u>	<u>3,871</u>	<u>1,920</u>	<u>50,716</u>
Canadian County	<u>59</u>	<u>240</u>	<u>293</u>	<u>314</u>	<u>239</u>	<u>224</u>	<u>129</u>	<u>79</u>	<u>1,577</u>
El Reno	<u>59</u>	<u>50</u>	<u>47</u>	<u>60</u>	<u>36</u>	<u>62</u>	<u>47</u>	<u>30</u>	<u>391</u>
Yukon	<u>NA</u>	<u>190</u>	<u>246</u>	<u>254</u>	<u>203</u>	<u>162</u>	<u>82</u>	<u>49</u>	<u>1,186</u>
Cleveland County	<u>561</u>	<u>857</u>	<u>1,354</u>	<u>1,862</u>	<u>1,551</u>	<u>1,270</u>	<u>839</u>	<u>175</u>	<u>8,469</u>
Moore town	<u>251</u>	<u>435</u>	<u>679</u>	<u>941</u>	<u>611</u>	<u>597</u>	<u>248</u>	<u>55</u>	<u>3,817</u>
Noble town	<u>15</u>	<u>8</u>	<u>30</u>	<u>66</u>	<u>63</u>	<u>53</u>	<u>35</u>	<u>-</u>	<u>270</u>
Norman	<u>295</u>	<u>414</u>	<u>645</u>	<u>855<sup>a/</sup></u>	<u>877<sup>b/</sup></u>	<u>620</u>	<u>556</u>	<u>120</u>	<u>4,382</u>
Oklahoma County	<u>4,752</u>	<u>5,328</u>	<u>6,990</u>	<u>7,149</u>	<u>6,509</u>	<u>5,373</u>	<u>2,903</u>	<u>1,666</u>	<u>40,670</u>
Bethany	<u>262</u>	<u>253</u>	<u>506</u>	<u>587</u>	<u>443</u>	<u>221</u>	<u>149</u>	<u>86</u>	<u>2,507</u>
Choctaw town	<u>NA</u>	<u>29</u>	<u>9</u>	<u>52</u>	<u>57</u>	<u>32</u>	<u>41</u>	<u>25</u>	<u>245</u>
Del City	<u>240</u>	<u>330</u>	<u>690</u>	<u>682</u>	<u>453</u>	<u>461</u>	<u>307</u>	<u>111</u>	<u>3,274</u>
Edmond	<u>170</u>	<u>187</u>	<u>233</u>	<u>239</u>	<u>298</u>	<u>321</u>	<u>138</u>	<u>86</u>	<u>1,672</u>
Forest Park town	<u>NA</u>	<u>NA</u>	<u>5</u>	<u>13</u>	<u>3</u>	<u>4</u>	<u>4</u>	<u>NA</u>	<u>29</u>
Lake Aluma town	<u>2</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>NA</u>	<u>3</u>
Midwest City	<u>570</u>	<u>682</u>	<u>748</u>	<u>405</u>	<u>313</u>	<u>444</u>	<u>206</u>	<u>84</u>	<u>3,452</u>
Nichols Hills	<u>30</u>	<u>10</u>	<u>3</u>	<u>14</u>	<u>21</u>	<u>10</u>	<u>10</u>	<u>3</u>	<u>101</u>
Nicoma Park town	<u>NA</u>	<u>45</u>	<u>28</u>	<u>12</u>	<u>21</u>	<u>28</u>	<u>2</u>	<u>2</u>	<u>138</u>
Oklahoma City	<u>3,162</u>	<u>3,422</u>	<u>4,401</u>	<u>4,896</u>	<u>4,714<sup>c/</sup></u>	<u>3,655</u>	<u>1,939</u>	<u>1,174</u>	<u>27,363</u>
Oklahoma County	<u>36</u>	<u>9</u>	<u>6</u>	<u>5</u>	<u>1</u>	<u>-</u>	<u>1</u>	<u>-</u>	<u>58</u>
Spencer town	<u>NA</u>	<u>31</u>	<u>97</u>	<u>84</u>	<u>39</u>	<u>46</u>	<u>21</u>	<u>9</u>	<u>327</u>
The Village	<u>189</u>	<u>187</u>	<u>127</u>	<u>89</u>	<u>60</u>	<u>34</u>	<u>24</u>	<u>13</u>	<u>723</u>
Warr Acres	<u>91</u>	<u>142</u>	<u>137</u>	<u>71</u>	<u>86</u>	<u>117</u>	<u>61</u>	<u>73</u>	<u>778</u>

<sup>a/</sup> 104 units of public housing in Norman.

<sup>b/</sup> 312 " " " " " "

<sup>c/</sup> 215 " " " " " Oklahoma City.

Sources: Local building inspectors; U.S. Department of Commerce; C-40 Construction Reports; and Oklahoma City Chamber of Commerce.



Table VIII

Trend of Household Tenure  
Oklahoma City, Oklahoma, HMA  
April 1, 1950-July 1, 1967

<u>Tenure</u>			
<u>April 1, 1950:</u>	<u>Oklahoma City</u>	<u>Remainder of HMA</u>	<u>HMA total</u>
Total housing inventory	<u>83,047</u>	<u>44,265</u>	<u>127,312</u>
Total occupied	<u>78,863</u>	<u>40,876</u>	<u>119,739</u>
Owner-occupied	<u>43,997</u>	<u>25,650</u>	<u>69,647</u>
Percent of total occupied	<u>55.8%</u>	<u>62.8%</u>	<u>58.2%</u>
Renter-occupied	<u>34,866</u>	<u>15,226</u>	<u>50,092</u>
Percent of total occupied	<u>44.2%</u>	<u>37.2%</u>	<u>41.8%</u>
Total vacant	<u>4,184</u>	<u>3,389</u>	<u>7,573</u>
<u>April 1, 1960:</u>			
Total housing inventory	<u>115,067</u>	<u>57,875</u>	<u>172,942</u>
Total occupied	<u>107,054</u>	<u>53,367</u>	<u>160,421</u>
Owner-occupied	<u>66,957</u>	<u>39,352</u>	<u>106,309</u>
Percent of total occupied	<u>62.5%</u>	<u>73.7%</u>	<u>66.3%</u>
Renter-occupied	<u>40,097</u>	<u>14,015</u>	<u>54,112</u>
Percent of total occupied	<u>37.5%</u>	<u>26.3%</u>	<u>33.7%</u>
Total vacant	<u>8,013</u>	<u>4,508</u>	<u>12,521</u>
<u>July 1, 1967:</u>			
Total housing inventory	<u>140,450</u>	<u>81,150</u>	<u>221,600</u>
Total occupied	<u>129,250</u>	<u>75,100</u>	<u>204,350</u>
Owner-occupied	<u>82,350</u>	<u>57,550</u>	<u>139,900</u>
Percent of total occupied	<u>63.7%</u>	<u>76.6%</u>	<u>68.5%</u>
Renter-occupied	<u>46,900</u>	<u>17,550</u>	<u>64,450</u>
Percent of total occupied	<u>36.3%</u>	<u>23.4%</u>	<u>31.5%</u>
Total vacant	<u>11,200</u>	<u>6,050</u>	<u>17,250</u>

Sources: 1950 and 1960 Censuses of Housing.  
1967 estimated by Housing Market Analyst.

Table IX

Vacancy Trends  
Oklahoma City, Oklahoma, HMA  
April 1, 1950-July 1, 1967

<u>Vacancy characteristics</u>	<u>Oklahoma City</u>	<u>Remainder of HMA</u>	<u>HMA total</u>
<u>April 1, 1950:</u>			
Total vacant units	<u>4,184</u>	<u>3,389</u>	<u>7,573</u>
Available vacant units	2,619	1,552	4,171
For sale	1,243	672	1,915
Homeowner vacancy rate	2.7%	2.6%	2.7%
For rent	1,376	880	2,256
Rental vacancy rate	3.8%	5.5%	4.3%
Other vacant	1,565	1,837	3,402
<u>April 1, 1960:</u>			
Total vacant units	<u>8,013</u>	<u>4,508</u>	<u>12,521</u>
Available vacant units	5,135	2,129	7,264
For sale	1,546	1,016	2,562
Homeowner vacancy rate	2.3%	2.5%	2.4%
For rent	3,589	1,113	4,702
Rental vacancy rate	8.2%	7.4%	8.0%
Other vacant	2,878	2,379	5,257
<u>July 1, 1967:</u>			
Total vacant units	<u>11,200</u>	<u>6,050</u>	<u>17,250</u>
Available vacant units	8,100	3,450	11,550
For sale	3,050	2,050	5,100
Homeowner vacancy rate	3.6%	3.4%	3.5%
For rent	5,050	1,400	6,450
Rental vacancy rate	9.7%	7.4%	9.1%
Other vacant	3,100	2,600	5,700

Sources: 1950 and 1960 Censuses of Housing.  
1967 estimated by Housing Market Analyst.

Table X

## Oklahoma City, Oklahoma, Area Postal Vacancy Survey

July 17-25, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	196,486	11,828	6.0	11,139	689	1,474	176,639	8,377	4.7	7,841	536	775	19,847	3,451	17.4	3,298	153	699	2,164	226	10.4
Oklahoma City	157,383	9,350	5.9	8,890	460	1,177	141,207	6,450	4.6	6,127	323	514	16,176	2,900	17.9	2,763	137	663	1,641	150	9.1
Main Office	1,785	211	11.8	211	-	-	1,498	147	9.8	147	-	-	287	64	22.3	64	-	-	5	5	100.0
Branches:																					
Del City	8,627	308	3.6	280	28	74	8,094	272	3.4	244	28	74	533	36	6.8	36	-	-	247	4	1.6
Midwest City	14,284	643	4.5	587	56	89	13,703	582	4.2	529	53	89	581	61	10.5	58	3	-	459	43	9.4
Tinker AFB	6,134	237	3.9	219	18	35	6,094	235	3.9	218	17	35	40	2	5.0	1	1	-	-	-	-
Village	276	-	0.0	-	-	-	276	-	0.0	-	-	-	-	-	-	-	-	-	-	-	-
Stations:																					
Britton	4,280	263	6.1	231	32	18	4,227	247	5.8	215	32	18	53	16	30.2	16	-	-	1	-	0.0
Capitol Hill	16,968	708	4.2	653	55	54	16,014	593	3.7	538	55	54	954	115	12.1	115	-	-	330	54	16.4
Cimarron	9,081	431	4.7	409	22	10	8,680	378	4.4	370	8	10	401	53	13.2	39	14	-	167	27	16.2
Downtown	10,075	1,825	18.1	1,825	-	8	5,408	808	14.9	808	-	-	4,667	1,017	21.8	1,017	-	8	-	-	-
Eastern	5,490	547	10.0	543	4	1	4,971	396	8.0	392	4	1	519	151	29.1	151	-	-	2	-	0.0
Farley	16,682	746	4.5	658	88	173	15,618	574	3.7	542	32	103	1,064	172	16.2	116	56	70	211	13	6.2
Lakeside	3,963	158	4.0	139	19	24	3,742	117	3.1	111	6	17	221	41	18.6	28	13	7	-	-	-
Northwest	8,114	992	12.2	984	8	1	5,955	389	6.5	389	-	1	2,159	603	27.9	595	8	-	2	-	0.0
Shartel	7,732	444	5.7	442	2	147	6,967	268	3.8	266	2	12	765	176	23.0	176	-	135	-	-	-
Southwest	16,687	626	3.8	579	47	120	15,852	547	3.5	512	35	32	835	79	9.5	67	12	88	57	-	0.0
State Capitol	2,850	228	8.0	228	-	26	2,011	153	7.6	153	-	-	839	75	8.9	75	-	26	37	-	0.0
Stockyards	6,366	328	5.2	328	-	11	6,308	302	4.8	302	-	11	58	26	44.6	26	-	-	91	-	0.0
Thirty-Ninth St.	17,989	655	3.6	574	81	386	15,789	442	2.8	391	51	57	2,200	213	9.7	183	30	329	32	4	12.5
Other Cities & Towns	39,103	2,478	6.3	2,249	229	297	35,432	1,927	5.4	1,714	213	261	3,671	551	15.0	535	16	36	523	76	14.5
Bethany	6,459	274	4.2	238	36	62	6,219	223	3.6	187	36	46	240	51	21.3	51	-	16	95	4	4.2
Edmond	5,523	167	3.0	135	32	66	5,114	150	2.9	122	28	60	409	17	4.2	13	4	6	133	5	3.8
El Reno	4,844	161	3.3	151	10	28	4,696	134	2.9	133	1	28	148	27	18.2	18	9	-	25	1	4.0
Moore	5,118	376	7.3	319	57	56	4,864	355	7.3	298	57	56	254	21	8.3	21	-	-	26	1	3.9
Norman	14,393	1,320	9.2	1,247	73	75	11,919	900	7.6	827	73	61	2,474	420	17.0	420	-	14	224	64	28.6
Yukon	2,766	180	6.5	159	21	10	2,620	165	6.3	147	18	10	146	15	10.3	12	3	-	20	1	5.0

The distributions of total possible deliveries to residences, apartments and house trailers were estimated by the postal carriers. The data in this table, therefore, are not strictly comparable to the distribution of deliveries by structural type for surveys prior to 1966. The total possible deliveries for the total of residences, apartments and house trailers, however, are as recorded in official route records.

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).