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1970

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

as of October 1, 1970

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
U.S. FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411**

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FHA Housing Market Analysis

San Antonio, Texas, as of October 1, 1970

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 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
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.**

FHA HOUSING MARKET ANALYSIS - SAN ANTONIO, TEXAS
AS OF OCTOBER 1, 1970

The San Antonio Housing Market Area (HMA) is defined as Bexar and Guadalupe Counties, Texas. The two-county housing market had a population of 871,600 in October 1970, including 838,400 in Bexar County and 33,200 in Guadalupe County. The population of San Antonio was 655,200 in October 1970.

The principal economic support of the HMA is derived from the five major military installations. In addition, growth over the past several years was supplemented by HemisFair '68 and by government contracts awarded to firms in the aerospace industry. None of these sources appears to offer substantial prospects for continued expansion in the immediate future, however, and it is expected that employment gains during the next two years will be much smaller than in the 1965-1970 period. As a result, reductions in demographic growth levels and demand for new unsubsidized housing are anticipated. Because of the large number of inadequately housed low- and moderate-income families in the area, there will continue to be a strong need for additional housing to be provided under the various subsidized programs.

Anticipated Housing Demand

Based on current housing market conditions and on presently anticipated population and household growth trends, it is expected that there will be a demand for about 4,800 unsubsidized housing units annually in the San Antonio HMA between October 1970 and October 1972. Best absorption probably will result if production consists of 3,600 single-family houses and 1,200 units in multifamily structures. Distributions of demand for single-family houses by price class and for multifamily units by the number of bedrooms and gross monthly rents are shown in table I. About 30 percent of the demand for single-family houses will be effective at prices below \$20,000, a substantial reduction from the experience of past years. The rising costs of

construction and financing also will result in higher rents, and effective demand for new multifamily units will be concentrated at gross rents from \$150-\$190 for one-bedroom units and from \$170-\$210 for two-bedroom units.

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 FHA: 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 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; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. 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. For the San Antonio HMA, the total occupancy potential is estimated to be 4,100 units annually (see table II).

The annual occupancy potentials are based upon 1970 incomes, on occupancy of substandard housing, on estimates of the elderly population and on current income limits. They have been calculated to reflect the capacity of the market in view of current conditions, and their successful attainment may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable.

It is suggested that the marketing of unsubsidized housing be continually observed, even at the recommended reduced rate, so as to make appropriate adjustments if economic growth varies significantly from the forecast.

Section 235, Sales Housing. Using exception income limits, there is an occupancy potential of about 1,000 houses a year. About one-third of the families eligible under this program are five- or more-person households. All families eligible for Section 235 housing also are eligible under Section 236; the estimates are not additive, however. Houses financed under the

235 program have been well received in the HMA. Approximately 2,400 units have been insured and there are about 300 houses under construction for which it is anticipated that Section 235 financing may be required.

Section 236 Housing. The annual occupancy potential with exception income limits is estimated to be 1,000 units for families and 260 units for elderly couples and individuals. Based on regular income limits, the potential for families is reduced to 880 units a year but is unchanged for the elderly. About 10 percent of the families and 75 percent of the elderly households eligible under this program would qualify for public housing. As noted above, the Section 236 and 235 potentials draw from essentially the same population and are not additive.

About 1,300 units of 221(d)(3) BMIR and 250 units of Section 236 housing have been completed in the HMA. To date, existing projects are maintaining high occupancy and new units are being absorbed readily. In October 1970, there were 820 units of Section 236 housing under construction. All are intended for general occupancy by families and it is likely that these units together with the Section 235 housing under construction will satisfy the occupancy potential from among families for Section 236 housing during the first year of the forecast period. Because of the large number of units under construction, a continuing watch should be kept over the absorption and occupancy of rental housing as well as sales activity of Section 235 houses in order that future production adjustments can be made if necessary.

Public Housing and Rent Supplement. These two programs serve households in essentially the same low-income groups. The principal differences arise from the manner in which net income is computed and from other eligibility requirements. For the San Antonio HMA, the annual occupancy potential for public housing is estimated at 2,475 units for families and 665 units for the elderly. Under the more restrictive rent supplement program, the potential for families is 1,775 units and the market potential among the elderly is unchanged. There are about 5,900 units of low-rent public housing under management, including about 700 units designated for the elderly, and about 1,050 units of rent supplement housing have been completed in the HMA. At present, vacancies are few and the local housing authority has an extensive list of applicants. There are 470 units of low-rent public housing for the elderly under construction and these units should be considered as satisfying a part of the first year occupancy potential for the elderly.

Sales Market

The sales market in the San Antonio area was basically sound in October 1970; the homeowner vacancy rate was holding steady at 1.5 percent and in no area was there evidence of persistent sales resistance to either used or new homes. The demand-supply balance evident in this market, however, has been maintained only through a lower level of construction activity to date in 1970, and apparently, effective demand for new unsubsidized sales housing is considerably reduced from that of previous years. Reflecting the influence of rising costs, production cutbacks have occurred in the price range below \$20,000, with the result that many prospective homebuyers of moderate income no longer can afford the larger downpayment and monthly charges.

In contrast, the market for used houses has been very active, stimulated by the rising cost of new houses. Multiple listing service data indicate that the volume of sales has increased in each of the past three years and the average value of existing properties rose by an average of about eight percent annually. The supply of listings continues to be adequate, but the number of houses priced below \$15,000, for which demand is strongest, is being depleted rapidly.

Rental Market

Overall occupancy of rental housing in the HMA has been improving steadily and in the fall of 1970 was at the highest level since in-migration crested in late 1968. Apartment developers, overly optimistic that this in-migration would result in sustained high levels of demand, produced a supply of rental housing during 1967 and 1968 which exceeded the needs of the San Antonio market. As a result, vacancies rose sharply when the transient population began leaving the area.

Over the past year, however, the rental market balance has been restored. Results of a comprehensive survey of apartments, which is conducted by the FHA on a continuing basis, indicate the vacancy factor in the units surveyed has declined from a peak of about 15 percent in mid-1969 to about five percent. This improvement has been noted throughout the HMA in nearly all rent ranges. Apartment management sources and builders have responded with rent increases and a gradual renewal of construction activity. The limited number of projects completed in 1970 have had a favorable market reception. Most are garden and townhouse apartments of one- and two-bedroom units with gross rents starting at about \$135-\$140 and \$150-\$160 respectively. The major share are located in the northern periphery of San Antonio, where expressways provide convenient access to military installations and other employment sources.

Economic, Demographic, and Housing Factors

Economic Factors. During the mid- and late-1960's, the San Antonio economy experienced a major employment expansion beginning in response to the Vietnam buildup by area military installations and culminating with the HemisFair '68 exposition. After HemisFair '68, growth was substantially reduced in 1969 and has been virtually curtailed to date in 1970 as a result of military and civil service personnel cutbacks and a down turn in manufacturing.

Nonagricultural wage and salary employment averaged 259,570 persons during the January to September 1970 period, only 860 above the average for the same period in 1969 (see table III). This increase is in sharp contrast to average wage and salary employment gains of 15,025 a year from 1965 to 1968 and of 9,200 between 1968 and 1969. The recent slowdown has affected all segments of the San Antonio economy. Following several years of industrial expansion, led principally by aircraft and aerospace firms, the level of manufacturing employment failed to increase appreciably during the first eight months of

1970. In nonmanufacturing, there has been continued growth in the trade and service categories, but this has been largely offset by a large decline in construction employment and smaller losses in all other nonmanufacturing industries.

The military sector continues to be a major factor in the San Antonio economy. Fort Sam Houston, Brooks AFB, Kelly AFB, Lackland AFB, and Randolph AFB have a total military and civil service strength level in excess of 83,000 persons, according to the latest figures available (see table IV).

The combined military and civilian strength at these five installations has ranged from about 80,500 to slightly over 101,300 persons since 1965, whereas total strength varied from about 71,650 to 78,700 from 1960 to 1965. The high levels of the latter period were largely the result of increased training activities necessitated by Vietnam hostilities.

The most recent strength figures indicate that there have been reductions in both civil service employment and military personnel over the past year. It is expected that military strength in San Antonio will continue to decline in the immediate future, but that cutbacks will consist principally in a reduced number of trainees enrolled in instructional programs. Permanent-party military strength and civil service employment will decline only slightly from the current levels.

Nonagricultural wage and salary employment is expected to increase by an average of 5,500 jobs annually from October 1970 to October 1972. This low level of growth anticipates the impact of slackened economic growth nationally and reduced activity at military installations in the San Antonio area. The expansion programs by major firms in the transportation equipment industry were completed last year, and there now are strong indications, based on reduced demand, that employment in this industry will decline in the short-term future. This in turn will reduce job gains by subcontractors and producers in the industries supplying parts, with the probable result that the net growth of manufacturing employment will be slight over the next two years, consisting of gains in the nondurable goods sector. Nonmanufacturing employment will continue to increase, but without the large increases at the federal level of government and in the construction industry.

Although far below the gains recorded in the late 1960's, the 5,500-job employment projection anticipates a recovery from recent economic conditions. Sustained growth is expected in the trade and service categories and in state and local government employment. These increases will result from continued expansion of regional trade and service activities and from known plans for additions to educational and medical service facilities in the area. In addition, local business conditions should be sufficiently improved by the latter half of the forecast period to allow for moderate growth in all other nonmanufacturing employment categories.

In 1970, the median annual income of all families in the San Antonio area, after deduction of federal income tax, was \$7,250, and the median after-tax income of renter households of two or more persons was \$5,450. Detailed distributions of all families and renter households by 1970 income are presented in table V.

Demographic Factors. The population of the San Antonio HMA was estimated at 871,600 persons^{1/} in October 1970, reflecting an average increase of 14,800 persons annually since April 1960. That gain consisted of increases of about 12,350 nonmilitary-connected and about 2,450 military and military-connected persons annually. The period of greatest population growth over the past decade was between 1965 and 1969, corresponding to the expansion of both the military and private sectors of the economy. Since that time, growth has slowed, and a net out-migration of population from the San Antonio area is expected in the immediate future. Based on prospects of limited employment expansion and a reduction in the military population, an average increase of 11,000 persons a year is expected between October 1970 and October 1972. The forecast assumes the annual average population growth will be about 25 percent less than the 1960-1970 yearly gain, with nearly all of the reduction resulting from the expected decline of military and military-connected population. Growth of the nonmilitary-connected population (12,000 annually) is forecast at approximately the 1960-1970 average increase.

In October 1970, there were 247,400 households in the HMA, of which 205,700 were civilian households and 41,700 were military and military-connected. The number of households increased by an average of 5,450 annually during the April 1960 to October 1970 period, comprised of 4,815 nonmilitary and 635 military-connected households a year. Household growth trends generally have paralleled the trend of population and should continue to do so during the next two years. An average increase of 4,600 households annually (4,450 nonmilitary and 150 military and military-connected) is anticipated.

Demographic trends for the HMA from 1960 to 1972 are presented in table VI. The forecasts of population and household growth to 1972 shown in table VI are based on available information obtained at a time of heightened uncertainty with respect to economic growth. Should there be a sudden and severe decline in the local economy, it is likely that growth will not reach the levels projected.

Housing Factors. The housing inventory of the HMA totaled 264,100 units in October 1970, an increase of about 57,400 units during the April 1960 to October 1970 period (see table VII). The net gain resulted from the construction of about 73,000 units and the loss of 15,600 units through demolitions and other causes. There were 3,800 housing units

^{1/} This estimate is based on the preliminary census results which counted 863,669 persons in the HMA as of April 1, 1970.

under construction in the HMA in October 1970, including 1,700 single-family houses and 2,100 units in multifamily structures. The estimate of multifamily construction included 470 units in low-rent public housing projects and about 820 units of Section 236 housing. In addition, it is estimated that about 300 of the single-family houses being built are to be insured under Section 235.

The volume of residential building activity^{1/} in the HMA averaged about 7,075 units annually from 1960 to 1970, with the peak building years occurring in 1967 (8,158 units) and 1968 (9,387 units). During 1967 and 1968, multifamily construction volume totaled nearly 8,400 units, the largest two-year total ever recorded in the HMA. Following this boom, the housing market weakened and residential building declined to 7,481 in 1969 and 5,315 units from January to September 1970. The drop in unsubsidized housing was much greater. Since 1968, unsubsidized housing starts, on an annual basis, have averaged about 5,400 units, inclusive of 4,200 single-family houses and 1,200 units in multifamily structures.

Subsidized housing under FHA and public housing programs has become a significant part of residential building in the area. Activity under the Section 235 sales housing program accounted for about 2,000 single-family houses in 1969 and 1970. Since 1963, about 4,200 multifamily units with subsidy have been built or are under construction. Trends in the number of housing units constructed in the HMA are shown in table VIII.

In October 1970, there were about 7,850 vacant housing units available in the San Antonio area (see table VII). Of that total, 2,400 units were available for sale only and 5,450 were available for rent, equal to homeowner and renter vacancy rates of 1.5 percent and 6.0 percent, respectively. Rental vacancies have declined over the past year and the surplus of new units caused by over building in 1967 and 1968 has been absorbed. High vacancy now is prevalent only in areas and projects of older, poor quality housing, and the rental vacancy rate is probably at the lowest level of the past ten years. There has been little change in the over-all sales vacancy rate in recent years.

^{1/} Building activity is based on building permit totals and estimates of housing starts outside building permit jurisdictions.

Table I

Estimated Annual Demand for Unsubsidized Housing
San Antonio, Texas, Housing Market Area
October 1970-October 1972

A. Single-family Houses

<u>Sales price</u>	<u>Number of houses</u>	<u>Percent of total</u>
Under \$17,500	360	10
\$17,500 - 19,999	720	20
20,000 - 22,499	720	20
22,500 - 24,999	540	15
25,000 - 29,999	540	15
30,000 - 34,999	360	10
35,000 and over	<u>360</u>	<u>10</u>
Total	3,600	100

B. Multifamily Units

<u>Monthly gross rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$150	50	-	-	-
\$150 - 169	20	300	-	-
170 - 189	-	150	220	-
190 - 209	-	60	120	15
210 - 229	-	20	70	30
230 - 239	-	-	40	20
250 - 269	-	-	30	15
270 - 289	-	-	20	10
290 and over	<u>-</u>	<u>-</u>	<u>-</u>	<u>10</u>
Total	70	530	500	100

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

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
San Antonio, Texas, Housing Market Area
October 1970-October 1972

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	120	40	400	560
2 bedrooms	385	50	935	1,370
3 bedrooms	275	10	660	945
4+ bedrooms	<u>120</u>	<u>0</u>	<u>380</u>	<u>500</u>
Total	900	<u>100^{b/}</u>	<u>2,375^{b/}</u>	3,375
B. <u>Elderly</u>				
Efficiency	25	140	330	495
1 bedroom	<u>35</u>	<u>60</u>	<u>135</u>	<u>230</u>
Total	60	<u>200^{c/}</u>	<u>465^{c/}</u>	725

^{a/} Estimates are based upon exception income limits.

^{b/} Approximately 70 percent of these families also are eligible under the rent supplement program.

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

Table III

Nonagricultural Wage and Salary Employment by Type of Industry
San Antonio, Texas, Housing Market Area
1965-1970
(annual averages)

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>Jan. to Sept.</u>	
						<u>1969</u>	<u>1970</u>
Nonagricultural wage and salary	<u>205,120</u>	<u>218,470</u>	<u>232,900</u>	<u>250,200</u>	<u>259,400</u>	<u>258,710</u>	<u>259,570</u>
Manufacturing	<u>26,410</u>	<u>26,640</u>	<u>28,040</u>	<u>30,650</u>	<u>33,350</u>	<u>33,230</u>	<u>33,470</u>
Durable goods	<u>9,840</u>	<u>9,710</u>	<u>10,920</u>	<u>12,500</u>	<u>14,100</u>	<u>14,040</u>	<u>14,050</u>
Lumber and wood products	720	720	680	650	650	650	650
Furniture and fixtures	570	590	740	900	1,050	1,050	1,030
Stone, clay & glass products	1,920	1,920	1,910	2,100	2,050	2,100	1,880
Primary metals	740	860	910	850	850	850	820
Fabricated metals	1,840	1,950	2,500	2,900	2,700	2,660	2,770
Machinery	1,690	1,730	1,930	1,950	2,250	2,270	2,400
Transportation equipment	640	610	880	1,650	2,700	2,640	2,650
Other durable goods	1,720	1,330	1,370	1,500	1,850	1,820	1,850
Nondurable goods	<u>16,570</u>	<u>16,930</u>	<u>17,120</u>	<u>18,150</u>	<u>19,250</u>	<u>19,190</u>	<u>19,420</u>
Food products	8,680	8,830	8,990	9,150	9,200	9,170	9,270
Apparel products	3,230	3,310	3,450	3,950	4,450	4,430	4,460
Printing and publishing	2,490	2,510	2,520	2,650	2,950	2,910	2,940
Other	2,170	2,280	2,160	2,400	2,650	2,680	2,750
Nonmanufacturing	<u>178,710</u>	<u>191,830</u>	<u>204,860</u>	<u>219,550</u>	<u>226,050</u>	<u>225,480</u>	<u>226,100</u>
Contract construction	12,810	13,950	15,470	16,700	16,000	16,110	14,930
Trans., comm., & utils.	9,640	9,990	10,200	10,600	11,250	11,230	11,030
Trade	52,320	54,070	56,480	60,200	62,300	61,730	63,370
Fin., ins., & real estate	13,140	13,570	14,320	15,450	16,200	16,290	16,230
Services	30,960	35,010	37,850	42,900	44,000	43,910	44,760
Government	58,060	63,680	68,900	71,900	74,600	74,500	74,150
All other nonmanufacturing	1,780	1,560	1,640	1,800	1,700	1,710	1,630

Source: Texas Employment Commission.

Table IV

Military and Civilian Strength at Major Military Installations
San Antonio, Texas, Housing Market Area
1960-1970

	<u>Military strength</u>	<u>Civil service employment</u>	<u>Total strength</u>
1960	43,988	27,683	71,671
1961	47,853	28,287	76,140
1962	49,935	28,773	78,708
1963	46,316	27,895	74,211
1964	44,162	28,009	72,171
1965	51,446	29,033	80,479
1966	67,169	34,147	101,316
1967	49,805	35,810	85,615
1968	52,920	38,135	91,055
1969	61,920	38,571	100,491
1970	48,560	34,689	83,249

a/ 1960 thru 1969 strength totals are as of June; the 1970 strengths are for most recent date for which the data were available at the time of field work.

Source: Department of Defense.

Table V

Percentage Distribution of All Families and Renter Households^{a/}
Estimated Annual Income After Deduction of Federal Income Tax
San Antonio, Texas, Housing Market Area

<u>Annual after-</u> <u>tax income</u>	<u>1970 Incomes</u>	
	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>
Under \$3,000	12	20
\$3,000 - 3,999	8	12
4,000 - 4,999	8	14
5,000 - 5,999	10	11
6,000 - 6,999	10	9
7,000 - 7,999	7	7
8,000 - 8,999	7	6
9,000 - 9,999	7	4
10,000 - 12,499	10	7
12,500 - 14,999	8	4
15,000 - 19,999	9	3
20,000 and over	4	3
Total	100	100
Median	\$7,250	\$5,450

^{a/} Renter households of two or more persons.

Source: Estimated by Housing Market Analyst.

Table VI

Demographic Trends
San Antonio, Texas, Housing Market Area
1960-1972

<u>Geographic components</u>	April	October	October	<u>Average annual change</u>	
	<u>1960</u>	<u>1970</u>	<u>1972</u>	<u>1960-1970</u>	<u>1970-1972</u>
HMA total population	<u>716,168</u>	<u>871,600</u>	<u>893,600</u>	<u>14,800</u>	<u>11,000</u>
Bexar County	<u>687,151</u>	<u>838,400</u>	<u>859,800</u>	<u>14,400</u>	<u>10,700</u>
San Antonio	587,718	655,200	664,200	6,425	4,500
Remainder	99,433	183,200	195,600	7,975	6,200
Guadalupe County	29,017	33,200	33,800	400	300
HMA total households	<u>190,131</u>	<u>247,400</u>	<u>256,600</u>	<u>5,450</u>	<u>4,600</u>
Bexar County	<u>181,952</u>	<u>237,300</u>	<u>246,200</u>	<u>5,275</u>	<u>4,450</u>
San Antonio	160,735	193,700	198,500	3,150	2,400
Remainder	21,217	43,600	47,700	2,125	2,050
Guadalupe County	8,179	10,100	10,400	180	150
<u>Demographic components</u>					
HMA total population	<u>716,168</u>	<u>871,600</u>	<u>893,600</u>	<u>14,800</u>	<u>11,000</u>
Civilian	<u>568,168</u>	<u>697,800</u>	<u>721,800</u>	<u>12,350</u>	<u>12,000</u>
Military-connected civilian ^{a/}	57,000	75,800	76,800	1,800	500
Military ^{b/}	91,000	98,000	95,000	670	-1,500
HMA total households	<u>190,131</u>	<u>247,400</u>	<u>256,600</u>	<u>5,450</u>	<u>4,600</u>
Civilian	<u>155,131</u>	<u>205,700</u>	<u>214,600</u>	<u>4,815</u>	<u>4,450</u>
Military-connected civilian ^{a/}	17,000	22,700	23,000	540	150
Military ^{b/}	18,000	19,000	19,000	95	-

^{a/} Civil service employees and their dependents.

^{b/} Military personnel and their dependents.

Note: Subtotals may not add to totals because of rounding.

Source: 1960 Census and estimates by Housing Market Analyst.

Table VII

Housing Inventory, Tenure, and Vacancy
San Antonio, Texas, Housing Market Area
1960-1970

	<u>April</u> <u>1960</u>	<u>October</u> <u>1970</u>
Total housing inventory	<u>206,689</u>	<u>264,100</u>
Total occupied	<u>190,131</u>	<u>247,400</u>
Owner-occupied	121,055	162,200
Percent of all occupied	63.7%	65.6%
Renter-occupied	69,076	85,200
Percent of all occupied	36.3%	34.4%
Vacant housing units	<u>16,558</u>	<u>16,700</u>
Available vacant	<u>9,450</u>	<u>7,850</u>
For sale	2,781	2,400
Homeowner vacancy rate	2.2%	1.5%
For rent	<u>6,669</u>	<u>5,450</u>
Renter vacancy rate	<u>8.8%</u>	<u>6.0%</u>
Other vacant ^{a/}	7,108	8,850

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

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

Table VIII

Residential Building Volume
San Antonio, Texas, Housing Market Area
1960-1970

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>Jan. to Sept.</u> <u>1970</u>
HMA total	<u>5,382</u>	<u>5,506</u>	<u>7,801</u>	<u>7,168</u>	<u>7,451</u>	<u>6,437</u>	<u>5,915</u>	<u>8,158</u>	<u>9,387</u>	<u>7,481</u>	<u>5,315</u>
Single-family	<u>4,733</u>	<u>4,832</u>	<u>5,691</u>	<u>5,001</u>	<u>5,299</u>	<u>5,119</u>	<u>4,152</u>	<u>4,460</u>	<u>4,697</u>	<u>4,905</u>	<u>3,807</u>
Multifamily	<u>649</u>	<u>674</u>	<u>2,110</u>	<u>2,167</u>	<u>2,152</u>	<u>1,318</u>	<u>1,763</u>	<u>3,698</u>	<u>4,690</u>	<u>2,576</u>	<u>1,508</u>
Bexar County	<u>5,212</u>	<u>5,326</u>	<u>7,631</u>	<u>6,993</u>	<u>7,196</u>	<u>6,207</u>	<u>5,725</u>	<u>7,888</u>	<u>9,087</u>	<u>6,914</u>	<u>5,085</u>
Single-family	<u>4,573</u>	<u>4,654</u>	<u>5,523</u>	<u>4,828</u>	<u>5,094</u>	<u>4,899</u>	<u>3,982</u>	<u>4,210</u>	<u>4,427</u>	<u>4,625</u>	<u>3,617</u>
Multifamily	<u>639</u>	<u>672</u>	<u>2,108</u>	<u>2,165</u>	<u>2,102</u>	<u>1,308</u>	<u>1,743</u>	<u>3,678</u>	<u>4,660</u>	<u>2,289</u>	<u>1,468</u>
San Antonio	<u>3,162</u>	<u>3,278</u>	<u>4,881</u>	<u>4,063</u>	<u>4,726</u>	<u>4,007</u>	<u>3,855</u>	<u>6,008</u>	<u>6,787</u>	<u>4,114</u>	<u>2,885</u>
Single-family	<u>2,573</u>	<u>2,654</u>	<u>3,023</u>	<u>2,628</u>	<u>2,694</u>	<u>2,699</u>	<u>2,382</u>	<u>2,510</u>	<u>2,577</u>	<u>2,225</u>	<u>1,817</u>
Multifamily	<u>589</u>	<u>624</u>	<u>1,858</u>	<u>1,435</u>	<u>2,032</u>	<u>1,308</u>	<u>1,473</u>	<u>3,498</u>	<u>4,210</u>	<u>1,889</u>	<u>1,068</u>
Remainder ^{a/}	<u>2,050</u>	<u>2,050</u>	<u>2,750</u>	<u>2,930</u>	<u>2,470</u>	<u>2,200</u>	<u>1,870</u>	<u>1,880</u>	<u>2,300</u>	<u>2,800</u>	<u>2,200</u>
Single-family	<u>2,000</u>	<u>2,000</u>	<u>2,500</u>	<u>2,200</u>	<u>2,400</u>	<u>2,200</u>	<u>1,600</u>	<u>1,700</u>	<u>1,850</u>	<u>2,400</u>	<u>1,800</u>
Multifamily	<u>50</u>	<u>50</u>	<u>250</u>	<u>730</u>	<u>70</u>	<u>0</u>	<u>270</u>	<u>180</u>	<u>450</u>	<u>400</u>	<u>400</u>
Guadalupe County ^{a/}	<u>170</u>	<u>180</u>	<u>170</u>	<u>175</u>	<u>255</u>	<u>230</u>	<u>190</u>	<u>270</u>	<u>300</u>	<u>567</u>	<u>230</u>
Single-family	<u>160</u>	<u>178</u>	<u>168</u>	<u>173</u>	<u>205</u>	<u>220</u>	<u>170</u>	<u>250</u>	<u>270</u>	<u>280</u>	<u>190</u>
Multifamily	<u>10</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>50</u>	<u>10</u>	<u>20</u>	<u>20</u>	<u>30</u>	<u>287</u>	<u>40</u>

^{a/} Includes 12 building permit issuing areas in Bexar County and two in Guadalupe County. Unincorporated areas of Bexar and Guadalupe Counties estimated by Housing Market Analyst.

Note: The building totals include about 4,200 multifamily units and 2,000 single-family houses of FHA subsidized housing and low-rent public housing.

Sources: Bureau of the Census C-40 Construction Reports and estimates by informed local sources.

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