

728.1
#308
F22
San Antonio
Texas
1967
c.1

Analysis of the
**SAN ANTONIO, TEXAS
HOUSING MARKET**

as of November 1, 1967

(A supplement to the September 1, 1965 analysis)

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
LIBRARY
WASHINGTON, D.C. 20410

AUG 9 1968

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

August 1968

ANALYSIS OF THE
SAN ANTONIO, TEXAS, HOUSING MARKET
AS OF NOVEMBER 1, 1967
(A supplement to the September 1, 1965 analysis)

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

AUG 9 1968

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

Foreword

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

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

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

Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	2
Economy of the Area	
Character and History	1
Work Force	1
Employment	3
Military Installations	4
Unemployment	4
Future Employment	5
Income	5
Demographic Factors	
Population	6
Households	7
Housing Market Factors	
Housing Supply	9
Residential Building Activity	9
Tenure of Occupancy	10
Vacancy	10
Sales Market	12
Rental Market	13
Urban Renewal	14
Military Housing	15
Public Housing	15
Demand for Housing	
Quantitative Demand	16
Qualitative Demand	16

ANALYSIS OF THE
SAN ANTONIO, TEXAS, HOUSING MARKET
AS OF NOVEMBER 1, 1967

(A supplement to the September 1, 1965 analysis)

Summary and Conclusions

1. Nonagricultural wage and salary employment in the San Antonio Housing Market Area (HMA)^{1/} averaged 224,300 during the 12 months ending in September 1967, an increase of 10,000 above the average for the 12-month period ending in September 1966, but about 20 percent below the 12,500 gain between 1965 and 1966. Of the 29,900 gain from 1964 to 1967, about 1,200 occurred in manufacturing and 28,700 in nonmanufacturing. A major portion of the gain in government (9,600) was the result of increases at three of the five major military bases in the HMA. Construction employment was up significantly in connection with Hemisfair '68. Additional temporary employment increases in 1968 are expected in trade and services to accommodate several million visitors. During the two years ending November 1, 1969, employment is expected to increase by about 5,500 jobs a year, exclusive of temporary employment in connection with Hemisfair '68.
2. The median annual income of all families, after deduction of federal income tax, was \$6,000 as of November 1, 1967; the median annual after-tax income of all renter households of two or more persons was \$4,350. By 1969, the median after-tax incomes are expected to increase to \$6,300 for all families and to \$4,575 for renter households.
3. On November 1, 1967, the population (including military) of the San Antonio HMA was approximately 847,000, representing an increase of 71,000 (nine percent), 32,700 annually, since September 1, 1965. Between 1965 and 1967, about one-half of the total population growth was nonmilitary-connected. Projected employment and economic gains (exclusive of temporary gains associated with Hemisfair '68) will support an expected increase of about 34,000 persons during the next two years, an average annual gain of about 17,000 persons, of which only about 1,000 will be military-connected population.
4. The 222,300 households (41,500 military-connected and 180,800 non-military-connected) in the San Antonio HMA represent an increase of 15,100 (7 percent), 6,950 annually, since September 1, 1965. Approximately 4,550 of the 6,950 yearly gains were nonmilitary households. An average increase of 4,500 during each of the next two years is expected. All of the increase will represent non-military-connected households.

^{1/} See footnote ^{2/}, page 1.

On November 1, 1967, there were about 236,000 housing units in the San Antonio HMA, representing a net increase of 12,300 units, 5,675 annually, since September 1, 1965. The increase resulted from the construction at 13,800 new units and the loss of about 1,500 units by demolition, conversion, fire, and other losses. During the first ten months of 1967, multifamily units authorized jumped to 2,700, from an average of 1,315 in 1965 and 1966; there were 2,650 single-family houses authorized, up six percent from the first ten months of 1966. On November 1, 1967, there were about 3,000 privately-financed housing units under construction in the HMA, including 1,000 single-family houses and 2,000 multifamily units.

6. The current market for sales and rental housing is strong. Vacancies in both sales and rental housing have decreased since September 1965, principally as a result of the increase in employment during the past four years, the sharp decline in multifamily construction in 1966, and increased demand by military-connected households. On November 1, 1967, there were about 7,700 vacant housing units available for sale or rent in the San Antonio HMA; 2,200 were sales units (a homeowner vacancy ratio of 1.5 percent) and 5,500 were rental units (a renter vacancy ratio of 6.5 percent). Homeowner and renter vacancy ratios in September 1965 were 2.0 percent and 9.6 percent, respectively.
7. The volume of privately-owned net additions to the housing supply that will meet the requirements of anticipated long-term growth during the next two years averages 4,100 housing units annually, exclusive of public low-rent housing and rent-supplement accommodations. Of the annual total, 2,650 units represent demand for single-family houses and 1,450 units represent demand for multifamily units, including 535 privately-owned rental units that can be absorbed annually at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost. Minimum effective vacancy in all sectors of the market should be a continuing objective of FHA operations for the duration of the Vietnam buildup and Hemisfair '68. All of the estimated demand will come from among nonmilitary-connected households. Demand by sales prices and monthly gross rents is presented on page 17.

ANALYSIS OF THE
SAN ANTONIO, TEXAS, HOUSING MARKET
AS OF NOVEMBER 1, 1967

(A supplement to the September 1, 1965 analysis)

Housing Market Area

The San Antonio, Texas, Housing Market Area (HMA) is defined as Bexar County, an area coterminous with the 1960 definition of the San Antonio Standard Metropolitan Statistical Area (SMSA). In 1963, the SMSA was re-defined to include Guadalupe County, which is contiguous to Bexar County on the northeast. Guadalupe County, however, is mostly rural in character and its inclusion in the San Antonio HMA would not be pertinent to an analysis of the San Antonio housing market.

The San Antonio HMA had a population of 687,200 in April 1960, of which less than one percent was rural-farm population.^{1/} Over 86 percent of the current population of the San Antonio HMA lives in San Antonio City. There are five incorporated communities within the HMA that are completely surrounded by San Antonio City. These five cities had a total population of 22,354 persons in April 1960. In addition, there are five other incorporated places in Bexar County, all of which are located within a few miles of the present San Antonio city limits and none of which had a population exceeding 1,000 persons in April 1960.

Economy of the Area

Character and Recent History

San Antonio is a service center for a vast agricultural region and a huge military complex. Military activities, which are the greatest single force in the economy of the San Antonio HMA, have increased sharply during the past three years at three of the five major military bases in the area. Economic activity has been stimulated, also, by planning and construction in connection with Hemisfair '68.

Work Force

During the 12-month period ending September 1967, the civilian work force in the San Antonio Labor Market Area^{2/} averaged 271,200 persons, reflecting an increase of 17,900 from the average for the 12 months ending in September 1965. The civilian work force in 1967^{3/}

^{1/} See Appendix A, paragraph 1.

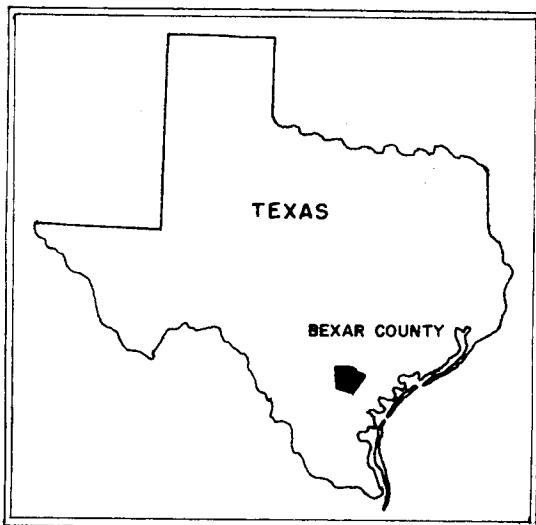
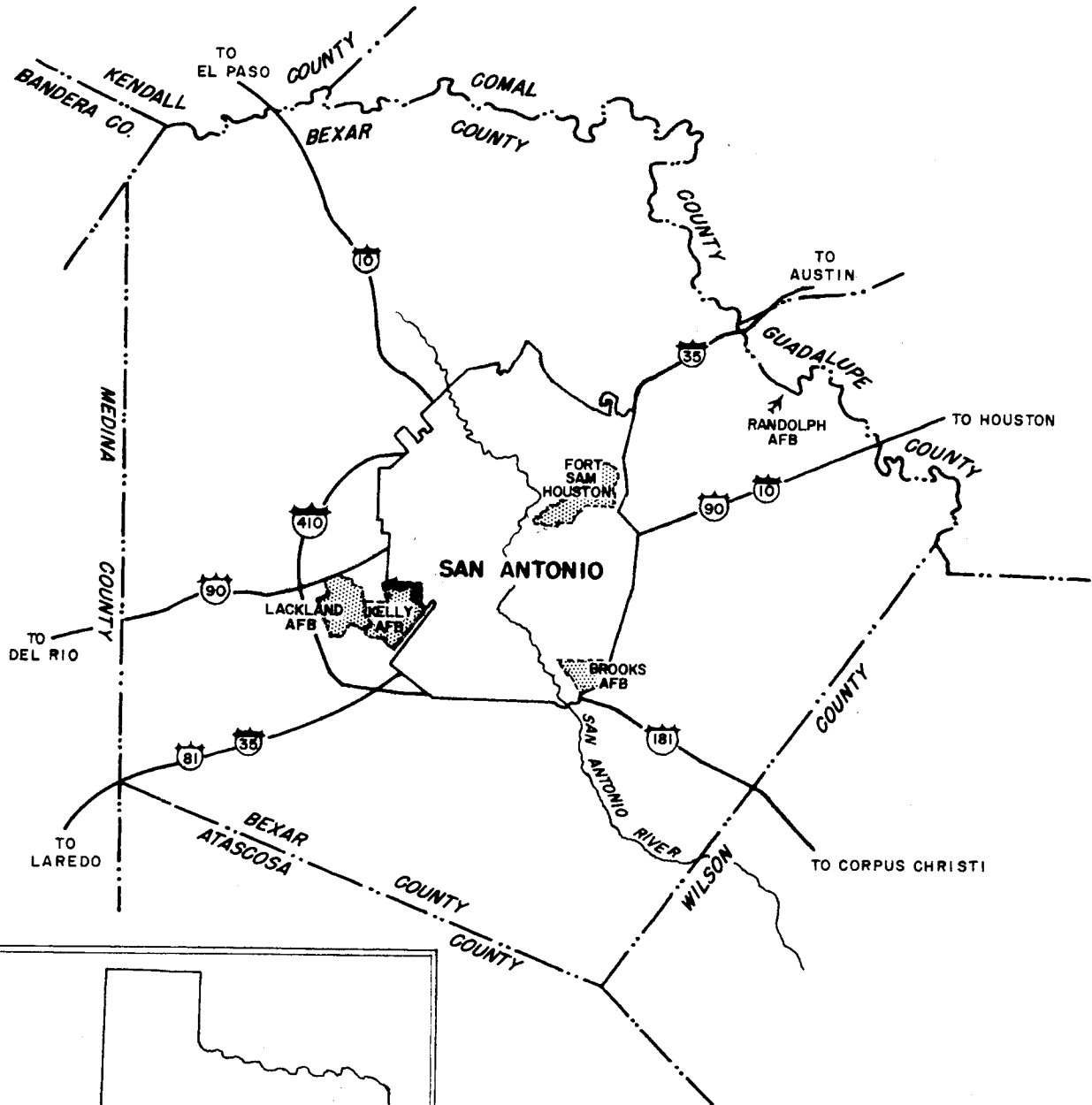
^{2/} The San Antonio Housing Market Area (HMA) is coterminous with Bexar County. The San Antonio Labor Market Area, to which employment data refer, includes Guadalupe County, which accounted for only about 5,200 of the 196,400 wage and salary workers in 1964.

^{3/} In this analysis, reference to employment data for a specific year refers to the average for the 12-month period ending in September of that year.

SAN ANTONIO, TEXAS, HOUSING MARKET AREA

A. M. R.

1964-1965



was comprised of 260,700 employed persons and 10,400 unemployed persons. Of the 260,700 employed persons, 5,500 were in agricultural and 255,200 were in nonagricultural activities. There were 224,300 wage and salary employees, about 29,900 more than in 1964 (see table I).

Employment

Current Estimate and Recent Trend. Nonagricultural wage and salary employment in the San Antonio area averaged 224,300 in 1967, as reported by the Texas Employment Commission. That level of employment was 10,000 (4.7 percent) above the average for 1966. The increase was about 20 percent below the 12,500 gain in 1966 and 35 percent above the 7,400 gain between 1964 and 1965. As reflected by the following table, sharp gains in nonmanufacturing employment accounted for most of the employment gains during the 1964-1967 period.

Nonagricultural Wage and Salary Employment Trends
San Antonio, Texas, Area, 1964-1967
(Average monthly employment in thousands)

12 months ending in September	<u>Total</u>		<u>Manufacturing</u>		<u>Nonmanufacturing</u>	
	<u>Total</u>	<u>Annual change</u>	<u>Total</u>	<u>Annual change</u>	<u>Total</u>	<u>Annual change</u>
1964	194.4	-	25.4	-	169.0	-
1965	201.8	7.4	26.2	.8	175.6	6.6
1966	214.3	12.5	26.5	.3	187.8	12.2
1967	224.3	10.0	26.6	.1	197.7	9.9

Source: Texas Employment Commission.

Manufacturing employment of 26,600 in 1967 constituted less than 12 percent of all wage and salary employment, a decline from over 13 percent in 1964. The decline occurred primarily as a result of substantial gains in nonmanufacturing jobs. Of the 1,200 gain in manufacturing employment between 1964 and 1967, about one-half occurred in fabricated metals and machinery, 200 in food and kindred products, and 500 in apparel and allied products (see table II).

Over 95 percent of the 1964-1967 increase in wage and salary employment occurred in nonmanufacturing industries, which increased by 12,200 in 1966 and 9,900 in 1967. The major portion of the employment gain between 1964 and 1967 was accounted for by government (9,600), services (8,900), trade (5,800), and construction (3,500). Government employment now constitutes about 29 percent of all wage and salary employment, trade about 24 percent, and services over 16

percent, a reflection of the importance of San Antonio as a trade, service, and government center. A major portion of the gain in government was the result of increases at three of the five major military bases in the HMA. Construction employment was up significantly in 1967 in connection with Hemisfair '68.

Military Installations

The presence of military bases in the HMA has a significant impact on the San Antonio economy. The five major military installations include Fort Sam Houston (which is also the home of the Brooke Army Medical Center), Brooks AFB, Kelly AFB, Lackland AFB, and Randolph AFB. The latest strength figures for the area indicate that the assigned military strength almost doubled from about 44,200 in 1964 to 80,800 in 1966, but had declined to about 60,100 in 1967. These changes resulted from increased training activities in connection with the military situation in Vietnam. Changes in the number of trainees occurred without significant changes in permanent-party uniformed strength. As reflected in table III, principal gains in assigned military strength occurred at Fort Sam Houston and Lackland AFB, centers of training activities for the Army and Air Force, respectively.

Aggregate civilian employment at the five bases increased from about 28,400 in 1964 to about 35,300 in 1967, including a major gain of about 5,900 between 1965 and 1966 and a significantly smaller gain of about 1,600 between 1966 and 1967. The bulk of the 1964-1967 gain occurred at Kelly AFB. At Kelly AFB, the San Antonio Air Material Area became one of the five remaining Air Material Areas (AMA) in the Air Force following deactivation of four AMA's. At Lackland AFB, civilian employment increased by about 370 between 1964 and 1967 as a result of increased training activities. At Randolph AFB, civilian employment increased by about 665 during the 1964-1967 period as a result of being the Headquarters of the Air Training Command and the new home of the USAF Military Personnel Center. At Fort Sam Houston and Brooks AFB, civilian employment in 1967 was at about the same level as in 1964 (see table III).

Unemployment

In the past three years, employment rose at a faster pace than did the work force, and unemployment as a proportion of the work force declined each year (see table I). The rate of unemployment in the San Antonio HMA has declined since 1964 to an average of 10,400 in 1967, or 3.8 percent of the civilian work force. This level compares with the 1964 average of 15,700 unemployed, which represented 6.4 percent of the work force.

Future Employment Prospects

During the next two years, nonagricultural wage and salary employment in the San Antonio HMA is expected to increase by about 5,500 annually, exclusive of temporary employment in connection with Hemisfair '68. Additional temporary employment increases in 1968 are expected in trade and services to accommodate several million visitors. The sharp gains during the past two years in civilian employment by military installations are not expected to be repeated during the two-year forecast period, barring unforeseen increases in military commitments.

Most of the employment gain during the next two years is expected to occur in nonmanufacturing industries, led by the trade and services industries. Federal, state, and local government employment also is expected to show a moderate increase. Construction employment, which has increased 23 percent in the past two years, is expected to drop somewhat upon completion of Hemisfair '68.

Manufacturing industries are expected to continue to expand moderately. Employment is expected to increase in the apparel industry, resulting from plant expansions; one firm will add about 400 workers. The fabricated metals and machinery industries are expanding, in part because of increased military-connected activities in the San Antonio HMA. Other manufacturing industries are expected to continue the relatively small yearly increments which have developed in the past.

Family Income

As of November 1, 1967, the median annual income of all families in the San Antonio HMA, after deduction of federal income tax, was about \$6,000 and the median after-tax income of renter households of two or more persons was approximately \$4,350. About 29 percent of all families and 44 percent of renter households had after-tax incomes of less than \$4,000; about 18 percent of all families and nine percent of renter households had annual after-tax incomes of \$10,000 or more (see table IV). By 1969, median after-tax incomes in the San Antonio HMA are expected to increase to \$6,300 for all families and to \$4,575 for all renter households of two or more persons.

Demographic Factors

Population

Current Estimate and Past Trend. As of November 1, 1967, the population (including military) of the San Antonio HMA was approximately 847,000, representing an increase of 71,000 (nine percent), or 32,700 annually, since September 1, 1965, the date of the last market study. This is double the average annual growth experienced during the 1960-1965 period, when the population in the HMA rose from 687,151 to 776,000, an increase of 88,850 (13 percent), 16,400 annually. The sharp increase in total population in the recent period was due to substantial increases in military and military-connected population. The components of population changes in the 1960-1967 period for the San Antonio HMA are presented in the following table.

Changes in Population
San Antonio, Texas, Housing Market Area
April 1, 1960 to November 1, 1967

<u>Population segment</u>	<u>April 1960</u>	<u>September 1965</u>	<u>November 1967</u>	<u>Average annual change</u>	
				<u>1960-1965</u>	<u>1965-1967</u>
Civilian	528,051	617,400	653,200	16,494	16,500
Military ^{a/}	89,875	89,400	106,800	-88	8,000
Military-connected ^{b/}	69,225	69,200	87,000	- 4	8,200
Total	687,151	776,000	847,000	16,402	32,700

^{a/} Uniformed military personnel and their dependents.

^{b/} Civilian workers employed by the military and their dependents.

Source: 1960 total from Census of Population; 1965 and 1967 totals and population ~~segments~~ for all years estimated by Housing Market Analyst.

Military and military-connected civilian population in the HMA increased by 35,200 from about 158,600 as of September 1965 to approximately 193,800 in November 1967. The recent gain contrasts with no significant net change during the 1960-1965 period. About one-half of the total population growth of 71,000 persons in the HMA between September 1965 and November 1967 was military connected, including an addition of 17,400 military persons (uniformed military personnel and their dependents) and a gain of 17,800 military-connected civilians and their dependents. The military segment accounted for about 13 percent of the HMA population in November 1967 and the military-connected civilian population (exclusive of retired military and civilian personnel and their dependents) equalled an additional 10 percent.

The nonmilitary-connected population has increased by 35,800 since September 1965, an average gain of approximately 16,500 a year. Between April 1960 and September 1965, the gain was 89,350, also an average of about 16,500 a year.

Future Population. Projected employment and economic gains (exclusive of temporary gains associated with Hemisfair '68) will support an expected increase of about 34,000 persons during the two-year period ending November 1, 1969, increasing the population of the San Antonio HMA to about 881,000 persons. This increase would represent an average annual gain of about 17,000 persons, sharply below the annual gain since 1965. In contrast to the 1965 to 1967 period, the bulk of the population growth during the next two years is expected to be nonmilitary-connected, only about 1,000 annually will be military-connected population.

Households

Current Estimate and Past Trend. There were approximately 222,300 households (41,500 military-connected and 180,800 nonmilitary-connected) in the San Antonio HMA as of November 1, 1967. Total households have increased by 15,100 (7 percent), 6,950 annually, since September 1, 1965. As shown in the following table, approximately 4,550 of the 6,950 yearly gains were nonmilitary-connected households. By comparison, households increased from 181,952 to 207,200 between April 1960 and September 1965, a gain of 4,660 annually, of which 4,605 were nonmilitary-connected. The bulk of the military-connected household gains are attributed to personnel increases at the San Antonio Air Material Area at Kelly AFB and significantly smaller gains at the USAF Military Personnel Center at Randolph AFB.

Changes in Households
San Antonio, Texas, Housing Market Area
April 1, 1960 to November 1, 1967

<u>Household segment</u>	<u>April 1960</u>	<u>September 1965</u>	<u>November 1967</u>	<u>Average annual change</u>	
				<u>1960-1965</u>	<u>1965-1967</u>
Civilian	145,952	170,900	180,800	4,605	4,550
Military ^{a/}	16,500	16,800	17,000	55	100
Military-connected ^{b/}	19,500	19,500	24,500	0	2,300
Total	181,952	207,200	222,300	4,660	6,950

^{a/} Households headed by uniformed military personnel.

^{b/} Households headed by civilian workers employed by the military.

Source: 1960 from Census of Housing; 1965 and 1967 totals and household segments for all years estimated by Housing Market Analyst.

Future Households. Based on employment and population increases, and on the assumption that the average household size will decline only slightly, there are expected to be approximately 231,300 households in the San Antonio HMA as of November 1, 1969, representing an average increase of 4,500 during each of the next two years. All of the increase will represent nonmilitary-connected households. The average size of households in the HMA is slightly below the April 1960 average of 3.58 persons, but probably will not decline significantly during the 1967-1969 period.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. There were about 236,000 housing units in the San Antonio HMA as of November 1, 1967, representing an increase of 12,300 units (5,675 units annually) since September 1965 (see table V). Approximately 13,800 new residential units, including at least 3,500 units in areas not requiring building permits, have been constructed and about 1,500 units have been removed from the inventory through demolitions and other inventory changes since September 1965. The average annual increase of 5,675 units in the September 1965-November 1967 period was almost 15 percent above the average annual increase of 4,950 units in the 1960-1965 period.

Residential Building Activity

Annual Volume. There were approximately 13,800 housing units completed in the San Antonio HMA between September 1965 and November 1967, consisting of 1,600 which were under construction in September 1965, 8,700 units authorized for construction in permit-issuing places, and about 3,500 units built outside building permit-issuing places. An additional 3,200 units were authorized during the 1965-1967 period and were under construction as of November 1, 1967. Virtually all of the units added in the unincorporated area of Bexar County were single-family houses.

The volume of private residential construction activity, as indicated by the number of new housing units authorized annually by building permits, declined from 5,325 in 1964 to 4,183 in 1966. Building permits cover about 75 percent of all new construction and virtually 100 percent of multifamily units built. Single-family houses authorized declined from 3,223 to 2,858 during the two-year period; privately-financed multifamily units authorized dropped from 2,102 units in 1964 to 1,325 units in 1966. During the first ten months of 1967, multifamily authorizations jumped to 2,700 units, double the annual volume in 1965 and 1966. There were 2,650 single-family houses authorized during the first 10 months of 1967, up six percent from the first ten months of 1966. In addition to the privately-financed units authorized, there were 400 units of public housing put under contract in San Antonio City in 1966.

Trend of Private Residential Construction by Units in Structures a/
In the San Antonio, Texas, HMA, 1964-1967

<u>Year</u>	<u>Units in structure</u>			<u>Total units</u>
	<u>One unit</u>	<u>Two units</u>	<u>Three units or more</u>	
1964	3,223	74	2,028	5,325
1965	3,133	66	1,242	4,441
1966	2,858	82	1,243 ^{b/}	4,183
<u>Jan.-Oct.</u>				
1966	2,501	66	1,118 ^{b/}	3,685
1967	2,650	-2,700-		5,350

^{a/} In building permit issuing places only.

^{b/} Excludes 400 units of public housing in San Antonio.

Sources: U.S. Bureau of the Census, Construction Report C-40;
San Antonio City Department of Housing and Inspections;
University of Texas, Construction Reports.

Units Under Construction. On the basis of building permit data, the October 1967 postal vacancy survey, and construction surveys conducted by the FHA San Antonio Insuring Office, there were an estimated 3,200 housing units under construction in the San Antonio HMA as of November 1, 1967. About 1,000 of the units were single-family houses and 2,200 were multifamily units, inclusive of 200 public low-rent housing units in the city of San Antonio.

Tenure of Occupancy

Current Estimate. The proportion of the occupied housing inventory that is occupied by owners has increased since 1960, although at a slower rate in recent years, as shown in table V. As of November 1, 1967, about 64.5 percent (143,300 units) of the occupied housing inventory in the HMA was owner-occupied and 35.5 percent (79,000 units) was renter-occupied. The slowing of the trend toward owner-occupancy was caused by more interest in rental accommodations in recent years and by the increase in military-connected households.

Vacancy

Postal Vacancy Survey. A postal vacancy survey conducted in the San Antonio HMA as of October 17, 1967, covered over 214,400 possible deliveries (including house trailers), about 91 percent of the housing units in the HMA. At the time of the survey, 5,186 of the residences and apartments were vacant, representing a vacancy ratio of 2.4 percent. Of the total, 3,371 were vacant residences (a vacancy ratio of 1.8 percent) and 1,815 were vacant apartments (a vacancy

ratio of 7.3 percent). (A check of the postal vacancy survey and an evaluation of other inventory and occupancy data indicate that the postal carriers probably undercounted vacancies by a significant amount). About 239 trailers out of 2,755 were vacant, a ratio of 8.7 percent. An additional 2,605 units, 1,015 residences and 1,590 apartments, were reported to be under construction. Units under construction were not classified as vacant. The results of the survey are presented in detail in table VI.^{1/}

FHA Rental Vacancies. Vacancy in 14 older rental projects with a total of 1,585 units insured by FHA dropped from 31 percent in March 1965 to 26 percent in March 1966 and to 18 percent in March 1967. Excluding one Commissioner-held project, the ratios were 15 percent, 7 percent, and 5 percent, respectively. About five percent of the 684 units in four projects completed for middle-income families are vacant; an increasing number of tenants are military or military-connected.

Current Estimate. Based upon the postal vacancy survey, on other vacancy data, and on personal observation in the HMA, it is estimated that there were about 7,700 vacant housing units available for sale or rent as of November 1, 1967. Of the available vacancies, 2,200 were vacant sales units, representing a homeowner vacancy ratio of 1.5 percent, and 5,500 were vacant available rental units, reflecting a renter vacancy ratio of 6.5 percent. Of the 7,700 available vacant units as of November 1, 1967, about 2,050 sales units and 4,350 rental units were nondilapidated and had all plumbing facilities.

As shown in table V, both the homeowner and renter vacancy ratios have ~~decreased~~ since September 1965. During the 1965-1967 period, the homeowner vacancy ratio declined from 2.0 percent to 1.5 percent; the renter vacancy ratio declined at a greater rate, from 9.6 percent to 6.5 percent. In an area like San Antonio, which has experienced a moderate rate of growth, the current vacancy ratios are indicative of a reasonable balance in the housing demand-supply situation. However, the 5,200 military and military-connected households added

^{1/} See Appendix A , paragraph 7.

in the 1965 to 1967 period may be largely temporary, suggesting that more modest vacancy ratios would be appropriate during the current high level of military activities related to the Vietnam conflict. It is probable, also, that demand for rental units created by Hemisfair '68 will help to keep vacancies at a low level; the effect of such temporary demand should be recognized in evaluating vacancy during the period of the fair.

Sales Market

General Market Conditions. The market for sales housing in the San Antonio HMA is strong. A tightening of the housing market since 1965 is reflected by a decline in the homeowner vacancy ratio during the period from 2.0 percent to 1.5 percent; also, the postal vacancy surveys reflect a decrease in vacancies in both existing and new residences from September 1965 to October 1967. An October 1967 FHA survey reported 571 new vacant single-family houses for sale in the San Antonio HMA, compared with 601 in October 1966. Reports from various realtors and builders indicate that new home selling prices are advancing and that there is continuing strong price support for existing homes.

Speculative Construction. As reported by the unsold inventory survey conducted by the San Antonio FHA Insuring Office in January 1967, speculative construction in 1966 accounted for 78 percent of all completed sales houses counted, up from 71 percent the previous year. Speculative construction accounted for over one-half of the completions priced at \$25,000 and over, for about three-fourths of those priced from \$17,500 to \$24,999, and for about 90 percent of those under \$17,500.

Subdivision Activity. An October 1967 FHA survey reported that about one-third of the houses were being built in the northwest quadrant of the HMA, about two out of five in the northeast quadrant, about one-fifth in the southwest quadrant, and only five percent in the southeast section of the HMA. Typical sales prices were highest in the northwest quadrant, ranging from about \$16,000 to \$40,000 and over, and averaging about \$23,000. In the more active northeast quadrant, typical sales prices averaged about \$20,000, compared with \$18,000 in the southeast quadrant and \$14,000 in the southwest quadrant. Almost one-half of the completed vacant houses counted in the October survey were in five subdivisions; two were in the northeast quadrant and three were in the southwest quadrant.

Unsold Inventory Survey. The results of the January 1967 FHA unsold inventory survey, which counted new houses in all subdivisions in the HMA in which five or more sales houses were completed in the preceding 12 months, are shown in table VII. The survey reported a total of 3,572 houses completed during the year of which 796 (22 percent) were sold prior to the start of construction and 2,776 (78 percent) were built speculatively. Of the 2,776 units built speculatively, 539 remained unsold on January 1, 1967, representing 19 percent of the speculative construction volume. Unsold to completion ratios were lowest in price classes under \$15,000 and highest in the price range above \$30,000.

Although the number of unsold speculatively built units increased moderately, the level of speculative building increased by 17 percent between the January 1966 and the January 1967 survey, so that unsold speculative units decreased as a proportion of the total from 21 percent to 19 percent between the two surveys. Of the 539 houses unsold in the most recent survey, 72 percent had been completed and on the market for three months or less, 19 percent had been unsold from four to six months, and nine percent remained unsold for from seven to twelve months. An additional eight houses had remained unsold for a period in excess of one year, down from 27 in the January 1966 survey. Greater selectivity by mortgagees and the 1966 mortgage money shortage may account for the high unsold ratio of 40 percent in the \$30,000 and over price class.

FHA-Acquired Properties. FHA had only 29 acquired single-family houses on hand, including five sold and five listed for sale, as of November 1, 1967. VA had an insignificant number of acquired properties.

Rental Market

General Market Conditions. The market for rental housing in the San Antonio HMA has tightened significantly since 1965. This change in the rental demand-supply situation is reflected by the decline in the rental vacancy rate from 9.6 percent to 6.5 percent, principally as a result of the increase in employment during the past four years, the sharp decline in multifamily construction in 1965, and some increase in demand by military-connected households. The large volume of new multifamily units completed in the past several years has been readily marketed, for the most part, and rents in many projects

have been increased recently, as leases expired, reportedly in anticipation of strong demand during Hemisfair '68. From a sampling of older projects, it appears that the strength of the current rental market also has caused vacancies to decrease in the older, less competitive rental projects, as reflected by the decline in the rental vacancy rate in FHA projects. The sharp increase in multifamily units authorized (from 1,325 in 1966 to about 2,700 in the first ten months of 1967) suggests an optimistic outlook on the part of mortgagees and builders concerning the strength of demand for multifamily units.

New Multifamily Housing. The FHA rental absorption survey in October 1967 covered 74 new projects with an aggregate of 4,456 apartment units and reflected a vacancy ratio of less than two percent, down from almost five percent in October 1966. Vacancy was low in all sections of the market area, ranging from 4.5 percent in the northwest section to 0.4 percent in the southwest section. Vacancy rates were relatively low for apartments of all sizes, as shown in the following table.

FHA Multifamily Market Absorption Survey
San Antonio, Texas, HMA
As of October 1967

<u>Item</u>	<u>Efficiency</u>	<u>Size of unit</u>				<u>Total</u>
		<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>	<u>Four bedrooms</u>	
Units surveyed	405	2,171	1,731	144	5	4,456
Vacant	1	30	38	8	1	78
Percent vacant	0.2%	1.4%	2.2%	5.6%	20.0%	1.8%

Source: FHA Insuring Office, San Antonio, Texas.

As a result of the sharp increase in the number of multifamily units authorized, the number of multifamily units under construction in the HMA as of November 1, 1967 had increased to about 2,200, including 200 public low-rent housing units. In addition, planning of new multifamily units appeared to be progressing quite rapidly; approximately 2,300 units were being planned, including about 1,200 units in the commitment or pre-application stage for insurance by FHA.

Urban Renewal

In November 1967, there were four urban renewal projects in the HMA, all of which were in the city of San Antonio. One project had been completed, and one project is expected to be closed-out by mid-1968.

Central West No. 1 (R-39). This project, containing a total of 68 acres, is nearly complete and is now scheduled to be closed-out by mid-1968.

Civic Center (R-83). The entire re-use of this completed 149-acre project area is public; it serves as the site for the Hemisfair '68.

Rosa Verde (R-78). Plans now call for some 170 families to be re-located from this area, starting when execution begins sometime in 1968. The re-use of this 82-acre project will be commercial, institutional, and some residential. Santa Rosa Hospital will expand.

Vista Verde (R-109). About 457 families will be relocated from this 158-acre project when execution begins. The predominant re-use will be residential, with some hospital expansion and light commercial. Something like 1,200 units of housing for low- and moderate-income families are being planned. Interstate 10 bounds the project on the north, Interstate 10 and Interstate 35 on the east, Buena Vista Street on the south, and Medina Street on the west.

Military Housing

The five principal military installations in the San Antonio HMA control about 3,830 units of family housing. All of the units are reported occupied; vacancies occur only as a unit is being readied for another tenant.

Public Housing

Excluding military-controlled housing, there are 5,344 units of public housing in the San Antonio HMA. Included are 200 units (3-, 4-, and 5-bedrooms) that attained initial occupancy during the past two years. Vacancies in the projects are quite low. The elderly occupied 1,276 units. An additional 200-unit project for the elderly is to be completed in December 1967, and a contractor is rehabilitating an 89-unit project for the elderly. A 140-unit project is nearing completion.

Demand for Housing

Quantitative Demand

The demand for new housing in the San Antonio HMA during the two-year period ending November 1, 1969, is based on the projected growth of 4,500 permanent households during each of the next two years. To this basic growth factor, adjustments are made for the net number of units expected to be lost from the housing inventory, for changes in the tenure composition of the occupied inventory, and for the current level of new construction.

Based on these considerations, the volume of privately-owned net additions to the housing supply that will meet the requirements of anticipated long-term growth during the two-year period ending November 1, 1969, averages 4,100 housing units annually. Of the annual total, 2,650 units represent demand for single-family houses and 1,450 units represent demand for multifamily units, including 535 privately-owned rental units that can be absorbed annually at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost.

Minimum effective vacancy in all sectors of the market should be a continuing objective of FHA operations for the duration of the Vietnam buildup and Hemisfair '68. For that reason, the projected annual demand for 2,650 single-family homes is somewhat below the average annual number of single-family units authorized in the HMA during the past few years and the demand for 1,450 multifamily units annually is sharply below the number of multifamily units authorized during the first ten months of 1967 (2,700 units). High multifamily authorizations in 1967 may have been caused, at least in part, by the anticipated demand for rentals occasioned by Hemisfair '68. This may cause a continuing high level in 1968. The projected demand for multifamily units is, however, slightly greater than the 1,308 multifamily units authorized in 1965 and the 1,325 multifamily units authorized during 1966, a period of monetary tightness. The somewhat higher demand estimate for 1968 and 1969 results, in large part, from an anticipated continuing strong demand for multifamily units at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost.

Qualitative Demand

Single-Family Houses. Based on current family after-tax incomes, on typical ratios of income to purchase price in the San Antonio HMA, and on recent market experience, the annual demand for 2,650 new single-family units is expected to be distributed as shown in the following table ^{1/}.

^{1/} See Appendix A, paragraph 9.

Annual Demand for New Single-Family Houses by Sales Price
San Antonio, Texas, Housing Market Area
November 1, 1967 to November 1, 1969

<u>Price range</u>	<u>Annual demand</u>
Under \$12,500	450
\$12,500 - 14,999	625
15,000 - 17,499	425
17,500 - 19,999	300
20,000 - 24,999	425
25,000 - 29,999	200
30,000 - 34,999	100
35,000 and over	125
Total	2,650

Multifamily Housing. The monthly rentals at which 915 privately -owned net additions to the aggregate multifamily housing inventory might best be absorbed by the market (at rents achievable without public benefits or assistance in financing or land acquisition and cost) are indicated for various size units in the following table^{1/}.

Annual Demand for New Multifamily Housing Units
San Antonio, Texas, Housing Market Area
November 1, 1967 to November 1, 1969

<u>Monthly gross rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$95 - \$104	35	-	-	-
105 - 114	25	-	-	-
115 - 124	20	-	-	-
125 - 134	10	85	-	-
135 - 144	-	75	80	-
145 - 154	-	65	75	-
155 - 169	-	50	65	65
170 - 199	-	20	70	55
200 - 239	-	-	45	35
240 and over	-	-	15	20
Total	90	300	350	175

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

The demand for 535 multifamily units annually at rents below the minimum achievable levels with market-interest-rate financing includes 5 efficiency units, 125 one-bedroom units, 225 two-bedroom units, and 180 units with three or more bedrooms.^{2/}

^{1/} See Appendix A, paragraph 10 and 11.

^{2/} See Appendix A, paragraph 12.

APPENDIX A
OBSERVATIONS AND QUALIFICATIONS
APPLICABLE TO ALL FHA HOUSING MARKET ANALYSES

1. When the rural farm population constitutes less than five percent of the total population of the HMA, all demographic and housing data used in the analysis refer to the total of farm and non-farm data; if five percent or more, all demographic and housing data are restricted to non-farm data.
2. All average annual percentage changes used in the demographic section of the analysis are derived through the use of a formula designed to calculate the rate of change on a compound basis.
3. Because of the change in definition of "farm" between 1950 and 1960 censuses, many persons living in rural areas who were classified as living on farms in 1950 would have been considered to be rural nonfarm residents in 1960. Consequently, the decline in the farm population and the increase in nonfarm population between the two census dates is, to some extent, the result of this change in definition.
4. The increase in nonfarm households between 1950 and 1960 was the result, in part, of a change in the definition of "farm" in the two censuses.
5. The increase in the number of households between 1950 and 1960 reflects, in part, the change in census enumeration from "dwelling unit" in the 1950 census to "housing unit" in the 1960 census. Certain furnished-room accommodations which were not classed as dwelling units in 1950 were classed as housing units in 1960. This change affected the total count of housing units and the calculation of average household size as well, especially in larger central cities.
6. The basic data in the 1960 Census of Housing from which current housing inventory estimates are developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.
7. Postal vacancy survey data are not entirely comparable with the data published by the Bureau of 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. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.
8. Because the 1950 Census of Housing did not identify "deteriorating" units, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" on the basis of the 1950 enumeration procedures.
9. The distribution of the qualitative demand for sales housing differs from any selected experience such as that reported in FHA unsold inventory surveys. The latter data do not include new construction in subdivisions with less than five completions during the year reported upon, 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, which are quite numerous. The demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.
10. Monthly rentals at which privately owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the demand section of each analysis. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result of the availability of an ample rental housing supply.
11. Distributions of average annual demand for new apartments are based on projected tenant-family incomes, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorptive experience of new rental housing. Thus, they represent a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. However, individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements. Specific market demand opportunities or replacement needs may permit the effective marketing of a single project differing from these demand distributions. Even though a deviation from these distributions may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless a 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.
12. The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships. Proximity to or quick and economical transportation to place of work frequently is a governing consideration in the place of residence preferred by families in this group.

Table I

Trend of Civilian Work Force Components
San Antonio, Texas, Labor Market Area, 1964-1967^{a/}
 (Monthly averages in thousands)

<u>Components</u>	<u>12 months ending September</u>			
	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>
Civilian work force	<u>246.6</u>	<u>253.3</u>	<u>262.8</u>	<u>271.2</u>
Unemployed	15.7	15.0	11.9	10.4
Percent of work force	6.4%	5.9%	4.5%	3.8%
Employment	<u>230.8</u>	<u>238.2</u>	<u>250.8</u>	<u>260.7</u>
Agricultural employment	6.0	6.2	5.9	5.5
Nonagricultural employment	<u>224.8</u>	<u>232.0</u>	<u>244.9</u>	<u>255.2</u>
Wage and salary	194.4	201.8	214.3	224.3
Other ^{b/}	30.4	30.2	30.6	30.9
Workers involved in labor disputes	.1	.1	.1	.1

^{a/} San Antonio Labor Market Area includes Bexar and Guadalupe Counties.

^{b/} Includes self-employed, domestics, and unpaid family workers.

Source: Texas Employment Commission.

Table II

Nonagricultural Wage and Salary Employment by Type of Industry
San Antonio, Texas, Labor Market Area, 1964-1967
 (Monthly averages in thousands)

<u>Industry</u>	<u>12 months ending September</u>			
	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>
Wage and salary employment	<u>194.4</u> ^{a/}	<u>201.8</u>	<u>214.3</u>	<u>224.3</u>
Manufacturing	<u>25.4</u>	<u>26.2</u>	<u>26.5</u>	<u>26.6</u>
Durable goods	<u>9.5</u>	<u>9.8</u>	<u>9.7</u>	<u>9.8</u>
Stone, clay, and glass	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>	<u>1.9</u>
Fabricated metals	<u>1.6</u>	<u>1.8</u>	<u>1.9</u>	<u>2.0</u>
Machinery (excl. elect.)	<u>1.6</u>	<u>1.7</u>	<u>1.7</u>	<u>1.8</u>
Transportation equipment	<u>.6</u>	<u>.6</u>	<u>.6</u>	<u>.5</u>
Other durable goods	<u>3.7</u>	<u>3.7</u>	<u>3.5</u>	<u>3.6</u>
Nondurable goods	<u>15.9</u>	<u>16.4</u>	<u>16.8</u>	<u>16.8</u>
Food & kindred products	<u>8.7</u>	<u>8.7</u>	<u>8.8</u>	<u>8.9</u>
Apparel & allied products	<u>3.4</u>	<u>3.7</u>	<u>3.9</u>	<u>3.9</u>
Printing and publishing	<u>2.4</u>	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
Chemicals & allied products	<u>.5</u>	<u>.6</u>	<u>.6</u>	<u>.6</u>
Leather & leather products	<u>.3</u>	<u>.3</u>	<u>.3</u>	<u>.3</u>
Other nondurable goods	<u>.6</u>	<u>.6</u>	<u>.7</u>	<u>.6</u>
Nonmanufacturing	<u>169.0</u>	<u>175.6</u>	<u>187.8</u>	<u>197.7</u>
Agri. services, forestry	<u>.2</u>	<u>.2</u>	<u>.3</u>	<u>.3</u>
Mining	<u>1.8</u>	<u>1.6</u>	<u>1.3</u>	<u>1.2</u>
Construction	<u>11.8</u>	<u>12.4</u>	<u>13.9</u>	<u>15.3</u>
Trans., comm. & utilities	<u>9.7</u>	<u>9.6</u>	<u>9.9</u>	<u>10.1</u>
Wholesale trade	<u>11.6</u>	<u>12.6</u>	<u>13.6</u>	<u>13.8</u>
Retail trade	<u>37.3</u>	<u>39.0</u>	<u>39.5</u>	<u>40.9</u>
Finance, ins., & real estate	<u>12.8</u>	<u>13.1</u>	<u>13.4</u>	<u>13.8</u>
Business and personal serv.	<u>15.1</u>	<u>15.7</u>	<u>17.4</u>	<u>17.8</u>
Medical & prof. services	<u>12.8</u>	<u>14.0</u>	<u>17.1</u>	<u>19.0</u>
Government	<u>55.9</u>	<u>57.4</u>	<u>61.4</u>	<u>65.5</u>
Federal	<u>34.3</u>	<u>34.6</u>	<u>37.6</u>	<u>40.7</u>
State and local	<u>21.6</u>	<u>22.8</u>	<u>23.8</u>	<u>24.8</u>

^{a/} San Antonio Labor Market Area expanded to include Guadalupe County, which added about 5,200 nonagricultural wage and salary workers to the area.

Source: Texas Employment Commission.

Table III

Assigned Strength at Major Military Installations
San Antonio, Texas, Housing Market Area
1964-1967^{a/}

<u>Installation</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>
Fort Sam Houston ^{b/}	<u>14,444</u>	<u>14,139</u>	<u>30,771</u>	<u>24,448</u>
Military	10,688	10,435	26,680	20,686
Civilian	3,756	3,704	4,091	3,762
Brooks AFB	<u>2,267</u>	<u>2,253</u>	<u>2,390</u>	<u>2,304</u>
Military	1,342	1,333	1,402	1,368
Civilian	925	920	988	936
Kelly AFB	<u>24,370</u>	<u>24,053</u>	<u>27,985</u>	<u>30,738</u>
Military	5,084	5,554	5,342	5,649
Civilian	19,286	18,499	22,643	25,089
Lackland AFB	<u>24,564</u>	<u>23,464</u>	<u>44,930</u>	<u>29,865</u>
Military	27,371	21,220	42,150	27,302
Civilian	2,193	2,244	2,780	2,563
Randolph AFB	<u>6,901</u>	<u>6,985</u>	<u>8,337</u>	<u>7,960</u>
Military	4,662	4,639	5,204	5,056
Civilian	2,239	2,346	3,133	2,904
Total	<u>72,546</u>	<u>70,894</u>	<u>114,413</u>	<u>95,315</u>
Military	44,147	43,181	80,778	60,061
Civilian	28,399	27,713	33,635	35,254

^{a/} 1964-1966 strengths for Fort Sam Houston and Brooks AFB are as of December 31; Kelly AFB, Lackland AFB, and Randolph AFB are as of June 30.

1967 military strengths are as of August, civilian data are as of March.

^{b/} Includes Fort Sam Houston, Brooke Army Medical Center, and San Antonio Air Force Station.

Source: Department of Defense.

Table IV

Percentage Distribution of All Families and Renter Households
by Annual Income After Deduction of Federal Income Tax
San Antonio, Texas, HMA, 1967 and 1969

<u>Family income</u>	<u>1967</u>		<u>1969</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$2,000	10	16	9	16
\$2,000 - 2,999	9	12	9	11
3,000 - 3,999	10	16	9	14
4,000 - 4,999	10	13	10	14
5,000 - 5,999	11	12	10	11
6,000 - 6,999	11	9	10	9
7,000 - 7,999	9	6	9	7
8,000 - 8,999	7	4	8	5
9,000 - 9,999	5	3	6	3
10,000 - 12,499	7	5	8	5
12,500 - 14,999	4	4)	5	5)
15,000 and over	7)	7)
Total	100	100	100	100
Median	\$6,000	\$4,350	\$6,300	\$4,575

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Components of the Housing Inventory
San Antonio, Texas, Housing Market Area
April 1, 1960-November 1, 1967

<u>Supply, tenure, and vacancy</u>	<u>April 1960</u>	<u>September 1965</u>	<u>November 1967</u>	<u>Average annual change ^{a/}</u>			
				<u>1960-1965</u>		<u>1965-1967</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing supply	<u>196,881</u>	<u>223,700</u>	<u>236,000</u>	<u>4,950</u>	<u>2.5</u>	<u>5,675</u>	<u>2.5</u>
Occupied housing units	<u>181,952</u>	<u>207,200</u>	<u>222,300</u>	<u>4,650</u>	<u>2.6</u>	<u>6,950</u>	<u>3.4</u>
Owner-occupied	<u>115,555</u>	<u>133,300</u>	<u>143,300</u>	<u>3,275</u>	<u>2.8</u>	<u>4,600</u>	<u>3.5</u>
Percent owner	63.5	64.3	64.5	-	-	-	-
Renter-occupied	<u>66,397</u>	<u>73,900</u>	<u>79,000</u>	<u>1,375</u>	<u>2.1</u>	<u>2,350</u>	<u>3.2</u>
Percent renter	36.5	35.7	35.5	-	-	-	-
Vacant housing units	<u>14,929</u>	<u>16,500</u>	<u>13,700</u>	<u>290</u>	<u>1.9</u>	<u>-1,275</u>	<u>-7.7</u>
Available vacant	<u>9,135</u>	<u>10,600</u>	<u>7,700</u>	<u>270</u>	<u>3.0</u>	<u>-1,325</u>	<u>-12.5</u>
For sale	<u>2,698</u>	<u>2,725</u>	<u>2,200</u>	<u>5</u>	<u>.2</u>	<u>-225</u>	<u>-8.3</u>
Homeowner vacancy rate	2.3%	2.0%	1.5%	-	-	-	-
For rent	<u>6,437</u>	<u>7,875</u>	<u>5,500</u>	<u>265</u>	<u>4.1</u>	<u>-1,100</u>	<u>-14.0</u>
Renter vacancy rate	8.8%	9.6%	6.5%	-	-	-	-
Other vacant ^{b/}	<u>5,794</u>	<u>5,900</u>	<u>6,000</u>	<u>20</u>	<u>.3</u>	<u>50</u>	<u>.8</u>

^{a/} Rounded.

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

Source: 1960 Census of Housing. 1965 and 1967 estimated by Housing Market Analyst.

Table VI

San Antonio, Texas, Area Postal Vacancy Survey

October 17, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
San Antonio	211,662	5,186	2.4	4,248	938	2,605	186,761	3,371	1.8	2,654	717	1,015	24,921	1,815	7.3	1,594	221	1,590	2,755	239	8.7
Main Office	8,455	317	3.7	302	15	5	6,484	109	1.7	109	-	2	1,971	208	10.6	193	15	3	34	-	0.0
Branches:																					
Alamo Heights	16,884	375	2.2	341	34	228	12,740	181	1.4	148	33	58	4,144	194	4.7	193	1	170	195	6	3.1
Lackland AFB	2,866	68	2.4	22	46	90	2,736	68	2.5	22	46	90	130	-	0.0	-	-	-	171	7	4.1
Stations:																					
A	21,058	382	1.8	357	25	6	20,438	317	1.6	293	24	6	620	65	10.5	64	1	-	-	-	-
Beacon Hill	16,196	482	3.0	387	95	502	13,514	282	2.1	250	32	70	2,682	200	7.5	137	63	432	234	43	18.4
Cresthaven	20,979	515	2.5	301	214	681	18,445	279	1.5	197	82	321	2,534	236	9.3	104	132	360	51	-	0.0
Guilbeau	4,221	131	3.1	129	2	4	3,754	113	3.0	111	2	2	467	18	3.9	18	-	2	-	-	-
Hackberry	17,269	445	2.6	441	4	34	15,625	304	1.9	301	3	34	1,644	141	8.6	140	1	-	231	6	2.6
Harlandale	7,062	63	0.9	60	3	3	6,727	55	0.8	52	3	3	335	8	2.4	8	-	-	81	-	0.0
Highland Hills	10,622	221	2.1	220	1	75	9,516	185	1.9	184	1	3	1,106	36	3.3	36	-	72	78	4	5.1
J. Frank Dobie	8,881	238	2.7	120	118	155	8,265	198	2.4	88	110	59	616	40	6.5	32	8	96	165	45	27.3
Laurel Heights	13,425	512	3.8	512	-	273	9,098	189	2.1	189	-	1	4,327	323	7.5	323	-	272	23	-	0.0
Los Jardines	9,089	120	1.3	98	22	62	8,339	116	1.4	94	22	27	750	4	0.5	4	-	35	54	-	0.0
Serna	6,594	370	5.6	263	107	87	5,889	216	3.7	109	107	87	705	154	21.8	154	-	-	379	23	6.1
South San Antonio	14,524	211	1.5	183	28	14	13,473	174	1.3	146	28	14	1,051	37	3.5	37	-	-	499	41	8.2
Terrell Wells	10,237	151	1.5	118	33	52	9,915	148	1.5	115	33	51	322	3	0.9	3	-	1	52	-	0.0
University Park	21,053	452	2.1	261	191	334	20,208	387	1.9	196	191	187	845	65	7.7	65	-	147	508	64	12.6
Wainwright	2,267	133	5.9	133	-	-	1,595	50	3.1	50	-	-	672	83	12.4	83	-	-	-	-	-

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

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

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

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

VII

FHA Survey of Unsold Inventory of New Sales Houses San Antonio, Texas, Housing Market Area As of January 1, 1967^{a/}

<u>Sales price</u>	<u>Total completions</u>		<u>Pre-sold</u>	<u>Speculatively built</u>		
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Unsold</u>	<u>Percent</u>
Under \$10,000	113	3	12	101	6	6
\$10,000 - 12,499	399	11	50	349	44	13
12,500 - 14,999	696	20	59	637	112	18
15,000 - 17,499	596	17	91	505	132	26
17,500 - 19,999	472	13	131	341	73	21
20,000 - 24,999	679	19	175	504	79	16
25,000 - 29,999	399	11	160	239	53	22
30,000 - 34,999	139	4	70	69	21	30
35,000 and over	<u>79</u>	<u>2</u>	<u>48</u>	<u>31</u>	<u>19</u>	<u>61</u>
Total	3,572	100	796	2,776	539	19

^{a/} Survey includes subdivisions with five or more completions during 1966.

Source: Annual Survey of Unsold Inventory of New Houses conducted by San Antonio, FHA Insuring Office.

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
LIBRARY
WASHINGTON, D.C. 20410

AUG 2 1969