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Analysis of the
SALEM, OREGON
HOUSING MARKET

as of November 1, 1969

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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

May 1970

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FHA Housing Market Analysis
Salem, Oregon, as of November 1, 1969

Foreword

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

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

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

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Department of Housing and Urban Development
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FHA HOUSING MARKET ANALYSIS - SALEM, OREGON
AS OF NOVEMBER 1, 1969

The Salem, Oregon, Housing Market Area (HMA) is coterminous with the Salem, Oregon, Standard Metropolitan Statistical Area (SMSA), which consists of Marion and Polk Counties. The HMA, with a population of about 193,500 as of November 1, 1969, is situated in northwestern Oregon immediately south of the Portland, Oregon-Washington, SMSA, and is an important governmental, agricultural and manufacturing center for the middle Willamette Valley area between the Cascade Mountains on the east and the Coast Range on the west. The city of Salem, which straddles the Willamette River, partly in Polk County but mostly in Marion County, is the State Capital and third largest city in Oregon after Portland and Eugene. The nearest major cities are Portland, 47 miles north, and Eugene, 70 miles south.

The economy of the Salem HMA is dominated by state government agencies and institutions which, along with local government activities, total over a fourth of local employment, with manufacturing and trade activities each comprising about one-sixth. A long-term downtrend in lumber and wood products manufacturing has been offset by significant increases in food products and durable goods manufacturing, particularly trailers and mobile homes. In dollar value of agricultural returns, the HMA has some of the most productive land in Oregon. Two medium-size and three smaller colleges together have significant teaching and staff personnel. There is considerable cross-commuting within the two counties of the HMA as well as between Salem and the Portland SMSA

to the north and counties to the south. The volume of residential building has increased in the past three years, but continued in-migration has resulted in declining vacancy rates. In the major city of Salem and in the various smaller cities of the HMA the housing market is in sound condition.

Anticipated Housing Demand

Continued economic growth in the Salem HMA during the next two years is anticipated. Taking into consideration current supply-demand relationships, the expected loss of approximately 175 housing units a year through normal attrition, urban renewal activity, and highway construction, it is calculated that there will be a demand for an average of 1,625 new, private, nonsubsidized housing units a year in the Salem Housing Market Area during the period from November 1, 1969 to November 1, 1971. An additional 125 units a year of demand is expected to be met with mobile homes. It is judged that the nonsubsidized conventional housing units would be most readily absorbed if annual construction included 875 single-family houses and 750 multifamily housing units (see table I for price and rent distributions).

Although a slight decline in the rate of economic growth is anticipated in the housing market area during the next two years, it appears that construction of new nonsubsidized housing units should be at a rate approximating that during the past two years in order to achieve a better balance in the market.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest-rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest-rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve

the same requirements. The potentials^{1/} discussed in the following paragraphs reflect estimates unadjusted for housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on November 1, 1969 income limits, and on available market experience.^{2/} The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3) BMIR. At the beginning of November 1969, one project of Section 221(d)(3) BMIR housing with 20 units in Monmouth had been completed in the Salem HMA. The project is now well occupied. There is an estimated annual occupancy potential for 100 units of Section 221(d)(3) BMIR housing for families and 60 units for elderly households; about 85 percent of the families eligible under this program also are eligible under the Section 235 and 236 programs. At the present time, however, BMIR funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

Rent-Supplement. Under the rent-supplement program, there is an annual occupancy potential for about 15 units for families and about 190 units for the elderly. Most of the families and individuals included under rent-supplement also are eligible for public low-rent housing. To date, two rent-supplement projects totaling 135 units are nearing completion in Salem, of which 107 are in the smaller sizes suitable for elderly. Another two projects totaling 40 units in Salem are now being processed, which also will be smaller size units suitable for elderly. Table III includes a list of existing, planned, and proposed public low-rent housing sponsored by three local housing authorities (Polk County, Marion County, and the City of Salem). Of 875 planned and proposed units, 655 are under the Section 23 lease program, all of which will be leased from the inventory of existing units as they come available. These units, plus the rent-supplement units under construction and in processing, are more than sufficient to meet the rent-supplement potential for the next two years. Absorption rates should be observed closely, however, and the potential adjusted upward if warranted.

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

Section 235, Sales Housing. Under exception income limits, there is an estimated annual occupancy potential of 120 units for Section 235 sales housing in the Salem HMA; under regular income limits, the potential would be about 15 percent of that number. About 70 percent of the families eligible under this program also are eligible under Section 221(d)(3) BMIR. All of these families also are eligible for Section 236 rental housing, but they do not represent an addition to the potential for Section 236 housing. There is considerable interest in the Salem area in building homes under this program. A total of 112 houses were under construction in November 1969 and reservations had been made for 44 more units. In addition, 17 existing homes had been insured under Section 235.

Section 236, Rental Housing. Under Section 236, the annual occupancy potential is estimated at 120 units for families and 80 units for elderly households, using exception income limits. Under regular income limits, the potential would be about 15 percent of that number for families and 70 percent for elderly households. About 10 percent of those eligible for Section 236 housing also are eligible for public low-rent housing, and about 10 percent are eligible for rent-supplement housing. About 70 percent of the families and 55 percent of the elderly eligible under this program also are eligible under Section 221(d)(3) BMIR. Generally, families and individuals eligible under the Section 236 program also are eligible for Section 235, and vice versa, but the two are not additive. To date, no Section 236 projects have been proposed for the Salem HMA.

The Sales Market

The November 1, 1969 homeowner vacancy rate, estimated at 1.0 percent, is well below the 1.9 percent ratio reported by the 1960 Census of Housing. The vacancy rate is somewhat lower in Marion County (about 0.9 percent) than in Polk County (about 1.3 percent).

Based on the January 1969 unsold inventory survey conducted by the Portland Insuring Office, it is estimated that about 42 percent of the new single-family houses completed during 1968 were sold before construction started. Twenty percent of the 121 speculatively built homes covered by the survey remained unsold at the end of 1968, but only one house had been on the market for more than three months. This is a considerable improvement over the preceding two years when the unsold inventory was close to thirty percent.

Reports from local realtors and lenders in the Salem area and in the smaller towns of both counties indicate very few vacancies in either new or existing homes. Prices for new nonsubsidized houses now range generally from \$20,000 to \$30,000, with the typical price in the lower part of this range because of the more restricted terms of financing. A house costs about the same in the outlying towns as in the city of Salem. There are a large number of mobile home courts in the HMA, particularly in Marion County, and the number is increasing.

The Rental Market

The rental market as of November 1, 1969 reflects a considerable improvement since 1960, with a current rental vacancy rate of approximately 3.2 percent in the HMA, compared with an April 1960 rate of 10.6 percent (see table IV). The current rental vacancy rate in Marion County is estimated at 3.0 percent and in Polk County at 3.8 percent. This improvement since 1960 has been achieved despite a significant increase in new multifamily construction since 1966.

Market absorption data gathered by the FHA Insuring Office indicate that nearly all new multifamily projects opened for occupancy in 1968 and 1969 achieved satisfactory occupancy within a few months. This was true of rental projects in all rental ranges. Gross rents for new non-subsidized apartments are typically \$120 to \$145 for one-bedroom size and \$145 to \$165 for two-bedroom size.

Economic, Demographic, and Housing Factors

The anticipated annual demand for new nonsubsidized housing units and additional mobile homes is based on the trends in employment, population, and housing factors summarized below.

Employment Trends. Total nonagricultural employment expanded by an average of about 2,000 workers annually between 1960 and the first eight months of 1969 (see table IV). The peak yearly growth of 2,900 occurred between 1964 and 1965. Since 1965, employment gains have averaged 2,200 a year. Total nonagricultural employment averaged 59,900 in 1968, and the first eight months of 1969 have recorded an increase of 2,700 over the same period of 1968.

The Salem economy is quite stable because of the high concentration of government employment; 28 percent of total nonagricultural workers are in this category. The next largest group is manufacturing, constituting about 17 percent, and this is closely followed by workers in wholesale and retail trade. The Salem area is a center for food processing and there is also a fair amount of lumber and wood products employment particularly in Polk County. Over the past decade, considerable growth has occurred also in the manufacture of mobile homes, campers, and small trailers, together with component parts for these products.

On the average, it is estimated that total nonagricultural employment will expand annually at the rate of 1,625 workers in the two-year period ending November 1, 1971. This lower trend is due to an anticipated decline in the important wood products industry and a slowdown in employment growth in trade and services.

Income. As of November 1969, the estimated annual median income of all nonfarm families in the Salem HMA was \$7,780, after deduction of federal income tax. The median after-tax income of nonfarm renter

households of two or more persons was \$6,630 a year. For comparison, the 1959 after-tax median incomes were \$5,260 for all families and \$4,480 for renter households. Detailed income distributions as of November 1969 are presented in table V for nonfarm families in the two-county area.

Population and Household Trends. As of November 1, 1969, the non-farm population of the Salem HMA was an estimated 181,100, reflecting an average annual gain of about 5,500 persons since April 1, 1960 (see table VI). Marion County has continued to experience a much larger annual growth (about 4,450) than Polk County (about 1,050). The increase in population in the HMA reflects a net in-migration of about 4,200 persons a year, and a net natural increase (excess of resident births over resident deaths) of nearly 1,300 persons annually. The population increase and in-migration rates have been higher in the latter part of the 1960's.

Based on continued expansion of employment opportunities and growth in the two larger colleges in the area, it is estimated that the nonfarm population of the HMA will increase by an average of about 4,800 persons annually over the next two years, reaching a level of about 190,700 by November 1, 1971. Marion County is expected to continue to have about four-fifths of the increase.

The number of nonfarm households in the HMA as of November 1, 1969 totaled about 56,000, indicating an average annual gain of 1,850 since April 1, 1960. During the next two years, it is estimated that the number of households will grow by an average of about 1,600 a year.

Housing Inventory and Residential Construction Trends

On November 1, 1969, there were approximately 64,300 housing units in the Salem HMA, reflecting a net increase of about 14,475 units over the April 1, 1960 inventory of 49,822 units. The average annual increase since 1960 was about 1,525 units. The increase in the housing inventory resulted from the construction of about 14,275 new units, a net loss of 1,000 units through demolition and other causes, and the net addition of approximately 1,200 mobile homes. About 85 percent of the new construction since April 1960 has been in Marion County and approximately one-third of the county total was in the city of Salem. Most of the new residential construction in the HMA is included in the building permit data. The unincorporated area of Polk County did not require building permits prior to December 15, 1967.

During 1968, a total of 935 new private single-family houses were authorized, which probably was about the same volume as in the preceding year when allowance is made for the lack of building permits required in 1967 in the unincorporated area of Polk County (see table VII).

By the end of 1969, it is estimated that about 1,000 single-family houses will have been authorized in the two-county area. This is a significant volume considering the more restrictive rates of mortgage financing in the current year. The peak volume of single-family home construction was reached in 1965, when something over 1,200 units were built; a large number were built in the Woodburn Senior Estates section of Woodburn. In the past two years, a little over three-fourths of the new single-family homes have been authorized in Marion County, including West Salem (that portion of the city of Salem located in Polk County). About 700 multi-family units were authorized in both 1967 and 1968, and by the end of 1969 probably a greater number will have been authorized (see table VII). Marion County has the major volume of construction in private rental housing, consisting of about 85 percent of the total. Most of this has been in the city of Salem. It is also noteworthy that there have been significant additions to the multifamily inventory in the city of Monmouth in Polk County because of the growth in student enrollment, faculty, and staff at the Oregon State College of Education.

Vacancy. Available vacancies in the Salem HMA are down significantly since April 1960--from 2,063 to an estimated 1,000 in November 1969. As a result, the homeowner vacancy ratio declined from 1.9 percent in 1960 to 1.0 percent in 1969; the renter vacancy rate dropped from 10.6 percent to a low 3.2 percent (see table VIII).

Table I

Estimated Annual Demand for New Nonsubsidized Housing
Salem, Oregon, HMA
November 1, 1969 to November 1, 1971

A. Single-family houses

<u>Price class</u>	<u>Number of houses</u>	<u>Percent of total</u>
Under \$17,500	45	5
\$17,500 - 19,999	140	16
20,000 - 22,499	185	21
22,500 - 24,999	130	15
25,000 - 29,999	185	21
30,000 - 34,999	95	11
35,000 and over	<u>95</u>	<u>11</u>
Total	875	100

B. Multifamily units

<u>Gross monthly renta/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$130	20	-	-	-
\$130 - 139	15	-	-	-
140 - 149	5	130	-	-
150 - 159	-	75	--	-
160 - 169	-	50	-	-
170 - 179	-	35	100	-
180 - 189	-	15	80	-
190 - 199	-	-	60	-
200 - 209	-	-	50	35
210 - 224	-	-	35	20
225 and over	<u>-</u>	<u>-</u>	<u>10</u>	<u>15</u>
Total	40	305	335	70

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

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Salem, Oregon, HMA
November 1, 1969 to November 1, 1971

A. Subsidized sales housing, Section 235

<u>Family size</u>	<u>Number of units^{a/}</u>
Four persons or less	75
Five persons or more	<u>45</u>
Total	120

B. Privately-financed subsidized rental housing

<u>Unit size</u>	<u>Rent-Supplement</u>		<u>Section 236</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly</u>
Efficiency	-	165	-	50
One bedroom	-	25	20	30
Two bedrooms	5	-	50	-
Three bedrooms	5	-	35	-
Four bedrooms or more	<u>5</u>	<u>-</u>	<u>15</u>	<u>-</u>
Total	15	190	120	80

a/ All of the families eligible for Section 235 housing also are eligible for the Section 236 program, and vice versa, but the two are not additive. The estimates are based upon the exception income limits established by legislative authority; under regular income limits the potential would be about 15 percent of the potential under exception limits.

Table III

Subsidized Housing Completed, Under Construction, and Being Processed
By Type, Unit Size, and Estimated Gross Rent
Salem, Oregon, HMA - As of November 1, 1969

Type of financing and status	Total units	Unit size and gross rental			
		0-BR	1-BR	2-BR	3-BR+
<u>Federal Housing Admin.</u>	<u>217</u>	<u>57</u>	<u>118</u>	<u>38</u>	<u>4</u>
<u>Completed</u>	<u>42</u>	<u>4</u>	<u>24</u>	<u>14</u>	<u>-</u>
Sec. 221(d)(3)BMIR - Monmouth	20	4 - \$68	12 - \$ 78	4 - \$ 90	-
Sec. 221(d)(3)RS - Salem	22	-	12 - \$131	10 - \$150	-
<u>Under construction - Salem</u>	<u>135</u>	<u>33</u>	<u>74</u>	<u>24</u>	<u>4</u>
Sec. 221(d)(3) Rent Suppl.		\$108-\$112	\$134-\$139	\$158	\$175
<u>Being processed - Salem</u>	<u>40</u>	<u>20</u>	<u>20</u>	<u>-</u>	<u>-</u>
Sec. 221(d)(3) Rent Suppl.		\$112-\$114	\$139-\$142	-	-
<u>Housing Assistance Admin. a/</u>	<u>1,400</u>				
<u>Completed low-rent projects</u>	<u>180</u>	<u>-</u>	<u>170</u>	<u>4</u>	<u>6</u>
Pioneer Park - West Salem	160	-	160	-	-
Arbor Court - Independence	20	-	10	4	6
<u>Planned low-rent</u>	<u>80</u>	<u>36</u>	<u>24</u>	<u>8</u>	<u>12</u>
Dallas - elderly	60	36	24	-	-
- families	20	-	-	8	12
<u>Proposed low-rent</u>	<u>140</u>	<u>60</u>	<u>40</u>	<u>16</u>	<u>24</u>
West Salem - elderly	100	60	40	-	-
families	40	-	-	16	24
<u>Leased housing b/</u>	<u>1,000</u>				
<u>Occupied</u>	<u>345</u>	<u>1</u>	<u>142</u>	<u>134</u>	<u>68</u>
Salem	256	1	113	84	58
Dallas	62	-	26	31	5
Independence	21	-	2	15	4
Falls City	1	-	-	1	-
Unincorp. areas	5	-	1	3	1
<u>Planned b/</u>	<u>455</u>				
Salem	244				
Polk County	211				
<u>Proposed b/</u>	<u>200</u>				
Marion County - elderly	128				
- families	72				

a/ Rents in low-rent housing vary according to tenant's income and family size.

b/ Unit size distribution on planned and proposed leased housing not yet determined.

Source: Portland, Oregon FHA Insuring Office and local housing authorities.

Table IV

Civilian Work Force and Employment by Industry a/
Salem, Oregon, SMSA (Marion and Polk Counties)

1960-1969
(in thousands)

Industry	Annual average									Average of 1st 8 mos.	
	1960	1961	1962	1963	1964	1965	1966	1967	1968p	1968p	1969p
Civilian work force	<u>56.6</u>	<u>58.5</u>	<u>59.9</u>	<u>61.9</u>	<u>61.0</u>	<u>63.9</u>	<u>66.9</u>	<u>69.6</u>	<u>72.0</u>	<u>71.9</u>	<u>73.4</u>
Unemployment	3.5	4.1	3.9	4.0	4.0	3.7	3.7	4.3	4.0	4.3	4.0
Percent of work force	6.1	7.0	6.5	6.4	6.6	5.8	5.5	6.2	5.6	6.0	5.4
Agricultural employment	8.9	8.3	8.5	8.6	7.0	7.3	7.7	8.4	8.1	9.1	8.3
Nonagricultural employment	<u>44.2</u>	<u>46.1</u>	<u>47.5</u>	<u>49.3</u>	<u>50.0</u>	<u>52.9</u>	<u>55.5</u>	<u>56.9</u>	<u>59.9</u>	<u>58.4</u>	<u>61.1</u>
Wage and salary workers	<u>37.1</u>	<u>38.6</u>	<u>40.1</u>	<u>41.8</u>	<u>42.5</u>	<u>45.2</u>	<u>47.7</u>	<u>48.9</u>	<u>51.7</u>	<u>50.3</u>	<u>52.8</u>
Manufacturing	<u>8.6</u>	<u>8.9</u>	<u>9.1</u>	<u>9.3</u>	<u>9.4</u>	<u>9.7</u>	<u>10.1</u>	<u>9.8</u>	<u>10.4</u>	<u>9.7</u>	<u>10.2</u>
Durable goods	<u>3.9</u>	<u>3.6</u>	<u>4.0</u>	<u>4.3</u>	<u>4.4</u>	<u>4.4</u>	<u>4.3</u>	<u>4.0</u>	<u>4.3</u>	<u>4.2</u>	<u>4.6</u>
Lumber & wood products	2.9	2.6	2.8	3.1	3.2	3.1	2.9	2.6	2.7	2.6	2.7
Other durables	1.0	1.1	1.1	1.2	1.2	1.4	1.4	1.4	1.6	1.6	1.9
Nondurable goods	<u>4.7</u>	<u>5.3</u>	<u>5.1</u>	<u>5.0</u>	<u>5.0</u>	<u>5.3</u>	<u>5.8</u>	<u>5.8</u>	<u>6.1</u>	<u>5.5</u>	<u>5.6</u>
Food products	3.2	3.8	3.6	3.6	3.5	3.6	4.0	4.1	4.3	3.7	3.8
Other nondurables	1.5	1.5	1.5	1.5	1.6	1.7	1.8	1.7	1.8	1.8	1.8
Nonmanufacturing	<u>28.5</u>	<u>29.7</u>	<u>31.0</u>	<u>32.5</u>	<u>33.1</u>	<u>35.5</u>	<u>37.6</u>	<u>39.1</u>	<u>41.3</u>	<u>40.6</u>	<u>42.6</u>
Contract construction	1.8	1.9	2.1	2.4	2.4	2.8	2.6	2.4	2.6	2.5	2.6
Transp., comm. & utils.	1.6	1.5	1.5	1.6	1.7	1.7	1.8	1.8	1.8	1.8	1.8
Whol. & retail trade	7.0	7.1	7.5	7.9	8.3	8.9	9.3	9.8	10.2	9.9	10.5
Fin., ins. & real est.	2.0	2.1	2.2	2.2	2.5	2.6	2.7	2.8	3.0	2.9	3.1
Services & misc.	3.9	4.0	4.3	4.9	5.2	5.7	6.1	6.4	7.1	7.0	7.4
Government	12.2	13.0	13.4	13.5	13.0	13.8	15.1	15.9	16.6	16.5	17.2
Other nonagric. workers b/	7.1	7.5	7.4	7.5	7.5	7.7	7.8	8.0	8.2	8.2	8.3
Workers in labor-mgt. disputes	*	*	-	-	-	-	-	-	-	0.1	0.1

a/ Figures may not add to totals because of rounding * - Less than 0.1.

b/ Self-employed, unpaid family workers, and domestic servants. p. Preliminary

Source: Oregon State Department of Employment.

Table V

Estimated Percentage Distribution of All Nonfarm Families and Renter Households
By Annual Income After Deduction of Federal Income Tax
Salem, Oregon, HMA
1969

<u>Income</u>	<u>All families</u>	<u>Renter households a/</u>
Under \$ 2,000	7	8
\$ 2,000 - 2,999	5	7
3,000 - 3,999	6	8
4,000 - 4,999	7	9
5,000 - 5,999	8	11
6,000 - 6,999	10	12
7,000 - 7,999	10	11
8,000 - 8,999	9	9
9,000 - 9,999	8	7
10,000 - 10,999	7	6
11,000 - 11,999	5	4
12,000 - 12,999	4	2
13,000 - 13,999	4	1
14,000 - 14,999	2	1
15,000 - 19,999	5	3
20,000 and over	3	1
Total	100	100
Median	\$7,780	\$6,630

a/ Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends
Salem, Oregon, HMA
1960-1971

<u>Area</u>	<u>April 1960</u>	<u>Nov. 1969</u>	<u>Nov. 1971</u>
<u>Population</u>			
Marion County	<u>120,888</u>	<u>158,500</u>	<u>165,750</u>
Rural farm	13,891	8,900	8,350
Nonfarm	<u>106,997</u>	<u>149,600</u>	<u>157,400</u>
Salem <u>a/</u>	49,142	71,200	75,000
Rest of county	61,752	83,300	87,400
 Polk County	 <u>26,523</u>	 <u>35,000</u>	 <u>36,650</u>
Rural farm	5,045	3,500	3,350
Nonfarm	<u>21,478</u>	<u>31,500</u>	<u>33,300</u>
Dallas	5,072	6,300	7,000
Rest of county	16,406	25,200	26,300
 Total HMA nonfarm	 128,475	 181,100	 190,700
 <u>HMA avg. annual increase (nonfarm)</u>			
1960-1969		<u>Number b/</u>	<u>Percent</u>
1969-1971		5,500	3.6
		4,800	2.7
 <u>Households</u>			
Marion County	<u>35,513</u>	<u>48,650</u>	<u>51,200</u>
Nonfarm	<u>31,689</u>	<u>46,200</u>	<u>48,900</u>
Salem <u>c/</u>	15,117	24,400	25,850
Rest of county	17,901	24,250	25,550
 Polk County	 <u>8,192</u>	 <u>10,850</u>	 <u>11,300</u>
Nonfarm	<u>6,723</u>	<u>9,800</u>	<u>10,300</u>
Dallas	1,669	2,125	2,375
Rest of county	5,054	7,675	7,925
 Total HMA nonfarm	 38,412	 56,000	 59,200
 <u>HMA avg. annual increase (nonfarm)</u>			
1960-1969		<u>Number b/</u>	<u>Percent</u>
1969-1971		1,850	3.9
		1,600	2.9

a/ Total population for Salem city; portion in Polk County: 3,897 in 1960; 4,900 in 1969; and 5,000 in 1971.

b/ Rounded.

c/ Total households for Salem city; portion in Polk County: 1,329 in 1960; 2,450 in 1969; and 2,500 in 1971.

Source: 1960 Census of Population; 1969 and 1971 estimated by Housing Market Analyst.

Table VII

Private Housing Units Authorized by Building Permits ^{a/}
Salem, Oregon, SMSA (Marion and Polk Counties)
1960-1969

Area	1960		1961		1962		1963		1964		1965		1966		1967		1968		1969	
	Total	Multi-family	Total	Multi-family	Total	Multi-family	Total	Multi-family	Total	Multi-family	Total	Multi-family	Total	Multi-family	Total	Multi-family	Total	Multi-family	1st 9 mos.	Multi-family
HMA total	930	187	1,129	270	1,362	435	1,606	673	1,345	428	1,523	400	1,161	318	1,503	708	1,618	683	1,488	653
Marion County total	905	183	1,016	220	1,236	373	1,438	573	1,249	387	1,393	344	1,027	237	1,318	574	1,318	600	1,210	548
Marion County <u>b/</u>	623	56	604	63	648	160	643	192	671	189	612	94	437	52	510	119	515	114	473	43
Mount Angel	-	-	6	-	7	-	32	26	11	8	6	2	9	6	10	4	4	-	3	-
Salem	233	125	294	149	297	177	414	307	295	185	418	210	295	149	612	415	659	469	541	410
Silverton	13	-	17	-	33	14	32	6	17	-	18	2	8	-	40	30	18	-	45	31
Stayton	16	-	17	4	23	-	57	19	37	-	39	8	20	5	15	-	12	-	37	24
Woodburn	13	-	72	4	206	12	227	17	197	-	275	22	238	25	120	4	100	17	101	40
Other incorp. areas	7	2	6	-	22	10	33	6	21	5	25	6	20	-	11	2	10	-	10	-
Polk County total	25	4	113	50	126	62	168	100	96	41	130	56	134	81	185	134	300	83	278	105
Dallas	15	4	22	4	20	2	67	46	32	5	25	-	69	49	27	10	57	28	44	7
Falls City	2	-	5	-	6	-	2	-	3	-	2	-	-	-	1	-	2	-	1	-
Independence	6	-	50	37	11	2	16	4	6	-	14	4	2	-	15	8	10	2	45	37
Monmouth	2	-	36	9	89	58	83	50	55	36	89	52	63	32	142	116	91	53	77	61
Polk County <u>b/</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140	-	111	-

a/ Excludes public low-rent housing units as follows: 80 in Salem and 20 in Independence in 1966; 80 in Salem in 1968.

b/ Includes all of county except incorporated areas with their own permit system; Polk County required building permits beginning December 15, 1967.

Source: U.S. Census Bureau and local permit issuing offices.

Table VIII

Housing Inventory, Tenure and Vacancy Trends
Salem, Oregon, HMA
April 1, 1960-November 1, 1969

<u>Inventory and tenure</u>	<u>April 1, 1960</u>			<u>November 1, 1969</u>		
	<u>Marion County</u>	<u>Polk County</u>	<u>Total HMA</u>	<u>Marion County</u>	<u>Polk County</u>	<u>Total HMA</u>
Total housing units	<u>40,296</u>	<u>9,526</u>	<u>49,822</u>	<u>52,500</u>	<u>11,800</u>	<u>64,300</u>
Occupied housing units	<u>35,513</u>	<u>8,192</u>	<u>43,705</u>	<u>48,650</u>	<u>10,850</u>	<u>59,500</u>
Owner-occupied	<u>25,680</u>	<u>5,881</u>	<u>31,561</u>	<u>33,850</u>	<u>7,400</u>	<u>41,250</u>
Percent	72.3	71.8	72.2	69.6	68.2	69.3
Renter-occupied	<u>9,833</u>	<u>2,311</u>	<u>12,144</u>	<u>14,800</u>	<u>3,450</u>	<u>18,250</u>
Percent	27.7	28.2	27.8	30.4	31.8	30.7
Vacant housing units	<u>4,783</u>	<u>1,334</u>	<u>6,117</u>	<u>3,850</u>	<u>950</u>	<u>4,800</u>
Available	<u>1,676</u>	<u>387</u>	<u>2,063</u>	<u>765</u>	<u>235</u>	<u>1,000</u>
For sale	500	118	618	300	100	400
Homeowner vacancy rate	1.9	2.0	1.9	0.9	1.3	1.0
For rent	1,176	269	1,445	465	135	600
Renter vacancy rate	10.7	10.4	10.6	3.0	3.8	3.2
Other vacant <u>a/</u>	3,107	947	4,054	3,085	715	3,800

a/ Includes seasonal units, vacant dilapidated units, units rented or sold and awaiting occupancy, and units held off the market for other reasons.

Sources: 1960 Census of Housing; 1969 estimated by Housing Market Analyst.

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