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Analysis of the
**SIoux CITY,
IOWA-NEBRASKA
HOUSING
MARKET**

as of July 1, 1971

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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

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Housing Market Analysis

Sioux City, Iowa-Nebraska, as of July 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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 - SIOUX CITY, IOWA-NEBRASKA
AS OF JULY 1, 1971

The Sioux City Housing Market Area (HMA) is defined as Woodbury County, Iowa and Dakota County, Nebraska and corresponds to the Office of Management and Budget definition for the Sioux City Standard Metropolitan Statistical Area. The population of the HMA in July 1971 was 116,800 including 103,550 persons in Iowa and 13,250 in Nebraska. Sioux City, Iowa, the economic and demographic center of the HMA, had a population of approximately 86,250 at that time. In 1965, after a four-year period of economic retrenchment and steady reduction in employment levels, the Sioux City economy entered a period of moderate economic growth which has continued into 1971. Major work force and production cutbacks in the meat packing and processing industry during the 1963-1965 period and the closing of the Air Force installation in Sioux City in 1969 have retarded steady economic expansion of the HMA since 1960.

Population losses during the 1963-1965 and the 1968-1969 periods resulted in a net population loss to the HMA during the 1960-1970 decade which has had a detrimental impact on the housing market. Most of this impact has been in the sales market which was particularly soft in July 1971. The shortage of suitable rental housing in the HMA precluded any significant detrimental impact on that segment of the housing market. In July 1971, the rental market was tight and desirable rental units were in short supply. The sales market has remained soft, with the exception of activity in subsidized programs.

Sales volume of existing houses during 1970 and 1971 was about 25 percent below the average level of recent years. The production of subsidized housing, particularly under Section 235, has had a major impact on market conditions in the area. The impact of subsidized housing under Section 235 and Section 236 was a major determinant in the projected reduction of demand for nonsubsidized units during the forecast period to below recent production levels.

Anticipated Housing Demand

There will be an annual demand for about 300 new, nonsubsidized housing units in the Sioux City HMA between July 1971 and July 1973. These units probably will be best absorbed if production consists of 125 single-family houses and 175 units in multifamily structures. There will be an additional demand for about 50 mobile homes in the HMA. These demand estimates are based primarily upon the projected rate of household growth, expected losses from the housing inventory, and the impact of subsidy programs for moderate income families. The estimates have been adjusted to reflect the need to reduce the current inventory of unsold houses. Distributions of demand for single-family houses by price class and for multifamily units by the number of bedrooms and gross monthly rents are shown in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy

potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Sioux City HMA, the total occupancy potential is estimated to be 595 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on July 1, 1971, and on available market experience.^{2/} The estimate of occupancy potential for low-rent public housing in Sioux City also involved other considerations which will be discussed below.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Sioux City HMA, it is estimated (based on regular income limits) that, for the period of July 1971 to July 1973, there is an occupancy potential for an annual total of 175 subsidized units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 90 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase this potential by approximately 25 percent.

Subsidized single-family sales housing insured under Section 235 has become a significant factor in total single-family construction within the HMA. New construction under Section 235 accounted for about one-third (80 units) of total single-family housing starts in 1970 and is expected to continue to be a substantial part of new home construction over the forecast period. There have been very few existing homes insured under Section 235. As of July 1971, there had been 159 reservations issued in the Sioux City HMA for Section 235 mortgage insurance. Of this total, 93 homes had been insured under Section 235, 46 homes were under construction for which Section 235 insurance probably will be utilized, and 20 reservations remained unused.

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

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

Multifamily housing under Section 236 has only recently become an active program in the Sioux City HMA. As of July 1, 1971, there were 100 units of Section 236 housing under construction with a target completion date of February 1972. Construction also had begun on 96 units of Section 221(d)(3) BMIR housing in South Sioux City, Nebraska. These units are expected to be ready for occupancy in September 1972. There were also 100 units of Section 236 housing for which a conditional commitment had been issued but construction had not been started. Those units presently under construction or under conditional commitment fall slightly short of the two-year occupancy potential for Section 235 and Section 236 housing for families, but no units have been proposed in these projects specifically for elderly couples and individuals.

Public Housing and Rent Supplement. The annual occupancy potential for low-rent public housing is estimated at 185 units for families and 175 units for elderly individuals and couples. Under the slightly more restrictive rent-supplement program, the potentials will be 120 units for families, but all elderly couples and individuals who are eligible for public housing also are eligible for rent supplements. These occupancy potentials take into consideration the existence of about 4,000 deteriorating structures presently housing lower-income families and elderly couples and individuals, as well as the extraordinarily high percentage of elderly residents in the HMA. None of the families but about 20 percent of the elderly also are eligible for housing under Section 236 (see table II).

There are 56 units of Section 221(d)(3) market rate rent supplement for elderly occupants under construction in South Sioux City, Nebraska, which are expected to be ready for occupancy in April 1972. Additionally, the Sioux City, Iowa, Housing Authority has submitted proposals for 100 units of low-rent housing for families and 150 units for elderly occupants under the Section 23 Leased Housing program. These proposals were under consideration by the Department of Housing and Urban Development Area Office as of July 1, 1971. The units under construction and the proposed units will meet approximately 25 percent of the total potential for low-rent public housing for families during the two-year forecast period and will satisfy almost 60 percent of the two-year potential for elderly couples and individuals.

Sales Market

The effective demand for new, nonsubsidized sales housing has declined in the Sioux City HMA in the last three years. Overbuilding during 1967 and 1968, a slow rate of population growth, the impact of subsidized housing programs, in particular the Section 235 program, the withdrawal of 1,600 military personnel and higher building costs and increased mortgage rates caused nonsubsidized single-family home construction to decline from

317 units in 1967 to 154 units in 1970. Total single-family construction, including Section 235 housing, declined from 317 units in 1969 to 234 units in 1970. Although local builders have reduced production levels in an attempt to adjust, conditions in the single-family sales market remained tenuous in July 1971.

Most of the nonsubsidized homes sold over the past twelve months have been marketed on a speculative basis and have been priced between \$25,000 and \$35,000. There has been a slight increase in the construction of new homes priced above \$35,000. Thirty-five percent of all homes completed in 1970 and covered by the FHA Unsold Inventory Survey as of January 1, 1971, remained unsold at the end of 1970; almost 60 percent of those which remained unsold had been on the market for longer than three months.

The existing home market also has deteriorated during the past two years. Part of this deterioration can be attributed to the impact of new Section 235 homes which moderate-income families have apparently favored over available existing homes. The average sales price of existing houses in July 1971 was between \$17,500 and \$20,000.

Rental Market

The rental market has remained strong in the Sioux City HMA. Early reluctance among builders to enter into multifamily construction has contributed to a shortage of desirable rental units in the area. Vacancies in newly constructed and in well-kept older apartment units have been negligible during the past two years. A Capehart housing project containing 232 units which was formerly utilized by Air Force personnel has been sold to a private developer and has been completely filled by tenants who are now renting these units. The impact of these units did not significantly weaken the market for new nonsubsidized rental units. The vacancy rate for rental units in the HMA was 8.4 percent as of July 1, 1971, but was concentrated almost entirely in older, marginally acceptable units which were in poor locations or which lacked amenities.

Gross monthly rents for acceptable one-bedroom units in the HMA range from \$130 for older units to \$195 in the most desirable buildings, while rents for acceptable two-bedroom units range from \$160 to \$220 monthly. All new multifamily units in the HMA have been garden-type developments of 75 to 100 units. There was moderate strength in the market for similar developments with gross rents starting at \$180 monthly for one-bedroom units and \$200 monthly for two-bedroom units in July 1971. The demand for efficiency and three-bedroom apartments is limited, as is the demand for units in high-rise structures, except for those projects designed specifically for occupancy by the elderly.

Economic, Demographic, and Housing Factors

The estimated demand for new nonsubsidized housing in the Sioux City HMA is based on the trends presented in the following discussion of economic, demographic, and housing variables.

Economic Factors. Nonagricultural wage and salary employment in the Sioux City HMA has gradually expanded since 1964 (see table III). Since 1964, gradual expansion of meat packing and processing operations coupled with slight gains in other manufacturing and nonmanufacturing industries supported moderate, steady growth in the economy during the 1965-1968 period. Gains in nonagricultural wage and salary employment averaged 1,700 jobs annually during that period. Some leveling off was evident throughout all major sectors of the economy during the 1968-1970 period.

Unemployment has remained below the national average throughout the 1964-1970 period, ranging from a low of 2.6 percent to a high of 4.6 percent, but never exceeding 2.7 percent during the 1965-1969 period. Consistent with the national trends, unemployment increased during 1970, but only to 3.5 percent.

With the re-entry of the meat processing and packing industry into the Sioux City economy since 1964 and the completion of the readjustment to the withdrawal of the Air Force installation at Sioux City Municipal Airport, the Sioux City economy has regained a high degree of stability which appears to be well grounded and capable of sustaining a low rate of expansion during the next two years. With the exception of meat packing, no industry in the area has shown extraordinary volatility in employment levels. Manufacturing employment expanded from 7,150 to 10,100 jobs during the 1964-1970 period, an average annual increase of 491 jobs (5.7 percent). Nonmanufacturing employment expanded by 467 jobs annually, from 28,500 in 1964 to 31,300 in 1970 (1.6 percent annually) with minimal fluctuation. Employment statistics for the Sioux City area from 1964 to 1970 are presented in table III.

As the Sioux City economy re-establishes its normally high degree of stability, growth rates of 1.5 to 2.0 percent annually in most sectors of the economy appear to be forthcoming, with slightly greater gains in the manufacturing sector. The nature of goods produced in Sioux City and the diversification of local industry will continue to insulate the area from the more extreme national trends. In view of these assumptions, it is expected that nonagricultural wage and salary employment will increase by 600 jobs annually (1.4 percent); manufacturing employment will expand by 200 jobs annually (1.9 percent) and nonmanufacturing will grow by 400 jobs annually (1.3 percent). Employment gains in manufacturing probably will be concentrated in electrical machinery production and meat processing and packaging, while gains in nonmanufacturing will be spread throughout the contract construction, trade, services, and government categories.

Income. In 1971, the median annual income of all families in the Sioux City HMA, after deduction of federal income tax, was \$8,700; the median after-tax income of renter households of two or more persons was \$7,250. In 1959, the medians were \$4,900 for all families and \$4,100 for renter households. Detailed distributions of all families and renter households by 1959 and 1971 income classes are presented in table IV.

Demographic Factors. The population of the Sioux City HMA was estimated at 116,800 persons in July 1971, an average increase of about 490 persons annually over the 1970 Census figure of 116,189. Recent growth was above the 1960 to 1970 net change which showed a decline for the HMA of 3,828 persons. Economic and demographic data indicate that the population of the HMA decreased from about 1960 to 1964, but recently this trend has been reversed. During the two-year period ending in July 1973, population growth is expected to average about 500 persons annually (0.4 percent). This forecast anticipates that continued steady economic expansion will result in population increases at a moderate rate based on a decreasing birth rate and a gradual reversal of the recent pattern of out-migration as new jobs are created.

There were 37,050 households in the HMA in July 1971. Although population declined during the 1960-1970 decade, the number of households increased slightly during this period. Households continued to increase at a higher rate (0.7 percent annually), as compared with the (0.4 percent) annual population growth rate from April 1970 to July 1971. This disparity between the trend of population and household growth is the result of a reduction in average household size that has occurred in the HMA. Based on expected population growth and on the assumption that the average number of persons per household will continue to decline slowly, households will increase by 275 per year from July 1971 to July 1973.

Demographic trends for the HMA from 1960 to 1973 are presented in table V.

Housing Factors. The housing inventory of the Sioux City HMA totaled 39,450 units in July 1971, a net gain of 280 since April 1960. The increase resulted from the addition of about 4,035 units and the loss of about 3,755 units by demolition and other causes. Construction volume for the first half of 1971 has exceeded the totals for comparable periods in recent years, primarily because of subsidy programs.

There were an estimated 400 housing units under construction in the HMA in July 1971, including 55 single-family structures and 345 units in multi-family structures. The estimate of multifamily units under construction includes 100 units with mortgages insured under Section 236, 96 units under Section 221(d)(3) BMIR, and 56 units for the elderly under the Section 221(d)(3) market rate rent supplement program.

Private nonsubsidized residential building construction activity, as measured by building permits,^{1/} reached 306 units in 1969 and 160 units in 1970. Building permits were issued for 140 private, nonsubsidized residential units during the first six months of 1971. Total building activity, including subsidized units, reached 415 units in 1969, 340 units in 1970, and 337 units in the first half of 1971, reflecting the growing impact of subsidy programs in total residential construction in the Sioux City HMA. Table VI shows trends in total building permit authorizations for the Sioux City HMA since 1960, annotated to designate subsidized construction activity.

There has been a shift from renter to owner occupancy in the Sioux City area since the 1960 Census. This shift appears to have accompanied significant deterioration of single-family renter properties and a shortage of desirable rental units containing all modern amenities. Anticipating an increase in the availability of adequate rental units, this shift in tenure is expected to decline during the next two years and the owner-renter tenure relationship is expected to stabilize at approximately the 1970 proportion of 70 percent owner and 30 percent renter.

As of July 1971, there were about 1,475 vacant housing units available in the HMA; of that total, about 450 units were available for sale and 1,025 were for rent, indicating homeowner and renter vacancy rates of 1.7 percent and 8.4 percent, respectively. Approximately 30 percent of the renter vacancies were in deteriorating structures lacking some amenities, which were not acceptable for occupancy. The homeowner vacancy rate in the Sioux City area has increased perceptibly since 1960, while the rental vacancy rate is about the same as in 1960. Tenure, occupancy, and vacancy data are presented in table VII.

^{1/} Virtually all residential building activity in the HMA is covered by building permits.

Table I

Annual Demand for New Nonsubsidized Housing
Sioux City, Iowa-Nebraska
July 1, 1971 to July 1, 1973

A. Single-family

<u>Price class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$22,500	13	10
\$22,500 - 24,999	22	18
25,000 - 29,999	41	33
30,000 - 34,999	21	17
35,000 - 39,999	13	10
40,000 and over	<u>15</u>	<u>12</u>
Total	125	100

B. Multifamily

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$160	10	-	-	-
\$160 - 179	-	30	-	-
180 - 199	-	30	-	-
200 - 224	-	15	35	-
225 - 249	-	-	20	-
250 and over	<u>-</u>	<u>-</u>	<u>20</u>	<u>15</u>
	10	75	75	15

^{a/} Gross 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
Sioux City, Iowa-Nebraska, HMA
July 1971 to July 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Families eligible</u> <u>for both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	35	-	30	65
2 bedrooms	75	-	80	155
3 bedrooms	40	-	50	90
4+ bedrooms	<u>25</u>	-	<u>25</u>	<u>50</u>
Total	175	-	<u>185</u> ^{b/}	<u>360</u>
B. <u>Elderly</u>				
Efficiency	40	20	115	175
1 bedroom	<u>20</u>	<u>10</u>	<u>30</u>	<u>60</u>
Total	60	<u>30^{c/}</u>	<u>145^{c/}</u>	<u>235</u>

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

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

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

Table III

Trend of Work Force Components
Sioux City, Iowa-Nebraska, HMA
1964-1970
(annual averages)

<u>Component</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Civilian work force	46,250	46,200	48,000	49,600	50,800	51,000	51,400
Unemployment	1,650	1,250	1,250	1,300	1,300	1,400	1,800
Percent of work force	3.6	2.7	2.6	2.7	2.6	2.7	3.6
Total employment	44,600	44,950	46,750	48,300	49,400	49,700	49,500
Nonagricultural employment	40,700	41,400	43,250	45,000	46,300	45,500	46,000
Nonag. wage and salary	35,650	36,500	38,450	40,200	41,600	41,500	41,500
Manufacturing	7,150	7,550	8,450	9,600	10,400	9,500	10,100
Durable goods	2,850	3,050	3,300	3,800	3,800	3,600	3,700
Machinery incl. elec.	1,750	1,950	2,200	2,600	2,700	2,500	2,500
Other	1,100	1,100	1,100	1,200	1,100	1,100	1,200
Nondurable goods	4,300	4,500	5,150	5,800	6,500	6,000	6,400
Food & kindred products	3,350	3,550	4,100	4,600	5,200	4,500	4,900
Other	950	950	1,050	1,200	1,300	1,400	1,500
Nonmanufacturing	28,500	28,950	30,000	30,600	31,200	31,900	31,300
Contract construction	1,800	1,800	2,150	2,000	1,800	2,200	1,700
Transportation, pub. util.	3,150	3,100	3,100	3,200	3,200	3,300	3,200
Wholesale & retail trade	10,350	10,450	11,000	11,100	11,400	11,600	11,400
Service, misc. & mining	6,500	6,650	6,650	7,200	7,700	7,600	7,500
Government	4,950	5,200	5,350	5,200	5,200	5,300	5,500
Other nonmanufacturing	1,750	1,800	1,800	1,800	1,900	2,000	2,100
All other nonagricultural	5,050	4,900	4,800	4,800	4,700	4,600	4,500
Agriculture	3,950	3,500	3,550	3,200	3,100	3,100	3,000
Persons involved in labor- management disputes	50	50	-	-	-	600	500

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

Source: Iowa Employment Security Commission and Nebraska Division of Employment.

Table IV

Estimated Percentage Distribution of Families by Annual Income^{a/}
Sioux City, Iowa-Nebraska, Housing Market Area
1959 and 1971

<u>Income class</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households^{b/}</u>	<u>All families</u>	<u>Renter households^{b/}</u>
Under \$ 2,000	11	16	5	9
\$ 2,000 - 2,999	10	15	4	4
3,000 - 3,999	14	17	5	7
4,000 - 4,999	17	20	6	9
5,000 - 5,999	16	13	6	9
6,000 - 6,999	11	7	8	10
7,000 - 7,999	7	5	9	10
8,000 - 9,999	7	6	18	17
10,000 - 12,499	2	1	17	13
12,500 - 14,999	2	<u>c/</u>	8	6
15,000 - 17,499	1	<u>c/</u>	5	3
17,500 - 19,999	1	<u>c/</u>	4	2
20,000 and over	<u>1</u>	<u>c/</u>	<u>5</u>	<u>1</u>
Total	100	100	100	100
Median	\$4,900	\$4,100	\$8,700	\$7,250

a/ After deduction of federal income tax.

b/ Renter households of two or more persons.

c/ Less than .01 percent.

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

Table V

Trend of Population and Household Growth
Sioux City, Iowa-Nebraska, HMA
1960-1973

<u>Population</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>July</u> <u>1971</u>	<u>July</u> <u>1973</u>	<u>Average annual change^{a/}</u>			
					<u>1960-1970</u>		<u>1971-1973</u>	
					<u>Number</u>	<u>Percent^{b/}</u>	<u>Number</u>	<u>Percent^{b/}</u>
HMA Total	<u>120,017</u>	<u>116,189</u>	<u>116,800</u>	<u>117,800</u>	<u>-375</u>	<u>-0.3</u>	<u>500</u>	<u>0.4</u>
Iowa	<u>107,849</u>	<u>103,052</u>	<u>103,550</u>	<u>104,150</u>	<u>-475</u>	<u>-0.5</u>	<u>300</u>	<u>0.3</u>
Sioux City	<u>89,159</u>	<u>85,925</u>	<u>86,250</u>	<u>86,650</u>	<u>-325</u>	<u>-0.4</u>	<u>290</u>	<u>0.2</u>
Remainder	<u>18,690</u>	<u>17,127</u>	<u>17,300</u>	<u>17,500</u>	<u>-150</u>	<u>-0.9</u>	<u>100</u>	<u>0.5</u>
Nebraska	<u>12,168</u>	<u>13,137</u>	<u>13,250</u>	<u>13,650</u>	<u>100</u>	<u>0.8</u>	<u>200</u>	<u>1.5</u>
South Sioux City	<u>7,200</u>	<u>7,900</u>	<u>8,000</u>	<u>8,300</u>	<u>70</u>	<u>1.0</u>	<u>150</u>	<u>1.8</u>
Remainder	<u>4,968</u>	<u>5,237</u>	<u>5,250</u>	<u>5,350</u>	<u>30</u>	<u>0.5</u>	<u>50</u>	<u>0.5</u>
<u>Households</u>								
HMA Total	<u>36,720</u>	<u>36,745</u>	<u>37,050</u>	<u>37,600</u>	<u>5</u>	<u>c/</u>	<u>275</u>	<u>0.7</u>
Iowa	<u>33,243</u>	<u>32,834</u>	<u>33,025</u>	<u>33,425</u>	<u>- 40</u>	<u>-0.1</u>	<u>200</u>	<u>0.6</u>
Sioux City	<u>27,791</u>	<u>27,619</u>	<u>27,750</u>	<u>28,050</u>	<u>- 15</u>	<u>-0.1</u>	<u>150</u>	<u>0.5</u>
Remainder	<u>5,452</u>	<u>5,215</u>	<u>5,275</u>	<u>5,375</u>	<u>- 25</u>	<u>-0.4</u>	<u>50</u>	<u>0.9</u>
Nebraska	<u>3,477</u>	<u>3,911</u>	<u>4,025</u>	<u>4,175</u>	<u>45</u>	<u>1.2</u>	<u>75</u>	<u>1.8</u>
South Sioux City	<u>2,118</u>	<u>2,448</u>	<u>2,550</u>	<u>2,650</u>	<u>35</u>	<u>1.5</u>	<u>50</u>	<u>1.9</u>
Remainder	<u>1,359</u>	<u>1,463</u>	<u>1,475</u>	<u>1,525</u>	<u>10</u>	<u>0.7</u>	<u>25</u>	<u>1.7</u>

a/ Rounded.

b/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.

c/ Less than 0.1 percent.

Sources: 1960 and 1970 Censuses of Population and Housing and estimates by Housing Market Analyst.

Table VI

Housing Units Authorized by Building Permits
Sioux City, Iowa-Nebraska, HMA
1960-1971

Year	Woodbury County, Iowa				Dakota County, Nebraska				HMA Total All Structures
	Sioux City		Remainder		South Sioux City		Remainder		
	Single-family	Multifamily	Single-family	Multifamily	Single-family	Multifamily	Single-family	Multifamily	
1960	245	4	13	-	51	-	10	-	323
1961	337	33	10	-	53	9	12	-	454
1962	309	19	11	4	62	-	18	-	423
1963	160	14	15	-	31	-	4	-	224
1964	152	32	6	-	19	-	2	-	211
1965	259	56	24	-	34	-	3	-	376
1966	227	6	28	2	28	3	34	-	328
1967	248	182	24	-	38	52	7	-	551
1968	219	138	22	-	40	30	2	-	451
1969	159	180 ^{a/}	23	-	42 ^{b/}	4	7	-	415
1970	186 ^{c/}	106 ^{d/}	12	-	31 ^{e/}	-	5	-	340
thru April 1971	70 ^{h/}	93	8	-	12 ^{f/}	152 ^{g/}	2	-	337

^{a/} Includes 106 units constructed under Section 221(d)(3) BMIR.

^{b/} Includes 3 units of Section 235 housing.

^{c/} Includes 56 units of Section 235 housing.

^{d/} Includes 100 units of Section 236 housing.

^{e/} Includes 24 units of Section 235 housing.

^{f/} Includes 10 units of Section 235 housing.

^{g/} Includes 96 units of Section 221(d)(3) BMIR housing and 56 units of 221(d)(3) market rate rent supplement housing for elderly occupancy.

^{h/} Includes approximately 35 homes which are expected to be insured under Section 235.

Sources: C-40 Construction Reports; Sioux City Building Inspector, South Sioux City Building Inspector.

Table VII

Tenure and Occupancy in the Housing Inventory
Sioux City, Iowa-Nebraska, HMA
April 1960 to July 1971

<u>Tenure and Occupancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>July 1971</u>
Total Housing Supply	<u>39,169</u>	<u>39,301</u>	<u>39,450</u>
Occupied housing units	<u>36,720</u>	<u>36,745</u>	<u>37,050</u>
Owner-occupied	24,344	25,569	25,875
Percent of all occupied	66.0%	69.6%	69.8%
Renter-occupied	12,376	11,176	11,175
Percent of all occupied	34.0%	30.4%	30.2%
Vacant housing units	<u>2,449</u>	<u>2,556</u>	<u>2,400</u>
Available vacant	<u>1,277</u>	<u>1,724</u>	<u>1,475</u>
For sale	263	343	450
Homeowner vacancy rate	1.2%	1.3%	1.7%
For rent	1,014	1,381	1,025
Renter vacancy rate	8.3%	11.0%	8.4%
Other vacant ^{a/}	1,172	832	925

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

Sources: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

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