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

**as of July 1, 1970**

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

**January 1970**

**FHA Housing Market Analysis**  
Shreveport, Louisiana, as of July 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-SHREVEPORT, LOUISIANA  
AS OF JULY 1, 1970

The Shreveport, Louisiana, Housing Market Area (HMA), consisting of Bossier Parish and Caddo Parish, is identical in definition to the Shreveport Standard Metropolitan Statistical Area (SMSA). The HMA is located in the northwest corner of Louisiana and had an estimated total population of 295,000 as of July 1, 1970.

The economy of the Shreveport area is based largely on nonmanufacturing activity. Trade, services and government provide the major sources of employment. Barksdale Air Force Base, the headquarters for the Second Air Force, is located in Bossier Parish. The local market for housing has been influenced by a large volume of new construction in recent years and by recent increases in construction and financing costs. These and other factors have shifted housing production toward multifamily projects and low-priced houses and have produced vacancy rates slightly above desirable levels.

Anticipated Housing Demand

The demand for new, nonsubsidized housing in the Shreveport Housing Market Area is based upon the anticipated net increase in the number of civilian households during the forecast period (July 1, 1970 to July 1, 1972). Consideration also has been given to such factors as the number of housing units currently vacant, the present level of construction activity, anticipated demolitions of housing units, and current family incomes. It is estimated that there will be an annual demand for 1,550 units of new, nonsubsidized housing in the area during the two-year period from July 1, 1970 to July 1, 1972. Housing marketed to meet this demand would be most readily absorbed if the annual volume of new units included about 1,050 single-family houses, 300 multifamily units, 200 mobile home units. It is estimated that during each of the next two years the Shreveport HMA also can absorb about 250 new

spaces in mobile home parks. However, most of the market for additional spaces will be supplied by the 403 spaces currently under development. Distributions of demand for single-family houses by price classes and for multi-family units by size and rents are presented in table I.

The estimated annual demand for 1,550 units of nonsubsidized housing during the forecast period is below the average annual volume of 2,200 comparable units added during the 1968-1969 period, chiefly because the forecast is made in anticipation of less rapid growth in the number of households. The demand estimate also is influenced by the judgment that some part of the demand can be met by the vacant available units in the HMA.

It should be noted that the demand estimates discussed in this analysis are not intended to be predictions of short-term construction activity. Rather, they are suggestive of construction levels which would promote an orderly housing market consistent with trends evident in the Shreveport Housing Market Area as of July 1, 1970.

#### 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 supplements; 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 Shreveport HMA, the total occupancy potential is estimated to be 1,350 units annually.

The annual occupancy potentials are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on April 1, 1970 and on available market experience.

Sales Housing Under Section 235. Sales housing can be provided for families with low or moderate incomes under Section 235. It is estimated that, using exception income limits, the Shreveport Housing Market Area could absorb about 310 units under this program during each of the next two years. Under regular income limits, the annual potential for Section 235 housing would be reduced to about 140 units. About one-third of the families eligible under this program are five- or more-person households. All of the families eligible for Section 235 housing are alternatively eligible for housing under Section 236, and vice versa. During 1969, a total of 137 mortgages in the Shreveport HMA were insured under Section 235; the total included 89 mortgages on new units and 48 on existing units. During the first quarter of 1970, there were 91 mortgages insured under Section 235, including 55 on new units and 36 on existing units. As of July 1, 1970, the maximum allowable Section 235 mortgage in the Shreveport area was \$18,000. The greatest concentration of new residential construction was in the low price ranges in which houses could be sold under Section 235.

Rental Housing Under the Public Housing and Rent-Supplement Programs.

These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Shreveport HMA, the annual occupancy potential for public housing is estimated to be 590 units for families and 425 units for the elderly. There are practically no nonelderly families in the Shreveport HMA who would be eligible for both low-rent public housing and Section 236 housing. However, about 20 percent of the elderly couples and individuals who are eligible for public housing would also be eligible for housing under Section 236 (see table II). In the case of the somewhat more restrictive rent-supplement program, the annual potential for families amounts to about 75 percent of the public housing potential for families, but the potential among the elderly would be the same (425 units). As of July 1970, there were six local housing authorities in the Shreveport HMA operating a total of 1,050 units. The local housing authorities and the number of units operated by each were as follows: Shreveport (585 existing, none under construction), Vivian (88 existing, none under construction), Oil City (none existing, 28 under construction), Bossier City (367 existing, none under construction), Ida (10 existing, none under construction), and Rodessa (none existing or under construction).

There were 100 completed units of rent-supplement housing in the HMA. These family units have been fully occupied since opening in late 1968. An additional 196 units were under construction as of July 1970; these units represent about half of the estimated potential for family-type rent-supplement units during the year ending July 1971.

Rental Housing Under Section 236.<sup>1/</sup> Moderately priced rental units can be provided for families and for elderly couples and individuals under Section 236. It is estimated that, using exception income limits, there

<sup>1/</sup> Interest reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

is an annual occupancy potential in the Shreveport HMA for 410 units of Section 236 housing, including 310 units for families and 100 units for the elderly. Using regular income limits these annual potentials would be reduced to about 140 units for families and 85 units for the elderly. In the Shreveport HMA, nonelderly families qualified for 236 housing generally are ineligible for public housing. In the case of the elderly, about 75 percent of those eligible for Section 236 are also eligible for public housing. It should be noted that, in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same population and are, therefore, not additive.

The HMA's first Section 236 project, consisting of 84 family units was completed in May 1970. There is also one project of 150 units which was completed in April 1970 under the Section 221(d)(3) BMIR program. By the end of May this BMIR project had achieved 62 percent occupancy.

### Sales Market

As of July 1, 1970, the market for sales housing in the Shreveport HMA has been noticeably affected by the sharp increases in the cost of building and financing new housing. During the past year, substantial increases have been reported in the cost of land, labor, and materials. From July 1969 to July 1970, it is estimated that the cost of a typical new house in the Shreveport HMA increased by about eight percent. The interest rate on conventional mortgage loans reached nine and one-half percent with a down payment requirement of 10 to 25 percent. As a result, a large portion of the potential home-buyers in the HMA are unable or unwilling to support the purchase of new, nonsubsidized housing priced above \$25,000. Some new homes priced from \$28,000 to \$40,000 were reported to have been on the market for up to 18 months. There has been a marked shift toward speculative houses priced below \$22,000. These units have been marketed for both subsidized and nonsubsidized homebuyers. New, three-bedroom houses have recently been marketed in the HMA at prices starting at about \$15,200. Comparison of FHA Unsold Inventory Surveys, conducted in January of each year, shows that new completions priced under \$20,000 have increased from 26 percent of the total in a survey of 860 units completed during 1968 to 56 percent in a survey of 530 units completed during 1969. The same surveys show that speculative construction increased from 64 percent in 1968 to 81 percent in 1969. Existing houses with low-rate mortgage loans available for assumption have been reported scarce and quickly sold. The vacancy rate among homeowner units was estimated at a relatively high 1.7 percent, reflecting a high proportion of speculative construction and some general difficulty in closing sales.

In recent years, mobile home units have constituted a substantial portion of the housing sold in the Shreveport HMA. It is estimated that about 500 mobile home units have been sold for use in the HMA during the past two years. As of July 1970, sales were reportedly slowed by tight money. The typical unit sold in the Shreveport area is a 60 ft. x 12 ft., furnished, two-bedroom unit selling for \$4,700 to \$5,800.

### Rental Market

As of July 1, 1970, there was some excess in the supply of available rental units in the Shreveport HMA as indicated by a relatively high rental vacancy rate of 7.6 percent. This surplus developed following the 1967-1970 period in which an unusually large number of apartments were constructed. In June 1970, the Shreveport Insuring Office conducted a survey of apartments built since 1963 in the Shreveport HMA, including a representative group of 1,303 units in 14 projects which had been on the market for at least six months. The vacancy rate in this group was 5.5 percent. Conventional multifamily apartment projects completed during 1970 included the following typical offerings: 30 one-bedroom units renting for \$135, 50 one-bedroom units renting for \$165, 62 two-bedroom units renting for \$199 to \$239 (all of these included utilities in the rent and featured air conditioning, dishwashers, disposals, and pools). Another group of 48 two-bedroom units featured covered parking, carpets, air conditioning, dishwashers, disposals, and all utilities with rents from \$215 to \$325.

### Economic, Demographic, and Housing Factors

The following findings and assumptions form the basis for the conclusions regarding the requirements for housing in the Shreveport Housing Market Area.

Employment. An average of 116,700 persons were employed in the Shreveport HMA during 1969. This total included 92,700 nonagricultural wage and salary workers, another 17,900 workers who were either self-employed, domestics, or unpaid family workers, and about 6,100 agricultural workers. Nonagricultural employment has increased every year since 1963. Growth was slight between 1963 and 1965, but from 1965 to 1969 the number of nonagricultural workers in the area increased by an average of 3,750 per year.

Nonmanufacturing activities provide over 80 percent of all wage and salary employment in the HMA. Shreveport's position as a regional center for trade, services, and government is reflected in the concentration of employment in these categories. The government sector includes about 1,000 civilian workers at Barksdale Air Force Base as well as other employees in federal, state, and local government. Despite the dominance of nonmanufacturing industries, employment in manufacturing has become increasingly important in the Shreveport area. The rapid increase in total jobs in the past few years reflects, to a large extent, the stimulus of two new manufacturing plants that were established in the area.

In June 1970, for the first time in many months, nonagricultural wage and salary employment was below the level of the same month in the previous year; the manufacturing job total had dropped below the level of the previous year in March 1970. Unemployment in June was 6.3 percent, the highest monthly rate in seven years. It is expected, however, that there will be an upturn in manufacturing employment later in 1970 as two additional factories open, providing 500 jobs. Total nonagricultural employment will increase by an average of 2,000 jobs a year during the

period ending June 30, 1972. Civilian work force statistics from 1960 through June 1970 are shown in table III. Personnel levels for Barksdale Air Force Base are presented in table IV.

Income. As of July 1970, the estimated median annual income of all families in the Shreveport HMA was \$7,600 after the deduction of federal income taxes. Renter households of two or more persons had an estimated median annual after-tax income of \$5,000. In 1959, the estimated median annual after-tax incomes for all families and for renter households, respectively, were \$4,600 and \$3,100. Percentage distributions of families and renter households by after-tax incomes are shown in table V.

Population and Households. The population of the Shreveport Housing Market Area was estimated to be 295,000 as of July 1, 1970.<sup>1/</sup> The total included 230,100 in Caddo Parish and 64,900 in Bossier Parish. Since 1960, the total population of the HMA has increased by an average of about 1,325 persons each year, an annual growth rate of about 0.5 percent. The greatest proportion of this growth is judged to have occurred in the period since 1965, concurrent with a marked increase in employment growth. About 55 percent of the net increase has been in Bossier Parish. The military-connected population increased slightly from about 21,150 persons in 1960 to about 23,250 in July 1970. It is estimated that during the two years ending July 1, 1972, the population of the HMA will increase annually by about 2,500 persons; virtually all of this increase represents anticipated civilian population growth.

In July 1970, there were approximately 91,800 households in the HMA. The 1970 total reflected an average increase of about 1,000 households, annually, since April 1960. During the two-year forecast period ending July 1972, the number of households in the HMA is expected to increase by about 1,200 each year. Population and household trends since 1960, including military-connected components, are shown in table VI.

Residential Construction and Housing Inventory. Since 1960, new housing production in the HMA has included an increasing proportion of multifamily units. In 1960, only 0.4 percent of the new units authorized by building permits were in multifamily structures. By 1967, this proportion reached 44 percent. In 1969, a record number of multifamily units were produced, accounting for about 48 percent of the residential units permitted. Building permit systems cover an estimated 85 percent of the residential construction in the HMA. Building permits issued in the HMA since 1960 are shown in table VII. As of July 1970, there were about 420 multifamily units under construction in the Shreveport HMA including about 200 which are subsidized by federal programs. About 270 single-family houses were under construction at that time; an estimated three-fourths of these houses are designed for subsidized occupancy under the Section 235 program. Since 1968, approximately 600 housing units have been built with the aid of federal

<sup>1/</sup> Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.



subsidies. About 475 subsidized units have been constructed utilizing Section 235, 236, or 221(d)(3); the low-rent public housing program accounted for 125 units.

In July 1970, there was an estimated total of 99,500 housing units in the Shreveport HMA (see table VIII). The 1970 inventory reflected a gain of about 10,000 units since April 1960. This net increase resulted from the addition of about 18,500 new units (including about 1,000 mobile home units) and the loss of about 8,500 units due to demolitions and other causes. There were about 1,850 mobile home units in the total housing inventory in July 1970, accounting for about 1.9 percent of all housing units. It is estimated that over 500 of these mobile home units have been added during the past two years.

Vacancy. There were approximately 7,700 vacant housing units in the Shreveport HMA in July 1970. There were 3,700 units available for occupancy and 4,000 units that were unsuitable as dwellings or unavailable for other reasons. The available units included 1,050 units for sale and 2,650 units for rent. The vacancy rate for all available units was 3.9 percent, the homeowner rate was 1.7 percent, and the rate for rental units was 7.6 percent. Additional data on vacancy and other information concerning the housing inventory is presented in table VIII.

Table I

Estimated Annual Demand for Nonsubsidized New Housing<sup>a/</sup>  
Shreveport, Louisiana, Housing Market Area  
July 1, 1970 to July 1, 1972

Single-family houses

<u>Price class</u>	<u>Annual number of units</u>
Under \$17,500	175
\$17,500 - 19,999	225
20,000 - 22,499	230
22,500 - 24,999	135
25,000 - 29,999	115
30,000 - 34,999	75
35,000 and over	<u>95</u>
Total	1,050

Multifamily Units

<u>Gross monthly rent<sup>b/</sup></u>	<u>Efficiency</u>	<u>Size of unit</u>		
		<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$120	10	-	-	-
\$120 - 139	-	45	-	-
140 - 159	-	40	-	-
160 - 179	-	25	55	-
180 - 199	-	15	35	10
200 - 219	-	-	25	10
220 - 239	-	-	10	5
240 and over	-	-	<u>10</u>	<u>5</u>
Total	<u>10</u>	<u>125</u>	<u>135</u>	<u>30</u>

<sup>a/</sup> In addition to the forecast demand for single-family houses and multifamily units, it is estimated that the HMA also could absorb about 200 mobile home units annually.

<sup>b/</sup> Gross monthly rent is shelter rent, plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Shreveport, Louisiana, Housing Market Area  
July 1, 1970 - July 1, 1972

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	35	-	70	105
2 bedrooms	135	-	225	360
3 bedrooms	90	-	175	265
4+ bedrooms	<u>50</u>	-	<u>120</u>	<u>170</u>
Total	310	-	<u>590<sup>c/</sup></u>	900
<b>B. <u>Elderly</u></b>				
Efficiency	5	55	210	270
1 bedroom	<u>20</u>	<u>20</u>	<u>140</u>	<u>180</u>
Total	<u>25<sup>b/</sup></u>	75	<u>350<sup>d/</sup></u>	450

a/ Estimates are based on exception income limits.

b/ Applications and commitments under Section 202 are being converted to Section 236.

c/ About three-fourths of these families also are eligible under the rent supplement program.

d/ All of these elderly couples and individuals also are eligible for rent supplements.

Source: Estimated by Housing Market Analyst.

Table III

Civilian Work Force Components  
Shreveport, Louisiana, Housing Market Area  
1960 - June 1970  
(in thousands)

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	Month of June	
											1969	1970
Civilian work force	106.6	108.7	108.1	106.5	106.7	107.5	110.0	112.9	117.3	120.9	123.7	125.1
Unemployment	5.6	6.5	5.9	5.4	5.0	4.5	3.6	3.4	3.8	4.1	5.4	7.9
Percent of work force	5.2%	6.0%	5.5%	5.1%	4.7%	4.1%	3.2%	3.0%	3.2%	3.4%	4.3%	6.3%
Total employment	101.0	102.2	102.2	101.1	101.7	103.0	106.4	109.5	113.5	116.7	118.3	117.2
Nonagricultural employment	92.4	92.9	93.6	92.9	94.2	95.6	99.6	103.1	107.3	110.6	112.2	111.0
Wage & salary	73.0	73.0	74.2	74.2	75.5	77.4	81.9	85.4	89.6	92.7	93.9	93.5
Manufacturing	9.1	9.0	9.2	9.6	9.9	10.4	12.6	13.7	15.8	17.1	17.4	16.5
Lumber & wood	1.3	1.2	1.2	1.1	1.1	1.2	1.2	1.3	1.5	1.7	1.7	1.6
Metals	(2.3	(2.4	(2.5	(2.6	(3.0	(3.6	2.6	2.9	3.9	5.3	5.5	5.5
Machinery	(2.0	(2.0	(2.0	(1.9	(1.9	(1.9	1.8	1.9	2.0	1.9	1.9	1.7
Food	2.0	2.0	2.0	1.9	1.9	1.9	1.8	1.9	2.0	1.9	1.9	1.7
Petrol. & chemicals	1.0	1.1	1.1	1.1	1.1	1.1	1.0	1.0	1.0	.9	.9	.9
Other manufacturing	2.5	2.3	2.4	2.9	2.8	2.6	3.3	3.9	4.4	4.0	4.1	3.4
Nonmanufacturing	63.9	64.0	65.0	64.6	65.6	67.0	69.3	71.8	73.8	75.5	76.5	76.9
Mining	5.1	5.2	5.5	5.2	5.4	5.4	5.1	4.6	4.3	4.1	4.2	3.9
Contract construction	5.8	6.1	5.8	5.4	5.7	5.5	6.0	6.1	6.4	5.9	6.3	6.3
Trans., comm., & utilities	9.3	8.8	8.5	8.4	8.5	8.6	8.8	8.9	9.2	9.4	9.5	9.6
Trade	20.0	19.7	19.7	19.7	19.8	20.6	21.4	21.8	22.4	22.9	23.0	23.4
Fin., ins., & real estate	3.6	3.7	3.9	3.9	4.0	3.9	4.0	4.2	4.3	4.7	4.7	4.8
Services & miscellaneous	9.3	9.5	10.3	10.4	10.7	11.0	11.6	12.5	13.1	13.9	14.6	14.5
Government	10.9	11.1	11.4	11.6	11.7	12.1	12.5	13.7	14.1	14.7	14.1	14.5
Other nonag. employment	19.4	19.9	19.4	18.6	18.7	18.2	17.7	17.7	17.7	17.9	18.3	17.5
Agricultural employment	8.6	9.3	8.6	8.2	7.5	7.4	6.8	6.4	6.3	6.1	6.2	6.2

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

Source: Louisiana State Employment Service.

Table IV

Military and Civilian Personnel Strength  
Barksdale Air Force Base  
June 1960 - June 1970

	<u>Assigned military personnel</u>	<u>Civil service personnel</u>	<u>Total military and civilian</u>
June 1960	7,146	688	7,834
June 1961	6,754	711	7,465
June 1962	6,674	653	7,327
June 1963	6,542	758	7,300
June 1964	6,626	754	7,380
June 1965	6,816	767	7,583
June 1966	6,113	875	6,988
June 1967	5,826	1,058	6,884
June 1968	6,825	1,055	7,880
June 1969 <sup>1/</sup>	6,597	957	7,554
June 1970	7,042	1,084	8,126

<sup>1/</sup> Bossier Base added to Barksdale totals.

Source: Department of the Air Force.

Table V

Percentage Distribution of All Families and Renter Households  
By Income After Deduction of Federal Income Tax  
Shreveport, Louisiana, Housing Market Area, 1959 and 1970

Annual income after tax	1959		1970	
	All families	Renter households <sup>a/</sup>	All families	Renter households <sup>a/</sup>
Under \$3,000	30	48	15	28
\$3,000 - 3,999	13	16	8	11
4,000 - 4,999	12	13	8	11
5,000 - 5,999	12	8	8	8
6,000 - 6,999	9	5	7	9
7,000 - 7,999	7	4	7	7
8,000 - 8,999	6	2	6	5
9,000 - 9,999	3	2	7	5
10,000 - 12,499	4	1	14	8
12,500 and over	4	1	20	8
Total	100	100	100	100
Median income	\$4,600	\$3,100	\$7,600	\$5,000

<sup>a/</sup> Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends  
Shreveport, Louisiana, Housing Market Area  
April 1960-July 1972

<u>Population</u>	<u>April</u> <u>1960</u>	<u>July</u> <u>1970</u>	<u>July</u> <u>1972</u>
<u>Area</u>			
HMA total	281,481	295,000	300,000
Bossier Parish	57,622	64,900	66,400
Caddo Parish	223,859	230,100	233,600
Shreveport	164,372	180,500	183,100
<u>Military affiliation</u>			
Nonmilitary	260,331	271,750	276,750
Military <sup>a/</sup>	19,400	20,850	<u>b/</u>
Military-connected civilians <sup>a/</sup>	1,750	2,400	<u>b/</u>
<u>Households</u>			
<u>Area</u>			
HMA total	81,477	91,800	94,200
Bossier Parish	15,340	18,300	19,050
Caddo Parish	66,137	73,500	75,150
Shreveport	50,145	59,200	60,450
<u>Military affiliation</u>			
Nonmilitary	75,852	85,750	88,150
Military	5,100	5,300	<u>b/</u>
Military-connected civilians	525	750	<u>b/</u>

<sup>a/</sup> Includes dependents.

<sup>b/</sup> No significant change in future military-connected population and households is anticipated as of July 1970.

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

Table VII

Housing Units Authorized by Building Permits  
Shreveport, Louisiana, Housing Market Area  
1960 - 1970

<u>Year</u>	<u>Location</u>				<u>Type unit</u>		<u>Total units</u>
	<u>Shreveport</u>	<u>Bossier City</u>	<u>Other towns</u>	<u>Remainder<sup>d/</sup></u>	<u>Single-family</u>	<u>Multifamily</u>	
1960	1,004	479	24	510	2,009	8	2,017
1961	853	551	18	534	1,894	62	1,956
1962	840	238	11	235	1,069	255	1,324
1963	628	148	11	164	951	-	951
1964	872	79	8	168	855	272	1,127
1965	553	162	7	292	902	112	1,014
1966	435	88	1	384	908	-	908
1967	920	161 <sup>a/</sup>	11	461	873	680	1,553
1968	944	479	19	491	1,299	634	1,933
1969	1,192	406	5 <sup>b/</sup>	588	1,132	1,059	2,191
1970 (1st five mos.)	500	84	2 <sup>c/</sup>	157	489	254	743

<sup>a/</sup> Excludes 65 public housing units in Bossier City.

<sup>b/</sup> Excludes 30 public housing units in Vivian, Louisiana.

<sup>c/</sup> Excludes 28 public housing units in Oil City, Louisiana.

<sup>d/</sup> Includes area within five miles of Shreveport.

Note: Permits include units subsidized under Section 235, 236 or 221(d)(3) BMIR.

Sources: Bureau of the Census, C-40 Construction Reports and local permit-issuing authorities.



Table VIII

Components of the Housing Inventory  
Shreveport, Louisiana, Housing Market Area

<u>Component</u>	<u>April 1960</u>	<u>July 1970</u>
Total housing inventory	<u>89,523</u>	<u>99,500</u>
Occupied units	81,477	91,800
Owner-occupied	49,345	59,800
Percent	60.6%	65.1%
Renter-occupied	32,132	32,000
Percent	39.4%	34.9%
Vacant units	8,046	7,700
Available vacant units	5,038	3,700
For sale	1,397	1,050
Homeowner vacancy rate	2.8%	1.7%
For rent	3,641	2,650
Renter vacancy rate	10.2%	7.6%
Other vacant units <sup>a/</sup>	3,008	4,000

<sup>a/</sup> Includes seasonal units, dilapidated units, units held off the market, and units sold or awaiting occupancy.

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

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