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*Analysis of the*  
**SHREVEPORT, LOUISIANA  
HOUSING MARKET**

as of July 1, 1965

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

February 1966

ANALYSIS OF THE  
SHREVEPORT, LOUISIANA, HOUSING MARKET

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### Foreword

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

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

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

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ANALYSIS OF THE  
SHREVEPORT, LOUISIANA, HOUSING MARKET  
AS OF JULY 1, 1965

Summary and Conclusions

1. Economic growth of the Shreveport, Louisiana, Housing Market Area (HMA) for many years was supported by rapid expansion of the oil and gas industry. Expansion of that industry was greatly reduced during the late 1950's, and the rate of employment increase in the area dropped sharply. The annual average level of nonagricultural employment in the area during 1964 was about 95,850, which represents an average increment of only 1,100 workers a year (1.2 percent) since 1958. The leading sources of employment are now wholesale and retail trade, services, and State and local government, which in aggregate accounted for about half of the total 75,550 wage and salary workers in 1964. The establishment of a new Western Electric telephone manufacturing plant in the HMA is expected to contribute to a somewhat higher rate of economic growth during the next three years. The planned increment of about 2,100 personnel at Barksdale Air Force Base during fiscal year 1968 will afford some additional support at that time. During the next three years, total nonagricultural wage and salary employment is expected to increase by about 1,500 workers annually.
2. As of June 1965, unemployment was estimated at about 4,225, or 3.8 percent of the civilian work force. This rate is the lowest for the month of June since 1957.
3. The current median income of all families in the HMA is approximately \$5,650 annually, after deduction of Federal income tax; the median income for all renter families is about \$3,775. By July 1968, median after-tax incomes are expected to increase to \$5,925 for all families and \$4,050 for renter families.
4. The estimated current population of 302,500 represents an increase of about 21,000 persons since 1960, an increase of 4,000 (1.4 percent) annually. Population is expected to increase by about 19,800 (6,600, or 2.2 percent, annually) during the next three years.
5. Presently, households number about 88,050, an increase of about 6,575, or 1,250 (1.5 percent) annually since April 1960. Non-military households are expected to increase by about 1,375 annually during the next three years. During the last year of the projection period, July 1967 to July 1968, approximately 1,200 military families are scheduled for transfer to Barksdale AFB.

6. The estimated 97,100 housing units now in the HMA represent a net addition to the housing inventory of approximately 7,575 units since April 1960, the result of an estimated 9,000 housing units added and approximately 1,425 units lost from the inventory largely as a result of clearance for highway rights-of-way.
7. There are presently about 6,000 vacant housing units available for rent or sale. About 1,450 are available for sale, representing a homeowner vacancy rate of 2.6 percent, and 4,550 are available for rent, a rental vacancy rate of 12.1 percent.
8. The number of additional housing units needed to meet the requirements of anticipated increases in nonmilitary households and result in establishing more acceptable demand-supply relationships in the market is estimated to be 1,200 units annually, significantly below the average of about 1,700 units a year estimated to have been constructed since April 1960, but similar to the average of approximately 1,250 a year built since April 1963.<sup>1/</sup>

Market conditions indicate that additions to the inventory should be concentrated in the sales inventory. Demand for sales houses is expected to approximate the sales price pattern indicated on page 30. There is a more than sufficient surplus of adequate available vacant rental units to satisfy the requirements of non-military households during the next three years. A finding of quantitative demand for additional rental units is, therefore, precluded.

9. Because market conditions three years hence cannot be determined with assurance, the requirement for additional housing to meet military requirements that may arise in fiscal year 1968 are not included in the estimate of demand above.

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<sup>1/</sup> See footnote on page 29.

ANALYSIS OF THE  
SHREVEPORT, LOUISIANA, HOUSING MARKET  
AS OF JULY 1, 1965

Housing Market Area

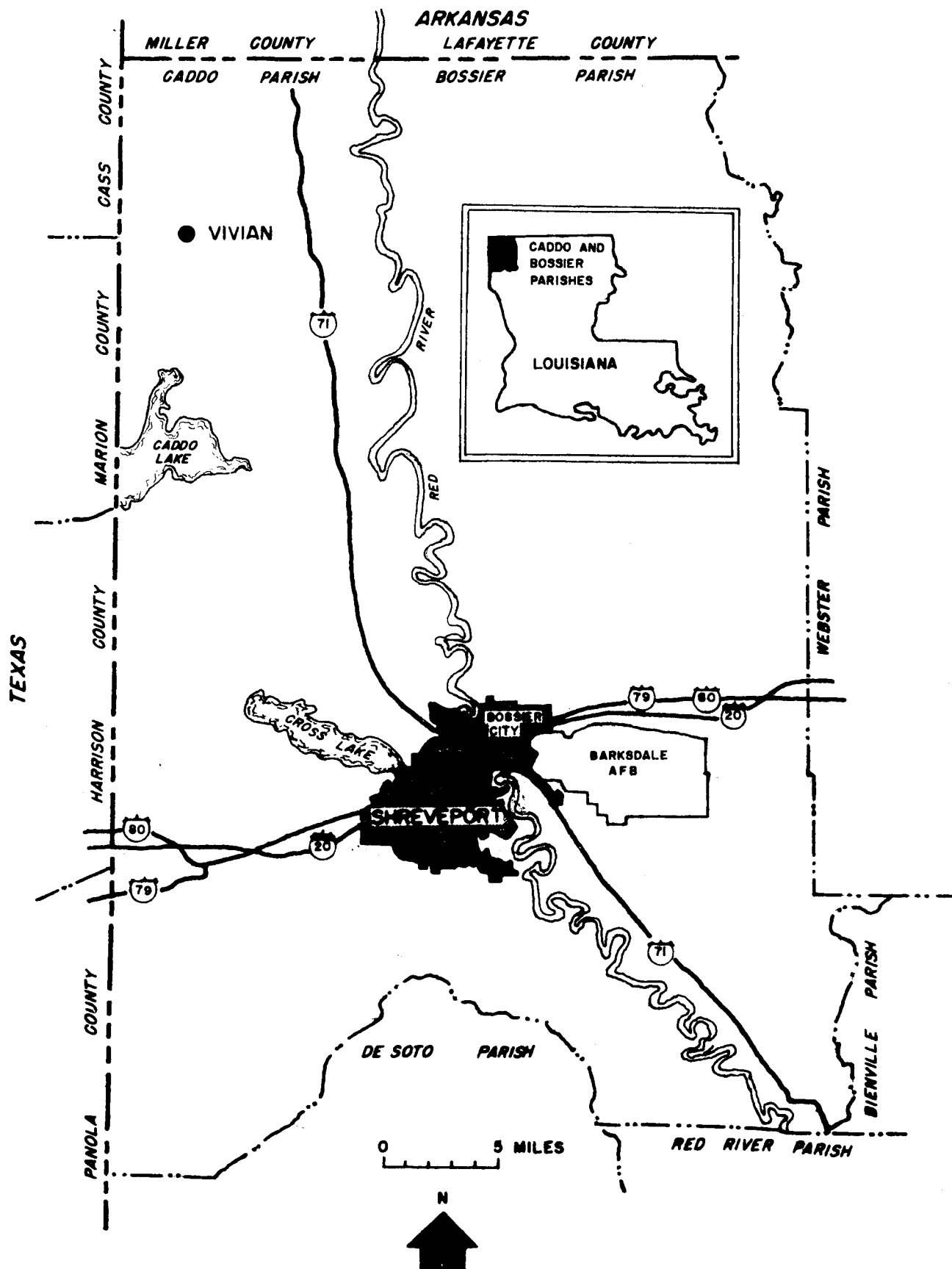
For the purposes of this analysis, the Shreveport Housing Market Area (HMA) is defined as being coterminous with the Shreveport Standard Metropolitan Statistical Area (SMSA), which consists of Caddo and Bossier Parishes, Louisiana. The cities of Shreveport (Caddo Parish) and Bossier City (Bossier Parish) are the largest in the HMA. Only one other town in the two parishes (Vivian, located about 30 miles north of Shreveport in Caddo Parish) has a population of as much as 2,500, although an unincorporated area directly north of Shreveport reported a population of 7,700 in the 1960 census.

The Shreveport HMA is located in the extreme northwestern corner of the State of Louisiana, abutting the Texas and Arkansas State lines. The adjoining cities of Shreveport and Bossier City lie in the south-central part of the two-parish HMA on the Red River, which generally separates Caddo and Bossier Parish as well as the two cities. On the northwest city limits of Shreveport is Cross Lake, which serves as the water reservoir for the city and as an excellent source of recreation for the residents of the area.

The Shreveport HMA is provided with an adequate full-service airport which is served by three airline companies. Several U. S. and State highways traverse the area, and the new east-west Interstate 20 is presently under construction with parts of it already carrying traffic through Shreveport. In addition to these, the area has adequate rail, truck, and bus service.

According to the Census Bureau, there was a net in-commutation of about 1,450 workers to employment in the Shreveport HMA as of April 1960, 4,075 in-commuters and 2,625 out-commuters. This relatively low level of commutation is caused by the great distance from the centers of employment of the HMA and its geographic boundaries. Only 48.5 percent of the in-commutation was from parishes and counties (in Texas and Arkansas) immediately adjoining the HMA, and 33.5 percent of the out-commutation was to such places. This low proportion of commutation between the HMA and its immediate neighbors is a reflection of the generally low density of population in the area surrounding the HMA. Of the adjoining counties and parishes, Webster Parish, located directly east, shows the greatest amount of economic interdependence with the HMA since it reported by far the largest number of commuters into the HMA (1,050, or 25.8 percent of the total).

# SHREVEPORT, LOUISIANA STANDARD METROPOLITAN STATISTICAL AREA





## Economy of the Area

### Character and History

Shreveport was founded in 1837 by the Shreveport Town Company on land acquired from the Caddo Indians. It was incorporated in 1839 under its present name, which is in honor of Captain Henry Miller Shreve, an early steamboat captain and adventurer. Growth of the city was relatively slow until the turn of the century when the Caddo Oil Pool was discovered. A population swell was then started which continued into the 1950 decade.

Bossier City, located directly across the Red River in Bossier Parish, was incorporated in 1907 as a village at the opposite end of the ferry to Shreveport. Growth was fairly slow until the 1940's, when the population of metropolitan Shreveport began to spill over and follow the natural concentric circle pattern of growth from the downtown urban business center. Activities at near-by Barksdale Air Force Base also have helped to spur population expansion.

Until the 1950's, the economy of the Shreveport area was buoyed upward mostly from expansion in the oil and gas industry and by the prosperous cotton farms of the area. The principal source of employment today is wholesale and retail trade, which employs about one-fourth of the total nonagricultural wage and salary workers, reflecting the area's importance as a trade center. Although agriculture has diminished in importance, the area is still among the leaders of the state in cotton production.

### Employment

Current Estimate. According to the Louisiana State Employment Service, there was an average of 96,950 nonagricultural jobs in the Shreveport HMA during the first six months of 1965. Total nonagricultural wage and salary employment averaged 76,750 during the period, of which 10,150 (13.2 percent) were employed in manufacturing industries, and the remaining 66,600 held nonmanufacturing jobs.

Past Trend. Until recently, the economy of the Shreveport HMA had grown comparatively slowly for several years. Between 1958 and 1964, total nonagricultural employment increased by an average of over 1,100 (1.2 percent) a year. During that time, nonagricultural wage and salary employment grew by an average of 770 (1.1 percent) annually. However, 1958 was a recession year. Using 1959 as a base the annual rate of growth of total nonagricultural employment was 660 (about 0.7 percent), and of nonagricultural wage and salary employment about 560 (0.8 percent). This relative lack of expansion is especially remarkable if compared with the growth which prevailed until about

the time of the 1957-1958 recession. During the 1950-1957 period, nonagricultural wage and salary employment was expanding at a rate of almost four percent a year.<sup>1/</sup>

Trend of Average Monthly Nonagricultural Wage and Salary Employment  
Shreveport, Louisiana, HMA, 1958-1965

<u>Year</u>	<u>Number employed</u>	<u>Change from preceeding year</u>
1958	71,025	-
1959	72,750	1,725
1960	72,950	200
1961	72,975	25
1962	74,175	1,200
1963	74,200	25
1964	75,550	1,350

First six months:

1964	74,375	-
1965	76,750	2,375

Source: Louisiana State Employment Service.

Since 1963 there has been a more rapid rate of increase in employment in the Shreveport area. Between 1963 and 1964 wage and salary employment increased by 1,350 workers, and during the first six months of 1965 wage and salary employment was at a level of 2,375 above the first six months of 1964.

Employment by Industry. Of the monthly average of 76,750 nonagricultural wage and salary workers during the first six months of 1965, only 10,150 (13.2 percent) were employed in manufacturing industries and the remainder held nonmanufacturing jobs. This proportion has changed little since 1958, when manufacturing made up 12.4 percent of the 71,000 average annual wage and salary employment. The slight increase in the proportion employed in manufacturing industries that did occur is primarily a reflection of expansions by a single firm.

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<sup>1/</sup> Employment figures for years prior to 1958 are not strictly comparable with those for subsequent years.

Of those currently employed in manufacturing industries, the category "metal, metal products, and machinery" is the largest employer, and is the only one showing any apparent vitality since all other manufacturing classifications have shown a net gain of only 100 workers since 1958. Expansions by one major manufacturing employer (AMF-Beaird) and the establishment of a new Western Electric telephone manufacturing plant in the HMA are the primary causes of the greater expansiveness apparent in the one manufacturing category.

Chief among the nonmanufacturing employers is wholesale and retail trade, with an average for the past six months of 19,925 employees (26.0 percent of total nonagricultural wage and salary employment); services, with 10,925 (14.2 percent); and government, with 11,925 (15.5 percent). In aggregate, these three comprise 55.7 percent of total nonagricultural wage and salary employment. Relative stability is a general characteristic of these types of employment, a factor which has been reflected in the lack of great fluctuations in employment levels in the Shreveport area over recent years. Even the 1961 recession did not seem to affect materially nonagricultural wage and salary employment, except to dampen the rate of growth.

Of the three employment classifications above, trade has been relatively unchanged during the past several years. The other two have shown greater rates of expansion. Between 1958 and 1964, government increased by about 310 workers (3.2 percent) annually, and services by about 400 (4.8 percent) annually. A further break-down of government workers by Federal and State and local shows that Federal employment has remained relatively stable while State and local jobs have continuously edged upward at the average annual rate of about 170 (2.2 percent).

The level of employment in mining (primarily oil and gas), currently at 5,325, has been almost constant for the past several years. Since the turn of the century, economic growth of the Shreveport area had been generally led by expansions in oil and gas, which is an especially mobile industry. During the 1950's mining employment lost its upward momentum and was instrumental in reducing the over-all rate of economic growth.

Female Employment. In 1960, the census reported that 38.1 percent of all nonagricultural employees in the HMA were women, compared with 34.4 percent nationally. The 1950 census had reported 33.9 percent for the area. The high 1960 female participation rates are a reflection of the lack of heavy industry in the area, and of the importance of industry employing a large proportion of females, such as retail trade and service. This may be an indication of a greater recruitment of females into service employment and other traditionally female occupations after the 1950's.

Employment Participation Rates. The ratio of civilian employment to the total population of the HMA is termed the employment participation rate. Census data indicated that this figure was 32.22 percent in 1960, which represents a slight increase over the 32.15 percent ratio reported for 1950. Essentially, the cause of an increasing employment participation rate may be thought of as a rate of employment growth which is above that of the population. This condition apparently prevailed during the first half of the 1950 decade, when employment was increasing rapidly. The slackening of employment gains in the latter half of the decade was not severe enough to bring the rate back to its 1950 level. The downward trend established late in the 1950's continued into the current decade, and the employment participation rate is presently declining.

#### Principal Employment Sources

As noted earlier, the Shreveport economy is not heavily dependent on manufacturing. The largest manufacturing firm is the J. B. Beaird Company, a subsidiary of the American Machine and Foundry Company, which presently employs over 1,000 persons. AMF-Beaird recently occupied a new plant which was built with the assistance of the city of Shreveport through the issue of tax-exempt bonds. This new facility has helped raise employment of the company by several hundred persons during the past few years.

Although not too significant at present with fewer than 100 employees, Western Electric, which is to start construction on its new Shreveport plant later this year, is scheduled to be the biggest manufacturing employer in the area within two years. Finalized plans call for 1,500 employees to staff the new plant. However, the company, which professes to be exceptionally pleased with the operations of the already-established pilot plant for training new personnel, has stated informally that eventual operations will probably far exceed that number of new jobs.

The largest nonmanufacturing employer, other than government, is the United Gas Corporation, which currently employs over 1,000 persons. There are several other large oil and gas firms in the HMA, but in recent years none of these companies have shown the rapid rates of expansion that characterized the industry during the period of Shreveport's fastest growth. There was fear during the late 1950's of the possible exodus of these firms, but the fear was apparently unfounded. The outlook is for a continuation of employment at close to present levels in the oil and gas industry.

Military-Connected Employment. The Shreveport area is the location of two major military installations. The larger is Barksdale AFB, a Strategic Air Command B-52 base located in Bossier Parish east of Bossier City. This facility directly employs over 750 civilian personnel, in addition to its uniformed military contingent of over 6,500. The smaller facility is Bossier Base, a classified defense installation located within the grounds of Barksdale. During the past several years, the assigned strength of Barksdale has remained essentially stable, but the B-52 defense realignment operation presently underway is expected to result in an increase of about 2,100 in the number of personnel attached to the base (2,050 military and 50 civilian). The following table indicates trends in the assigned strength of Barksdale AFB since 1956.

Assigned Strength  
Barksdale AFB, Louisiana  
1956 - 1965

<u>As of</u> <u>December</u>	<u>Military</u>	<u>Civilian</u>	<u>As of</u> <u>December</u>	<u>Military</u>	<u>Civilian</u>
1956	8,462	827	1961	6,783	638
1957	7,634	593	1962	6,367	730
1958	7,434	604	1963	6,841	771
1959	7,344	713	1964	6,709	759
1960	6,966	721	1965 <sup>a/</sup>	6,624	759

<sup>a/</sup> March.

Source: Department of the Air Force.

Unemployment

The Louisiana State Employment Service reports that the average annual civilian work force of the Shreveport HMA declined from the 1960 figure of 108,300 to 107,825 in 1964. During that time, employment increased by 725 and unemployment declined by 1,200. The decline in the work force resulted from a decline in the agricultural sector. The number of persons employed in and seeking employment in nonagricultural activities increased. The following table lists trends in the work force and in unemployment since 1960.

Unemployment in the Shreveport, Louisiana, HMA  
1960-1964  
(Annual averages)

<u>Item</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Civilian work force	108,300	110,375	109,375	107,525	107,825
Unemployed	5,625	6,525	5,550	4,925	4,425
Percent of work force	5.2%	5.9%	5.1%	4.6%	4.1%

Source: Louisiana Employment Service.

The most recent available estimate of unemployment is for the month of June 1965. At that time there was a civilian work force of about 109,700, with unemployment totaling 4,225, or 3.8 percent of the work force. Currently, the U. S. Department of Labor classifies the Shreveport Labor Market Area (Caddo and Bossier Parishes) as a "C" area, which is one with a slight excess of labor over job opportunities and an unemployment ratio of 3.0 percent or more, but less than 6.0 percent. The current classification has remained unchanged for the past decade. The decline in unemployment should continue into the near future as the impact of the construction of the new Western Electric plant takes effect.

Future Employment Prospects

Nonagricultural wage and salary employment is expected to increase by about 4,500 (1,500 annually) during the next three years. That rate of growth, which is considerably above the rate which has prevailed between 1958 and 1964 (750 annually), reflects scheduled economic expansion which should serve to quicken the pace of job creation. The new Western Electric telephone manufacturing plant is to employ 1,500 persons initially, and the possibilities for much greater growth are excellent.

In addition, Barksdale AFB is scheduled to gain about 2,100 military and civilian personnel during fiscal year 1968 as a result of the current realignment of B-52 defenses. The military increment, and their families, are expected to contribute considerable economic support to the Shreveport area. The combined growth of Western Electric and Barksdale will lead to expansion in the many smaller firms of the area and in government, especially at the State and local levels.

In regard to the expected increment of military personnel at Barksdale, the inherent unstable character of military plans, being tied as they are to the condition of international relations, must be kept in mind. Also, possibilities of future obsolescence of the B-52 bomber, and no suitable replacement aircraft which could be based at Barksdale, must be taken into consideration. However, the additional B-52 bombers to be assigned to Barksdale are one of the latest in the series of the bomber, and should be among the last to be phased-out. The uncertainty of the degree and continuation of the impact that the expected military increment at Barksdale might have on employment is reflected in what is believed to be a conservative three-year projection of employment. It should be emphasized, however, that the impact will not be felt until the third year of the forecast period.

In the future, oil and gas should continue its relative decline in importance as other sectors of the economy continue upward at more rapid rates. The lack of future growth potential in employment in the oil and gas industry emphasizes the need to attract substitute leading industries, such as the new Western Electric plant.<sup>1/</sup>

#### Income

Average gross weekly earnings of production workers on manufacturing payrolls in the Shreveport area in 1964 were \$101, slightly below the average for the State. Since the Shreveport area is primarily dependent upon nonmanufacturing industries for employment and earnings, the gross weekly earnings of manufacturing workers do not reflect a true picture of income in the area. However, they do show a rate of growth since 1960 (22 percent) in earnings which has exceeded that of the national average (17 percent). The following table summarizes the trend of earnings of manufacturing production workers in the Shreveport area, Louisiana, and the United States.

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<sup>1/</sup> Information gained subsequent to the field investigation reveals that the earlier-mentioned possibilities of greater expansion at the new Western Electric facility have materialized. In addition, the establishment of a new manufacturing plant in the area has been announced. The projected employment gain should therefore be increased by about 500 annually to a total of 2,000 a year.

Average Gross Weekly Earnings of Manufacturing Production Workers  
1960 - 1964

<u>Year</u>	<u>Shreveport area</u>	<u>Louisiana</u>	<u>United States</u>
1960	\$83	\$87	\$90
1961	87	91	96
1962	91	96	97
1963	97	101	101
1964	101	105	105

Source: U. S. Bureau of Labor Statistics.

The current median income of all families in the HMA is approximately \$5,650 annually, after deduction of Federal income tax, and the median after-tax income of all tenant families is about \$3,775. Approximately 24 percent of all families and 45 percent of all tenant families have after-tax incomes of less than \$3,000. About 18 percent of all families and five percent of all tenant families have after-tax incomes of more than \$10,000 annually.

By 1968, the median after-tax income of all families is expected to increase to about \$5,925, and that of renter families to about \$4,050.



Demographic Factors

Population

Current Estimate. The estimated current population of the Shreveport HMA is 302,500 persons, an increase of about 21,000 persons, or an annual gain of 4,000 (1.4 percent) since 1960. About 173,800 (57 percent) of these people now reside within Shreveport and approximately 36,100 (12 percent) are in Bossier City.

Population trends for the entire HMA are indicated in the table below, including a projection to 1968. A more detailed treatment of population trends by major sectors of HMA is presented in table III.

Changes in Population  
Shreveport, Louisiana, HMA  
April 1950-July 1968

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1950	216,686	-	-
April 1960	281,481	6,480	3.0
July 1965	302,500	4,000	1.4
July 1968	322,300	6,600	2.2

Sources: 1950 and 1960 Censuses of Population  
and estimates by Housing Market Analyst.

Past Trend. During the April 1950 to April 1960 period, total population in the Shreveport HMA grew from 216,700 to 281,500, increments of about 6,475 annually. Shreveport grew by 3,725 persons (2.9 percent) annually during the decade. Bossier City achieved a more rapid rate of growth by adding 1,725 (11.2 percent) a year, thereby more than doubling its 1950 population. This rapid rate of growth in Bossier City is attributed to its close proximity and easy access to the downtown business center of Shreveport. Both of these cities experienced annexations during the intercensal period. The annexed areas accounted for 95 percent of the population growth in Shreveport and 85 percent of the growth in Bossier City during the 1950-1960 decade.

Estimated Future Population. Based on anticipated increases in employment during the next three years, it is expected that total population will grow by about 19,800 (6,600, or 2.2 percent, annually) to total 322,300 in July 1968. Since much of the population increment is based on increased personnel at Barksdale Air Force Base, which is located near Bossier City, it is likely that Bossier City may grow at a faster relative rate than it has since 1960. The general slackening of population increase in the HMA since 1960 has served to dampen the earlier very rapid rate of growth of Bossier City to one more comparable with that of the HMA as a whole. It is probable also that a large part of the projected growth will occur in the vicinity of the new Western Electric plant in the southwestern section of Shreveport.

Net Natural Increase and Migration. Between April 1950 and April 1960, net natural increase (excess of resident live births over resident deaths) yielded 88 percent of the population growth in the HMA, and the remainder resulted from net in-migration. However, since 1960 migration has reversed, resulting in an average annual rate of out-migration which almost equaled the in-migration of the intercensal period. This reversal reflects the decline in relative attractiveness of the Shreveport area which occurred as a result of the lower level of economic expansion of recent years.

Components of Population Change  
Shreveport, Louisiana, HMA  
April 1950-July 1965

<u>Source of</u> <u>increase</u>	<u>April 1950-</u> <u>April 1960</u>	<u>April 1960-</u> <u>July 1965</u>
Net natural increase	57,150	24,500
Migration <sup>a/</sup>	<u>7,645</u>	<u>-3,500</u>
Net increase	64,795	21,000
 Average annual migration	 765	 -670

<sup>a/</sup> (-) out-migration

Sources: 1950 and 1960 Censuses of Population, Louisiana State Department of Health, and estimates by Housing Market Analyst.

Distribution by Age. Table IV presents a comparison of the age distribution of the population in the Shreveport HMA for the years 1950 and 1960. Age trends in the area paralleled national trends for the intercensal period. The median age of the population showed a general decline. The largest absolute increment in the Shreveport area was in the youngest age group (under 10 years old), which increased by 22,450 (47 percent). But, the greatest relative gain was in the 10 to 19 year age group, which showed an increment of 51 percent (16,050 persons). These large gains are a reflection of the years of generally high wages and low unemployment which have prevailed since 1940 and which encouraged high birth rates. The number of those aged 20 to 29 years showed a net decrease of 650 during the period. This decrease was caused by the low birth rates of the depressed 1930's and by the out-migration of young adults which took place late in the 1950's as a result of the decline in the rate of economic growth.

#### Households

Since 1960, households (occupied dwelling units) have increased by about 1,250 (1.5 percent) annually to a July 1965 total of approximately 88,050. The city of Shreveport has accounted for about 3,350 added households and Bossier City for about 960. The remainder of the increment was mostly located close to these two cities.

Past Trend. General trends in household growth, including the expected increase during the next three years, are shown in the table below. A more detailed presentation is given in table V.

Changes in Households  
Shreveport, Louisiana, HMA  
April 1950-July 1968

<u>Date</u>	<u>Total households</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1950	60,604	-	-
April 1960	81,477	2,087	3.4
July 1965	88,050	1,250	1.5
July 1968	93,350	1,775	2.0

Sources: 1950 and 1960 Censuses of Housing.  
1965 and 1968 estimated by Housing Market Analyst.

Between April 1950 and April 1960 there was an average annual increase in households of about 2,075 (3.4 percent), to a total of approximately 81,500. This rate of growth is substantially above that which has prevailed since 1960 (an average annual increase of 1.5 percent) and was induced by the generally more favorable economic conditions of the 1950's, which encouraged greater rates of household formation and immigration of families. However, part of the apparent 1950-1960 increment was caused by a census conceptual change from "dwelling unit" in 1950 to "housing unit" in 1960 which gave the later enumeration an upward bias.

During the 1950's, the city of Shreveport accounted for 12,925 (62 percent) of the total household increase and Bossier City grew by 4,725 households (23 percent of the total). The rest of the HMA trailed with 3,225 added occupied dwelling units. During that decade, there was considerable migration of rural families to urban areas which tended to depress household growth outside of the cities. Since 1960, the share of household increase in areas outside the two cities has been relatively greater than it was during the preceding decade. Shreveport has accounted for about 51 percent of the total growth, Bossier City for 15 percent, and the rest of the HMA for approximately 34 percent.

Future Household Growth. Based on expected increased job opportunities and on the planned increase in military personnel at Barksdale AFB, it is estimated that households will increase by about 5,325 (1,775 a year) to July 1968, of which an estimated 1,200 (400 a year) will represent military families.<sup>1/</sup> However, the military families are not expected until fiscal year 1968, the last year of the projection period.

Household Size Trends. The average number of persons per household in the Shreveport HMA has been declining since 1950. Such decreases have prevailed nationally as birth rates declined and favorable economic conditions made possible a reduction in the number of housing units occupied by more than one family. However, part of this apparent decline in household size during 1950-1960 may have been the result of the conceptual change from "dwelling unit" to "housing unit" between the two censuses. The following table summarizes household size trends.

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<sup>1/</sup> The estimate of future household growth does not reflect gains that may be caused by employment increases announced subsequent to the date of this analysis.

Household Size Trends  
Shreveport, Louisiana, HMA  
April 1950-July 1965

<u>Area</u>	<u>Persons per household</u>		
	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>July</u> <u>1965</u>
Shreveport	3.28	3.24	3.21
Bossier City	3.34	3.51	3.50
Rest of HMA	3.77	3.73	3.72
Total HMA	3.44	3.40	3.38

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

As the table indicates, only Bossier City had an increase in household size during the 1950's. This city, which was growing at a considerably faster rate during the decade than was the rest of the HMA, gained a large proportion of young families at peak child bearing ages and, hence, produced generally larger households. The larger households in areas outside the two cities are a usual characteristic of rural population.

## Housing Market Factors

### Housing Supply

Current Estimate. As indicated in table VI, there are currently an estimated 97,100 housing units in the Shreveport HMA, a net gain of about 7,575 (1.6 percent annually) since the 1960 census enumeration. About 47 percent of this growth occurred in Shreveport, which gained 3,725 units during the period. The housing inventory of Bossier City increased by about 1,200 units. The remainder of the additions to the housing inventory since 1960 were concentrated mainly in the suburban fringes of the two cities. The 1960 Census of Housing reported 89,500 "housing units" in the HMA, which represents an increment of about 26,050 (4.1 percent annually) since the 1950 enumeration of 63,450 "dwelling units." The slightly different concept used between the two censuses was noted earlier.

Type of Structure. As of April 1960, the census reported that units in single-family structures (including trailers) accounted for about 86 percent of the total housing inventory. Only about 14 percent of all units were in multifamily structures. Since 1960, there has been a movement toward even greater concentration of the housing inventory into single-family structures. Currently, about 87 percent of the inventory is so classified. This growing concentration is, in part, a reflection of the generally depressed condition of the rental market, which has discouraged construction of multifamily rental units. The table below lists the housing inventory by units in structure for 1960 and 1965.

The Housing Inventory by Units in Structure  
Shreveport, Louisiana, HMA  
April 1960 and July 1965

<u>Type of structure</u>	<u>April 1960</u>	<u>July 1965</u>	<u>Percent of total</u>	
			<u>1960</u>	<u>1965</u>
1 unit <u>a/</u>	77,135	84,200	86.2	86.7
2 units	5,737	5,675	6.4	5.8
3 or more units	<u>6,645</u>	<u>7,225</u>	<u>7.4</u>	<u>7.5</u>
Total	89,517 <u>b/</u>	97,100	100.0	100.0

a/ Includes trailers.

b/ Differs slightly from count of all housing units (89,523) because units by type of structure were enumerated on a sample basis.

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

Age of Structure. Approximately nine percent, 8,900 units, of the current housing inventory have been built since April 1960. Over a third, about 33,300 units, were constructed during the 1950 decade, which was the most active period of housing construction in the history of the area. The housing inventory of the Shreveport area is relatively new, the median-aged unit having been built sometime after World War II. Rental housing apparently is not as new as owner housing, which is a reflection of the relatively small amount of housing built in recent years specifically for rental occupancy. Most rental units are former owner-occupied units which have been transferred to the rental inventory.

Distribution of the Housing Inventory by Age of Structure  
Shreveport, Louisiana, HMA  
July 1965

<u>Year built</u> <sup>a/</sup>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1960-June 1965	8,900	9.2
1955-March 1960	17,600	18.1
1950-1954	15,750	16.2
1940-1949	19,100	19.7
1930-1939	13,950	14.4
1929 and earlier	<u>21,800</u>	<u>22.4</u>
Total	97,100	100.0

<sup>a/</sup> The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

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

Condition of Structure. Of the estimated 97,100 units in the housing inventory, about 21,300 (22 percent) are dilapidated or lack one or more plumbing facility. In 1960 about 26 percent were in that category and in 1950 the proportion was about 46 percent of all housing units. <sup>1/</sup> The condition of rental housing is worse than that of total units. In 1960 about 40 percent of all occupied renter housing units were dilapidated or lacked plumbing facilities. The improvement in the housing inventory which has taken place since 1960 was the result of removal of

1/

Because the 1950 Census of Housing did not classify "deteriorating" units separately, as did the 1960 census, it is possible that some units classified as "dilapidated" in 1950 would have been reported as "deteriorating" by the 1960 definition.

a substantial number of substandard units, improvement of existing units, and the addition of new housing.

Value and Rent. According to the 1960 Census of Housing, the median value of all owner-occupied housing units was \$11,200. Although the bulk of all sales housing produced since 1960 has been in price ranges considerably above this median, owing to demand-supply imbalances which have tended to depress the sales price of intermediate- and low-cost housing, it is judged that the current median value of all owner-occupied units continues to be near the figure reported by the census.

The median monthly gross rent<sup>1/</sup> reported by the 1960 census was \$57. Virtually all new multifamily rental housing constructed since 1960 has been for high-rent type units, but an over-supply of available rental housing has caused downward adjustment in most other rent ranges so that average rents have not increased markedly.

#### Residential Building Activity

An estimated 9,000 housing units have been built in the Shreveport HMA since April 1960. Approximately half of these units were built within the city of Shreveport, one-sixth in Bossier City, and one-third within the suburban fringe area of the two cities.

The table below lists the volume of building permits authorized in the cities of Shreveport and Bossier City and in the Caddo-Shreveport Planning Area (which includes only that part of Caddo Parish which is within five miles of Shreveport). These three areas included an estimated 84 percent of the total residential construction in the HMA. All of the multifamily construction was in Shreveport.

New construction since April 1960 has average about 1,700 housing units a year, of which an average of about 1,575 a year were single-family houses. Table VII indicates the decline in building activity which has occurred since the high-volume years of 1958 and 1959. There are currently about 200 single-family units under construction in the Shreveport HMA.

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<sup>1/</sup> Gross rent is contract rent plus utilities and services.



Housing Units Authorized by Building Permits  
Shreveport, Louisiana, HMA  
1960-1965

<u>Year</u>	<u>Shreveport</u>		<u>Bossier City</u>	<u>Caddo- Shreveport Planning Area</u>	<u>Total units</u>
	<u>Single family</u>	<u>Multi- family</u>			
1960	996	8	479	510	1,993
1961	791	62	551	534	1,938
1962	585	255	238	235	1,313
1963	540	88	148	164	940
1964	598	274	79	168	1,119
1965 <u>a/</u>	272	2	77	112	463

a/ First six months.

Sources: Bureau of the Census and local building records.

Demolitions. Since 1960, there has been an annual average of about 300 housing units removed from the inventory through demolition. The majority of these units were removed from the right-of-way for Interstate 20, the route of which crosses through the urban core of Shreveport-Bossier City. Since the new highway passes through sections of the cities which have some of the poorest housing, a very large proportion of the units demolished were substandard. Within the cities, building code enforcement also has accounted for many demolitions.

Tenure of Occupancy

Currently, approximately 55,100 (62.6 percent) of the 88,050 occupied housing units are owner occupied, and the remaining 37.4 percent are renter occupied. There has been a general trend toward home ownership in the Shreveport HMA for many years. In 1950 slightly less than half (49.2 percent) of all occupied units were owner occupied. By 1960 the proportion had grown to 60.6 percent. However, there has been a slight slowing of the trend to owner occupancy in recent years, partly because many families in prime house-buying age groups have out-migrated.

Tenure of Households  
Shreveport, Louisiana, HMA  
1950-1965

<u>Tenure</u>	<u>April 1950</u>		<u>April 1960</u>		<u>July 1965</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner occupied	29,817	49.2	49,345	60.6	55,100	62.6
Renter occupied	30,787	50.8	32,132	39.4	32,950	37.4
All households	60,604	100.0	81,477	100.0	88,050	100.0

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

Vacancy

1960 Census. In April 1960, there were about 5,050 vacant available housing units in the Shreveport HMA, equal to 5.6 percent of the total housing inventory. Of this number, about 1,400 were available for sale only and 3,650 were available for rent, representing net homeowner and rental vacancy ratios of 2.8 percent and 10.2 percent, respectively. Of the available vacant units, 120 (nine percent) of the sales units and 870 (24 percent) of the rental units lacked one or more plumbing facility. In contrast to the relatively high available vacancy rate reported in 1960, available vacancies reported by the 1950 census represented only 1.1 percent of the total housing supply.

Postal Vacancy Survey. A postal vacancy survey was conducted by the major Shreveport area post offices during June 1965. The survey covered about 77,500 possible deliveries, or about 80 percent of the current estimated housing inventory. The survey revealed a total of about 5,125 vacant housing units, or an over-all vacancy rate of 6.6 percent, including a 4.6 percent vacancy ratio in residences and 25.7 percent vacancy ratio in apartments. In addition, about 210 new housing units were reported in all stages of construction. The results of the survey are presented in detail in table VIII, and the following is a summary of the findings.

Postal Vacancy Survey  
Shreveport, Louisiana, HMA  
June 1965

<u>Type of housing unit a/</u>	<u>Total units surveyed</u>	<u>Vacant units</u>				<u>Units under construction</u>
		<u>Total</u>	<u>Percent vacant</u>	<u>Used</u>	<u>New</u>	
Residences	70,215	3,260	4.6	3,118	142	198
Apartments	<u>7,283</u>	<u>1,872</u>	<u>25.7</u>	<u>1,785</u>	<u>87</u>	<u>8</u>
Total	77,498	5,132	6.6	4,903	229	206

a/ Residences represent one mail delivery at each stop, principally single-family homes, but including some duplexes and row houses. Apartments represent more than one mail delivery to each stop.

Source: Postal vacancy survey conducted for the FHA by the cooperating postmasters.

The postal vacancy ratios indicated in the preceding table are not strictly comparable with those reported by the Bureau of the Census, because of differences in definition, area delineations, and methods of enumeration. However, when used in conjunction with other vacancy data, the surveys serve a valuable function in formulating estimates regarding local market conditions.

Current Estimate. Based on the postal vacancy survey, on other less comprehensive surveys, and on field inspection, it is estimated that there are currently about 6,000 vacant housing units available for sale or rent in the Shreveport HMA. Of this total, 1,450 are available for sale for a homeowner vacancy rate of 2.6 percent, and the remaining 4,550 are available for rent, representing a renter vacancy rate of 12.1 percent. The following table presents a summary of vacant housing. A more detailed presentation of housing inventory occupancy characteristics is given in table VI.

Vacant Housing Units  
Shreveport, Louisiana, HMA  
April 1960 and July 1965

	<u>April 1960</u>	<u>July 1965</u>
Total vacant	8,046	9,050
Available vacant	5,038	6,000
For sale only	1,397	1,450
Homeowner vacancy rate	2.8%	2.6%
For rent	3,641	4,550
Renter vacancy rate	10.2%	12.1%
Other vacant	3,008	3,050

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

An estimated 100 of the available for sale housing units and 900 of those for rent lack some of all plumbing facilities. In addition, there are about 100 units for sale and about 500 units for rent which are not competitive because of location or because of a lack of adequate floor space and of other amenities. Although these units technically are acceptable because they are sound and have all plumbing facilities, they would not be competitive in a market with an acceptable level of vacancies. In a market with a serious over-supply of housing they become even less competitive. Thus, about 200 of the sales and 1,400 of the rental vacancies of the 6,000 vacant units available are not considered to be adequate. Even after eliminating these units, the supply of available sales and rental housing is significantly above the level which represents a balanced demand-supply market situation.

Sales Market

Since 1960, the volume of new sales houses marketed has not equaled that of the 1950's, especially in the range of inexpensive houses. The decline in construction has been accompanied by a relatively high homeowner vacancy ratio and by a rising level of FHA acquisitions. However, as evidenced by the generally good absorption of speculatively-built sales housing, there does exist a viable market for the reduced volume of new building priced at over \$12,500.

The volume of speculative construction dropped considerably between 1963 and 1964, as revealed by FHA surveys of unsold new sales houses. As a percentage of total houses completed, however, speculatively-built houses increased from 50 percent in calendar years 1963 and 1964 to 60 percent during the twelve-month period from July 1964 to July 1965. The increasing proportion of speculative building has resulted in a doubling in the percentage of unsold to completed houses from 14 percent of those completed in 1964 to 28 percent of those completed between July 1964 and July 1965 (see table IX).

According to realtors in the Shreveport area and other sources, there is a marked over-supply of existing units, especially in the lower price ranges. Since 1960, there has been considerable downward adjustment in the sales prices of existing units priced below \$12,000. This over-supply of vacant available low-priced sales units and the downward pressure which has been exerted on the prices of such housing is reflected in a median value of all vacant available sales units (including new structures) which is below that of the total sales housing inventory.

The Shreveport FHA Insuring Office has completed five surveys of the available sales housing inventory since 1962, the latest of which was conducted as of March 1965. Table X presents a summary of all these surveys and table XI is a more detailed presentation of the latest survey by sales price. It should be noted that these surveys count only those sales units which are located in areas eligible for FHA mortgage insurance. The findings are not strictly comparable with the data on total available units which were presented earlier. Also, since houses which were not counted would tend to have lower values than those which were enumerated, the FHA survey has an upward bias in the distribution by sales price. The following table summarizes the findings of the five surveys.

Summary of Sales Housing Inventory Surveys  
Shreveport, Louisiana, HMA  
April 1962-March 1965

<u>Item</u>	<u>April 1962</u>	<u>September 1962</u>	<u>March 1964</u>	<u>November 1964</u>	<u>March 1965</u>
Vacant for sale	1,009	1,525	1,365	1,420	1,019
Occupied for sale	429	462	547	538	538
Under construction	216	124	96	108	100

Source: Shreveport FHA Insuring Office.

Apparently, the over-supply of sales housing was at its worst during the second half of 1962, after which some improvement is discernable. The relatively large number of units reported as being under construction in April 1962 when a surplus of available sales units was already in existence, together with poor market absorption, resulted in the later more serious over-supply. Since then the number of units under construction has declined and a reduction in the number vacant and for sale has resulted.

Unsold Inventory of New Houses. The Shreveport FHA Insuring Office conducted surveys of the unsold inventory of new sales houses in subdivisions in which five or more units were completed during the preceding 12 months as of January 1964, January 1965, and July 1965. Percentage distributions of all completed units by price class and the percent of speculatively-built houses in each price class which were unsold as of the dates of the surveys are presented in the following table. A more detailed presentation is shown in table IX.

Percentage Distribution of Completed Houses by Price Class  
and Percent of Speculatively-Built Houses Unsold  
Shreveport, Louisiana, HMA, 1963-1965

<u>Price</u>	<u>Percent of total</u> <u>completions during</u>			<u>Percent unsold of</u> <u>speculatives completed during</u>		
	<u>1963</u>	<u>1964</u>	<u>7/64-</u> <u>6/65</u>	<u>1963</u>	<u>1964</u>	<u>7/64-</u> <u>6/65</u>
Under \$10,000	2.4	.0	4.4	33.3	.0	25.0
\$10,000 - 12,499	16.8	.7	1.6	12.7	.0	60.0
12,500 - 14,999	36.9	23.4	12.7	25.6	13.3	12.1
15,000 - 17,499	13.7	20.6	8.0	16.3	12.3	40.0
17,500 - 19,999	7.8	14.6	21.8	20.0	2.7	21.8
20,000 - 24,999	9.2	22.7	36.9	21.4	10.0	32.9
25,000 - 29,999	10.3	8.3	9.9	26.3	53.3	35.2
30,000 and over	<u>2.9</u>	<u>9.7</u>	<u>4.7</u>	<u>22.2</u>	<u>66.7</u>	<u>.0</u>
Total	100.0	100.0	100.0	21.2	14.0	27.5

Source: Annual Unsold Inventory Surveys conducted by Shreveport FHA Insuring Office.

The July 1965 survey covered a total of 29 subdivisions in which five or more houses were completed. About 360 houses had been completed during the preceding 12 months, of which 140 were sold before construction start and the remainder were constructed speculatively. The January 1964 survey (which covered houses built in 1963) and the survey of January 1965 (houses built in 1964) covered 36 and 27 subdivisions,

respectively. More subdivisions were included in the earliest survey because the greater building activity of the period resulted in a larger number of subdivisions having five or more completions. The survey of houses completed in 1963 counted about 620 units completed and the survey of 1964 activity enumerated 420 houses completed, of which 310 and 210 units, respectively, were sold before the start of construction.

Of the 220 houses built speculatively during the past twelve months, 28 percent are currently unsold. Of the 310 speculative houses built during 1963, 21 percent were unsold as of December 31, 1963; 14 percent of the 210 speculative completions in 1964 were unsold at the end of the year.

Of the current 60 unsold new houses, 10 (17 percent) had been completed one month or less, 24 (40 percent) were two to three months old, 20 (33 percent) had been finished for four to six months, and the remaining six (10 percent) for less than twelve months. In addition, there were four unsold new houses which had been completed for over one year.

Examination of the preceding table reveals a gradual trend toward more highly-priced sales housing units. The median value of sales houses constructed during the past twelve months (July 1964 to July 1965) and included in the survey was approximately \$20,200. Of those completed during 1963 the median was about \$14,600, and of those completed in calendar year 1964 the median was \$18,400. This upward movement in the price of new units constructed is judged to reflect, in part, the over-supply of existing low-priced sales housing and the resultant reduction in building in the lower price ranges.

Foreclosures. There has been a marked increase in the number of homes foreclosed and tendered to FHA since 1960. The table below indicates the trend in the FHA-acquired property inventory since 1960.

Inventory of FHA-Acquired Single-Family Properties  
Shreveport, Louisiana, HMA  
June 1960-June 1965

<u>Area</u>	<u>Properties on hand as of June</u>					
	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>
Caddo Parish	14	129	287	523	509	405
Bossier Parish	<u>1</u>	<u>58</u>	<u>243</u>	<u>526</u>	<u>580</u>	<u>467</u>
Total HMA	15	187	530	1,049	1,089	872

Source: Shreveport FHA Insuring Office.

The rapid increase in the inventory of single-family units is apparent. During the past year, however, there has been a reversal of the upward trend. This net decrease in inventory is not so much the result of a decline in the number of mortgages foreclosed as it is a reflection of increasingly aggressive marketing policy.

The price ranges represented by the inventory of acquired properties are indicative of the surplus of low-priced housing. According to the FHA listing of properties for sale in the Shreveport HMA, 35 percent of the total offerings are priced below \$9,000, and 42 percent are priced between \$9,000 and \$11,999. Only one percent of the inventory is priced at \$15,000 or more.

Percentage Distribution  
by Price Class of FHA Properties Offered for Sale  
Shreveport, Louisiana, HMA, July 1965

<u>Price class</u>	<u>Percent distributions</u>		
	<u>Caddo Parish</u>	<u>Bossier Parish</u>	<u>Total HMA</u>
Under \$9,000	58	15	35
\$9,000 - 11,999	27	56	42
12,000 - 14,999	14	29	22
15,000 and over	<u>1</u>	<u>0</u>	<u>1</u>
Total	100	100	100

Source: Shreveport FHA Insuring Office.

The high proportion of houses priced under \$9,000 in Caddo Parish reflects largely the new construction experience in the southwestern section of Shreveport. This area accounts for 34 percent of the FHA-acquired property inventory in Caddo Parish. The properties in Bossier Parish are more widely dispersed among several subdivisions consisting mostly of homes in the \$9,000 to \$13,000 price range.

The typical foreclosure in Bossier Parish generally represents a case of individual default. A large proportion of the defaults are by military personnel because of inability to effect sales when transferred.

In addition to FHA-acquired properties, the Veterans Administration currently reports that it holds 148 single-family units in the HMA.



### Mortgage Market

According to local sources, mortgage money is plentiful in the Shreveport area. As recently as six months ago some tightness was apparent in available mortgage funds, but this has since been alleviated. The going rate for a conventional mortgage is 5-3/4 percent, but a prime mortgagor may be able to get a slightly lower rate.

### Rental Market

General Market Conditions. As indicated in the upward trend in rental market vacancies, the over-all rental market in Shreveport is weak. However, some recently-completed projects in the higher rental ranges have experienced good marketability.

Generally, the projects which have experienced the greatest difficulty were built with minimum acceptable standards of size and quality. Because of the extremely tight rental housing market in the Shreveport area at the time of construction (the 1950 census reported a rental vacancy ratio of 1.2 percent), they were successful at first. As time passed and the rental market slackened, many of those units which had been designed with minimal space and amenities no longer could attract a sufficient occupancy and default resulted.

One factor which currently may be depressing the middle ranges of the market slightly is the practice of renting foreclosed single-family units until a suitable buyer can be found. These leases are not popular with most tenants, however, because they are on a month-to-month basis and are terminated when the property is sold.

In sum, the rental market of the Shreveport HMA in the aggregate is saturated, and especially in the lower rental ranges. The high-rental units apparently are not quite so over-supplied, although the recent spurt of such construction probably has satisfied the current demand for such units. Even if some of the less desirable units are demolished, it would require several years to absorb the over-all excess supply of vacant rental units.

However, specific market demand opportunities may permit the marketing of one or more small high quality projects. Though such projects may experience market success, they should not be considered as a signal of change in the presently over-supplied rental market unless a thorough analysis of all factors involved clearly confirms the change. Presently, there is no significant construction of rental housing units in the Shreveport area.

### Military Housing

Currently, there are about 860 housing units at Barksdale Air Force Base. In addition, there are about 200 units at the classified Bossier Base. All units at both installations are considered adequate. There is currently a short waiting list for units by eligible enlisted personnel.

Current military-controlled housing units can supply only about one-fourth of the total housing demand of families eligible for military housing. Despite the scheduled increment of a total of about 2,100 personnel to be assigned to the base by the end of Fiscal Year 1968, owing to the abundance of off-post available housing and to land limitations within the base, there are no present plans for additions to the on-post housing supply. However, plans do call for the construction of dormitories for the expected increase in unmarried personnel.

### Public Housing

There are currently a total of 688 units of public housing in the Shreveport HMA, 454 of which are administered by the Shreveport Housing Authority and 234 by Bossier City.

The public housing of Shreveport is contained in two projects, one of 270 units and **another** of 184 units.

There has been no public housing constructed in the Shreveport area since the 1950's. Shreveport held a public referendum six years ago on the question of building additional facilities and the voters did not approve the measure.

## Demand for Housing

### Quantitative Demand

Nonmilitary Households. Quantitative demand for additional housing by nonmilitary households during the three-year period from July 1965 to July 1968 is based on a projected increase of about 1,375 nonmilitary households annually, on the need to replace housing units expected to be demolished, and on the adjustment of vacancies to levels that reflect the long-term needs of the Shreveport HMA. Consideration **also is given** to the current tenure composition of the inventory, and to the continuing trend from renter to owner occupancy. To accommodate household growth and to allow for expected occupancy and inventory changes will require approximately 1,200 additional housing units in each of the next three years.<sup>1/</sup> This demand forecast is below the rate of construction which has prevailed since April 1960 (an average of about 1,700 units constructed a year). It is similar to the average of about 1,250 a year constructed since April 1963.

Market conditions indicate that addition of 1,200 units a year to the inventory to meet demand by nonmilitary households should be concentrated in the sales inventory. The addition of 1,200 sales houses a year would represent a construction volume about 375 units below the average of 1,575 single-family houses a year constructed since April 1960. It would be about 100 units above the average of almost 1,100 single-family units a year built since April 1963.

It is judged that there is a more than sufficient number of adequate vacant rental units to satisfy the quantitative requirements of nonmilitary households during the next three years and permit a reduction of the current 12 percent rental vacancy ratio to a level that more nearly represents the long-term vacancy requirement in the area. It is recognized that additional private rental housing probably will be built during the next three years. It is apparent, however, that the more rental housing that is built for nonmilitary households, the longer will be the time required to bring the demand-supply relationship in the market into balance.

Military Households. It has been indicated that, on the basis of the best information now available, approximately 1,200 military families are to be added at Barksdale AFB. However, the transfer of those families will not be effected until fiscal year 1968, the last year of the three-year projection period of this analysis.

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<sup>1/</sup> Pursuant to information obtained subsequent to the field investigation (see footnote on p.9), annual demand will be increased by about 200 units to a total of 1,400, thereby increasing the distribution on p. 30 by about one-sixth in each sale price range.

Accordingly, during the third year of the projection period, demand for additional housing may increase significantly. Because market conditions three years hence cannot be determined with assurance, the probable requirement for additional housing to meet the demand arising from military expansion is not included in the estimate of demand.

#### Qualitative Demand

Sales Housing. The annual demand for 1,200 new sales houses, based on the distribution of families by annual after-tax incomes and the proportion of income that families in the Shreveport area ordinarily pay for sales housing, and on current market experience is expected to approximate the pattern presented in the following table.

Estimated Annual Demand for New Sales Housing by Price Class  
Shreveport, Louisiana, HMA  
July 1965-July 1968

<u>Price range</u>	<u>Number of units</u>
\$9,000 - \$9,999	50
10,000 - 11,999	100
12,000 - 13,999	160
14,000 - 15,999	180
16,000 - 17,999	165
18,000 - 19,999	145
20,000 - 24,999	175
25,000 - 29,999	165
30,000 and over	60
Total	1,200

Based on current construction and land costs, it is judged that the minimum price at which new sales houses can be built is approximately \$9,000. However, demand for new sales housing at or near this figure is expected to be small because of the current surplus of low-cost housing. The distribution shown above differs from those in table IX, which reflect only selected subdivision experience during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes, are concentrated in the smaller building operations, which are quite numerous. The demand estimates above reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Table I

Work Force and Distribution of Employment by Type of Industry  
Shreveport, Louisiana, HMA  
1958-1965  
Annual averages  
(in thousands)

Item	1958	1959	1960	1961	1962	1963	1964	First Six months	
								1964	1965
Total civilian work force	102.9	106.5	108.3	110.4	109.4	107.5	107.8	107.1	108.5
Unemployment	4.4	4.2	5.6	6.5	5.6	4.9	4.4	4.9	4.4
Percent of work force	4.3%	4.0%	5.2%	5.9%	5.1%	4.6%	4.1%	4.6%	4.0%
Agricultural employment	9.2	9.7	8.6	9.3	8.6	8.2	7.5	7.3	7.2
Nonagricultural employment	89.2	92.5	94.1	94.5	95.2	94.4	95.9	94.7	97.0
Nonag. wage & salary	71.0	72.8	73.0	73.0	74.2	74.2	75.6	74.4	76.8
Manufacturing	<u>3.8</u>	<u>9.1</u>	<u>9.1</u>	<u>9.1</u>	<u>9.2</u>	<u>9.6</u>	<u>9.8</u>	<u>9.8</u>	<u>10.2</u>
Lumber & wood products	1.3	1.3	1.2	1.2	1.2	1.1	1.1	1.1	1.1
Metal products & mach.	2.0	2.0	2.2	2.4	2.5	2.6	2.9	2.8	3.2
Food & kindred	2.1	2.1	2.0	2.0	2.0	1.9	1.9	1.9	1.9
Petroleum & chemicals	1.0	1.0	1.0	1.1	1.1	1.1	1.0	1.0	1.1
Other manufacturing	2.4	2.7	2.7	2.4	2.5	2.8	2.9	2.9	2.8
Nonmanufacturing	<u>62.3</u>	<u>63.7</u>	<u>63.7</u>	<u>63.8</u>	<u>65.0</u>	<u>64.6</u>	<u>65.7</u>	<u>64.6</u>	<u>66.6</u>
Mining	5.5	5.3	5.0	5.2	5.5	5.2	5.4	5.2	5.3
Construction	6.6	6.7	5.8	6.0	5.8	5.4	5.8	5.4	6.1
Trans., comm., & util.	9.1	9.1	9.2	8.8	8.4	8.4	8.4	8.4	8.6
Trade	19.4	19.9	20.0	19.6	19.7	19.7	19.8	19.4	19.9
Fin., ins., & real est.	3.5	3.6	3.6	3.6	3.9	3.9	3.9	3.9	3.8
Services & misc.	8.4	8.8	9.3	9.5	10.3	10.4	10.8	10.6	11.0
Government <u>a/</u>	<u>9.8</u>	<u>10.3</u>	<u>10.9</u>	<u>11.1</u>	<u>11.4</u>	<u>11.6</u>	<u>11.6</u>	<u>11.6</u>	<u>11.9</u>
Federal	2.7	2.7	2.8	2.8	2.8	2.9	2.8	2.8	NA
State & local	7.1	7.8	8.1	8.3	8.6	8.7	8.8	8.8	NA
All other nonag. empl. <u>b/</u>	18.2	19.7	21.1	21.6	21.0	20.2	20.3	20.4	20.2

Note: Estimates are rounded to components, therefore, may not add to totals.

a/ Includes government operated hospitals and health services and public schools.

b/ Includes nonagricultural self-employed, unpaid family workers, and domestics.

Source: Louisiana State Employment Service.

Table II

Estimated Percentage Distribution of Family Income by Tenure  
After Deduction of Federal Income Taxes  
Shreveport, Louisiana, HMA

<u>Annual family income</u>	<u>1965</u>		<u>1968</u>	
	<u>All families</u>	<u>Renter families</u>	<u>All families</u>	<u>Renter families</u>
Under \$2,000	14	27	13	25
\$2,000 - 2,999	10	12	10	11
3,000 - 3,999	10	14	9	13
4,000 - 4,999	10	12	9	13
5,000 - 5,999	9	8	10	9
6,000 - 6,999	9	8	8	8
7,000 - 7,999	9	6	8	7
8,000 - 8,999	7	5	7	5
9,000 - 9,999	4	4	6	4
10,000 and over	<u>18</u>	<u>4</u>	<u>20</u>	<u>5</u>
Total	100	100	100	100
Median	\$5,650	\$3,775	\$5,925	\$4,050

Source: Estimated by Housing Market Analyst.

Table III

Population Trends  
Shreveport, Louisiana, HMA  
April 1950-July 1965

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>July 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965<sup>a/</sup></u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total HMA	216,686	281,481	302,500	6,480	3.0	4,000	1.4
Shreveport	127,206	164,372	173,800	3,717	2.9	1,800	1.1
Bossier City	15,470	32,776	36,100	1,731	11.2	630	1.9
Rest of HMA	74,010	84,333	92,600	1,032	1.4	1,575	1.9

<sup>a/</sup> Estimates are rounded and may not add to totals.

Sources: 1950 and 1960 U. S. Censuses of Population and estimates by Housing Market Analyst.

Table IV

Population Distribution by Age  
Shreveport, Louisiana, HMA  
April 1950 - April 1960

<u>Age group</u>	<u>April 1950</u>	<u>April 1960</u>	<u>Change</u>	
			<u>Number</u>	<u>Percent</u>
Under 10	47,514	69,970	22,456	47.3
10 - 19	31,632	47,690	16,058	50.8
20 - 29	38,401	37,748	-653	-1.7
30 - 39	33,122	38,590	5,468	16.5
40 - 49	27,091	32,153	5,062	18.7
50 - 59	18,763	25,215	6,452	34.4
60 - 69	12,609	17,535	4,926	39.1
70 and over	<u>7,554</u>	<u>12,580</u>	<u>5,026</u>	<u>66.5</u>
Total	216,686	281,481	64,795	29.9
Median age	27.6	26.1	-1.5	-5.4

Sources: 1950 and 1960 U. S. Censuses of Population.  
 Estimates by Housing Market Analyst.



Table V

Household Trends  
Shreveport, Louisiana, HMA  
April 1950-July 1965

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>July 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965<sup>a/</sup></u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total HMA	60,604	81,477	88,050	2,087	3.4	1,250	1.5
Shreveport	37,225	50,145	53,500	1,292	3.5	640	1.3
Bossier City	4,620	9,336	10,300	472	10.2	180	1.9
Rest of HMA	18,759	21,996	24,250	324	1.7	430	2.0

<sup>a/</sup> Estimates are rounded and may not add to totals.

Sources: 1950 and 1960 U.S. Censuses of Housing and estimates by Housing Market Analyst.

Table VI

Housing Inventory and Characteristics  
Shreveport, Louisiana, HMA  
April 1950-July 1965

Item	April 1950	April 1960	July 1965	Average annual change			
				1950-1960		1960-1965 a/	
				Number	Percent	Number	Percent
Total inventory	63,462	89,523	97,100	2,606	4.1	1,450	1.6
Occupied housing units	60,604	81,477	88,050	2,087	3.4	1,250	1.5
Owner occupied	29,817	49,345	55,100	1,953	6.5	1,100	2.2
Percent of occupied	49.2%	60.6%	62.6%				
Renter occupied	30,787	32,132	32,950	134	0.4	160	0.5
Percent of occupied	50.8%	39.4%	37.4%				
Vacant housing units	2,858	8,046	9,050	519	18.2	190	2.4
Available vacant	671	5,038	6,000	437	65.1	180	3.6
For sale only	293	1,397	1,450	110	37.5	10	0.7
Homeowner vacancy rate	1.0%	2.8%	2.6%				
For rent	378	3,641	4,550	326	86.2	170	4.7
Renter vacancy rate	1.2%	10.2%	12.1%				
Other vacant	2,187	3,008	3,050	82	3.7	10	0.3

a/ Estimates are rounded and may not add to totals.

Sources: 1950 and 1960 U.S. Censuses of Housing and estimates by the Housing Market Analyst.

Table VII

Dwelling Units Authorized by Building Permit Issuing Places  
Shreveport, Louisiana, HMA  
1950-1965

<u>Year</u>	<u>Total Units</u>	<u>Shreveport</u>	<u>Bossier City</u>	<u>Caddo-Shreveport Planning Area</u> <u>a/</u>
1950	3,723	3,281	442	NA
1951	1,907	1,439	468	NA
1952	1,252	983	269	NA
1953	1,720	1,582	138	NA
1954	1,899	1,607	292	NA
1955	1,657	1,449	208	NA
1956	1,191	938	253	NA
1957	1,266	1,008	258	NA
1958	2,359	1,384	410	565
1959	3,081	1,239	876	966
1960	1,993	1,004	479	510
1961	1,938	853	551	534
1962	1,313	840	238	235
1963	940	628	148	164
1964	1,119	872	79	168
1965 <u>b/</u>	463	274	77	112

a/ Includes only that part of Caddo Parish which is within the five-mile planning limits of Shreveport city.

b/ First six months.

Sources: U.S. Bureau of the Census and local building permit records.

Table VIII

## Shreveport, Louisiana, Area Postal Vacancy Survey

June 23 - 29, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	<u>77,498</u>	<u>5,132</u>	<u>6.6</u>	<u>4,903</u>	<u>229</u>	<u>206</u>	<u>70,215</u>	<u>3,260</u>	<u>4.6</u>	<u>3,118</u>	<u>142</u>	<u>198</u>	<u>7,283</u>	<u>1,872</u>	<u>25.7</u>	<u>1,785</u>	<u>87</u>	<u>8</u>	<u>352</u>	<u>87</u>	<u>24.7</u>
Shreveport	<u>64,601</u>	<u>3,797</u>	<u>5.9</u>	<u>3,610</u>	<u>187</u>	<u>177</u>	<u>59,103</u>	<u>2,480</u>	<u>4.2</u>	<u>2,375</u>	<u>105</u>	<u>169</u>	<u>5,498</u>	<u>1,317</u>	<u>24.0</u>	<u>1,235</u>	<u>82</u>	<u>8</u>	<u>111</u>	<u>25</u>	<u>22.5</u>
Main Office	8,683	897	10.3	890	7	5	6,960	492	7.1	485	7	5	1,723	405	23.5	405	-	-	-	-	-
Barksdale Branch	1,069	31	2.9	31	-	-	135	5	3.7	5	-	-	934	26	2.8	26	-	-	-	-	-
Stations:																					
Cedar Grove	8,565	388	4.5	366	22	41	8,278	240	2.9	218	22	39	287	148	51.6	148	-	2	2	2	100.0
Centenary	7,571	464	6.1	387	77	5	6,443	155	2.4	152	3	5	1,128	309	27.4	235	74	-	3	3	100.0
Jewella	10,799	541	5.0	521	20	22	10,281	375	3.6	356	19	18	518	166	32.0	165	1	4	95	19	20.0
Mid-town Annex	11,911	882	7.4	870	12	23	11,209	652	5.8	641	11	21	702	230	32.8	229	1	2	-	-	-
Morningside	9,991	454	4.5	423	31	42	9,944	439	4.4	408	31	42	47	15	31.9	15	-	-	10	1	10.0
Southfield	6,012	140	2.3	122	18	39	5,853	122	2.1	110	12	39	159	18	11.3	12	6	-	1	-	-
Other Cities and Towns	<u>12,897</u>	<u>1,335</u>	<u>10.4</u>	<u>1,293</u>	<u>42</u>	<u>29</u>	<u>11,112</u>	<u>780</u>	<u>7.0</u>	<u>743</u>	<u>37</u>	<u>29</u>	<u>1,785</u>	<u>555</u>	<u>31.1</u>	<u>550</u>	<u>5</u>	<u>-</u>	<u>241</u>	<u>62</u>	<u>25.7</u>
Bossier City	11,147	1,272	11.4	1,231	41	29	9,426	730	7.7	694	36	29	1,721	542	31.5	537	5	-	201	61	30.3
Vivian	1,750	63	3.6	62	1	-	1,686	50	3.0	49	1	-	64	13	20.3	13	-	-	40	1	2.5

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

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

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

Table IX

FHA Survey of Unsold Inventory of New Sales Housing  
Shreveport, Louisiana, HMA  
January 1964, January 1965, July 1965

<u>Sales price</u>	<u>Total completions</u>	<u>Pre-sold</u>	<u>Speculative construction</u>			
			<u>Total</u>	<u>Sold</u>	<u>Unsold</u>	
					<u>Number</u>	<u>Percent</u>
<u>Houses completed in 1963</u> <u>a/</u>						
Under \$10,000	15	9	6	4	2	33
\$10,000 - 12,499	104	49	55	48	7	13
12,500 - 14,999	228	107	121	90	31	26
15,000 - 17,499	85	42	43	36	7	16
17,500 - 19,999	48	18	30	24	6	20
20,000 - 24,999	57	29	28	22	6	21
25,000 - 29,999	64	45	19	14	5	26
30,000 and over	18	9	9	7	2	22
Total	619	308	311	245	66	21
<u>Houses completed in 1964</u> <u>a/</u>						
Under \$10,000	0	0	0	0	0	0
\$10,000 - 12,499	3	1	2	2	0	0
12,500 - 14,999	99	39	60	52	8	13
15,000 - 17,499	87	30	57	50	7	12
17,500 - 19,999	62	25	37	36	1	3
20,000 - 24,999	96	56	40	36	4	10
25,000 - 29,999	35	20	15	7	8	53
30,000 and over	41	38	3	1	2	67
Total	423	209	214	184	30	14
<u>Houses completed July 1964 through June 1965</u> <u>a/</u>						
Under \$10,000	16	8	8	6	2	25
\$10,000 - 12,499	6	1	5	2	3	60
12,500 - 14,999	46	13	33	29	4	12
15,000 - 17,499	29	9	20	12	8	40
17,500 - 19,999	79	24	55	43	12	22
20,000 - 24,999	134	58	76	51	25	33
25,000 - 29,999	36	19	17	11	6	35
30,000 and over	17	13	4	4	0	0
Total	363	145	218	158	60	28

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

Sources: Annual Unsold Inventory Surveys conducted by Shreveport  
FHA Insuring Office.

Table X

Summary of Sales Housing Inventory Surveys <sup>a/</sup>  
Shreveport, Louisiana, HMA  
April 1962 - March 1965

<u>Total Area</u>	<u>April</u> <u>1962</u>	<u>September</u> <u>1962</u>	<u>March</u> <u>1964</u>	<u>November</u> <u>1964</u>	<u>March</u> <u>1965</u>
Vacant for sale	1,009	1,525	1,365	1,420	1,019
Occupied for sale	429	462	547	538	538
Under construction	216	124	96	108	100
<u>Caddo Parish</u>					
Vacant for sale	612	889	789	889	555
Occupied for sale	309	347	462	434	436
Under construction	108	69	74	97	77
<u>Bossier Parish</u>					
Vacant for sale	407	636	576	531	464
Occupied for sale	120	115	85	104	102
Under construction	108	55	22	11	23

<sup>a/</sup> Includes only those housing units located in areas eligible for  
FHA mortgage insurance.

Source: Shreveport FHA Insuring Office.

Table XI

Available Sales Housing Inventory Survey by Price Class <sup>a/</sup>  
Shreveport, Louisiana, HMA  
March 1965

<u>Price classes</u>	<u>Vacant for sale</u>	<u>Occupied for sale</u>	<u>Under construction</u>
<u>Total HMA</u>			
Under \$ 9,000	380	49	6
\$ 9,000 - 11,999	392	163	12
12,000 - 14,999	160	157	23
15,000 - 17,499	34	71	26
17,500 - 19,999	19	32	14
20,000 and over	34	66	19
Total	1,019	538	100
<u>Caddo Parish</u>			
Under \$ 9,000	214	45	6
\$ 9,000 - 11,999	166	115	12
12,000 - 14,999	105	125	23
15,000 - 17,499	24	58	9
17,500 - 19,999	12	27	11
20,000 and over	34	66	16
Total	555	436	77
<u>Bossier Parish</u>			
Under \$ 9,000	166	4	0
\$ 9,000 - 11,999	226	48	0
12,000 - 14,999	55	32	0
15,000 - 17,499	10	13	17
17,500 - 19,999	7	5	3
20,000 and over	0	0	3
Total	464	102	23

<sup>a/</sup> Includes only those housing units located in areas eligible for FHA mortgage insurance.

Source: Shreveport FHA Insuring Office.

US Federal Housing Administration.  
Shreveport, La. 1965  
Analysis of the  
a. housing

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