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Analysis of the **ORANGE COUNTY, CALIFORNIA HOUSING MARKET**

as of July 1, 1965

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

June 1966

ANALYSIS OF THE
ORANGE COUNTY, CALIFORNIA, HOUSING MARKET
AS OF JULY 1, 1965

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, of course, be differences of opinion 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.

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ANALYSIS OF THE
ORANGE COUNTY, CALIFORNIA, HOUSING MARKET
AS OF JULY 1, 1965

Summary and Conclusions

1. The Orange County Housing Market Area (HMA) is the fastest growing satellite area of the core county of Los Angeles in southern California. Since October 1963, Orange County has been a separate Standard Metropolitan Statistical Area (SMSA). In the postwar period it has attracted expanding industries in the aerospace, electronics, and higher education fields. Nonagricultural employment increased by an annual average of over 27,600 during the 1958-1964 period. In 1964 the rate of employment growth declined and it is anticipated that the annual growth over the next three years will average about 25,000. Unemployment has been fairly moderate since 1958 and has rarely exceeded six percent of the civilian labor force. Currently it is slightly above five percent.
2. The current median annual income of all families in Orange County is estimated at \$8,450, after deduction of Federal income tax, an increase of 24 percent since 1959. The median annual after-tax income of renter families is now about \$6,725. The median after-tax income of all families is expected to rise to approximately \$9,000, and the median income of renter families to about \$7,050 by mid-1968.
3. Orange County had the second highest annual percentage increase in population of all SMSA's in the United States in the 1950-1960 decade (22.6 percent). Since that time the average growth rate has been about 12 percent a year; it is expected to decline to about 6.3 percent a year during the next three years. Currently the population of the county is estimated at 1,151,000. Net immigration has been decreasing but has accounted for four-fifths of the population growth since 1960. There are now about 346,500 households in Orange County, representing an average increase of over 27,150 a year since 1960. The increase during the next three years is expected to average about 22,200 a year.
5. The current housing inventory in Orange County is estimated at 375,000 units, up about 148,000 since April 1960. New residential building activity, as measured by building permits authorized, after increasing from nearly 22,000 in 1960 to a peak of almost 37,000 in 1963, then dropped to about 28,500 in 1964. The decline has continued in the current year, particularly in new multifamily units. Demolitions have been negligible because of the predominantly young age of the housing inventory. Owner-occupied units currently represent about 73 percent of all occupied units.

6. A postal vacancy survey, taken in most of Orange County for the first time in late May 1965, showed a high over-all vacancy ratio of 8.3 percent. The current homeowner vacancy ratio is estimated at 3.1 percent, and the rental vacancy ratio at 13.9 percent, both about the same as reported by the 1960 Census of Housing.
7. Although there are individual variations in this widespread housing market, the over-all market for sales housing has been slow for at least two years. The FHA unsold inventory survey in January 1965 showed 35 percent of the 1964 speculatively-built homes to be unsold compared to nearly 22 percent in January 1964. Fifty percent of the unsold houses had been completed from four to twelve months, and a sizable number were still unsold for over a year. Foreclosures and deeds tendered in lieu of foreclosures have continued to increase in the county. Most of these have been conventionally financed, and FHA had only 14 owned homes at the end of May 1965.
8. Despite a rapid downtrend in multifamily construction since the peak in 1963, a substantial surplus remains to be absorbed which is scattered in many pockets throughout the county.
9. The volume of housing required to meet the anticipated household increase in Orange County over the next three years and to achieve a more reasonable demand-supply relationship in the market is estimated at 18,650 units annually, 17,000 sales units and 1,650 rental units. The rental demand estimate does not include public low-rent housing or rent-supplement accommodations. Approximately 2,000 units of demand for sales housing are expected to be in planned unit developments or cooperatives. Demand for sales housing by price classes is expected to approximate the pattern indicated on page 34. Demand for rental units is **expected** to approximate the distribution by monthly gross rent levels and unit sizes indicated on page 36.

ANALYSIS OF THE
ORANGE COUNTY, CALIFORNIA, HOUSING MARKET
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Housing Market Area

In October 1963, the definition of the Los Angeles-Long Beach Standard Metropolitan Statistical Area (SMSA) was changed to include only Los Angeles County. At the same time, the remainder of the former SMSA, comprising Orange County, was established as the Anaheim-Santa Ana-Garden Grove, California, SMSA. This definition will be maintained for the Housing Market Area (HMA) in this analysis, and for ease of reference it will be called^{1/} Orange County. In 1960, Orange County had a population of 703,925.⁻

Roughly rectangular in shape, Orange County is about 36 miles long and 21 miles wide. It abuts Los Angeles County on the northwest, San Bernardino and Riverside Counties on the northeast, and San Diego County on the southeast. All these counties comprise adjacent SMSA's. The Pacific Ocean is Orange County's southwest border.

Before 1940, Orange County was primarily an agricultural area, but the northern portion, consisting largely of level land bordering Los Angeles County from the mountains on the east to the Pacific Ocean, was rapidly settled in the postwar period, particularly after 1953, as the urban growth of Los Angeles County spilled over in all directions. Now the northern half of Orange County is virtually all one urbanized area consisting of 24 incorporated cities and towns. A few of the older cities have relatively small downtown areas, but the growth of several large regional shopping centers has resulted in there being no actual central business district for the county.

Essentially, Orange County remains a satellite area of the core county of Los Angeles in southern California. With the growth of employment opportunities in various parts of Orange County, however, there has been a decline in the percentage of resident population continuing to work in Los Angeles County. In 1960, nearly 62,300 nonagricultural workers residing in Orange County commuted to adjacent counties, of whom almost 59,600 commuted to Los Angeles County. At the same time, over 21,150 nonagricultural workers living in adjacent counties commuted to work in Orange County, and more than 19,700 of these were from Los Angeles County.

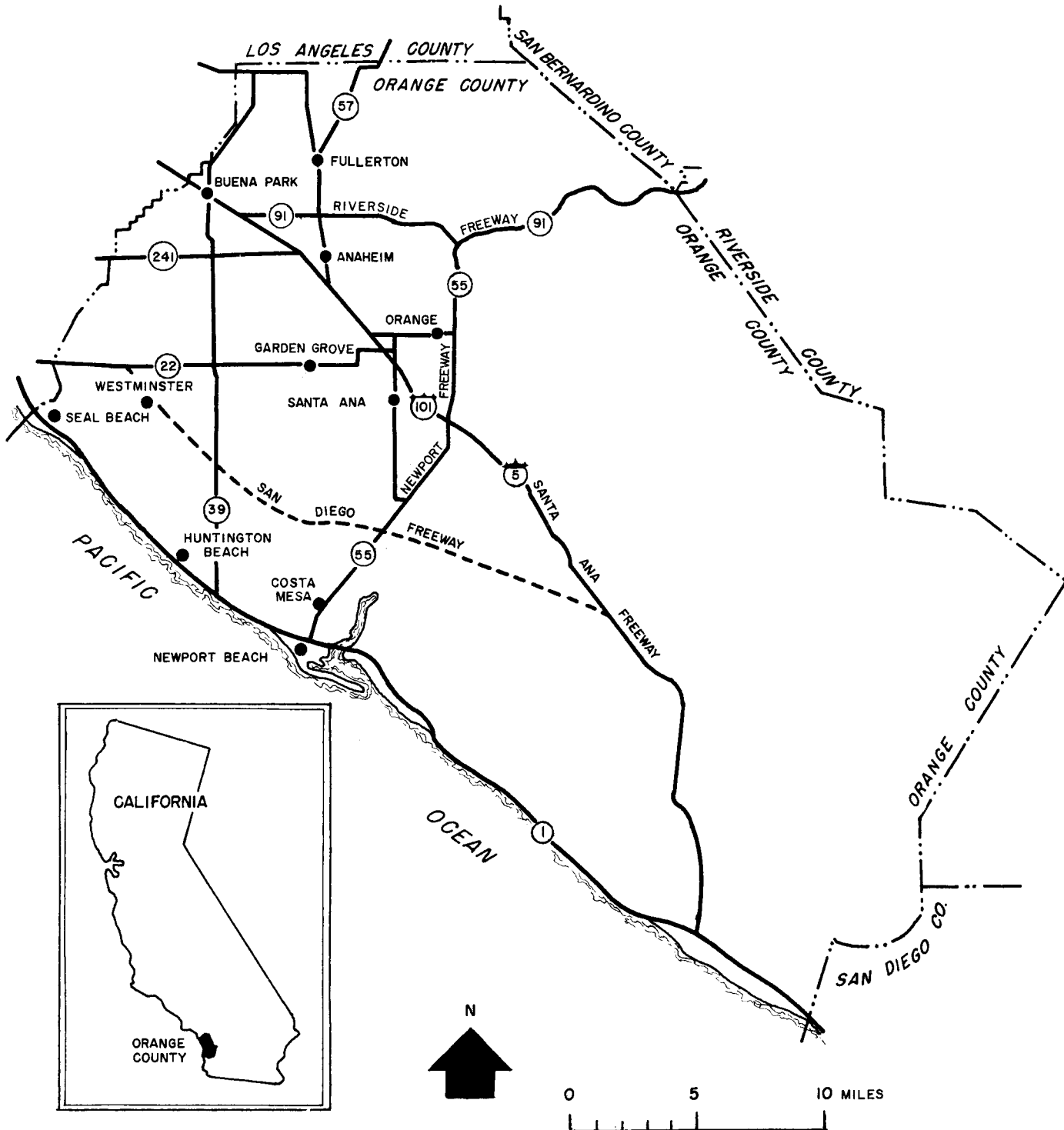
^{1/} Inasmuch as the rural farm population of Orange County constituted only 0.5 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

The map on page 3 shows the relationship of Orange County to its surrounding counties and the arterial network of roads. The Santa Ana Freeway, which approximately bisects the county in a northwest-southeast direction, is now being supplemented by the construction of the San Diego Freeway closer to the ocean. The Newport Freeway is also largely developed for a cross-connection between Newport Beach and the San Bernardino-Riverside County area.

Both the Southern Pacific and the Santa Fe Railroads have important freight lines running through Orange County, and the Santa Fe also has passenger service between Los Angeles and San Diego, with several stops in various cities in Orange County. There are no large commercial airports in the county but there are numerous smaller ones, and two heliports provide helicopter service connections to the Los Angeles International Airport.

Because of the rapid and widespread growth of urban areas throughout the northern half of Orange County, there are no significant subareas, but some distinction may be drawn between the inland area and some of the coastal cities, particularly to the south. In the latter there has been considerable seasonal influx of population during the summer months, but even this is becoming proportionately less as the non-mountainous area of the county becomes populated. At the south end of the coastal cities, San Clemente is partly bordered by the large U. S. Marine Corps base of Camp Pendleton in adjacent San Diego County.

ORANGE COUNTY, CALIFORNIA, HOUSING MARKET AREA



Economy of the Area

Character and History

Orange County was formed in 1889 and its population increased slowly up to 1940 when it numbered 130,760. During this period, the economy of the county was based largely upon agriculture and allied industries, such as fruit packing and food processing. Manufacturing was a very minor activity but there was some oil industry. Trade and service made up most of the remaining economy, scattered throughout the cities and towns which in 1940 numbered 13.

During World War II, military activity resulted in the establishment of four Navy installations in Orange County, two are in the extreme northwest end of the county, and two airfields are in the central portion. These are still in operation.

Postwar economic expansion resulted in the rapid development of the northern third of the county, particularly as an expanding bedroom area for Los Angeles County, but also significantly as the location of business establishments expanding from Los Angeles County and of branch plants and warehousing centers for southern California. By 1965 there were 24 incorporated cities and towns in Orange County.

Of particular importance in recent years has been the expansion of aerospace, electronics, and research and development activities. Another important development is the location of the new University of California, Irvine, on a 1,510-acre site just east of Newport Beach about four miles inland from the ocean. This will open for classes in September 1965 for 1,500 students and will have an enrollment of about 8,600 by 1975 with the probability of more thereafter.

Recently published figures in the quinquennial Census of Business confirm the substantial growth rate that has characterized Orange County during the past decade. They show that in 1963 the county had \$1,463 million in sales by all its retail establishments which numbered 6,946. This was an increase of nearly 109 percent over 1958 sales. Wholesale trade, with 1963 sales of \$861 million, had an even larger increase amounting to 171 percent over 1958. Receipts from selected service establishments in the county in 1963 were \$239 million, an increase of 143 percent over 1958.^{1/} The cities within Orange County having the largest volume of sales in retail, wholesale, and service establishments in 1963 were Anaheim and Santa Ana, and they were substantially ahead of the rest of the cities in the county in all three types of activity.

^{1/} Although dollar amounts are unadjusted for increases in the price level, they indicate very substantial growth.

Preliminary results of the 1963 Census of Manufactures also show a large increase in the value added by manufacture in Orange County since 1958, although here again no adjustment has been made for changes in price level. The value added by manufacture in 1958 was \$315,305,000 and in 1963 it had spurted to \$1,198,321,000, a rise of 280 percent. This was by far the biggest growth reported among the 12 SMSA's in California.

Employment

Current Estimate and Past Trends. Nonagricultural employment in Orange County averaged over 312,000 during 1964, an increase of nearly 166,000 (113 percent) over the 1958 level. During this seven-year period, the gain in employment averaged over 27,600 a year. As the table below indicates, the year-to-year gains varied from 20,200 between 1959 and 1960 to 37,000 between 1961 and 1962. Annual averages for the components of the civilian work force for these same years are shown in table I.

Trend of Nonagricultural Employment Orange County, California, 1958-1964

<u>Year</u>	<u>Employment</u>	<u>Increase from prior year</u>	
		<u>Number</u>	<u>Percent</u>
1958	146,600	-	-
1959	172,100	25,500	17.4
1960	192,300	20,200	11.7
1961	216,100	23,800	12.4
1962	253,100	37,000	17.1
1963	286,400	33,300	13.2
1964	312,300	25,900	9.0

Source: California Department of Employment.

The latest available estimates for June 1965 indicate that nonagricultural employment had reached a new all-time high of 333,100, an increase of 18,400 (5.8 percent) over June 1964. This, together with the annual figures above, reflects a slowing down of both the numerical and percentage rates of increase since 1962. To these Orange County figures must be added a significant but slowly declining proportion of Orange County residents employed in nearby counties representing a net excess over those working in Orange County and residing elsewhere. Currently this net excess is estimated at 36,000 workers.

Employment by Industry. The largest segment of Orange County nonagricultural employment in 1964 was manufacturing, which accounted for 93,600 jobs, or 30 percent of the total. The majority of these were in durable goods industries which had 73,800 employees, of whom 49,300 were in electrical machinery, aircraft, and missiles industries. Employment in this portion of the durable goods industries grew 37,500 between 1958 and 1964, and its share of total nonagricultural employment rose from 8.0 percent to 15.8 percent. Employment in nondurable goods industries almost doubled in the same period, but declined slightly as a percent of the total.

The various nonmanufacturing industries also increased their employment in the 1958-1964 period, some more than double, but not quite so spectacularly as in the case of manufacturing. Wholesale and retail trade was the largest nonmanufacturing activity with 66,700 employees in 1964, more than 21 percent of all nonagricultural employment. Employment in this industry nearly doubled between 1958 and 1964 but, like practically all nonmanufacturing industries, declined slightly as a percentage of total employment because of the rapid growth in manufacturing employment.

Next in order of industrial size in 1964 was employment in services, amounting to 57,600, or over 18 percent of all nonagricultural employment. Government also was significant, numbering 39,100 employees, or one-eighth of all nonagricultural employment. Finance, insurance, and real estate employment advanced the most percentagewise in the 1958-64 period but was relatively small in size (13,600) in 1964.

Principal Employers

Among the larger employers in Orange County are a few companies engaged in defense-space related activities such as Douglas Aircraft Company's new Space Systems Center at Huntington Beach and its Astropower Laboratory Division in Santa Ana. North American Aviation's Autonetics Division also has facilities in Anaheim and Fullerton, and Northrop Corporation's Nortronics Division has a Systems Support facility in Anaheim. Philco's Aeronutronic Division of the Ford Motor Company is in Newport Beach.

Other relatively large employers include the utility companies such as Pacific Telephone and Telegraph Company, Southern California Edison Company and, among the services industry is Disneyland in Anaheim.

Military Installations

Although they are relatively minor in terms of the total economy, the four military installations in Orange County have over 1,900 civilian employees and approximately 12,000 military personnel. They are described briefly below.

1. U. S. Naval Weapons Station, Seal Beach. This station stores and distributes to the Pacific Fleet units and Marine Corps components in the southern California area all types of ordnance, including guided missiles and advance weapons. It is part of the Navy's Long Beach-San Pedro complex of installations located in the adjacent portion of Los Angeles County.
2. U. S. Naval Air Station, Los Alamitos. This station is the largest of several scattered around the country providing training, instruction, and practice in flying and maintaining aircraft for Naval and Marine Air Reserve personnel. More than 4,000 Reserve personnel are assigned to 38 Air Reserve squadrons at this station.
3. U. S. Marine Corps Air Station, El Toro, and Air Facility, Santa Ana. Although located about four miles apart, these two Marine installations are under the single command of the El Toro Station. They provide support for the Second Marine Aircraft Wing which operates with the Pacific Fleet. The Santa Ana facility is primarily a helicopter training base.

Unemployment

As indicated in table I, unemployment in Orange County has been fairly moderate for several years and exceeded six percent of the civilian work force only in 1958 and 1961. In the past three years the amount of unemployment has increased from an average of 13,000 in 1962 to 17,500 in 1964, but with the rapid increase in employment, this resulted in only a slight increase in the unemployment ratio, from 4.8 to 5.2 percent of the work force. This is attributed largely to the slowing of new job growth coupled with a continuing high rate of migration into the area. Cutbacks in defense employment also have contributed to the rise in joblessness. By June 1965, unemployment numbered 19,400, or 5.4 percent of the labor force, compared with 18,500 a year earlier, also 5.4 percent.

Estimated Future Employment

The rapid growth of manufacturing employment in Orange County in the past few years is not expected to continue at the same rate in the next three years. Much of this recent expansion was represented by the opening of Douglas Aircraft Company's new Huntington Beach facilities

which are now fairly well completed. In fact, employment in electrical machinery declined by slightly more than 3,000 from 1963 to 1964. The recent step-up in military activity in the Far East has had no appreciable effect on Orange County employment although it has resulted in more military personnel turnover at the Marine Corps stations. The future growth in Orange County employment is expected to occur mostly in the nonmanufacturing categories, particularly in retail and wholesale trade.

Considering past trends and probable future developments, it is estimated that nonagricultural employment in Orange County will increase by about 25,000 jobs annually over the next three years. This would bring total nonagricultural employment to about 408,100 in 1968. This annual increase of 25,000 is about the same as occurred from 1963 to 1964 but significantly less than the growth recorded in 1962 and 1963.

Income

Weekly Earnings of Production Workers. The average gross weekly earnings of production workers on manufacturing payrolls in Orange County were \$120 in 1964, just slightly above the average for California, and both of them significantly above the average for the United States. Because Orange County has about 70 percent of its nonagricultural employment dependent upon nonmanufacturing industries, the gross weekly earnings of manufacturing workers do not reflect a true picture of income in the area. They do reflect, however, a rate of growth which has been slightly lower than for the State of California as well as for the United States as a whole in the past three years. Manufacturing payrolls were first reported for Orange County in 1962.

The following table summarizes the trend of manufacturing earnings in Orange County, California, and the United States.

Average Gross Weekly Earnings of Production Workers
on Manufacturing Payrolls
1960-1964

<u>Year</u>	<u>Orange County</u>	<u>California</u>	<u>United States</u>
1960	NA	\$104	\$ 90
1961	NA	109	92
1962	\$114	112	97
1963	117	116	100
1964	120	119	103

NA: Not available; included with Los Angeles County.

Source: U. S. Bureau of Labor Statistics.

Family Incomes. Estimates have been made of the distribution of families by annual income, after deduction of Federal income tax. Distributions have been computed for all families and for renter families at the June 1965 and the June 1968 levels as shown in table II. The median annual after-tax income of all families in Orange County has increased about 24 percent since 1959 to a current median of about \$8,450. The current median after-tax income of all renter families is about \$6,725. By mid-1968 it is estimated that the median annual after-tax income of all families will be \$9,000 and of all renter families about \$7,050.

Demographic Factors

Population

Current Estimate. As of July 1, 1965, the population of Orange County totals about 1,151,000, an increase of about 85,200 (12.1 percent) persons a year over the April 1960 Census count of 703,925. This represents a much larger numerical increase annually than during the 1950-1960 decade but a decline in the relative annual rate of increase. The following table summarizes the population growth from April 1960 to July 1965 in the nine largest cities, in the other 15 cities, and in the rest of the county. The populations of all cities in the county since 1950 are shown in table III.

Population Growth in Larger Cities
Orange County, 1960-1965

<u>Area</u>	<u>April</u> <u>1960</u>	<u>July</u> <u>1965</u>	<u>Increase</u>	
			<u>Number</u>	<u>Percent</u>
Anaheim	104,184	150,164	45,980	44.1
Santa Ana	100,350	134,904	34,554	34.4
Garden Grove	84,238	117,440	33,202	39.4
Fullerton	56,180	78,039	21,859	38.9
Huntington Beach	11,492	74,242	62,750	546.0
Orange	26,444	65,824	39,380	148.9
Costa Mesa	37,550	65,532	27,982	74.5
Buena Park	46,401	64,903	18,502	39.9
Westminster	25,750	49,676	23,926	92.9
15 other cities	112,781	220,690	107,909	95.7
Unincorp. area	<u>98,555</u>	<u>129,712</u>	<u>31,157</u>	<u>31.6</u>
Orange County	703,925	1,151,126	447,201	63.5

Sources: 1960 Census of Population; 1965 estimated by Orange County Population Research Committee.

Because the nine larger cities were in many cases already fairly populous in April 1960, their combined increase since 1960 (62.6 percent) was not as great percentagewise as that experienced by the 15 other cities of smaller size (95.7 percent). Five-year growth in the nine cities exceeded 308,000 compared with 108,000 for the 15 smaller cities.

Nearly 89 percent of the current population lives in the 24 incorporated cities and towns of Orange County. The three largest cities for which the SMSA is named (Anaheim, Santa Ana, and Garden Grove) now have about 35 percent of the population of the county. The number of persons living in the unincorporated portions of the county, comprising nearly two-thirds of the land area, has increased rather slowly and now amounts to 11 percent of the county population.

A comparison of the ten census county divisions (groups of 1960 Census tracts) into which Orange County has been divided shows that the largest 1960-1965 growth was in the north coast area (up 116,135), including Fountain Valley, Huntington Beach, Seal Beach, and Westminster. The second largest growth area (up 82,466) was in the cities of Anaheim, Garden Grove, and Stanton. Third in size of growth (up 69,476) was the area comprising the cities of Santa Ana, Orange, Tustin, and Villa Park. Table IV contains the 1960 population of each of these ten census county divisions together with estimates for July 1965 and July 1968.

Past Trend. From 1950 to 1960, Orange County was second only to Broward County, Florida, in the percentage increase in population among SMSA counties in the United States. The population growth of Orange County since April 1950, with a current estimate and a forecast to July 1968, is shown in the following table.

Population Growth in Orange County, 1950-1968

<u>Date</u>	<u>Population</u>	<u>Average annual growth</u>	
		<u>Number</u>	<u>Percent</u>
April 1950	216,224	-	-
April 1960	703,925	48,770	22.6
July 1965	1,151,000	85,150	12.1
July 1968	1,367,000	72,000	6.3

Sources: 1950 and 1960 Censuses of Population. 1965 estimated by Orange County Population Research Committee. 1968 estimated by the Housing Market Analyst.

Natural Increase and Migration. Orange County, like much of southern California since World War II, has grown mostly from net in-migration. Between 1950 and 1960, over 84 percent of the population increase was the result of in-migration, and since 1960 it is estimated to have been about 80 percent, as indicated by the following table.

Net Natural Increase and Net Migration
Orange County, California, 1950-1965

<u>Component</u>	<u>April</u> <u>1950-1960</u>	<u>April 1960-</u> <u>July 1965</u>
Population increase	<u>487,701</u>	<u>447,100</u>
Natural increase	76,347	89,000
Net in-migration	411,354	358,100

Sources: 1950 and 1960 Censuses of Population. Orange County
Population Research Committee; estimates by the Housing
Market Analyst.

Age of Population. Data presented in table V show changes in the population by age groups between April 1950 and April 1960. Nearly one-half of the total population growth from 1950 to 1960 in Orange County was concentrated in the age groups below 20 years, reflecting high birth rates and the in-migration of young families into the area. The median age declined from 31.6 years in 1950 to 26.5 years in 1960.

Future Population Growth. Based on the rise in employment that is expected to occur in Orange County during the next three years, it is estimated that total population will increase by about 216,000, or an average of 72,000 (6.3 percent) annually, to 1,367,000 by July 1968.

Much of the population growth probably will continue to occur within the existing cities and in adjacent unincorporated areas, which are likely to be annexed. Most of the cities already have extended their borders to their neighboring cities. A few, such as Huntington Beach, Fountain Valley, Costa Mesa, and Santa Ana, have some vacant land available for further growth. Before long, however, additional growth will occur mainly in the hilly portions of the county or in existing sites developed at higher densities. There also will be a trend to the south and south-east portions of the county that are not as fully developed as the northern third. Several of the major land holding companies in the central and southern parts of the county have initiated programs aimed toward planned land development, including numerous residential communities.

As indicated in table IV, an estimate of the population of the county by statistical areas in July 1968 anticipates the largest growth over the next three years in the Anaheim, Garden Grove, and Stanton area (up 42,600). Other significant growth is expected to be in the Santa Ana, Orange, Tustin, and Villa Park area (up 36,600), and in the central coast area comprising Costa Mesa, Laguna Beach, and Newport Beach (up 37,850).

Households

Current Estimate. Since 1960 the number of households (occupied dwelling units) in Orange County increased by 27,150 (13.3 percent) annually to a total of about 346,500 as of July 1965. This growth has followed the distribution of population increase as described in the previous section. The following table summarizes the household growth from April 1960 to July 1965 in the nine largest cities, in the other 15 cities, and in the rest of the county.

Household Growth in Larger Cities Orange County, 1960-1965

<u>Area</u>	<u>April</u> <u>1960</u>	<u>July</u> <u>1965</u>	<u>Increase</u>	
			<u>Number</u>	<u>Percent</u>
Anaheim	29,740	44,260	14,525	48.8
Santa Ana	31,186	43,350	12,150	39.0
Garden Grove	21,794	31,200	9,400	43.2
Fullerton	16,203	23,150	6,950	42.9
Huntington Beach	3,758	24,240	20,475	545.0
Orange	8,365	21,810	13,450	160.7
Costa Mesa	11,467	20,830	9,375	81.7
Buena Park	11,738	16,860	5,125	43.6
Westminster	6,557	12,830	6,275	95.7
15 other cities	37,084	73,070	35,975	97.0
Unincorp. area	<u>26,003</u>	<u>34,900</u>	<u>8,900</u>	<u>34.2</u>
Orange County	203,895	346,500	142,600	69.9

Sources: 1960 Census of Population. 1965 estimated by Orange County Population Research Committee.

Based on estimated small declines in household size, the nine larger cities had a combined increase in households from April 1960 to July 1965 of 97,700 (69.4 percent). This was a considerably smaller percentage increase than occurred in the fifteen other cities of smaller size (97.0 percent), but the latter group had a much smaller numerical growth of 36,000 in the same period.

Past Trend. Average annual household increases since 1960 have been over twice as large as during the 1950-1960 decade, as shown by the following table.

Household Growth in Orange County, 1950-1965

<u>Date</u>	<u>Total households</u>	<u>Average annual growth</u>	
		<u>Number^{a/}</u>	<u>Percent</u>
April 1950	69,408	-	-
April 1960	203,895	13,450	19.4
July 1965	346,500	27,150	13.3

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population and Housing;
1965 estimated by the Housing Market Analyst.

The detailed household figures by city for the past two census dates and as estimated currently are shown in table VI. 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.

Future Household Growth. Based on the estimated population increment resulting from increased employment and on the assumption that the average household size will continue to decline slowly during the next three years, it is estimated that there will be 66,600 households added by July 1, 1968, or a gain of about 22,200 (6.4 percent) households a year. As shown in table VII, an estimate of households by statistical areas as of July 1, 1968 indicates household growth patterns similar to those previously discussed for population. The three largest growth areas in the next three years are expected to be the Anaheim, Garden Grove, and Stanton area (up 11,550 households), the central coast area, comprising Costa Mesa, Laguna Beach, and Newport Beach (up 13,000), and the Santa Ana, Orange, Tustin, and Villa Park area (up 11,450). The Fullerton-La Habra area and the north coast area, comprising Fountain Valley, Huntington Beach, Seal Beach, and Westminster, are expected to grow by roughly 8,500 households.

Household Size Trends. The average number of persons per household in Orange County increased from 3.03 in April 1950 to 3.39 in April 1960. This was similar to the trend in most suburban areas of large metropolitan communities. The average household size currently is estimated at 3.28 as more elderly persons and young married couples migrate to Orange County. In many individual cities within Orange County there have been moderate increases or decreases in average household sizes reflecting differences in the proportion of single-family and multifamily construction.

Over the next three years it is estimated that there will be a continuation of the slow decline in household size for Orange County as a whole. By July 1968, the average for all households is estimated at 3.26 persons.

Household size information from the 1960 Census and estimates for July 1965 for the cities in Orange County are shown in table VIII. Average household size figures, including projections to 1968, by census county divisions are presented in table IX.

Housing Market Factors

Housing Supply

Current Estimate. At present there are an estimated 375,000 housing units in the HMA, a net gain of about 148,000 (65.2 percent) since April 1960. This gain in slightly over five years was virtually the same as the net gain in the entire 1950-1960 decade. The more recent growth has averaged nearly 28,200 (12.4 percent) a year (see table X). Table XI shows the estimated growth in housing units from April 1960 to the July 1965 for each city in the HMA, unadjusted for units added by annexation.

Huntington Beach experienced the largest growth in housing units since 1960 (up 18,350), followed by Orange (up 13,000), and Anaheim (up 12,450). Others showing relatively large growth included Santa Ana, Garden Grove, Costa Mesa, Fullerton, and Westminster. The three cities of Buena Park, Fountain Valley, and Newport Beach each grew by about 4,300 units.

Type of Structure. The April 1960 Census reported that units in one-unit structures (including trailers) accounted for about 86 percent of the housing inventory, units in two-unit structures for a little over three percent, and units in structures with three or more units for the remaining 11 percent. Reflecting the relatively large number of multifamily units built in Orange County since 1960, units in structures with two to four units currently account for an estimated 12 percent of the housing inventory, and those in five-or more-unit structures for another 13 percent. The proportion of single-family units has declined to 75 percent. The 1960-1965 changes by units in structure are shown in the table below, and further details by tenure from the 1960 Census of Housing are listed in table XII.

The Housing Inventory by Units in Structure
Orange County, California
April 1960 - July 1965

<u>Units in structure</u>	<u>April</u>	<u>July</u>	<u>Percent of total</u>	
	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>
One	188,498	267,000	83	71
Two	7,698	12,000	3	3
Three and four	8,767	34,000	4	9
Five or more	16,429	49,500	7	13
Trailer	<u>5,594</u>	<u>12,500</u>	<u>3</u>	<u>4</u>
Total units	226,986 ^{a/}	375,000	100	100

^{a/} Differs slightly from count of all housing units because units by units in structure were enumerated on a sample basis.

Sources: 1960 Census of Housing. 1965 estimated by Housing Market Analyst.

The estimated distributions of units by units in structure for the larger cities are shown in table XIII. All cities in Orange County continue to have a predominance of single-family housing, but not as much as reported at the time of the April 1960 Census. Single-family homes and trailers ranged from 78 to 97 percent of total units in the nine larger cities in 1960, but currently their range is from 63 to 85 percent. This change, of course, reflects the rapid increase in multifamily construction in the past few years.

In the nine larger cities, units in structures containing five or more family units ranged from one to fifteen percent of total units in April 1960. Now it is estimated they range from six to nineteen percent. Similar increases have occurred among three- and four-family structures because of the recent popularity of planned unit developments where fourplexes are a common type of structure.

The largest city, Anaheim, now has the lowest percentage of single-family units (63 percent), followed by Santa Ana, Fullerton, and Costa Mesa, each with about 74 percent of this type. Huntington Beach has the highest current percentage of single-family units (85 percent), followed closely by Buena Park (83 percent).

Year Built. Nearly 40 percent (148,400 units) of the current housing inventory in Orange County has been built since April 1960. During the 1950-1960 decade, almost 157,000 housing units were built, accounting for about 42 percent of the current housing stock. These increases far exceed the number of units (69,700) constructed prior to 1950, which represent less than 19 percent of the current housing supply. The following table shows this current distribution by year built.

Distribution of the Housing Supply by Year Built
Orange County, California
July 1965

<u>Year built</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1960 - July 1965	148,400	39.6
1955 - March 1960	113,700	30.3
1950-1954	43,200	11.5
1940-1949	25,600	6.8
1930-1939	16,050	4.3
1929 or earlier	<u>28,050</u>	<u>7.5</u>
Total	375,000	100.0

Source: Estimated by the Housing Market Analyst, based on 1960 Census of Housing, adjusted for units built and units demolished since 1960.

Among the nine larger cities, as shown in table XIV, Huntington Beach has the highest percentage of new housing built since April 1960 (81 percent), and Orange and Westminster have close to 50 percent in the same category.

Buena Park is the only city having over half of its units built in the 1955-March 1960 period, and Garden Grove, and Anaheim have 46 and 48 percent, respectively, in this same age group. Santa Ana is the only city having any significant percentage of housing units built prior to 1940 (nearly 24 percent).

Condition. Of the 375,000 housing units currently in Orange County, only about 6,150 (1.6 percent) are estimated to be dilapidated or lacking one or more plumbing facilities. In 1960, 2.7 percent (but about the same number) of all units were in that category.

In April 1960, almost 60 percent (3,540 units) of the total number of dilapidated units and those lacking plumbing facilities were renter-occupied, reflecting for the most part old single-family homes and converted units in the older farming and orchard areas of Orange County. Among the nine larger cities in Orange County in 1960, only Santa Ana, Huntington Beach, and Orange had three percent or more of their housing inventory dilapidated or lacking some plumbing facilities (see table XV).

Residential Building Activity

Homebuilding activity in Orange County reached a peak in 1963 with the authorization of nearly 37,000 units, but dropped to less than 28,500 in 1964. The slowdown in the rate of new construction continued in the first half of 1965 when slightly over 9,700 units were authorized, indicating that the total for the current year probably will not be over 18,000 units, the lowest volume since 1957. Authorizations since 1955 for single-family and multifamily units are shown in table XVI for the entire county and in table XVII since 1960 for the 22 cities which have issued building permits during part or all of this period.

The current decline in residential construction is a desirable correction of the over-rapid rate of activity in the 1961-1964 period, particularly in the case of multifamily units. The latter exceeded single-family authorizations for the first time in 1963, and again in 1964. At the beginning of the 10-year period, 1955 to 1965, multifamily units comprised less than seven percent of total authorizations. This percentage increased rapidly to 38 percent in 1959, dropped slightly in 1960 when total authorizations declined, but then resumed an upward trend to a peak of nearly 54 percent in 1964. In the first half of the current year, multifamily authorizations were a little less than one-third of the total. Since 1960, new units in two- to four-family structures have numbered almost as many as those in five- or more-family structures. Practically all the latter have been of the walkup type; only a few high rise units have been built in some of the beach cities.

From January 1960 through June 1965, over 157,000 units were authorized in Orange County, of which nearly 26,000, or one-sixth, were in unincorporated areas. Many of these units were in unincorporated areas adjacent to existing cities and subsequently were annexed or incorporated into new cities. Over 57 percent (14,949) of the units authorized in these unincorporated areas were single-family houses. The balance of units authorized in the unincorporated areas (11,045) were multifamily type. The large volume of Section 213 apartments started in the past two years at the Rossmoor Leisure World project in the Laguna Hills area near the San Diego Freeway and a few miles inland from Laguna Beach accounted in part for the large volume of multifamily construction in unincorporated areas. Table XVII indicates the number of housing units authorized in permitting places and in the unincorporated areas since January 1960. These are shown for single-family and multifamily types.

Five cities each had over 10,000 units authorized since 1960. Huntington Beach led with a total of 19,133, followed in order by Anaheim, Santa Ana, Orange, and Garden Grove. Although Fountain Valley has issued its own building permits for less than three years, in this time it accumulated a total of 4,500 unit authorizations.

More single-family than multifamily units were authorized in 14 of the cities listed. Seven of these each had over 4,000 single-family units authorized in this period. In order of volume, these were Huntington Beach (15,994), Orange (7,588), Santa Ana (5,917), Garden Grove (5,102), Costa Mesa (4,860), Fountain Valley (4,404), and Westminster (4,203).

Six cities each had over 4,000 multifamily units authorized since 1960. In order of volume they were Anaheim (9,795), Seal Beach (6,615), Santa Ana (6,074), Garden Grove (4,999), Fullerton (4,229), and Costa Mesa (4,140). The large volume of multifamily units in Seal Beach was mainly the result of the apartment section of the first Rossmoor Leisure World project in the county which is now virtually completed.

For all of Orange County more single-family units (86,823) were authorized since 1960 than multifamily (70,203). In general, more multifamily than single-family unit authorizations have occurred in the cities located fairly close to or easily accessible to the core county of Los Angeles in this large metropolitan area.

Despite the decline in new homebuilding from a peak of nearly 37,000 in 1963 to less than 28,500 in 1964, in the latter year Orange County ranked as the sixth largest SMSA in the United States in number of units authorized, exceeding such populous areas as Philadelphia and Detroit.

Units Under Construction. On the basis of more than 4,700 single-family residential units authorized in the four months ending June 30, 1965 in all of Orange County, and over 5,000 multifamily units in the eight months prior to June 30, it is estimated that around 9,700 units were under construction at the beginning of July 1965. An even larger volume (12,700 units) counted under construction near the end of May by the special postal vacancy surveys described later probably included some units which were planned but construction not yet started, as well as some technically completed units in subdivisions or apartments not yet opened. The latter condition applies particularly to Huntington Beach and the area near Laguna Beach where significantly more units were reported under construction by the postal vacancy survey than were authorized by building permits.

Demolitions. No significant volume of housing has been demolished in Orange County in the past two years. The construction of the new San Diego Freeway, which is proceeding southeast from the western part of Westminster, is almost entirely through vacant land where this public work was anticipated. The Garden Grove Freeway, connecting the San Diego and Santa Ana Freeways, is proceeding partly through built-up areas and is requiring some demolition. It is a frequent practice in the southern California area for homes to be moved off the rights-of-way of new freeways and re-erected elsewhere. There have been a negligible number of conversions of older residences to multifamily units, primarily because of a small inventory of older housing.

Tenure of Occupancy

At the end of June 1965 about 73 percent (253,000) of the occupied housing units in Orange County are owner-occupied, and about 27 percent (93,500) are renter-occupied.

The trend toward homeownership in Orange County has been increasing steadily. In 1950, 64 percent of all households were owner occupants and by 1960 this had risen to nearly 72 percent. This pattern is typical of the counties surrounding the core county of Los Angeles. Although there has been an increased volume of new multifamily housing in Orange County since 1960, a small but growing part of this is in planned unit developments where each occupant is a homeowner.

Tenure of Households
Orange County, California
1950, 1960, and 1965

<u>Tenure</u>	<u>April 1950</u>		<u>April 1960</u>		<u>July 1965</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner-occupied	44,386	63.9	146,426	71.8	253,000	73.0
Renter-occupied	<u>25,022</u>	<u>36.1</u>	<u>57,469</u>	<u>28.2</u>	<u>93,500</u>	<u>27.0</u>
All households	69,408	100.0	203,895	100.0	346,500	100.0

Sources: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

The predominance of owner-occupancy at the time of the April 1960 Census was found in every city, although in varying degrees as shown by table XVIII. Cities with high ratios of owner-occupancy, all over 80 percent, were Stanton, Buena Park, Garden Grove, Westminster, La Habra, and probably Dairyland. On the low side, the coastal cities of Laguna Beach, San Clemente, Huntington Beach, and San Juan Capistrano, plus the then small inland town of Cypress, each had about a 55 percent owner-occupancy ratio. In addition, Seal Beach, Los Alamitos, and Fountain Valley each had less than 60 percent owner-occupancy.

Vacancy

Last Census. In April 1960 there were 13,899 vacant, available housing units in Orange County, equal to 6.1 percent of the housing inventory (see table X). Of this number, 4,614 were available for sale and 9,285 were available for rent, representing net homeowner and renter vacancy ratios of 3.1 percent and 13.9 percent, respectively. Of the available vacant units, only 20 sales units and 165 rental units lacked some or all plumbing facilities.

As indicated in table XIX, the Housing Census in April 1960 revealed a wide range in both the number and ratio of housing units vacant and available for sale or for rent among the cities of Orange County. Data on vacancies were reported for 18 cities at that time. The largest

number of available vacancies (2,538) was in the largest city, Anaheim, followed by Santa Ana (1,571), Garden Grove (1,411), Costa Mesa (1,220), and Newport Beach (1,097).

Eight cities had homeowner vacancy ratios higher than the county-wide average of 3.1 percent. The highest was Huntington Beach with 15.3 percent, followed by Westminster (5.0). La Habra, Newport Beach, Laguna Beach, Buena Park, and Orange each had between 4.0 and 4.6 percent homeowner vacancy. The remaining 10 cities had homeowner vacancy ratios less than the county average. Five of these had less than two percent, Anaheim (1.7), Los Alamitos (0.2), Seal Beach (1.1), Stanton (1.3), and Placentia (0.7).

Although, as might be expected, some of the beach cities had rather high rental vacancy ratios, Anaheim tied with San Clemente for the highest ratio of 21.2 percent. Close behind was Costa Mesa with 21.0 percent. Garden Grove and Newport Beach each had over 18 percent. The remaining four cities with more than the 13.9 county-wide rental vacancy rate included Stanton (16.0), Laguna Beach (14.9), Westminster (14.6), and Huntington Beach (14.2). Of the remaining nine cities, most had fairly high rental vacancy rates and only three had less than seven percent, Los Alamitos (6.3), Brea (6.4), and Placentia (6.9).

Postal Vacancy Survey. A postal vacancy survey was conducted in late May 1965 by the 26 post offices in Orange County having city delivery service. This survey, the first of its type here, covered a total of more than 352,000 possible deliveries, about 94 percent of the current estimated housing inventory. The survey revealed a total of 29,167 vacant dwelling units, or an over-all vacancy of 8.3 percent, including a 4.6 percent vacancy ratio in residences and a 20.8 percent vacancy ratio in apartments. In addition, 12,701 new dwelling units were reported in all stages of construction. The results of the survey are summarized in the following table and are presented in detail in table XX.

Postal Vacancy Survey
Orange County, California, May 1965

<u>Type of housing unit</u>	<u>Total units surveyed</u>	<u>Vacancies</u>				<u>Units under constr.</u>
		<u>Total</u>	<u>Percent vacant</u>	<u>Used</u>	<u>New</u>	
Residences	272,174	12,577	4.6	6,866	5,711	7,948
Apartments	79,879	16,590	20.8	11,871	4,719	4,753
Total units	352,053	29,167	8.3	18,737	10,430	12,701

Source: Postal Vacancy Survey conducted for FHA by the cooperating postmasters.

It is important to note that the postal vacancy survey 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 tenure, whereas the postal vacancy survey 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 row houses, and some duplexes 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. 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.

The postal vacancy survey found considerable variation in vacancy rates by city as well as by different sections of the same city. The highest over-all vacancy rates were in the beach cities of South Laguna, San Clemente, Newport Beach, and Dana Point, each having from 13.5 to 20.7 percent vacancy.^{1/} Also in this higher range of over-all rates was Fountain Valley (17.2 percent) where there has been considerable new subdivision activity in recent years. Areas with relatively low over-all vacancy rates (less than 5.0 percent) were Capistrano Beach, Los Alamitos, La Habra, and some sections of Santa Ana and Garden Grove.

Vacancy ratios among residences usually were higher in the beach cities also, with South Laguna the highest (19.6 percent), followed by Fountain Valley (17.7 percent), Newport Beach (14.8 percent), San Clemente (13.2 percent), Dana Point (11.0 percent), Yorba Linda (9.0 percent), Placentia (8.9 percent), and Brea and Laguna Beach (each 7.2 percent). Cities and areas having less than 2.5 percent vacancy among residences included Stanton, Westminster, Garden Grove, Los Alamitos, Midway City, La Habra, and some sections of Anaheim.

^{1/} The high vacancies in these cities probably reflect, in part, seasonal occupancy.

The apartment vacancy ratios were above 10 percent in all areas, the highest being in Yorba Linda with 62.5 percent, apparently resulting from a recently completed rental project. Other areas having over 25 percent apartment vacancy ratios were Los Alamitos (32.2), San Clemente (30.8), Stanton (28.8), Huntington Beach (27.2), South Laguna (27.0), Cypress (25.1), and one section of Santa Ana. Only five areas had less than 14 percent vacancy among apartments. These included Corona del Mar (part of Newport Beach), Brea, Fountain Valley, and parts of Santa Ana and Anaheim. The numerous apartment vacancies generally reflect the sizeable volume of conventional financing available over the past few years which has resulted in construction of many apartments of all types.

Current Estimate. Based on the postal vacancy survey, other data available in Orange County, and personal observation, it is estimated that there are currently about 22,200 vacant dwelling units available for sale or rent in the county. Of this total, 8,200 are available for sale and 14,000 are available for rent, representing homeowner and rental vacancy rates of 3.1 percent and 13.9 percent, respectively.

Vacant Housing Units
Orange County, California, 1960 and 1965

<u>Type</u>	<u>April 1960</u>	<u>July 1965</u>
Total vacant	<u>23,117</u>	<u>28,500</u>
Available vacant	<u>13,899</u>	<u>22,200</u>
For sale only	4,614	8,200
Homeowner vacancy rate	3.1%	3.1%
For rent only	9,285	14,000
Rental vacancy rate	13.9%	13.9%
Other vacant	9,218	6,300

Sources: 1960 Census of Housing.

1965 estimated by Housing Market Analyst.

Although the number of available vacancies has increased by nearly two-fifths since April 1960, the homeowner and rental vacancy rates have not changed. In 1960 there was the beginning of a short downturn in housing unit authorizations after a substantial rise which had reached a peak of over 27,250 in units authorized in 1959.

The lower total current number of available vacancies (22,200) compared to the total vacancies reported in the postal surveys (29,167) reflects those which are held off the market for various reasons as well as some increase in occupancy of seasonal units in and near the beach cities between late May when the postal surveys were taken and the end of June, the date of the current estimate. With the slowdown in new construction continuing in 1965, some gradual decline in available vacancies is under way.

The geographic distribution of current available vacant housing is very similar to the pattern previously described in the results of the postal vacancy survey.

Allowing for a small decrease from the vacancies shown in table XX, relatively large numbers of sales units are available in Anaheim, Santa Ana, Costa Mesa, Fullerton, Huntington Beach, Newport Beach, and Orange. Available rental vacancies are quite widespread and there is considerable choice throughout practically all the cities of Orange County with the exception of Fountain Valley, where sales are dominant.

Only a few of the available vacancies lack some or all plumbing facilities because of the predominantly young age of the housing inventory. Both the supply of adequate vacant sales units and the supply of adequate vacant rental units is substantially above the levels that represent a balanced demand-supply market condition.

The Sales Market

It is evident that the over-all market for new sales housing has been slow in Orange County for at least two years. This is indicated by a current homeowner vacancy level considerably above a desirable balanced demand-supply relationship, by a high proportion of unsold new sales houses, by more restrictive terms of conventional lending, and by a continued increase in foreclosures and deeds tendered in lieu of foreclosure.

Areas of subdivision activity are widely scattered but with some concentration in the communities near the new Huntington Beach facilities of Douglas Aircraft Company and in the communities near the new University of California Irvine Campus, ranging from Tustin and Santa Ana to Newport Beach. The Irvine Company is developing some of the large Irvine Ranch into homes and apartments, with all conventional financing on a leasehold basis.

Land prices have been quite high for several years in Orange County and the minimum-priced new house is around \$18,000. In the case of planned unit developments, the minimum unit cost is about \$14,000. A further indication of the softening of the sales market in Orange County is seen in the proportion of speculative building to total units completed which ranged above 85 percent. The unsold inventory of speculative construction increased from 22 percent to 35 percent from January 1, 1964 to January 1, 1965.

The market for existing homes also is relatively soft despite the fact that most of these were built in the past 13 years. This condition has been caused in part by a stiffening in conventional financing terms. Larger down payments and higher interest rates have been instituted by some lenders, particularly some savings and loan associations which had offered overly liberal lending in previous years.

Unsold Inventory of New Houses. In January 1964 and January 1965 the Santa Ana FHA office conducted surveys of the unsold inventory of new sales houses in subdivisions in which five or more houses had been completed in the previous 12 months. The 1963 and 1964 percentage distributions of all completions and the percentage of speculative completions unsold in each price class are indicated in the following table. Table XXI presents the numerical results of the two surveys.

Distribution of all Completed New Houses and Percentage
of Speculatively Built Houses Unsold by Price Class
Orange County, California, 1963 and 1964

<u>Sales price</u>	<u>Percent of total completions</u>		<u>Percent of speculative completions unsold</u>	
	<u>1963</u>	<u>1964</u>	<u>Jan. 1963</u>	<u>Jan. 1964</u>
Under \$10,000	0.2	-	-	-
\$10,000 - 12,499	1.3	0.4	9.4	-
12,500 - 14,999	4.2	0.4	33.8	36.4
15,000 - 17,499	6.6	2.5	9.8	54.3
17,500 - 19,999	15.7	6.0	14.6	28.7
20,000 - 24,999	35.4	30.8	19.5	36.5
25,000 - 29,999	23.2	28.9	26.6	35.5
30,000 - 34,999	6.8	16.5	34.0	34.1
35,000 and over	6.6	14.5	24.6	32.9
Total	100.0	100.0	21.6	35.1

Source: Annual Unsold Inventory Survey, Santa Ana Insuring Office.

The January 1965 survey covered 268 subdivisions in which 10,704 single-family houses and 1,735 units in 28 planned unit developments (PUD's) were completed in 1964. None of these was reported sold before the start of construction so that all were classified as being speculatively built. The comparable January 1964 survey counted 16,846 houses in 383 subdivisions (including a few PUD's) completed in 1963, of which 2,473 (14.7 percent) were sold before construction started and 14,373 were speculatively built. Of the 12,439 total speculative houses built in 1964, 4,369 (35.1 percent) remained unsold as of January 1, 1965. The January 1964 survey showed that 3,108 (21.6 percent) of the 14,373 speculative houses completed in 1963 were unsold as of January 1, 1964.

Of the 4,369 unsold houses as of January 1, 1965, 1,116 (26 percent) had been unsold for one month or less, 1,044 (24 percent) two or three months, 934 (21 percent) four to six months, and 1,275 (29 percent) seven to twelve months. An additional 836 units were still unsold which had been completed prior to 1964.

According to the 1965 survey, virtually 60 percent of the total houses constructed during the preceding 12 months were priced in the \$20,000 to \$29,999 range and 31 percent were priced at \$30,000 and over. Only nine percent were priced below \$20,000. The January 1964 survey indicated that the \$20,000 to \$29,999 price range accounted for nearly 59 percent of the total houses constructed, and the \$30,000 and over price class had only a little over 13 percent of the total, while the under \$20,000 price groups accounted for 28 percent of all houses completed in 1963.

There was a wide dispersion of unsold completed homes by cities throughout Orange County. The unsold inventory ratio in January 1965 for single-family homes was 35.1 percent. Significantly high ratios were found in Brea (82 percent), Newport Beach (53 percent), Tustin (45 percent), and Orange (40 percent). Others with more than the county-wide average were Huntington Beach (37 percent), Fountain Valley (36 percent), and the San Clemente area (36 percent).

Comparison of the two unsold inventory surveys indicates a much weaker sales market in 1964, with the ratio of the unsold inventory to speculative construction rising from 22 percent in January 1964 to 35 percent in January 1965. This ratio increased despite the fact that speculative construction dropped by 1,934 units from 1963 to 1964. As the preceding table shows, the proportion of units unsold to speculative construction increased in all price ranges except the \$30,000 to \$34,999 group, which remained virtually unchanged.

Planned Unit Developments. Because of the high price of land in Orange County, quite a few planned unit developments have been built during the past three years, mostly with conventional financing but some under Section 203(b) where each structure does not exceed four units. These are single-family row houses although their outward appearance is sometimes similar to walkup rental apartments. Prices per unit have ranged almost as widely as for single-family homes, although the typical cost is somewhat lower, usually now around \$20,000. Like single-family homes, planned units developments have been overbuilt, and the unsold inventory has been even higher percentagewise than for single-family homes.

During its regular unsold inventory survey in Orange County as of January 1, 1965, FHA found 718 units in PUD's unsold out of 1,735 units built speculatively in 1964, an unsold ratio of 41.4 percent. As previously indicated, these were included in the preceding text table and in table XXI.

Cooperative Housing. There are two large highly successful cooperative projects in Orange County. The first one is virtually completed; the second opened its initial sections within the past year and construction is expected to continue over the next few years. These are carefully planned and well merchandised developments drawing upon a national market of retired families.

Trailer Housing. A special survey of mobile home parks was made by the Orange County Planning Department at the end of March 1965 similar to one which it made in March 1963. The survey counted 148 parks with 12,444 spaces occupied out of 13,480 available. The vacancy of 7.7 percent was an improvement over the 17.1 percent vacancy found in March 1963. The population per trailer averaged 2.0 persons. The 24,874 persons in trailers had increased over 29 percent since 1963, or 50 percent more than the rate of population growth in the same period for all of Orange County.

Foreclosures. The volume of foreclosures and deeds tendered in lieu of foreclosures has increased substantially in Orange County over the past decade. By 1964 such actions totaled 1,988, of which 875 were in the first half of the year. In the first half of 1965 these numbered 1,157, an increase of nearly a third. Most of the residential foreclosures were conventionally financed. FHA has only a small inventory of properties on hand, including at the end of May 1965, only 14 homes owned by FHA scattered throughout Orange County.

Rental Market

General Market Conditions. Although multifamily starts in Orange County dropped rapidly in the second quarter of 1964 and have continued at a much lower rate in 1965, there still is a substantial surplus of rental units to be absorbed. As indicated by the recent postal vacancy survey, vacant apartments are spread throughout the county, and personal observation indicates many sizable pockets of vacancy, reflecting individual problems of location, physical deficiencies, or management. In this highly competitive market, even some of the most attractive new projects are having difficulty in renting.

It appears likely that improvement in the rental market in Orange County will take some time, and the present low rate of new starts, if continued, ultimately will help this situation. Some projects, however, will continue to have difficulty because of minimum standards of construction.

Virtually all new rental housing construction in the past few years has been done with conventional financing.

Mortgage Market

While savings and loan associations provided a little over half the dollar volume of real estate loans in 1961-1963, they dropped below 50 percent in 1964 and in the first five months of 1965 their share again declined. Banks have increased their share of real estate loans in the past two years. Insurance companies have been a minor factor in the Orange County real estate market. Other mortgagees, including mortgage companies, have accounted for about one-third of the real estate loans in recent years.

Because of the longer time required to sell many new homes and the rapid increase in foreclosures in recent years, some stiffening of mortgage lending terms has occurred, particularly by savings and loan associations. This is evidenced in higher interest rates, higher down payment requirements, and occasional withdrawal from lending on new homes. Orange County, like much of southern California, has quite a bit of second mortgage loan activity both on new and existing homes.

Urban Renewal and Redevelopment

There is no urban renewal or redevelopment under way or planned in Orange County.

Public Housing

There is no low-rent public housing in Orange County and none is planned. There are, however, some scattered groups of military housing and proposed married student housing at the new University of California, Irvine which are described below.

Military Housing

At the four military installations in Orange County there are 1,186 family housing units. These consist of 277 permanent units built with appropriated funds, 553 Wherry units which the Marine Corps has acquired at El Toro, and 356 temporary Lanham Act units. The 76 Lanham Act units at the Marine Corps Air Facility at Santa Ana will be phased out before long, but the 280 at El Toro will be kept for several years.

Most of the military housing is at the El Toro Marine Corps Air Station, and many of the remainder are at the nearby Marine Corps Air Facility, Santa Ana, which is administered by the El Toro Station. The Naval Weapons Station at Seal Beach has 20 units for officers, and the nearby Naval Air Station at Los Alamitos has two officer houses. All these units are distributed in the following table according to unit size and intended occupancy by officers and enlisted men of the higher grades eligible for on-station housing.

Military Housing by Type, Unit Size, and Occupancy, June 1965

Location and type	Unit size				Total	Occupancy	
	One bed- room	Two bed- room	Three bed- room	Four bed- room		Offi- cers	Enlisted men
U.S. MCAS, El Toro							
Approp. fund	13	24	63	5 ^{a/}	105	59	46
Wherry	-	73	424	56	553	165	388
Lanham	98	140	42	-	280	-	280
Subtotal	111	237	529	61	938	224	714
U.S. MCAF, Santa Ana							
Approp. fund	-	-	119	31	150	2	148
Lanham	26	38	12	-	76	-	76
Subtotal	26	38	131	31	226	2	224
U.S. NWS, Seal Beach							
Approp. fund	-	1	15	4	20	20	-
U.S. NAS, Los Alamitos							
Approp. fund	-	-	2	-	2	2	-
Total Military Housing							
Permanent	13	98	623	96 ^{a/}	830	248	582
Temporary	124	178	54	-	356	-	356
Total	137	276	677	96	1,186	248	938

a/ Includes one five-bedroom unit.

Source: Military installations.

All units in military housing are kept occupied and constant waiting lists exist for the permanent Marine Corps housing.

University of California, Irvine. This new university, opening in September 1965, is planning to build 100 apartments (48 one-bedroom and 52 two-bedroom) for married students for occupancy in the fall of 1966. A year later 100 additional apartments are planned for completion, all of two-bedroom size with 40 of them convertible by shifting two into a one-bedroom and three-bedroom combination. More apartments are expected in subsequent years but detailed plans are not yet made. No family housing is planned for faculty or employees because of adequate availability in the nearby private market.

Demand for Housing

Quantitative Demand

Prospective demand for housing in Orange County is based on the projected level of household growth (22,200 annually for the next three years), on the net number of housing units expected to be lost from the inventory through demolition, conversion, fire, and other inventory changes, and on the need for a reduction in the current high level of vacancies. Consideration is given also to the current tenure composition of the inventory and to the continuing trend from renter to owner occupancy. Giving consideration to the above factors, an annual demand for about 18,650 housing units at sales prices and rents achievable with non-assisted privately owned new construction is projected during the next three years. It is expected that an average of 17,000 units a year will represent demand by owner-occupants and 1,650 units a year demand by renters. Of the average annual demand for 17,000 sales units, an estimated 2,000 represent demand for sales units in planned unit developments (PUD's) and cooperatives. The demand estimate does not include public low-rent housing or rent-supplement accommodations.

Construction of an average of 15,000 single-family houses a year during the next three years would represent a volume somewhat below the average of 16,000 houses a year authorized during the five-year period from 1960 through 1964; but would exceed the annual rate of about 13,400 houses authorized during the first six months of 1963. The current high homeowner vacancy ratio and the relatively large overhang of unsold new sales houses indicates that, although there has been some improvement in the sales market during the past six months as a result of the reduced construction volume, the absorption of new sales units should be observed closely during the next several months. Present rates of construction should not be increased until improvement in market absorption is evident.

The annual 2,000 unit demand for PUD and cooperative housing is below recent construction volume. About 1,000 PUD units and 2,700 cooperative units are under construction at present. Although volume has declined (particularly PUD volume) because of the current sluggish market it is anticipated that, after an adequate absorption period, construction of such housing will increase because of the high cost of land in Orange County for single-family detached housing.

Construction of 1,650 multifamily units a year during the next three years would represent a very substantial reduction from the average authorized during the 1960-1964 period. The markedly lower annual rate authorized in the first six months of 1965, however, suggests that corrective action has been started. The current net rental vacancy ratio of 14 percent and the fact that vacancies appear to be excessive in virtually all parts of the county and in all quality and rent ranges,

indicate the need for a drastic cut-back in new rental housing construction until the current excess of vacancies is reduced substantially. The rate of absorption of the current excess of rental vacancies, particularly in the newer projects, and the absorption experience of new units that will be coming available during the next several months, should be measured carefully as a guide to the volume and timing of new starts.

Qualitative Demand

Sales Housing. Based on the distribution of families by annual after-tax incomes, on the proportion of incomes that families in Orange County ordinarily pay for sales housing, and on recent market experience, the estimated average demand for 17,000 sales units a year (including 2,000 PUD's) is expected to approximate the pattern presented in the following table.

Estimated Percentage Distribution of Annual Demand for
New Sales Housing by Price Class
Orange County, California
July 1, 1965 to July 1, 1968

<u>Price range</u>	<u>Percent of total</u>
\$14,000 - \$15,999	5
16,000 - 17,999	7
18,000 - 19,999	18
20,000 - 24,999	23
25,000 - 29,999	17
30,000 - 34,999	16
35,000 and over	<u>14</u>
Total	100

The distribution shown above differs from that revealed by the unsold inventory surveys, which reflect only selected subdivision experience during 1963 and 1964. Unsold inventory data do not include new construction in subdivisions with fewer than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower value homes, are concentrated in the smaller building operations. The demand estimates above reflect all home building and indicate a greater concentration in some price ranges than a selected subdivision survey would reveal.

Because of construction and land costs prevailing in Orange County, it is judged that the minimum price at which new sales housing can be built is approximately \$18,000 for single-family detached houses and \$14,000 for units in planned unit developments. Thus, all of the sales units have been distributed at and above this minimum of \$14,000.

Rental Housing. Acceptable new privately-owned rental housing can be produced only at gross rents at and above the minimum levels achievable under current construction and land costs. It is judged that in Orange County the minimum gross rents achievable without public benefits or assistance in financing or land purchase are \$115 for efficiencies, \$125 for one-bedroom units, \$140 for two-bedroom units, and \$155 for three-bedroom units. Demand for a total of 1,650 privately-owned rental units a year is expected to be distributed by size of unit and by monthly gross rent approximately according to the pattern indicated in the following table. Additions of units at these rents may be accomplished either by new construction or rehabilitation with or without public benefits or assistance in financing or land purchase. The production of new units in higher rental ranges than indicated in the table may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. The estimate of demand excludes public low-rent housing and rent-supplement accommodations.

Annual Prospective Demand for New Rental Units
by Monthly Gross Rent and by Unit Size
Orange County, California
July 1, 1965 - July 1, 1968

Monthly gross rent <u>a/</u>	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$115 and over	230	-	-	-
120 " "	220	-	-	-
125 " "	215	675	-	-
130 " "	205	650	-	-
135 " "	200	640	-	-
140 " " - - - - -	195 - - - -	620 - - -	560 - - -	-
145 " "	185	590	540	-
150 " "	175	555	510	-
155 " "	160	515	475	185
160 " "	150	490	450	175
170 " "	130	420	385	150
180 " " - - - - -	110 - - - -	355 - - -	320 - - -	125
200 " "	55	180	165	65
220 " "	-	135	125	50
240 " "	-	100	95	35
260 " "	-	-	65	25
280 " "	-	-	45	15
300 " "	-	-	25	10*

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

Note: The above figures are cumulative and cannot be added vertically. For example, demand for two-bedroom units between \$140 and \$150 is 50 units (560 minus 510).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.

Table I

Work Force and Employment by Industry^{a/}
Orange County, California
Annually, 1958-1964; Selected Months, 1958-1965
(In thousands)

<u>Industry</u>	<u>Annual average</u>							<u>June</u>	
	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1964</u>	<u>1965</u>
Civilian work force	<u>165.3</u>	<u>187.7</u>	<u>211.9</u>	<u>239.1</u>	<u>273.3</u>	<u>308.6</u>	<u>336.9</u>	<u>342.3</u>	<u>359.7</u>
Unemployment	11.9	8.6	12.4	15.6	13.0	15.1	17.5	18.5	19.4
As percent of work force	7.2%	4.6%	5.9%	6.5%	4.8%	4.9%	5.2%	5.4%	5.4%
Agriculture	6.8	7.0	7.2	7.4	7.2	7.1	7.1	9.1	7.2
Nonagricultural employment	<u>146.6</u>	<u>172.1</u>	<u>192.3</u>	<u>216.1</u>	<u>253.1</u>	<u>286.4</u>	<u>312.3</u>	<u>314.7</u>	<u>333.1</u>
Manufacturing	<u>34.3</u>	<u>42.9</u>	<u>48.8</u>	<u>60.2</u>	<u>79.0</u>	<u>89.8</u>	<u>93.6</u>	<u>93.4</u>	<u>97.4</u>
Durable goods	23.8	30.5	35.2	45.3	62.0	71.5	73.8	73.5	76.4
Electrical machinery	11.1	14.3	17.4	27.1	39.9	45.7	42.7	42.1	42.1
Aircraft & missiles	0.7	0.9	1.2	1.2	3.2	4.3	6.6	6.7	8.1
All other	12.0	15.3	16.6	17.0	18.9	21.5	24.5	24.7	26.2
Nondurable goods	10.5	12.4	13.6	14.9	17.0	18.3	19.8	19.9	21.0
Nonmanufacturing	<u>112.3</u>	<u>129.2</u>	<u>143.5</u>	<u>155.9</u>	<u>174.1</u>	<u>196.6</u>	<u>218.7</u>	<u>221.3</u>	<u>235.7</u>
Construction	16.6	19.2	20.6	20.9	24.1	27.8	29.1	30.1	26.9
Transp., comm., & utils.	6.3	6.6	7.0	7.3	8.1	8.7	9.6	9.6	10.7
Wholesale & retail trade	34.8	41.0	45.1	48.5	53.3	59.9	66.7	67.7	73.2
Fin., insur., & real est.	5.4	6.0	7.1	8.3	9.7	11.3	13.6	13.4	15.0
Services	27.8	32.1	36.5	40.6	45.2	50.9	57.6	58.5	62.9
Government	18.9	21.5	24.6	27.6	31.0	34.7	39.1	38.9	43.7
All other ^{b/}	2.5	2.8	2.6	2.7	2.7	2.8	3.0	3.1	3.3

^{a/} Includes self-employed among various industries, unpaid family workers, and domestic servants.

^{b/} Includes mining, fishing, and agricultural services.

Source: Research and Statistics Section, Southern Area, California Department of Employment, Santa Ana, Calif.

Table II

Estimated Percentage Distribution of All Families and Renter Families
By Annual Net Money Income (After Tax) at 1965 and 1968 Levels
Orange County, California

<u>Annual income</u>	<u>1965 income</u>		<u>1968 income</u>	
	<u>Total families</u>	<u>Renter families</u>	<u>Total families</u>	<u>Renter families</u>
Under \$2,000	4	7	4	7
\$2,000 - 2,999	4	6	3	6
3,000 - 3,999	5	8	4	7
4,000 - 4,999	6	8	6	8
5,000 - 5,999	7	13	6	12
6,000 - 6,999	10	11	8	10
7,000 - 7,999	10	10	9	10
8,000 - 8,999	9	8	10	8
9,000 - 9,999	9	7	9	7
10,000 -12,499	16	13	18	15
12,500 -14,999	9	4	10	4
15,000 and over	<u>11</u>	<u>5</u>	<u>13</u>	<u>6</u>
Total	100	100	100	100
Median income	\$8,450	\$6,725	\$9,000	\$7,050

Source: Estimated by Housing Market Analyst.

Table III

Population Growth in Cities and Unincorporated Areas
Orange County, California
1950 - 1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>July</u> <u>1965</u>
Anaheim	14,556	104,184	150,164
Brea	3,208	8,487	13,242
Buena Park	5,483	46,401	64,903
Costa Mesa	11,844	37,550	65,532
Cypress	1,318	1,753	17,063
Dairyland <u>a/</u>	na	622	645
Fountain Valley	na	2,068	14,154
Fullerton	13,958	56,180	78,039
Garden Grove	3,762	84,238	117,440
Huntington Beach	5,237	11,492	74,242
Laguna Beach	6,661	9,288	11,963
La Habra	4,961	25,136	36,972
Los Alamitos	na	4,312	8,558
Newport Beach	12,120	26,564	36,942
Orange	10,027	26,444	65,824
Placentia	1,682	5,861	13,694
San Clemente	2,008	8,527	15,879
San Juan Capistrano	na	1,120	2,217
Santa Ana	45,533	100,350	134,904
Seal Beach	3,553	6,994	19,287
Stanton	1,762	11,163	18,938
Tustin	1,143	2,006	9,849
Villa Park	na	na	1,287
Westminster	3,131	25,750	49,676
Unincorporated area <u>b/</u>	<u>64,277</u>	<u>97,435</u>	<u>129,712</u>
Total - Orange County	216,224	703,925	1,151,126

a/ Name currently being changed to La Palma.

b/ Excluding unincorporated communities listed above.

na Not available.

Sources: 1950 and 1960 Censuses of Population; Orange County Population Research Committee for June 1965.

Table IV

Population Growth by Statistical Areas
Orange County, California, 1960-1968

<u>Census County Division^{a/}</u>	<u>April 1950</u>	<u>July 1965^{b/}</u>	<u>July 1968</u>
A. Fullerton-La Habra	100,657	149,200	179,000
B. Santa Ana Canyon	7,462	19,300	24,000
C. Trabuco	1,897	3,050	10,500
D. South Coast	15,443	33,600	52,500
E. El Toro	8,188	10,800	11,500
F. Central Coast	80,353	125,650	163,500
G. Santa Ana-Orange	151,924	221,400	258,000
H. Anaheim-Garden Grove	218,934	301,400	344,000
I. North Coast	52,815	168,950	198,000
J. Buena Park-Cypress	<u>66,252</u>	<u>117,650</u>	<u>126,000</u>
Orange County-total	703,925	1,151,000	1,367,000

a/ The name of each Census County Division has necessarily been abbreviated. In addition to the eight cities named in four of these ten divisions (A, G, H, and J), the remaining 16 cities may be identified with their respective divisions as follows:

- A. Brea, Placentia.
- D. San Clemente, San Juan Capistrano.
- F. Costa Mesa, Laguna Beach, Newport Beach.
- G. Tustin, Villa Park.
- H. Stanton.
- I. Fountain Valley, Huntington Beach, Seal Beach, Westminster.
- J. Dairyland (La Palma), Los Alamitos.

Unincorporated areas are scattered in all ten census county divisions and are predominant in Divisions B, C, D, E, and F.

b/ Rounded.

Sources: 1960 Census of Population; 1965 estimate from Orange County Population Research Committee Quarterly Bulletin; 1968 estimated by the Housing Market Analyst.

Table V

Population Distribution by Age
Orange County, California
April 1950-1960

<u>Age Group</u>	<u>April 1950</u>	<u>April 1960</u>	<u>Change</u>	
			<u>Number</u>	<u>Percent</u>
<u>Total population</u>				
Under 9	42,152	180,268	138,116	327.7
10 - 19	28,107	115,776	87,669	311.9
20 - 29	32,503	91,386	58,883	181.2
30 - 39	32,992	118,857	85,865	260.3
40 - 49	26,809	82,383	55,574	207.3
50 - 59	22,797	49,348	26,551	116.5
60 - 69	18,179	37,138	18,959	104.3
70 & over	<u>12,685</u>	<u>28,769</u>	<u>16,084</u>	<u>126.8</u>
Total	216,224	703,925	487,701	225.6
65 & over	20,994	46,439	25,445	121.2
Median age	31.6	26.5	-5.1	-16.1

Sources: 1950 and 1960 Censuses of Population.

Table VI

Household Growth in Cities and Unincorporated Area
Orange County, California
1950-1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>July</u> <u>1965</u>
Anaheim	4,838	29,740	44,260
Brea	1,055	2,621	4,140
Buena Park	1,787	11,738	16,860
Costa Mesa	3,857	11,467	20,830
Cypress	369	464	4,150
Dairyland <u>a/</u>	na	156 <u>c/</u>	165 <u>c/</u>
Fountain Valley	na	306	3,330
Fullerton	4,701	16,203	23,150
Garden Grove	1,240	21,794	31,200
Huntington Beach	1,898	3,758	21,200
Laguna Beach	2,989	4,424	5,820
La Habra	1,538	6,982	10,550
Los Alamitos	na	1,066	2,075
Newport Beach	4,469	9,972	14,650
Orange	3,479	8,365	21,810
Placentia	501	1,504	3,600
San Clemente	740	3,289	6,370
San Juan Capistrano	na	317	660
Santa Ana	15,150	31,186	43,350
Seal Beach	1,269	2,540	9,225
Stanton	445	2,698	4,730
Tustin	397	745	3,450
Villa Park	na	na	375 <u>c/</u>
Westminster	877	6,557	12,830
Unincorporated area <u>b/</u>	<u>17,809</u>	<u>26,003</u>	<u>37,720</u>
Total - Orange County	69,408	203,895	346,500

a/ Name currently being changed to La Palma.

b/ Excluding unincorporated communities listed above.

c/ Estimated.

na Not available.

Sources: 1950 and 1960 Censuses of Population; 1965 estimated by the Housing Market Analyst based on Orange County Population Research Committee population estimates.

Table VII

Household Growth by Statistical Areas
Orange County, California, 1960-1968

<u>Census County Division a/</u>	<u>April 1960</u>	<u>July 1, 1965</u>	<u>July 1, 1968</u>
A. Fullerton-La Habra	28,657	43,650	52,200
B. Santa Ana Canyon	2,084	5,500	6,800
C. Trabuco	478	800	3,400
D. South Coast	5,842	13,400	20,800
E. El Toro	1,216	1,650	1,800
F. Central Coast	28,200	46,000	59,000
G. Santa Ana-Orange	46,586	70,150	81,600
H. Anaheim-Garden Grove	58,809	83,550	95,100
I. North Coast	15,069	50,750	59,200
J. Buena Park-Cypress	<u>16,954</u>	<u>31,050</u>	<u>33,200</u>
Orange County	203,895	346,500	413,100

a/ For explanation, see Footnote a/ in table IV.

Sources: 1960 Census of Population; 1965 estimate from Orange County Population Research Committee Quarterly Bulletin; 1968 estimated by the Housing Market Analyst.

Table VIII

Average Household Size by City
Orange County, California, 1960-1965

<u>City</u>	<u>April 1960</u>	<u>July 1965</u>
Anaheim	3.49	3.38
Brea	3.24	3.20
Buena Park	3.95	3.84
Costa Mesa	3.13	3.04
Cypress	3.78	4.11
Dairyland	3.99 <u>a/</u>	3.95
Fountain Valley	4.09	3.98
Fullerton	3.43	3.34
Garden Grove	3.85	3.75
Huntington Beach	2.99	3.49
Laguna Beach	2.09	2.05
La Habra	3.60	3.50
Los Alamitos	3.61	3.70
Newport Beach	2.65	2.50
Orange	3.07	2.98
Placentia	3.89	3.80
San Clemente	2.59	2.44
San Juan Capistrana	3.39	3.28
Santa Ana	3.18	3.08
Seal Beach	2.75	2.09
Stanton	4.11	3.98
Tustin	2.69	2.85
Villa Park	3.50 <u>a/</u>	3.42
Westminster	3.92	3.86
Unincorporated area	<u>3.61</u>	<u>3.28</u>
Orange County	3.39	3.28

a/ Estimated.

Sources: 1960 Census of Population; 1965
estimated by the Housing Market Analyst.

Table IX

Average Household Size by Statistical Area
Orange County, California, 1960-1968

<u>Census County Division a/</u>	<u>April 1960</u>	<u>July 1965</u>	<u>July 1968</u>
A. Fullerton-La Habra	3.49	3.40	3.41
B. Santa Ana Canyon	3.57	3.50	3.52
C. Trabuco	2.97	2.90	2.91
D. South Coast	2.63	2.50	2.52
E. El Toro	3.72	3.60	3.64
F. Central Coast	2.79	2.68	2.69
G. Santa Ana-Orange	3.22	3.12	3.12
H. Anaheim-Garden Grove	3.70	3.59	3.60
I. North Coast	3.42	3.30	3.31
J. Buena Park-Cypress	<u>3.87</u>	<u>3.77</u>	<u>3.78</u>
Orange County	3.39	3.28	3.26

a/ For explanation, see Footnote a/ in table IV.

Sources: 1960 Census of Population; 1965 and 1968 estimated by the Housing Market Analyst.

Table X

Components of the Housing Inventory
Orange County, California
April 1950 - July 1965

<u>Tenure and vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>July 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing supply	<u>78,326</u>	<u>227,012</u>	<u>375,000</u>	<u>14,869</u>	<u>19.0</u>	<u>28,185</u>	<u>12.4</u>
Occupied housing units	<u>69,408</u>	<u>203,895</u>	<u>346,500</u>	<u>13,449</u>	<u>19.4</u>	<u>27,160</u>	<u>13.3</u>
Owner-occupied	<u>44,386</u>	<u>146,426</u>	<u>260,000</u>	<u>10,204</u>	<u>23.0</u>	<u>21,630</u>	<u>14.8</u>
Percent of all occupied	63.9%	71.8%	75.0%	-	-	-	-
Renter-occupied	<u>25,022</u>	<u>57,469</u>	<u>86,500</u>	<u>3,245</u>	<u>13.0</u>	<u>5,530</u>	<u>9.6</u>
Percent of all occupied	36.1%	28.2%	25.0%	-	-	-	-
Vacant housing units	<u>8,918</u>	<u>23,117</u>	<u>28,500</u>	<u>1,420</u>	<u>15.9</u>	<u>1,025</u>	<u>4.4</u>
Available	<u>3,236</u>	<u>13,899</u>	<u>22,200</u>	<u>1,066</u>	<u>33.0</u>	<u>1,585</u>	<u>11.4</u>
For sale	<u>1,137</u>	<u>4,614</u>	<u>8,200</u>	<u>348</u>	<u>30.6</u>	<u>685</u>	<u>14.8</u>
Homeowner vacancy rate	2.5%	3.1%	3.1%	-	-	-	-
For rent	<u>2,099</u>	<u>9,285</u>	<u>14,000</u>	<u>718</u>	<u>34.2</u>	<u>900</u>	<u>9.7</u>
Renter vacancy	7.7%	13.9%	13.9%	-	-	-	-
Other vacant <u>a/</u>	<u>5,682</u>	<u>9,218</u>	<u>6,300</u>	<u>354</u>	<u>6.2</u>	<u>-560</u>	<u>-6.0</u>

a/ Includes vacant dilapidated units, seasonal units, units sold or rented and awaiting occupancy, and units held off the market for absentee owners and for other reasons. Omits in 1950 nonresident dwelling units.

Sources: 1950 and 1960 Censuses of Housing; July 1965 estimated by Housing Market Analyst.

Table XI

Growth in Housing Units by City
Orange County, California, 1960-1965

<u>City</u>	<u>April 1960</u>	<u>July 1965</u>	<u>Increase</u>	
			<u>Number</u>	<u>a/ Percent</u>
Anaheim	32,748	45,200	12,450	38.0
Brea	2,755	4,350	1,600	57.9
Buena Park	12,708	17,000	4,300	33.8
Costa Mesa	12,973	21,350	8,375	64.6
Cypress	490	4,350	3,850	787.8
Dairyland	160 <u>c/</u>	180	20	12.5
Fountain Valley	324	4,625	4,300	1,327.5
Fullerton	17,068	25,000	7,925	46.5
Garden Grove	23,767	33,000	9,225	38.8
Huntington Beach	4,600	22,950	18,350	398.9
Laguna Beach	5,622	6,875	1,250	22.3
La Habra	7,447	10,900	3,450	46.4
Los Alamitos	1,107	2,100	990	89.7
Newport Beach	13,939	18,250	4,300	30.9
Orange	9,378	22,375	13,000	138.6
Placentia	1,589	3,775	2,175	137.6
San Clemente	3,951	6,700	2,750	69.6
San Juan Capistrano	342	820	480	139.8
Santa Ana	33,213	43,900	10,700	32.2
Seal Beach	2,806	10,125	7,325	260.8
Stanton	2,866	4,950	2,075	72.7
Tustin	812	3,600	2,800	343.3
Villa Park	un	400	-	-
Westminster	7,217	13,800	6,575	91.2
Unincorporated area	<u>29,130</u> <u>b/</u>	<u>48,425</u>	<u>19,300</u>	<u>66.2</u>
Orange County	227,012	375,000	148,000	65.2

a/ Figures do not add to total due to rounding.

b/ Including Villa Park, unincorporated in 1960.

c/ Estimated.

un Unincorporated.

Sources: 1960 Census of Housing; 1965 estimated by Housing Market Analyst.

Table XII

Housing Units by Units in Structure and Tenure ^{a/}
Orange County, California
April 1960

<u>Units in structure</u>	<u>Number</u>	<u>Percent</u>
1	188,498	83.0
2	7,698	3.4
3 and 4	8,767	3.9
5 or more	16,429	7.2
Trailer	<u>5,594</u>	<u>2.5</u>
All units	226,986	100.0
1	138,179	94.4
2	1,497	1.0
3 and 4	658	0.5
5 or more	656	0.4
Trailer	<u>5,392</u>	<u>3.7</u>
Owner-occupied	146,382	100.0
1	35,980	62.6
2	4,425	7.7
3 and 4	6,250	10.9
5 to 9	5,906	10.3
10 to 49	3,180	5.5
20 to 49	1,351	2.3
50 or more	219	0.4
Trailer	<u>202</u>	<u>0.3</u>
Renter-occupied	57,513	100.0
1	2,556	27.4
2 to 4	2,232	23.9
5 to 9	2,856	30.6
10 or more	<u>1,687</u>	<u>18.1</u>
Vacant available for rent	9,331	100.0

^{a/} Differs slightly from the count of all units because units in structure were enumerated on a sample basis.

Source: U. S. Census of Housing, 1960.

Table XIII

Estimated Housing Units by Units in Structure
In Larger Cities of Orange County, California, July 1, 1965

<u>Area</u>	<u>One</u> <u>unit.</u> <u>a/</u>	<u>Duplex</u>	<u>3 and 4</u> <u>units</u>	<u>5 units</u> <u>or more</u>	<u>Total</u> <u>units</u>
Anaheim	28,650	675	7,450	8,425	45,200
Santa Ana	32,350	2,050	3,025	6,475	43,900
Garden Grove	26,275	300	2,500	3,925	33,000
Fullerton	18,370	460	2,270	3,900	25,000
Huntington Beach	19,560	420	1,600	1,370	22,950
Orange	17,375	600	2,300	2,100	22,375
Costa Mesa	15,825	825	2,600	2,100	21,350
Buena Park	14,175	95	380	2,350	17,000
Westminster	10,825	260	1,375	1,340	13,800
15 other cities	60,220	4,565	4,875	12,340	82,000
Unincorp. area	<u>35,875</u>	<u>1,750</u>	<u>5,625</u>	<u>5,175</u>	<u>48,425</u>
Orange County	279,500	12,000	34,000	49,500	375,000

a/ Includes trailers.

Source: Estimated by Housing Market Analyst.

Table XIV

Distribution of Housing Supply by Year Built for Larger Cities
Orange County, California, July 1, 1965

<u>Area</u>	<u>1929 or earlier</u>	<u>1930- 1939</u>	<u>1940- 1949</u>	<u>1950- 1954</u>	<u>1955- March 1960</u>	<u>Apr. 1960- July 1965</u>	<u>Total units</u>
Anaheim	3,150	1,175	1,325	5,750	21,750	12,050	45,200
Santa Ana	7,200	3,100	5,300	6,550	10,250	11,500	43,900
Garden Grove	450	330	1,100	6,225	15,070	9,825	33,000
Fullerton	2,525	950	1,200	4,525	7,900	7,900	25,000
Huntington Beach	1,770		730	500	1,450	18,500	22,950
Orange	2,810		815	1,950	5,300	11,500	22,375
Costa Mesa	1,160		1,670	2,520	7,450	8,550	21,350
Buena Park	650		1,025	900	9,750	4,675	17,000
Westminster	440		475	770	5,315	6,800	13,800
15 other cities	17,750		11,450	11,660	8,790	32,350	82,000
Unincorp. area	<u>640</u>		<u>510</u>	<u>1,850</u>	<u>20,675</u>	<u>24,750</u>	<u>48,425</u>
Orange County	44,100	25,600	43,200		113,700	148,400	375,000

Sources: Estimated by the Housing Market Analyst, based on 1960 Census of Housing, and adjusted for units built and units demolished since 1960. The basic data 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.

Table XV

Condition of Housing Inventory
In Larger Cities of Orange County, California
April 1960

<u>City</u>	<u>Sound with all plumbing facilities</u>	<u>Deteriorating with all plumbing facilities</u>	<u>Dilapidated or lacking some plumbing facilities</u>	<u>Total units</u>
Anaheim	31,680	677	388	32,745
Santa Ana	29,236	2,209	1,766	33,211
Garden Grove	23,307	318	139	23,764
Fullerton	16,309	389	370	17,068
Huntington Beach	3,606	788	206	4,600
Orange	8,495	551	332	9,378
Costa Mesa	12,352	323	298	12,973
Buena Park	12,196	405	102	12,703
Westminster	6,910	224	81	7,215
Rest of County	<u>67,504</u>	<u>3,351</u>	<u>2,478</u>	<u>73,333</u>
Orange County	211,595	9,235	6,160	226,990 <u>a/</u>

a/ Differs slightly from count of all units because units by condition were enumerated on a sample basis.

Source: U. S. Census of Housing.

Table XVI

Dwelling Units Authorized by Building Permits
Orange County, California
1955-1965

<u>Period</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>
1955	24,323	1,688	26,011
1956	14,808	1,743	16,551
1957	11,137	3,321	14,458
1958	12,380	5,988	18,368
1959	16,794	10,475	27,269
1960	14,649	7,337	21,986
1961	16,373	10,110	26,483
1962	18,310	15,104	33,414
1963	17,648	19,314	36,962
1964	13,153	15,310	28,463
1964 - 1st 6 months	7,765	9,280	17,045
1965 - 1st 6 months	6,690	3,028	9,718

Source: Research Department, Security First National Bank
 Los Angeles. The bank's data are collected monthly by
 special postcard survey of each building permit issuing
 office. This results in slightly higher figures than
 those collected by U.S. Census Bureau.

Table XVII

Dwelling Units Authorized by Building Permits According to Type
In Cities of Orange County, California
1960-1964 and First Half 1965

City	1960			1961			1962			1963			1964			1st Half 1965			Total Jan. 1960-June 1965		
	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total
Anaheim	502	1,398	1,900	622	2,090	2,712	449	1,889	2,338	345	2,611	2,956	383	1,407	1,790	177	400	577	2,478	9,795	12,273
Brea	315	5	320	149	56	205	116	80	196	420	58	478	268	8	276	317	-	317	1,585	207	1,792
Buena Park	244	283	527	631	691	1,322	334	433	767	72	1,073	1,145	47	864	911	72	35	107	1,400	3,379	4,779
Costa Mesa	1,014	517	1,531	986	803	1,789	967	891	1,858	1,100	895	1,995	530	759	1,289	263	275	538	4,860	4,140	9,000
Cypressa ^{a/}	308	-	308	682	-	682	655	-	655	1,136	30	1,166	610	113	723	467	-	467	3,858	143	4,001
Dairyland ^{d/}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	267	-	267	267	-	267
Fountain Valley ^{c/}	-	-	-	-	-	-	200	-	200	1,889	96	1,985	1,685	-	1,685	630	-	630	4,404	96	4,500
Fullerton	498	397	895	893	513	1,406	954	583	1,537	823	1,821	2,644	611	754	1,365	146	161	307	3,925	4,229	8,154
Garden Grove	1,463	820	2,283	1,138	1,083	2,221	956	1,070	2,026	770	1,208	1,078	671	605	1,276	104	213	317	5,102	4,999	10,101
Huntington Beach	1,655	104	1,759	2,960	248	3,208	3,927	164	4,091	3,211	1,927	5,138	2,594	691	3,285	1,647	5	1,652	15,994	3,139	19,133
Laguna Beach	141	91	232	113	67	180	178	85	263	176	134	310	313	82	395	38	34	72	959	493	1,452
La Habra	455	202	657	522	274	796	481	594	1,075	205	335	540	126	407	533	98	121	219	1,887	1,933	3,820
Los Alamitos	52	12	64	169	73	242	317	69	386	42	92	134	6	219	225	1	27	28	587	492	1,079
Newport Beach	622	355	977	416	317	733	317	534	851	661	306	967	340	618	958	100	276	376	2,456	2,406	4,862
Orange	1,349	424	1,773	1,625	570	2,195	2,267	1,119	3,386	1,560	879	2,439	655	410	1,065	132	154	286	7,588	3,556	11,144
Placentia	47	9	56	3	174	177	729	132	861	451	93	544	209	83	292	247	5	252	1,686	496	2,182
San Clemente	115	132	247	100	290	390	545	154	699	527	383	910	433	236	669	181	81	262	1,901	1,276	3,177
San Juan Capistrano ^{b/}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Santa Ana	1,928	1,915	3,843	1,181	611	1,792	1,282	1,023	2,305	669	1,360	2,029	533	941	1,474	324	224	548	5,917	6,074	11,991
Seal Beach	22	58	80	176	972	1,148	20	3,151	3,171	16	1,871	1,887	22	549	571	151	14	165	407	6,615	7,022
Stanton	30	131	161	9	309	318	4	900	904	2	343	345	4	428	432	4	7	11	53	2,118	2,171
Tustin ^{d/}	6	10	16	-	-	-	-	-	-	1	195	196	291	449	740	59	80	139	357	734	1,091
Villa Park ^{b/}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Westminster	937	132	1,069	994	531	1,525	1,005	1,095	2,100	1,076	672	1,748	101	253	354	90	155	245	4,203	2,838	7,041
Unincorp. area	<u>2,946</u>	<u>342</u>	<u>3,288</u>	<u>3,004</u>	<u>438</u>	<u>3,442</u>	<u>2,067</u>	<u>1,138</u>	<u>3,745</u>	<u>2,496</u>	<u>2,932</u>	<u>5,428</u>	<u>2,721</u>	<u>5,434</u>	<u>8,155</u>	<u>1,175</u>	<u>761</u>	<u>1,936</u>	<u>14,949</u>	<u>11,045</u>	<u>25,994</u>
Orange County	14,649	7,337	21,986	16,373	10,110	26,483	18,310	15,104	33,414	17,768	19,314	36,962	13,153	15,310	28,463	6,690	3,028	9,718	86,823	70,203	157,026

SF = Single-family

MF = Multifamily

^{a/} Data commence September 1960 and previously were included in unincorporated area totals.^{b/} Data continue to be included in unincorporated area totals after city's incorporation. La Palma (previously Dairyland) started issuing permits March 1, 1965.^{c/} Data included in unincorporated area totals until city began to issue permits October 1, 1962.^{d/} Building permits were issued by the county between December 1960 and November 1963, and were included in unincorporated area totals.

Source: Research Department, Security First National Bank, Los Angeles, California.

Table XVIII

Tenure of Households by City
Orange County, California - April 1960

<u>City</u>	<u>Owner- occupied</u>	<u>Percent owner</u>	<u>Renter- occupied</u>	<u>Total households</u>
Anaheim	21,732	73.1	8,008	29,740
Brea	1,915	73.1	706	2,621
Buena Park	9,828	83.7	1,910	11,738
Costa Mesa	7,495	65.4	3,972	11,467
Cypress	257	55.4	207	464
Dairyland (La Palma) <u>b/</u>	140	89.7	16	156
Fountain Valley	183	59.8	123	306
Fullerton	11,885	73.4	4,318	16,203
Garden Grove	18,051	82.8	3,743	21,794
Huntington Beach	2,085	55.4	1,673	3,758
Laguna Beach	2,388	54.0	2,036	4,424
La Habra	5,642	80.8	1,340	6,982
Los Alamitos	622	58.3	444	1,066
Newport Beach	6,368	63.9	3,604	9,972
Orange	5,564	66.5	2,801	8,365
Placentia	954	63.4	550	1,504
San Clemente	1,820	55.3	1,469	3,289
San Juan Capistrano <u>a/</u>	177	55.8	140	317
Santa Ana	20,000	64.1	11,186	31,186
Seal Beach	1,460	57.5	1,080	2,540
Stanton	2,261	83.8	437	2,698
Tustin	454	60.9	291	745
Villa Park <u>a/</u>	na	5	na	na
Westminster	5,402	82.4	1,155	6,557
Unincorp. area	<u>19,743</u>	<u>75.9</u>	<u>6,260</u>	<u>26,003</u>
Orange County	146,426	71.8	57,469	203,895

a/ Unincorporated.

b/ Estimated.

na Not available.

Source: 1960 Census of Housing.

Table XIX

Available Vacant Housing Units by City
Orange County, California
April 1960

<u>City</u>	<u>Available</u>		<u>Total vacancies available</u>	<u>Vacancy ratios</u>	
	<u>For sale</u>	<u>For rent</u>		<u>Home- owner</u>	<u>Rental</u>
Anaheim	379	2,159	2,538	1.7	21.2
Brea	50	48	98	2.5	6.4
Buena Park	419	243	662	4.1	11.3
Costa Mesa	165	1,055	1,220	2.2	21.0
Fullerton	238	469	707	2.0	9.8
Garden Grove	538	873	1,411	2.9	18.9
Huntington Beach	377	278	655	15.3	14.2
Laguna Beach	107	356	463	4.3	14.9
La Habra	269	116	385	4.6	8.0
Los Alamitos	1	30	31	0.2	6.3
Newport Beach	290	807	1,097	4.4	18.3
Orange	232	329	561	4.0	10.5
Placentia	7	41	48	0.7	6.9
San Clemente	48	396	444	2.6	21.2
Santa Ana	519	1,052	1,571	2.5	8.6
Seal Beach	16	136	152	1.1	11.2
Stanton	29	83	112	1.3	16.0
Westminister	286	197	483	5.0	14.6
Rest of county	<u>644</u>	<u>617</u>	<u>1,261</u>	<u>3.0</u>	<u>8.1</u>
Orange County	4,614	9,285	13,899	3.1	13.9

Source: 1960 Census of Housing.

Table XX

Anaheim - Santa Ana - Garden Grove, California, Area Postal Vacancy Survey

May 21 - June 2, 1965

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	352,053	29,167	8.3	18,737	10,430	12,701	272,174	12,577	4.6	6,866	5,711	7,948	79,879	16,590	20.8	11,871	4,719	4,753	12,942	195	1.5
Anaheim	51,470	4,389	8.5	3,384	1,005	712	32,910	793	2.4	535	258	265	18,560	3,596	19.4	2,849	747	447	2,418	12	0.5
Main Office	18,128	2,012	11.1	1,522	490	242	9,999	189	1.9	184	5	92	8,129	1,823	22.4	1,338	485	150	1,262	7	0.6
Stations:																					
Brookhurst Center	15,301	1,372	9.0	1,082	290	195	10,681	239	2.2	158	81	17	4,620	1,133	24.5	924	209	178	93	1	1.1
Federal	18,041	1,005	5.6	780	225	275	12,230	365	3.0	193	172	156	5,811	640	11.0	587	53	119	1,063	4	0.4
Santa Ana	55,671	4,130	7.4	2,179	1,951	1,831	43,683	1,842	4.2	866	976	1,247	11,988	2,288	19.1	1,313	975	584	2,385	57	2.4
Main Office	11,066	1,319	11.9	746	573	325	6,320	272	4.3	159	113	227	4,746	1,047	22.1	587	460	98	111	1	0.9
Branch:																					
Marine Corps. A.S.	670	-	-	-	-	-	513	-	-	-	-	-	157	-	-	-	-	-	-	-	-
Stations:																					
Bristol	9,044	383	4.2	335	48	77	7,764	207	2.7	182	25	75	1,280	176	13.8	153	23	2	884	4	0.5
Diamond	9,378	510	5.4	371	139	222	7,196	175	2.4	131	44	222	2,182	335	15.4	240	95	-	1,084	26	2.5
First Street Annex	6,489	537	8.3	141	396	271	5,523	274	5.0	86	188	171	966	263	27.2	55	208	100	202	24	11.9
Floral Park	6,920	313	4.5	165	148	5	5,812	105	1.8	104	1	5	1,108	208	18.8	61	147	-	34	1	2.9
Fountain Valley	3,994	687	17.2	80	607	924	3,703	655	17.7	73	582	541	291	32	11.0	7	25	383	-	-	-
South Main	8,110	381	4.7	341	40	7	6,852	154	2.2	131	23	6	1,258	227	18.0	210	17	1	106	1	0.9
Garden Grove	34,540	1,931	5.6	1,518	413	474	27,126	562	2.1	434	128	68	7,414	1,369	18.5	1,084	285	406	1,178	8	0.7
Main Office	2,622	165	6.3	156	9	11	1,873	57	3.0	57	-	-	749	108	14.4	99	9	11	-	-	-
Stations:																					
Acacia Annex	14,192	597	4.2	404	193	71	12,298	256	2.1	159	97	16	1,894	341	18.0	245	96	55	278	1	0.4
West Street Annex	17,726	1,169	6.6	958	211	392	12,955	249	1.9	218	31	52	4,771	920	19.3	740	180	340	900	7	0.8
Other Cities and Towns	210,372	18,717	8.9	11,656	7,061	9,684	168,455	9,380	5.6	5,031	4,349	6,368	41,917	9,337	22.3	6,625	2,712	3,316	6,961	118	1.7
Brea	4,086	311	7.6	100	211	273	3,742	269	7.2	61	208	273	344	42	12.2	39	3	-	96	-	-
Buena Park	17,144	1,102	6.4	738	364	452	14,540	487	3.3	331	156	376	2,604	615	23.6	407	208	76	188	1	0.5
Capistrano Beach	900	24	2.7	16	8	14	891	24	2.7	16	8	14	9	-	-	-	-	-	169	12	7.1
Corona del Mar	3,981	310	7.8	282	28	30	2,884	186	6.4	181	5	18	1,097	124	11.3	101	23	12	-	-	-
Costa Mesa	19,613	1,880	9.6	1,074	806	164	13,687	683	5.0	306	377	88	5,926	1,197	20.2	768	429	76	1,021	17	1.7

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).

Table XX (Cont.)

Anaheim - Santa Ana - Garden Grove, California, Area Postal Vacancy Survey

May 21 - June 2, 1965

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.	%
Cypress	5,405	284	5.3	120	164	676	4,963	173	3.5	58	115	605	442	111	25.1	62	49	71	-	-	-
Dana Point	1,238	167	13.5	120	47	198	907	100	11.0	61	39	158	331	67	20.2	59	8	40	144	-	-
Fullerton	24,156	2,054	8.5	1,063	991	821	17,572	643	3.7	273	370	690	6,584	1,411	21.4	790	621	131	125	-	-
Huntington Beach	21,588	1,858	8.6	954	904	2,283	19,214	1,213	6.3	531	682	2,193	2,374	645	27.2	423	222	90	905	21	2.3
Laguna Beach	8,650	896	10.4	610	286	1,516	6,276	455	7.2	324	131	240	2,374	441	18.6	286	155	1,276	636	8	1.3
La Habra	12,364	541	4.4	314	227	184	10,290	246	2.4	135	111	84	2,074	295	14.2	179	116	100	252	-	-
Los Alamitos	5,666	214	3.8	102	112	147	5,365	117	2.2	35	82	62	301	97	32.2	67	30	85	110	-	-
Midway City	1,432	74	5.2	64	10	12	1,192	27	2.3	27	-	3	240	47	19.6	37	10	9	67	-	-
Newport Beach	12,609	2,071	16.4	1,679	392	154	9,694	1,434	14.8	1,176	258	76	2,915	637	21.9	503	134	78	854	35	4.1
Orange	22,608	1,887	8.3	1,294	593	407	18,148	812	4.5	421	391	238	4,460	1,075	24.1	873	202	169	891	1	0.1
Placentia	4,549	471	10.4	203	268	246	4,025	358	8.9	97	261	243	524	113	21.6	106	7	3	-	-	-
San Clemente	6,614	1,323	20.0	877	446	145	4,042	532	13.2	195	337	68	2,572	791	30.8	682	109	77	213	-	-
Seal Beach	9,851	595	6.0	347	248	297	9,203	463	5.0	231	232	274	648	132	20.4	116	16	23	200	-	-
South Laguna	2,327	482	20.7	95	387	85	1,983	389	19.6	79	310	85	344	93	27.0	16	77	-	-	-	-
Stanton	3,408	297	8.7	291	6	288	2,530	44	1.7	43	1	1	878	253	28.8	248	5	287	280	-	-
Tustin	5,748	565	9.8	346	219	856	4,019	244	6.1	135	109	403	1,729	321	18.6	211	110	453	119	1	0.8
Westminster	13,218	936	7.1	792	144	172	10,231	206	2.0	180	26	32	2,987	730	24.4	612	118	140	691	22	3.2
Yorba Linda	3,217	375	11.7	175	200	264	3,057	275	9.0	135	140	144	160	100	62.5	40	60	120	-	-	-

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).

Table XXI

FHA Survey of Unsold Inventory of New Sales Housing a/
Orange County, California
1964 and 1965

<u>Sales price</u>	<u>Total completions</u>	<u>Units presold</u>	<u>Speculative construction</u>			<u>Percent unsold</u>
			<u>Total</u>	<u>Sold</u>	<u>Unsold</u>	
<u>Houses completed in 1964 b/</u>						
Under \$10,000	-	-	-	-	-	-
\$10,000 - 12,499	54	-	54	54	-	-
12,500 - 14,999	55	-	55	35	20	36.4
15,000 - 17,499	313	-	313	143	170	54.3
17,500 - 19,999	742	-	742	529	213	28.7
20,000 - 24,999	3,830	-	3,830	2,431	1,399	36.5
25,000 - 29,999	3,600	-	3,600	2,323	1,277	35.5
30,000 - 34,999	2,048	-	2,048	1,349	699	34.1
35,000 and over	<u>1,797</u>	<u>-</u>	<u>1,797</u>	<u>1,206</u>	<u>591</u>	<u>32.9</u>
Total	12,439	-	12,439	8,070	4,369	35.1
<u>Houses completed in 1963 b/</u>						
Under \$10,000	42	42	-	-	-	-
\$10,000 - 12,499	216	110	106	96	10	9.4
12,500 - 14,999	714	181	533	353	180	33.8
15,000 - 17,499	1,113	300	813	733	80	9.8
17,500 - 19,999	2,647	303	2,344	2,001	343	14.6
20,000 - 24,999	5,957	545	5,412	4,356	1,056	19.5
25,000 - 29,999	3,900	467	3,433	2,520	913	26.6
30,000 - 34,999	1,147	82	1,065	703	362	34.0
35,000 and over	<u>1,110</u>	<u>443</u>	<u>667</u>	<u>503</u>	<u>164</u>	<u>24.6</u>
Total	16,846	2,473	14,373	11,265	3,108	21.6

a/ Includes units in planned unit developments which were relatively few in 1963 but numbered 1,735 by the end of 1964.

b/ Survey includes only subdivisions with five or more completions during the year.

Source: Annual Unsold Inventory Survey conducted by the Santa Ana Insuring Office.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

NEWS

Washington, D. C. 20411

FHA INFORMATION 382-4693

FOR RELEASE THURSDAY
JUNE 30, 1966

HUD-FHA-MA-66-46
POSTON

The Federal Housing Administration today released its analysis of the Orange County, California, housing market. The study estimates total demand for new housing at 18,650 units a year for the three years dating from July 1, 1965.

Estimated annual demand includes 17,000 sales units and 1,650 rental units. About "2,000 units of demand for sales housing are expected to be in planned unit developments or cooperatives." Rental demand does not include public low-rent housing or rent supplement housing.

Vacancy ratios as of July 1, 1965 were 3.1 percent for sales units and 13.9 percent for rental units. Both were "about the same as reported by the 1960 Census of Housing."

Recently, building activity, as measured by building permits authorized, turned down. The volume increased "from nearly 22,000 in 1960 to a peak of almost 37,000 in 1963, then dropped to 28,500 in 1964. The decline has continued in the current (1965) year, particularly in new multifamily units."

Employment figures indicate there has been a recent leveling off of the rapid growth of the local economy. "Nonagricultural employment increased by a yearly average of over 27,600 during 1958-1964. In 1964 the rate of employment growth declined. . ." Yearly growth in employment is expected to average 25,000 during the forecast years.

"Unemployment has been fairly moderate since 1958 and has rarely exceeded six percent of the civilian labor force." In July 1965, it was "slightly above five percent."

Family incomes are expected to rise. In July 1965 the yearly median income of all families was about \$8,450, after deduction of Federal income tax. This represented an increase of 24 percent since 1959. The median

- more -

yearly after-tax income of renter families in July, 1965 was about \$6,725. By mid-1968, the figures are expected to increase to about \$9,000 for all families and to about \$7,050 for renter families.

Further increase in population is forecast, but the yearly rate is expected to be below that of the past 15 years. In July 1965 the population was estimated at 1,151,000. In the 1950-60 decade, the yearly rate of increase was 22.6 percent. "Since that time the average growth rate has been about 12 percent a year; it is expected to decline to about 6.3 percent a year during the next three years."

The predicted increase in the number of households is below the average rate of increase of recent years. In July 1965 there were about 346,500 households in the area, "an average increase of over 27,150 a year since 1960. The increase during the next three years is expected to average about 22,200 a year."

Copies of the analysis can be obtained from Mr. Charles P. Deibel, Director, Federal Housing Administration, 1440 East First Street, Santa Ana Freeway Center Building, Santa Ana, California 92701.

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