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1972

Analysis of the

# **RICHLAND- KENNEWICK-PASCO, WASHINGTON HOUSING MARKET**

as of **June 1, 1972**

**DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**

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**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
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## Housing Market Analysis

Richland-Kennewick-Pasco, Washington  
as of June 1, 1972

### Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

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

Department of Housing and Urban Development  
Economic and Market Analysis Division  
Washington, D. C.

HUD HOUSING MARKET ANALYSIS  
RICHLAND-KENNEWICK-PASCO, WASHINGTON  
AS OF JUNE 1, 1972

The Richland-Kennewick-Pasco Housing Market Area (HMA) is defined as Benton and Franklin Counties, Washington, and is located on the Columbia River about 135 miles southwest of Spokane. The three principal cities, often referred to as the "Tri-Cities," had a combined June 1972 population of 55,850 out of a total HMA population of 94,950.

Both the sales and rental markets are in good demand-supply balance; sales market activity is high and rental demand is strong. In response, both new home and multifamily construction have increased in the last two years. However, signs of possible overbuilding in the multifamily rental market are evident and the situation should be carefully monitored.

Anticipated Housing Demand

Taking into consideration such factors as the prospects for slow economic expansion, household growth projections, vacancies, units under construction and prospective losses from the inventory, it is estimated that there will be a demand for about 520 unassisted housing units in the Richland-Kennewick-Pasco, Washington, HMA in each of the next two years. Best absorption of these units would be achieved if 300 single-family houses and 150 units in multifamily structures were built annually. These estimates are below rates of both single-family and multifamily construction in recent months, judged as not sustainable in the light of household growth prospects.

The annual demand for new sales and rental housing is expected to approximate the sales price and rent distributions presented in table I. Although nearly one-half of all families in the HMA have incomes above \$12,500, the majority of the demand for new sales housing will be for houses priced at less than \$30,000. The demand for multifamily units in the HMA is expected to be concentrated at the minimum rents in the area consistent with such amenities as appliances, carpeting, drapes, air conditioning, and recreational facilities. Condominiums may capture the demand for higher priced multifamily units in this market.

A special note of caution is warranted in light of the uncertain economic and employment prospects for the area over the next five years. Another round of layoffs at Hanford probably will cause a period of economic instability which may result in some net population loss in the area beginning in 1974. Therefore, every attempt should be made to avoid over-production in this market during the next two years. The two-year demand estimates presented here represent the number of new units required for replacement and household growth, in conjunction with a slight decrease in the rental vacancy rate in preparation for further instability in the market beginning in 1974. Absorption of additions to the inventory must be observed carefully, therefore, and adjustments made to new construction levels at any sign of increased levels of either vacancy or unsold new housing.

#### Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing (indicated below) are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements also are considered. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing after allowance for households eligible for both programs. For the Richland-Kennewick-Pasco HMA, the total occupancy potential is estimated to be 130 units annually (see table II).

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based on 1972 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on June 1, 1972, and on available market experience.<sup>2/</sup>

Section 235 and Section 236.. Subsidized housing for households with moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for these same families in the identical income range may be alternatively provided under Section 236, including units for elderly couples and individuals. In the Richland-Kennewick-Pasco HMA, it is estimated (based on regular income limits) that, for the period June 1, 1972 to June 1, 1974, there is an annual occupancy potential for a total of 40 subsidized family units, utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 25 units under Section 236 rental housing for elderly couples and individuals.

Part of the first year potential for Section 235 and Section 236 will be met by the construction of the two projects being planned for Connell and Prosser. Since these projects serve specific geographical submarkets in the HMA, a portion of the first year potential for families which arises from the Tri-Cities themselves remains unmet. This remaining potential will likely be satisfied by new sales housing built for the Section 235 program. In general, Section 236 housing, if constructed in the Tri-Cities area, would be best absorbed on small, scattered sites.

As of June 1, 1972, one Section 236 project of 54 units was under management in the HMA and applications for three other projects were in processing. The 54-unit Pinecrest Apartments in Pasco is a family project and reports four vacant units. Occupancy had been 100 percent prior to the application of the new HUD rule limiting families to paying not more than 35 percent of their income for rent. One of the proposed projects is a 50-unit family project in Connell, in northern Franklin County. Firm commitment on this project was targeted for June 8, 1972. The second proposed project consists of 20 family units in Prosser in western Benton County.

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

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

Approximately 285 houses had been insured under Section 235 in the HMA as of June 1, 1972. Of these, 123 were insured in 1971 and approximately 53 more had been insured during the first five months of 1972. A shortage of funds allocated to the program during the second quarter of 1972 has decreased activity recently. Most of the new houses insured under this program recently have been built in Kennewick while most insurance written on existing houses has been on properties in Richland and Pasco. The current mortgage limits under this program in the Tri-Cities area are \$20,000 for three-bedroom units and \$23,000 for four-bedroom units.

Low-Rent Public Housing and Rent Supplement. The occupancy potential for low-rent public housing in the HMA totals 45 family units and 35 units for the elderly in each of the next two years. About ten family units and 25 elderly units could be added to the first year potential as the result of relocation activities connected with the urban renewal project in Pasco.

As of June 1, 1972, a total of 338 low-rent public housing units had been provided in the Tri-Cities area by local housing authorities in Kennewick (125 units) and Pasco (213 units). Kennewick's 125 family units are in one project and range in size from one- to six-bedrooms. (See table on the following page for unit size distribution of all federally subsidized multifamily units in the HMA.) The 25 one-bedroom units are reserved for the elderly although some elderly are being housed in two-bedroom units. A modernization program involving all 125 units is nearing completion. Twelve units at varying sizes are vacant for remodeling purposes, and the authority is planning an additional 50 new units for elderly occupancy. The Housing Authority of the City of Pasco manages 213 units, all fully occupied, of which 143 are specifically designed for the elderly. Most of the family units are four-or-more bedroom units to avoid competition with the Tri-Cities Vista Terrace rent supplement complex (discussed below). The authority has no immediate plans for additional units.

Both authorities have waiting lists. Kennewick had 81 applications for family units and an extensive list of applications for one-bedroom units for the elderly as of June 1, 1972, all from within a five-mile radius of the city. The Pasco authority has a large waiting list for family units, although most of these are from migrant families, making it difficult to determine the number of active applications. The waiting list for elderly units has been running between 35 and 40 applications.

Federally Assisted Multifamily Housing Units  
By Program and Bedroom Size  
Richland-Kennewick-Pasco, Washington, HMA  
As of June 1, 1972

<u>Program</u>	<u>Total units</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>	<u>Four or more bedrooms</u>
Public Housing						
Kennewick	125	0	25	56	38	6
Pasco	213	38	97	8	25	45
Elderly	135	38	97	8	0	0
Family	78	0	12	0	25	8
Rent Supplement	104	0	12	52	32	8
Section 236	54	0	10	40	4	0
Total	496	38	144	156	98	59

The only rent supplement development in the HMA is actually two separate projects, 52 units of Section 221(d)(3) BMIR housing and 52 units of Section 221(d)(3) market rate housing. All units are now under the rent supplement program; these units are primarily two- and three-bedrooms. The project has had occupancy problems since its completion in 1968 and has never been fully occupied. As of June 1, 1972, 14 of the rental units were vacant, representing one of the lowest vacancy rates in the project's history. Mortgages for both projects have been assigned to HUD. The primary reason given for the poor occupancy record is the number of units provided in relation to the universe of families eligible for the restrictive rent supplement program. A secondary factor is its location in East Pasco, a poor area virtually cut off from the rest of the city. The original reason for building this large number of units was to re-house families displaced by urban renewal activities. In practice, many displaced families chose to live elsewhere in the Tri-Cities or moved out of the area. An effort in late 1971 to have the project taken over by the Pasco Housing Authority under Section 23 leasing was abandoned because no fund allocations for the program were available at the time.

Sales Market

The market for both new and existing single-family sales housing is in a state of reasonable demand-supply balance. Vacancies are low but generally consistent with economic growth, and good quality homes are selling after only short periods of market exposure. Newly constructed homes are being absorbed very rapidly, often being sold before completion. If an imbalance exists in the market, it is toward a slight excess of demand. This is suggested not only by the rapid absorption of new construction but reports of rising prices for existing homes.

Much of the recent sales activity can be attributed to rising family incomes which have allowed households to move from rentals to sales housing and from lower to higher priced homes. Another factor is renewal of confidence in the economic future of the area which has led those who had postponed purchase of houses in 1969 and 1970 to buy now.

Most new homes are being built in the \$28,000 to \$35,000 price range, with few unsubsidized homes being built in the urbanized area of the HMA below \$25,000, reportedly because of rising construction and land development costs. Most subdivision activity has been located south and west of Kennewick and in northern Richland. Unfortunately, Pasco has suffered from a reputation of having racial problems in the schools, which has made it a less desirable place to live in the eyes of many persons. West Pasco, however, has experienced considerable new home construction activity recently.

### Rental Market

The rental market is in a state of good demand-supply balance, but a current high rate of multifamily construction threatens to upset this balance. Although the rental vacancy rate approaches six percent, many vacancies are in old prefabricated government housing. Newer rental projects are generally 100 percent occupied, and newly built projects have often been partially rented prior to completion. The most recent postal vacancy survey shows vacancies in apartments have risen in Kennewick and Pasco since February 1971. This rise is probably the result of increased construction, although the turnover rate in apartments also has been rising. The latter trend is indicative of increased interest in sales housing.

Most apartment construction has been in duplexes and fourplexes with some larger complexes having been built recently. Prevailing shelter rents in the newer units are \$140- 150 for one-bedroom units and \$160-\$175 for two-bedroom units. Few units with higher rents have been built in the area and those built are not renting as easily as the lower rent units. Many government-built prefabricated housing units exist in Richland renting from \$75 to \$100 for two-bedroom units. Vacancies in these units are more numerous than in newer units although the general improvement in the market since 1970 has increased occupancy in these units as well.

### Economic, Demographic, and Housing Factors

Economic Base. The economy of the Tri-Cities area continues to rest upon Hanford-related nuclear activities, and agriculture and food processing industries. While Hanford-related activities have ceased to have a positive influence on area growth, agri-business activities are of increasing local importance. Some diversification in local industry has occurred, largely as the result of AEC efforts, and the Tri-Cities remains a transportation and commercial center for the surrounding agricultural area.



Employment. Nonagricultural employment in the area averaged 30,960 for the 12 months ending in April 1972, up a little over the figure for 1971. As shown in table III, the 1971 average was slightly lower than that for 1970. In the previous five years (1965 to 1970) the number of jobs in the area had increased each year. It is interesting to note, however, that estimated total unemployment was also increasing after 1966, so that unemployment as a percent of the work force increased from 5.1 percent in 1966 to 11.9 percent in 1971. The level of unemployment also seems to have stabilized in recent months. The current recovery results from gains in the manufacturing sector (chemicals and fabricated metals) and in construction. The recovery is primarily the result of initial employment in new industries rather than improvement in existing industries. In turn, most of the new industry recently established in the area has been the result of AEC diversification efforts.

Hanford and Hanford-related Activities. Employment related to the AEC's operation of its Hanford plant continues to have a major impact on the local economy.

By early 1964, nine plutonium production reactors had been built at Hanford along with chemical processing facilities used to recover the plutonium from the reactor irradiated fuels. In January 1964, the Government announced initial cutbacks in Hanford plutonium production and older reactors were scheduled for shutdown. At the present time only the dual purpose N production reactor remains in operation at the plant. N Reactor produces plutonium for the AEC and the Government sells byproduct steam to the Washington Public Power Supply System (WPPSS). The byproduct steam is used to produce electricity in the WPPSS owned and operated Hanford Number 1 Steam Plant adjacent to the N Reactor. Current agreements between the WPPSS and the AEC call for the continuation of this arrangement through Fiscal Year 1975.

The closure of the first reactors in 1964 marked a shift in major emphasis at Hanford from a plutonium production oriented operation to a multiprogram operation.

Continuing activities of note at Hanford include the operation of the Pacific Northwest Laboratory (major functions in life sciences field); the Hanford Engineering Development Laboratory (primary emphasis is in Liquid Metal Fast Breeder Reactor); a nuclear waste management program; a declining chemical separations activity; and various support services.

The AEC and its Hanford contractors currently employ about 7,100 persons, 5,300 in operating facilities and 1,800 in construction, as compared with 9,530 (8,300 operating and 1,200 construction) before the first reactor closures were announced in January 1964.

In addition to actual plant employment, AEC's new operating contractors presently employ with private investment added since 1964 about 1,000 persons in diversified activities in the Tri-Cities area. These include a hotel-convention center, cattle feedlot and meat packing plant, a zirconium tube plant, and two private research laboratories engaged in space, nuclear and life sciences activities.

Hanford plant employment can be expected to shift as construction projects, such as those involved with the Fast Flux Test Facility, are completed and go into operation. Functional employment levels for the Hanford project are expected to remain about constant for the foreseeable future.

Employment Prospects. As indicated above, the economic and employment trend in the Tri-Cities area has been, and will continue to be away from nuclear-related activities and toward more diversified industries, particularly those relating to agriculture. The important federal Columbia Basin Project has had a large impact on the agricultural output of Franklin County and private projects have irrigated large portions of Benton County. There are plans to irrigate extensive acreage in the Horse Heaven Hills region of central Benton County over the next several years. The effect of these irrigation projects has been the attraction of new food processing plants to the area. A potato processing plant is currently under construction in Richland which will have a peak employment of 324 persons. A second plant of comparable size is being considered for the area as well. Continued increases in irrigated acreage in the area will attract more such plants. (It should be noted, however, that most of the production line workers in these plants are women, many of whom are secondary wage earners). In addition to the new food processing plants, other industry has been attracted to the area by the diversification efforts of the AEC and local public groups; many of the new industries are related in some way to either agriculture or the nuclear power industry.

Taking these factors into consideration, a continuing optimistic economic future throughout the decade cannot be forecast for the Tri-Cities area. Moderately favorable growth prospects in other sections are overshadowed by inevitable further cutbacks at Hanford. These cutbacks, beginning in mid-1974, will likely cause a three-to-four year period of employment and population instability with a possibility of some net employment and population loss. The next two years, however, should show moderate employment growth up to the shutdown of the "N" reactor on June 30, 1974. It is judged that total nonagricultural wage and salary employment will average 29,150 jobs by June 30, 1974. This forecast represents an annual average increase of 500 jobs over the next two years. Manufacturing employment should rise to about 6,200 jobs and nonmanufacturing employment should reach 22,950 jobs. The leading gainers should be food processing, construction, trade, and government.

Family Income. Despite high unemployment and negative employment growth in the past two years, family incomes have continued to rise. Table IV shows the income distribution for all families and for renter households in 1969 and June 1972. The median annual income for all families rose from \$10,450 in 1969 to about \$11,600 in 1972; incomes of renter households also rose, from \$9,200 to \$9,750. These relatively high family incomes can be attributed to the salaries paid the professional and technical employees at Hanford and the availability of jobs for secondary wage earners in food processing.

#### Demographic Factors

Population. The total population of the Tri-Cities HMA increased modestly between the 1960 and 1970 Censuses despite occasional large employment losses at Hanford. Over this period, population increased at an average rate of 800 persons yearly (0.9 percent) to an April 1970 population of 93,356. Growth since 1970 has been slower. The population of the area as of June 1, 1972 was estimated to be 94,950 persons, an average increase of 750 (0.8 percent) yearly. This recent rate of growth in the Tri-Cities area population is expected to continue during the next two years, to a total of 96,450 as of June 1, 1974. The two constituent counties should continue their respective 1970-1972 growth rates as well.

Households. There were estimated to be 29,350 households in the area in June 1972, compared with 28,399 counted in the 1970 Census. As shown in table V, the average yearly increase in the number of households in the area has gone up, while there was a slight decline in yearly population gains, which is reflective of a drop in average household size. Household growth in the 1972-1974 period is expected to be slightly above the current rate of growth.

The trend of urban development in the immediate vicinity of the Tri-Cities themselves has been generally in the unincorporated areas separating the three cities. Urban expansion around Kennewick and Pasco has been generally up the Columbia River toward Richland, outside their respective city limits. Richland, on the other hand, is expanding within its city limits both to the north toward the Hanford Works and to the southeast toward Kennewick. Richland differs from the other two cities in that its city limits are extensive enough to contain most of the development in its vicinity, thus allowing the city to control the shape of its urban expansion. Kennewick and Pasco have had very little control over expansion in their respective areas because most development has occurred in the surrounding unincorporated areas. Both cities generally have annexed land only after it has been substantially developed.

## Housing Inventory

### Components of the Inventory

Housing Stock and Occupancy. The current inventory of housing units in the HMA is estimated to number 30,700 units, an increase of about 730 units since April 1970. About 29,350 of these units are occupied, of which 20,100 (68.5 percent) are owned and 9,250 are rented. The proportion of renter occupied units rose after April 1970 from 31.1 percent of all occupied units but has stabilized recently at about 31.5 percent. This change is the result of an overall decrease in renter vacancies and a higher than normal rate of multifamily construction in the last two years. (See table VI for tenure and vacancy trends.)

Vacancies. Currently, an estimated 1,350 housing units in the HMA are vacant. Available vacant units number about 325--250 available for sale (a 1.2 percent sales vacancy rate) and 575 available for rent (a 5.9 percent rental vacancy rate). In comparison, the 1970 Census recorded 995 available vacant housing units, 240 for sale (a 1.2 percent sales vacancy rate) and 755 for rent (a 7.9 percent rental vacancy rate). Although comparison of the 1970 and current rental vacancy rate shows a net decrease in vacancies, the actual movement of rental vacancies in the interim period as shown by postal vacancy surveys was probably down in 1971 and then back up in 1972 in Kennewick and Pasco.

The trend in rental vacancies has been generally downward in Richland over the same period. Vacancies in sales housing were more or less stable during the last two years in all three cities.

New Construction. Single-family construction activity reached a peak of over 400 units in 1968 and dropped sharply to about 250 units in 1969. While the total is larger for more recent periods, these figures include a large number of houses financed under the subsidy provisions of Section 235. Nonsubsidized single-family housing volume has averaged just over 250 units a year in the past 29 months.

Multifamily construction activity, as measured by building permit authorizations, has increased markedly in the HMA since 1969. After the 1969 low of 59 authorized units, the volume of construction increased in both 1970 and 1971. The number of units authorized in the first five months of 1972 totaled 223 (an annual rate of over 500 multifamily units). Most of this increased construction has been located in Richland and Kennewick (see table VI for single-family and multifamily construction trends).

Table I

Estimated Annual Demand for New Nonsubsidized Housing  
Richland-Kennewick-Pasco, Washington SMSA  
June 1, 1972 to June 1, 1974

A. Single-family houses

<u>Price class</u>	<u>Number of houses</u>	<u>Percent of total</u>
Under \$22,499	40	13
\$22,500 - 24,999	45	15
25,000 - 29,999	85	28
30,000 - 34,999	55	18
35,000 - 39,999	50	17
40,000 and over	25	9
Total	300	100

B. Multifamily units

<u>Gross monthly rent</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$150	-	-	-
\$150 - 159	-	-	-
160 - 169	40	-	-
170 - 179	15	-	-
180 - 189	10	40	-
190 - 199	-	15	-
200 and over	-	15	15
Total	65	70	15

Source: Estimated by HUD Area EMAD.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Richland-Kennewick-Pasco, Washington HMA  
June 1, 1972

	<u>Section 236 exclusively a/</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	0	0	10	10
2 bedrooms	15	0	20	35
3 bedrooms	15	0	10	25
4 + bedrooms	<u>10</u>	<u>0</u>	<u>5</u>	<u>15</u>
Total	40	0	45 <u>b/</u>	85
<b>B. <u>Elderly</u></b>				
Efficiency	5	15	15	35
1 bedroom	<u>5</u>	<u>0</u>	<u>5</u>	<u>10</u>
Total	10	15 <u>c/</u>	20 <u>c/</u>	45

a/ Estimates are based on regular income limits.

b/ None of these families are eligible under the rent supplement program.

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

Source: Estimated by HUD Area EMAD.

Table III

Civilian Labor Force and Employment by Industry  
Richland-Kennewick-Pasco, Washington, Housing Market Area  
Annual averages, 1960-1972

<u>Industry</u>	<u>1960</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971p</u>	May 1971	Through April 1972 <sup>c/</sup>
Civilian work force	<u>32,060</u>	<u>34,080</u>	<u>35,160</u>	<u>35,960</u>	<u>37,050</u>	<u>37,590</u>	<u>38,600</u>	<u>38,890</u>		<u>38,850</u>
Unemployment	1,160	1,910	1,810	2,000	2,480	2,460	3,520	4,630		4,540
Pct. of work force	5.0	5.6	5.1	5.6	6.7	6.5	9.1	11.9		11.7
Agricultural employment	2,820	2,900	3,120	3,130	3,480	3,440	3,290	3,380		3,350
Nonag. employment	<u>27,630</u>	<u>29,150</u>	<u>29,940</u>	<u>30,780</u>	<u>30,930</u>	<u>31,660</u>	<u>31,790</u>	<u>30,870</u>		<u>30,960</u>
Nonag. wage & salary wrkrs.	<u>24,530</u>	<u>26,230</u>	<u>27,090</u>	<u>27,900</u>	<u>28,000</u>	<u>28,730</u>	<u>28,880</u>	<u>28,020</u>		<u>28,110</u>
Manufacturing	<u>8,770</u>	<u>6,640</u>	<u>5,410</u>	<u>5,570</u>	<u>5,470</u>	<u>5,510</u>	<u>5,530</u>	<u>5,560</u>		<u>5,730</u>
Chemicals & allied prods.	<u>8,030</u>	<u>5,670<sup>b/</sup></u>	<u>4,130</u>	<u>3,880</u>	<u>3,650</u>	<u>3,450</u>	<u>3,110</u>	<u>2,990</u>		<u>3,100</u>
Food & kindred prods.	370	490	570	850	980	1,160	1,570	1,710		1,750
Other manufacturing	370	480	810	840	840	900	850	860		880
Nonmanufacturing	<u>15,760</u>	<u>19,590</u>	<u>21,680</u>	<u>22,330</u>	<u>22,530</u>	<u>23,220</u>	<u>23,350</u>	<u>22,460</u>		<u>22,380</u>
Contract construction	<u>3,030</u>	<u>2,540</u>	<u>2,930</u>	<u>2,210</u>	<u>1,700</u>	<u>1,910</u>	<u>1,700</u>	<u>1,680</u>		<u>1,890</u>
Trans., comm., & utils.	1,640	1,630	1,670	1,740	1,770	1,770	1,820	1,790		1,750
Wholesale & retail trade	4,010	4,700	4,910	5,080	5,120	5,340	5,570	5,620		5,680
Fin., ins., & real estate	550	660	720	680	710	680	680	660		670
Business services	NA	NA	NA	4,200 <sup>b/</sup>	4,530	4,480	4,330	3,570		7,030
Other services	2,420	5,510 <sup>b/</sup>	6,680	3,360	3,550	3,800	3,800	3,770		)
Government	4,120	4,550	4,770	5,060	5,150	5,240	5,450	5,370		5,360
Other nonag. workers <sup>a/</sup>	3,100	2,930	2,850	2,880	2,930	2,930	2,910	2,850		2,840
Persons in labor-migrant disputes	-	110	290	50	160	30	-	10		10

<sup>a/</sup> Self-employed, unpaid family workers, and domestic servants.

<sup>b/</sup> Code classification shift.

<sup>c/</sup> Figures may not add because of rounding.

p Preliminary.

NA Not available

Source: Washington State Employment Security Department.

Table IV

Percentage Distribution of Families by Annual Income  
Richland-Kennewick-Pasco, Washington Housing Market Area  
1969 and 1972

<u>Annual Income</u>	<u>1969</u>		<u>1972</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$ 3,000	7	10	6	9
\$ 3,000 - 3,999	5	4	3	4
4,000 - 4,999	4	6	4	5
5,000 - 5,999	4	6	4	6
6,000 - 6,999	6	7	5	6
7,000 - 7,999	6	7	5	7
8,000 - 8,999	7	9	6	7
9,000 - 9,999	7	8	6	8
10,000 - 12,499	18	19	17	20
12,500 - 14,999	13	9	16	10
15,000 - 19,999	13	10	14	12
20,000 and over	<u>10</u>	<u>5</u>	<u>14</u>	<u>6</u>
Total	100	100	100	100
Median	\$10,450	\$9,200	\$11,600	\$9,750

Source: Estimated by HUD Area EMAD.



Table V

Population and Household Trends  
Richland-Kennewick-Pasco, Washington, Housing Market Area  
1960-1974

Locality	April 1960	April 1970	June 1972	June 1974	Average annual changes <sup>a/</sup>					
					1960-1970		1970-1972		1972-1974	
					Number	Percent	Number	Percent	Number	Percent
<u>Population</u>										
HMA total	<u>85,412</u>	<u>93,356</u>	<u>94,950</u>	<u>96,450</u>	<u>800</u>	0.9	<u>750</u>	0.8	<u>750</u>	0.8
Benton County	<u>62,070</u>	<u>67,540</u>	<u>68,600</u>	<u>69,600</u>	<u>550</u>	0.8	<u>500</u>	0.7	<u>500</u>	0.7
Richland	<u>23,548</u>	<u>26,290</u>	<u>26,600</u>	<u>26,900</u>	<u>275</u>	1.1	<u>150</u>	0.5	<u>150</u>	0.6
Kennewick	<u>14,244</u>	<u>15,212</u>	<u>15,550</u>	<u>15,850</u>	<u>100</u>	0.7	<u>160</u>	1.0	<u>150</u>	1.0
Remainder	<u>24,278</u>	<u>26,038</u>	<u>26,450</u>	<u>26,850</u>	<u>175</u>	0.7	<u>190</u>	0.7	<u>200</u>	0.8
Franklin County	<u>23,342</u>	<u>25,816</u>	<u>26,350</u>	<u>26,850</u>	<u>250</u>	1.0	<u>250</u>	0.9	<u>250</u>	0.9
Pasco	<u>14,522</u>	<u>13,920</u>	<u>13,700</u>	<u>13,600</u>	<u>-60</u>	-0.4	<u>-100</u>	-0.8	<u>-50</u>	-0.4
Remainder	<u>8,822</u>	<u>11,896</u>	<u>12,650</u>	<u>13,250</u>	<u>310</u>	3.0	<u>350</u>	2.8	<u>300</u>	2.3
<u>Households</u>										
HMA total	<u>24,230</u>	<u>28,399</u>	<u>29,350</u>	<u>30,250</u>	<u>420</u>	1.6	<u>440</u>	1.5	<u>450</u>	1.5
Benton County	<u>17,485</u>	<u>20,520</u>	<u>21,200</u>	<u>21,850</u>	<u>300</u>	1.6	<u>310</u>	1.5	<u>325</u>	1.5
Richland	<u>6,568</u>	<u>8,156</u>	<u>8,450</u>	<u>8,725</u>	<u>160</u>	2.2	<u>140</u>	1.6	<u>140</u>	1.6
Kennewick	<u>4,203</u>	<u>4,849</u>	<u>5,050</u>	<u>5,225</u>	<u>65</u>	1.4	<u>90</u>	2.0	<u>90</u>	1.7
Remainder	<u>6,714</u>	<u>7,515</u>	<u>7,700</u>	<u>7,900</u>	<u>80</u>	1.1	<u>90</u>	1.2	<u>100</u>	1.3
Franklin County	<u>6,745</u>	<u>7,879</u>	<u>8,150</u>	<u>8,400</u>	<u>110</u>	1.5	<u>125</u>	1.6	<u>125</u>	1.5
Pasco	<u>4,435</u>	<u>4,748</u>	<u>4,800</u>	<u>4,875</u>	<u>30</u>	0.7	<u>25</u>	0.5	<u>40</u>	0.8
Remainder	<u>2,310</u>	<u>3,131</u>	<u>3,350</u>	<u>3,525</u>	<u>80</u>	3.0	<u>100</u>	3.1	<u>85</u>	2.5

<sup>a/</sup> Columns may not add because of rounding.

Source: U. S. Census of Population and estimates by HUD Area EMAD.

Table VI

Tenure and Vacancy Trends  
Richland-Kennewick-Pasco, Washington Housing Market Area  
1960-1972

	April 1, <u>1960</u>	April 1, <u>1970</u>	June 1, <u>1972</u>
Total housing inventory	<u>26,371</u>	<u>29,971</u>	<u>30,700</u>
Total occupied units	<u>24,230</u>	<u>28,399</u>	<u>29,350</u>
Owner occupied	16,602	19,578	20,100
Percent of total	68.5	68.9	68.5
Renter occupied	7,628	8,821	9,250
Percent of total	31.5	31.1	31.5
Total vacant	<u>2,141</u>	<u>1,572</u>	<u>1,350</u>
Available vacant	<u>1,301</u>	<u>995</u>	<u>825</u>
For sale	313	240	250
Sales vacancy rate	1.9	1.2	1.2
For rent	988	755	575
Rental vacancy rate	11.5	7.9	5.9
Other vacant	840	577	525

Source: U. S. Census of Housing and estimates by HUD Area EMAD.

Table VII

Housing Units Authorized by Building Permits  
Richland-Kennewick-Pasco, Washington Housing Market Area  
1960-1972

	<u>1960</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>Jan.-May 1972</u>
HMA total	<u>439</u>	<u>539</u>	<u>489</u>	<u>690</u>	<u>722</u>	<u>312</u>	<u>447</u>	<u>570</u>	<u>466</u>
Single-family	<u>366</u>	<u>417</u>	<u>346</u>	<u>281</u>	<u>404</u>	<u>253</u>	<u>306<sup>e/</sup></u>	<u>351<sup>f/</sup></u>	<u>243<sup>g/</sup></u>
Multifamily	<u>73</u>	<u>122</u>	<u>143</u>	<u>409</u>	<u>318</u>	<u>59</u>	<u>141</u>	<u>219</u>	<u>223</u>
Benton County total	<u>316</u>	<u>301</u>	<u>314</u>	<u>341</u>	<u>515</u>	<u>229</u>	<u>240</u>	<u>408</u>	<u>327</u>
Single-family	<u>290</u>	<u>293</u>	<u>243</u>	<u>192</u>	<u>329</u>	<u>198</u>	<u>205</u>	<u>245</u>	<u>188</u>
Multifamily	<u>26</u>	<u>8</u>	<u>71</u>	<u>149</u>	<u>186</u>	<u>31</u>	<u>35</u>	<u>163</u>	<u>139</u>
Richland	<u>84</u>	<u>134</u>	<u>129</u>	<u>133</u>	<u>241</u>	<u>78</u>	<u>68</u>	<u>162</u>	<u>71</u>
Single-family	<u>84</u>	<u>132</u>	<u>104</u>	<u>82</u>	<u>89</u>	<u>59</u>	<u>45</u>	<u>61</u>	<u>63</u>
Multifamily	<u>0</u>	<u>2</u>	<u>25</u>	<u>51</u>	<u>152</u>	<u>19</u>	<u>23</u>	<u>101</u>	<u>8</u>
Kennewick	<u>82</u>	<u>21</u>	<u>19</u>	<u>79</u>	<u>59</u>	<u>25</u>	<u>72</u>	<u>84</u>	<u>142</u>
Single-family	<u>56</u>	<u>15</u>	<u>15</u>	<u>13</u>	<u>47</u>	<u>25</u>	<u>68</u>	<u>36</u>	<u>23</u>
Multifamily	<u>26</u>	<u>6</u>	<u>4</u>	<u>66</u>	<u>12</u>	<u>0</u>	<u>4</u>	<u>48</u>	<u>119</u>
Other towns	<u>17</u>	<u>19</u>	<u>10</u>	<u>9</u>	<u>71</u>	<u>27</u>	<u>13</u>	<u>18</u>	<u>19</u>
Single-family	<u>17</u>	<u>19</u>	<u>8</u>	<u>9</u>	<u>59</u>	<u>19</u>	<u>13</u>	<u>18</u>	<u>19</u>
Multifamily	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>12</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>0</u>
Benton County uninc. area	<u>133</u>	<u>127</u>	<u>156</u>	<u>120</u>	<u>144</u>	<u>99</u>	<u>87</u>	<u>144</u>	<u>95</u>
Single-family	<u>133</u>	<u>127</u>	<u>116</u>	<u>88</u>	<u>134</u>	<u>95</u>	<u>79</u>	<u>130</u>	<u>83</u>
Multifamily	<u>0</u>	<u>0</u>	<u>40</u>	<u>32</u>	<u>10</u>	<u>4</u>	<u>8</u>	<u>14</u>	<u>12</u>
Franklin County total	<u>123</u>	<u>238</u>	<u>175</u>	<u>349</u>	<u>207</u>	<u>85</u>	<u>207</u>	<u>162</u>	<u>139</u>
Single-family	<u>76</u>	<u>124</u>	<u>103</u>	<u>89</u>	<u>75</u>	<u>55</u>	<u>101</u>	<u>106</u>	<u>55</u>
Multifamily	<u>47</u>	<u>114</u>	<u>72</u>	<u>260</u>	<u>132</u>	<u>30</u>	<u>106</u>	<u>56</u>	<u>84</u>
Pasco	<u>92</u>	<u>121</u>	<u>18</u>	<u>268</u>	<u>122</u>	<u>12</u>	<u>104</u>	<u>50</u>	<u>37</u>
Single-family	<u>45</u>	<u>9</u>	<u>14</u>	<u>10</u>	<u>7</u>	<u>7</u>	<u>22</u>	<u>18</u>	<u>13</u>
Multifamily	<u>47</u>	<u>112<sup>a/</sup></u>	<u>4</u>	<u>258<sup>b/</sup></u>	<u>115<sup>c/</sup></u>	<u>5</u>	<u>82<sup>d/</sup></u>	<u>32</u>	<u>24</u>
Other towns	<u>1</u>	<u>4</u>	<u>1</u>	<u>4</u>	<u>3</u>	<u>48</u>	<u>22</u>	<u>36</u>	<u>61</u>
Single-family	<u>1</u>	<u>4</u>	<u>1</u>	<u>4</u>	<u>3</u>	<u>23</u>	<u>22</u>	<u>12</u>	<u>11</u>
Multifamily	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25</u>	<u>0</u>	<u>24</u>	<u>50<sup>h/</sup></u>
Franklin County uninc. area	<u>30</u>	<u>113</u>	<u>156</u>	<u>77</u>	<u>82</u>	<u>25</u>	<u>81</u>	<u>76</u>	<u>41</u>
Single-family	<u>30</u>	<u>111</u>	<u>88</u>	<u>75</u>	<u>65</u>	<u>25</u>	<u>57</u>	<u>76</u>	<u>31</u>
Multifamily	<u>0</u>	<u>2</u>	<u>68</u>	<u>2</u>	<u>17</u>	<u>0</u>	<u>24</u>	<u>0</u>	<u>10</u>

<sup>a/</sup> Includes 50 units of public housing.

<sup>b/</sup> Includes 100 units of public housing and 104 units of rent supplement housing.

<sup>c/</sup> Includes 43 units of public housing.

<sup>d/</sup> Includes 20 units of public housing and 54 units of Section 236 housing.

<sup>e/</sup> Includes 109 units of Section 235 housing.

<sup>f/</sup> Includes 123 units of Section 235 housing.

<sup>g/</sup> Includes 53 units of Section 235 housing.

<sup>h/</sup> All Section 236 housing.

Sources: Bureau of the Census C-40 Construction Reports, local building permit issuing offices, and estimates by HUD Area Office.

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