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Analysis of the
**SPRINGFIELD, MISSOURI
HOUSING MARKET**

as of July 1, 1970

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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

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FHA Housing Market Analysis
Springfield, Missouri, 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 - SPRINGFIELD, MISSOURI
AS OF JULY 1, 1970^{1/}

The Springfield, Missouri, Housing Market Area (HMA) is coterminous with the Springfield, Missouri, Standard Metropolitan Statistical Area (SMSA), which is defined as Greene County. The HMA, with a nonfarm population of about 149,000 as of July 1, 1970, is located in the center of the southwest quadrant of the state and serves as a distribution center for the neighboring, predominantly rural, counties of the region. In addition to the city of Springfield, the HMA includes the incorporated cities of Republic, Ash Grove, Willard, and Walnut Grove.

The principal manufacturing activities in the HMA are production of paper cups, rubber products, television sets, and processing of foods. Services, trade, and transportation are basic to Springfield's character as a regional distribution center. A 1,150-bed United States Medical Center, two private medical centers, Southwest Missouri State College and four other private colleges, and excellent location with respect to recreational facilities contribute significantly to the economy of the area.

Anticipated Housing Demand

On the basis of economic and demographic prospects as of July 1, 1970, it is judged that a total of 1,000 new, nonsubsidized housing units would be an appropriate annual level of new construction in the Springfield

^{1/} Data in this analysis are supplementary to an FHA analysis as of January 1, 1966.

HMA during the two-year forecast period ending July 1, 1972. In addition, 100 mobile homes a year probably will be added to the inventory. The most desirable demand-supply balance would be achieved if an average of 750 single-family houses and 250 multifamily units a year were supplied (see table I for price and rent distributions).

Estimated annual demand during the forecast period is only slightly below the annual volume of building during the 1966-1969 period. Some of the demand for housing over the past four years was met by a reduction of 200 vacant units. Vacancy rates are dropping in the HMA, but a portion of the housing demand during the forecast period is expected to be met through continued absorption of vacancies.

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 Springfield HMA, the total occupancy potential is estimated to be 560 units annually (see table II). Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on July 1, 1970, and on available market experience.^{2/}

Sales Housing Under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on exception income limits, about 180 houses a year could be absorbed in the HMA during the two-year forecast period of this report; using regular income limits, this potential would be reduced by about 75 percent. Almost 30 percent of the families eligible under this program are five-or-more person households. All families eligible for Section 235 housing also are eligible under Section 236. Currently, the first houses for which Section 235 financing is available are being introduced into the HMA in both conventional and modular structures, ranging in price from \$14,000 to \$18,000; the cost of the modular units is slightly higher. Although only a few houses have been completed, about 50 are currently under construction and over 100 are in the reservation stage awaiting funds. Almost all houses are presold. Unlike most building activity in Springfield, these units are located in the northeast and northwest sections of the city.

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 Springfield HMA, the annual occupancy potential for public housing is estimated at 115 units for families and 215 units for the elderly. About 10 percent of the families and 20 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the somewhat more restrictive rent-supplement program, the potential for families would be about one-fourth of the figure shown above, but the market among the elderly would be unchanged.

There are currently 320 low-rent public housing units under management in the HMA, including 180 units for the elderly, all of which are located in Springfield. All units are occupied and a waiting list exists.

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitably accessible locations, as well as a 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. However, little or no housing has been provided under some of the subsidized housing programs and absorption rates remain to be tested.

A 98-unit high-rise building for the elderly, now under construction, is scheduled for completion in early September 1970, and 160 units for families are scheduled for completion in about one year. Construction should begin within 30 to 60 days on an 84-unit high-rise building for elderly located in the South Central A urban renewal area as well as a 132-unit high-rise project for the elderly, and an additional 55 units of low-rent public housing for families, bringing the total public housing in the area to 850 units. Between September 1970 and late 1971, therefore, an additional 530 units of public housing will become available in the city of Springfield.

The large number of low-rent public housing units under construction or scheduled to be built during the next two years is likely to satisfy nearly all of the two-year potential among families and about three-fourths of the two-year potential of 430 units for elderly couples and individuals. Therefore, absorption should be observed closely as a basis for further approvals. Urban renewal activity and expansion of area colleges continuing through the forecast period will displace some low income residents.

Rental Housing under Section 236^{1/}. Moderately-priced rental units can be provided under Section 236. With exception income limits, there is an annual occupancy potential for 285 units of Section 236 housing, including 105 units for elderly families and individuals; based on regular income limits, these potentials would be reduced by 75 percent for families and by 15 percent for elderly households. About five percent of the families eligible under this section are alternatively eligible for public housing and 45 percent of the elderly households would qualify for public housing. It should also 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. Currently, almost 200 units of Section 236 housing are awaiting the allocation of funds.

The only experience with moderate-income subsidized housing has been with two Section 221(d)(3) BMIR projects of 90 units each in the city of Springfield. Recent rent increases of \$10 to \$15 a month in one project have caused vacancies to rise from zero to eighteen, but indications point to a slight decrease in vacancies as the rental market tightens. The second project, with lower rents and in proximity to the Zenith plant, reports very close to full occupancy.

The Sales Market

The market for new and existing sales housing in the Springfield HMA is good. Almost 75 percent of all new private construction since 1965 has been single-family houses. The volume of 925 single-family units built in 1969 was the lowest since 1966, when only 825 single-family units were authorized. Preliminary estimates for the first half of 1970 indicate

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

a continuation of the slight downward trend in construction. Demolitions and in-migration have also contributed to the decline in the homeowner vacancy rate.

Although mortgage funds are available in the HMA, increasing construction costs combined with higher interest rates have reduced the ability of builders to produce in price ranges which would benefit the low- and moderate-income segments of the market. However, some developers are providing housing in the \$12,500 to \$15,000 price range. New home sales are expected to slow in the forecast period, especially in the high price ranges. Popular prices for new three-bedroom homes range from \$20,000 to \$25,000.

The market for existing properties in nearly all price ranges and localities has tightened since 1966. Because of the limited supply of low-cost new homes, existing homes are now the main source of housing for moderate-income families desiring homeownership. Demand is particularly strong for units priced between \$15,000 and \$20,000.

Construction will soon begin on a Title X land development project to the south of Springfield. The first phase of this project will encompass 55 acres and include 82 single-family homes, 49 townhouse units for sale, and 38 patio court homes, all selling for \$20,000 and up. The project, when completed, will consist of 181 single-family houses, 228 townhouses, and 276 patio court homes.

In Springfield, much of the single-family construction is in subdivisions located in the southern and southeastern portion of the city, and the building activity extends into Campbell and Clay Townships. In the balance of Greene County, most new construction consists of scattered building on individual lots. Growth is outpacing the capabilities of the city to extend sewerage facilities into these outlying areas; consequently, private sanitary treatment plants servicing entire subdivisions, until public sewers are connected, add to the cost of housing. Building costs may also be reduced if ordinances allowing plastic piping and certain types of insulated wire are approved for use within the city.

The Rental Market

The market for new rental units appears good. Only about 25 percent of new private units authorized since 1966 by building permits has been in multifamily structures. Multifamily construction declined from 400 units in 1965 to 240 units in 1968, but rebounded to over 400 in 1969. Estimates for the first-half of 1970 indicate that this volume of building may not continue. Zoning restrictions have limited the amount of multifamily construction within the Springfield area. Presently, it is difficult to find adequate rental accommodations in low to medium rent ranges, and single-family homes to rent are scarce.

Rental units, which initially required a relatively long time to achieve full occupancy, are showing improvement in vacancy position. Average monthly rents for walk-up units built in Springfield over the past ten years are about \$110-\$135 for one-bedroom units, \$125-\$150 for two-bedroom units, and \$150-\$200 for three-bedroom units, excluding utilities. The rental market is sensitive to rent increases, and with ownership of mobile homes offering an attractive alternative to payment of higher rents, it appears that rents in the area will remain somewhat stable.

As in the past, many rental units will be occupied by students attending area colleges and by young couples who presently cannot afford the equity required for a home. The limited supply of low-cost off-campus housing is being further depleted by demolitions for the physical expansion at Southwest Missouri State College. There are currently 392 residence hall rooms under construction for women students, which will be available for occupancy by the fall of 1971. In order to utilize Springfield's proximity to excellent recreational facilities, many elderly persons are in-migrating and will increase demand for rental units.

Mobile Homes. Mobile homes are estimated to comprise four percent of the housing inventory in 1970, compared with slightly over one percent in 1960. Most of the growth has occurred since 1965. Municipal ordinances prevent the location of individual trailers within the city limits. Small trailer courts averaging between 10 and 20 trailers each are characteristic of the area. Chalet City West, a 215-pad FHA trailer court is under construction near Republic, with adjacent land available for an additional 250 spaces to be developed at a later date. Many spaces have been reserved before completion. Chalet City South, in the application stage, could be scheduled for construction as early as fall 1970. The first phase would consist of 233 spaces, and a second phase of 100 more spaces. Pads in Chalet City West, depending upon size and location, will rent for between \$45 and \$65 per month, including water; rents at Chalet City South will be similar. Student demand for adequate low-cost rental housing, as yet, has had no impact upon the market for trailers. It appears from the large number of spaces under construction or in planning that adequate accommodations for mobile home growth during the forecast period will be provided.

Economic, Demographic, and Housing Factors

The demand estimates in this report are predicated on the findings and assumptions set forth below.

Employment. During the first four months of 1970, nonagricultural employment in the Springfield HMA totaled 62,100, including 54,800 wage and salary workers and 7,300 self-employed persons, domestics and unpaid family workers. Nonagricultural employment growth since 1965 has increased steadily from an annual average of 54,700 in 1966 to 62,800 in 1969.

Between 1966 and 1969, manufacturing employment, representing 27 percent of wage and salary employment, rose by 3,000 workers; the bulk of the increase occurred in the durable goods sector. In 1967, the Zenith Corporation (color television) and the 3M Corporation (bonding material) located in the Springfield area, accounting for a large proportion of the 2,200 job increase (16.1 percent) in manufacturing between 1967 and 1968. In April 1969, the Royal McBee Corporation (typewriters), as a result of union problems, moved its operations from the Springfield area; however, General Electric (electrical fixtures) will take over the Royal facilities and is expected to start operations by late fall or early winter. Average manufacturing employment for the first four months of 1970 is below that for the same period in 1969; the downturn in the national economy and a trucking strike have contributed to employment cutbacks.

Nonmanufacturing employment, representing 73 percent of wage and salary employment, has had a slower rate of growth since 1965 than has manufacturing. Nonmanufacturing employment averaged 39,900 for the first four months of 1970, an increase of 1,000 over the comparable period for 1969. Since 1965, employment in all categories of nonmanufacturing has increased yearly (with the exception of mining and transportation between 1967 and 1968); trade and services have accounted for most of the increase, and will continue to do so. Battlefield Mall, a new regional shopping center located on South Glenstone Avenue, opening in July 1970, will employ about 1,200 workers in four large retail stores and about 50 smaller stores. As a distribution center, Springfield supplies a 22-county regional market.

Between 1965 and 1969, the unemployment rate has remained rather steady at between 2.8 and 3.4 percent of the labor force. Average unemployment for the first four months of 1970 indicates an unemployment rate of 4.2 percent (2,800 workers) as compared to 3.0 percent (2,000 workers) for a similar period in 1969. This increase is the result of fluctuations in the volatile manufacturing sector.

Although many of the firms which reduced employment levels temporarily will expand over the next several years, no new firms have announced an intent to locate in the HMA. On the basis of these developments, and assuming no contract disputes, it is judged that wage and salary employment may increase by about 1,500 workers a year during the forecast period.

Income. In 1970, the median annual income of all families in the Springfield HMA, after deduction of federal income tax, was \$7,475; the median after-tax income of renter households of two or more persons was \$5,925. Detailed distributions of all families and renter households by 1966 and 1970 income classes are presented in table IV.

Population and Households. The nonfarm population of the Springfield HMA was estimated to be 149,000 as of July 1970,^{1/} an increase of 16,200 (12 percent) over the January 1966 revised estimate of 132,800. Reflecting a drop in resident births, while deaths stayed constant, the annual net natural increase in the population declined in the late 1960's. For the 1966-1969 period, net natural increase amounted to over 3,500 persons, indicating that a total of 12,700 persons in-migrated, reflecting the strong regional influence exerted by the Springfield HMA. The population of the city of Springfield increased from 105,350 in 1966 to 120,000 in 1970, an increase of 3.2 percent. During the next two years, nonfarm population increases are expected to average about 3,425 (2.3 percent) a year, only modestly below the average of 3,600 (2.5 percent) a year during the past four and one-half years. Detailed estimates of the population are presented in table V.

There were 50,975 nonfarm households in the Springfield HMA in July 1970, compared with 44,300 in January 1966, a gain of over 1,475 (3.1 percent) a year. Over the same period, the number of households in the City of Springfield grew by 5,900 to a total of 41,400. Rising enrollment rates at Southwest Missouri State have accounted for increased rates of household and population growth in this area; projected student enrollment statistics indicate a somewhat slower growth through the forecast period of this analysis. Based on a somewhat smaller household size, it is judged that the number of households in the HMA will increase by 1,425 (2.8 percent) annually to 53,825 by July 1972.

Residential Construction and the Housing Inventory. Building activity, as measured by building and zoning permits, has been most significant within the central city and the townships to the south and southeast. As more land areas were annexed to the city, successively smaller proportions of building permits were authorized for the unincorporated area of Greene County. Of the 5,600 units authorized for private construction in the January 1966-June 1970 period, 4,100 (73 percent) were single-family houses and 1,500 (27 percent) were in multifamily structures. See table VI for details.

Private building activity increased from 1,189 units authorized in 1966 to 1,325 units authorized in 1969. Authorizations during the first six months of 1970 were at an annual rate of 1,220. In 1969, single-family authorizations of 918 were at a three-year low and authorizations for the first-half of 1970 were over 100 lower than for the same period of 1969. Multifamily authorizations of over 400 units in 1969 were the highest for the decade.

As of July 1, 1970, there were an estimated 53,625 housing units in the HMA, a net increase of about 6,025 over the January 1966 inventory

^{1/} 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.

of 47,600. The increased housing inventory was the net effect of the completion of about 5,775 units, demolition of 450 older units, an increase of about 600 trailers, and a shift of about 100 units from farm to nonfarm status.

Vacancy. There were approximately 2,650 vacant housing units in the HMA in June 1970, of which 1,900 were available and 750 were either unavailable or unsuitable. Of the available units, about 800 were for sale and 1,100 for rent, indicating homeowner and renter vacancy ratios of 2.2 percent and 6.4 percent, respectively, compared with 2.7 percent and 8.1 percent, respectively in 1966.

Available vacancies rose between 1960 and 1966 as a result of slight overbuilding in the HMA, but fell as in-migration and employment increased between 1966 and 1970. In view of the number of existing available vacancies, this resource could satisfy a portion of the estimated demand during the forecast period (see table VI).

Table I

Estimated Annual Demand for Nonsubsidized
Single-family and Multifamily Housing
Springfield, Missouri, Housing Market Area
July 1, 1970 - July 1, 1972

Single-family Demand

<u>Price range</u>	<u>Number of houses</u>
Under \$15,000	50
\$15,000 - 17,499	90
17,500 - 19,999	75
20,000 - 22,499	130
22,500 - 24,999	100
25,000 - 29,999	130
30,000 - 34,999	75
35,000 and over	100
Total	<u>750</u>

Multifamily Demand

<u>Monthly gross rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$130 - \$139	5	-	-	-
140 - 149	5	-	-	-
150 - 159	5	-	-	-
160 - 179	-	60	-	-
180 - 199	-	25	25	-
200 - 219	-	10	40	5
220 - 239	-	10	20	5
240 - 260	-	-	10	5
260 and over	-	-	15	5
Total	<u>15</u>	<u>105</u>	<u>110</u>	<u>20</u>

^{a/} 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
Springfield, Missouri, Housing Market Area
July 1, 1970-July 1, 1972

A. Families

	<u>Section 236^a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
1 bedroom	30	-	30	60
2 bedrooms	80	5	45	130
3 bedrooms	40	5	20	65
4+ bedrooms	<u>20</u>	<u>-</u>	<u>10</u>	<u>30</u>
Total	170	<u>10^c/</u>	<u>105^c/</u>	285

B. Elderly

Efficiency	35	40	135	210
1 bedroom	<u>25</u>	<u>5</u>	<u>35</u>	<u>65</u>
Total	<u>60^b/</u>	<u>45^d/</u>	<u>170^d/</u>	275

a/ Estimates are based on exception income limits.

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

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

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

Table III

Nonagricultural Wage and Salary Employment by Industry
Springfield, Missouri, Housing Market Area
1965-1970

<u>Components</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>First 4 months</u>	
						<u>1969</u>	<u>1970^{a/}</u>
Nonag. wage and salary	<u>44,900</u>	<u>47,800</u>	<u>49,700</u>	<u>53,500</u>	<u>55,400</u>	<u>54,600</u>	<u>54,800</u>
Manufacturing	<u>11,800</u>	<u>12,800</u>	<u>13,600</u>	<u>15,800</u>	<u>15,800</u>	<u>15,700</u>	<u>14,900</u>
Durable goods	<u>3,500</u>	<u>4,100</u>	<u>4,600</u>	<u>6,400</u>	<u>6,300</u>	<u>6,100</u>	<u>5,800</u>
Lumber and wood	500	500	400	400	400	300	400
Other durable goods	3,000	3,600	4,200	6,000	5,900	5,800	5,400
Nondurable goods	<u>8,300</u>	<u>8,700</u>	<u>9,000</u>	<u>9,400</u>	<u>9,500</u>	<u>9,600</u>	<u>9,100</u>
Food	3,400	3,500	3,700	3,600	3,500	3,400	3,300
Apparel & related prods.	1,100	1,100	1,000	1,100	1,100	1,200	1,100
Printing & publishing	900	900	1,000	1,000	1,000	1,000	1,000
Other nondurable goods	2,900	3,200	3,300	3,700	3,900	4,000	3,700
Nonmanufacturing	<u>33,100</u>	<u>35,000</u>	<u>36,100</u>	<u>37,700</u>	<u>39,600</u>	<u>38,900</u>	<u>39,900</u>
Mining	100	100	100	100	100	100	100
Construction	2,300	2,500	2,500	2,600	2,800	2,600	2,600
Trans., comm., & util.	4,200	4,300	4,300	4,200	4,300	4,300	4,300
Trade	10,900	11,600	12,100	12,600	13,300	12,800	13,400
Fin., ins., & real estate	1,900	2,000	2,100	2,200	2,300	2,400	2,200
Services	7,400	7,800	8,100	8,500	9,100	8,900	9,100
Government	6,300	6,700	6,900	7,500	7,700	7,800	8,200

^{a/} Preliminary.

Note: Detail may not add to total due to rounding.

Source: Missouri Division of Employment Security.

Table IV

Percentage Distribution of Nonfarm Families by Annual Income
After Deduction of Federal Income Tax
Springfield, Missouri, Housing Market Area
1966 and 1970

<u>Annual income</u>	<u>1966</u>		<u>1970^{a/}</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households^{b/}</u>
Under \$2,000	10	16	8	9
\$2,000 - 2,999	8	11	6	7
3,000 - 3,999	11	13	6	11
4,000 - 4,999	11	12	7	12
5,000 - 5,999	11	12	8	11
6,000 - 6,999	10	12	10	12
7,000 - 7,999	10	9	10	9
8,000 - 8,999	8	5	9	7
9,000 - 9,999	6	3	8	6
10,000 - 11,999	7	4	10	8
12,000 - 14,999	3	2	9	6
15,000 and over	5	1	9	2
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$5,875	\$4,750	\$7,475	\$5,925

^{a/} Includes deduction of federal surtax.

^{b/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Nonfarm Population and Household Trends
Springfield, Missouri, Housing Market Area
April 1960 - July 1972

<u>Population</u>	<u>April 1960</u>	<u>January 1966</u>	<u>July 1970</u>	<u>July 1972</u>	<u>Average annual changes</u>					
					<u>1960-1966</u>		<u>1966-1970</u>		<u>1970-1972</u>	
					<u>Number</u>	<u>Percent^{b/}</u>	<u>Number</u>	<u>Percent^{b/}</u>	<u>Number</u>	<u>Percent^{b/}</u>
Springfield	95,865	105,350 ^{a/}	120,000	125,850	1,650	1.6	3,255	2.9	2,925	2.4
Balance of HMA	<u>22,473</u>	<u>27,450^{a/}</u>	<u>29,000</u>	<u>30,000</u>	<u>865</u>	<u>3.4</u>	<u>345</u>	<u>1.2</u>	<u>500</u>	<u>1.7</u>
HMA total	118,338	132,800 ^{a/}	149,000	155,850	2,515	2.0	3,600	2.5	3,425	2.3
<u>Households</u>										
Springfield	32,022	35,500	41,400	43,850	605	1.8	1,310	3.4	1,225	3.0
Balance of HMA	<u>6,592</u>	<u>8,800</u>	<u>9,575</u>	<u>9,975</u>	<u>385</u>	<u>5.0</u>	<u>170</u>	<u>1.8</u>	<u>200</u>	<u>2.1</u>
HMA total	38,614	44,300	50,975	53,825	990	2.3	1,480	3.1	1,425	2.8

^{a/} Revised based on data received subsequent to previous market analysis.

^{b/} Derived on a compound basis.

Sources: 1960 Censuses of Population and Housing.
 1966, 1970, 1972 estimates by Housing Market Analyst.

Table VI

Number of New Housing Units Authorized
by Building and Zoning Permits
Springfield, Missouri, Housing Market Area
1965-1970

<u>Area</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>First half</u>		<u>Total</u>
						<u>1969</u>	<u>1970</u>	<u>1965-1970</u>
Springfield	791	491	766	1,052p	1,048p	537	601p	4,749
Greene County Uninc. Area	585	673	465	413	330	196	133	2,599
Republic	24	8	25	43	30	17	27	157
Willard	NA	17	18	16	14	7	9	74
Total	<u>1,400</u>	<u>1,189</u>	<u>1,274</u>	<u>1,524</u>	<u>1,422</u>	<u>757</u>	<u>770</u>	<u>7,579</u>
<u>Type of structure</u>								
Single-family houses	1,007	821	975	966	918	531	429	5,116
Multifamily units	393	368	299	238	406	226	181	1,885
Public housing	-	-	-	320	98	-	160	578

Note: P indicates public housing included. Dash indicates zero units.
 NA indicates not available.

Sources: U. S. Bureau of Census, C-40 Construction Reports.

Table VII

Tenure and Vacancy Trends in Nonfarm Housing Units
Springfield, Missouri, Housing Market Area
April 1, 1960 - July 1, 1970

	April 1960	January 1966	July 1970	Average annual changes			
				1960-1966		1966-1970	
				Number ^{a/}	Percent ^{b/}	Number ^{a/}	Percent ^{b/}
Total inventory	<u>41,470</u>	<u>47,600</u>	<u>53,625</u>	<u>1,075</u>	<u>2.4</u>	<u>1,350</u>	<u>2.6</u>
Total occupied	<u>38,614</u>	<u>44,300</u>	<u>50,975</u>	<u>990</u>	<u>2.4</u>	<u>1,475</u>	<u>3.1</u>
Owner occupied	<u>25,934</u>	<u>30,200</u>	<u>34,850</u>	<u>740</u>	<u>2.7</u>	<u>1,025</u>	<u>3.2</u>
Percent of total occupied	67.2%	68.2%	68.4%	-	-	-	-
Renter occupied	<u>12,680</u>	<u>14,100</u>	<u>16,125</u>	<u>250</u>	<u>1.9</u>	<u>450</u>	<u>2.9</u>
Percent of total occupied	32.8%	31.8%	31.6%	-	-	-	-
Total vacant	<u>2,856</u>	<u>3,300</u>	<u>2,650</u>	<u>80</u>	<u>2.6</u>	<u>-150</u>	<u>-4.8</u>
Available vacant	<u>1,749</u>	<u>2,100</u>	<u>1,900</u>	<u>60</u>	<u>3.2</u>	<u>- 50</u>	<u>-2.2</u>
For sale	<u>721</u>	<u>850</u>	<u>800</u>	<u>20</u>	<u>2.9</u>	<u>- 10</u>	<u>-1.3</u>
Homeowner vacancy rate	2.7%	2.7%	2.2%	-	-	-	-
For rent	<u>1,028</u>	<u>1,250</u>	<u>1,100</u>	<u>40</u>	<u>3.5</u>	<u>- 35</u>	<u>-2.8</u>
Renter vacancy rate	7.5%	8.1%	6.4%	-	-	-	-
Other vacant	<u>1,107</u>	<u>1,200</u>	<u>750</u>	<u>15</u>	<u>1.4</u>	<u>-100</u>	<u>-10.4</u>

a/ Detail may not add to total due to rounding.

b/ Derived on a compound basis.

Source: 1960 Census of Housing.
1966 and 1970 estimates by Housing Market Analyst.

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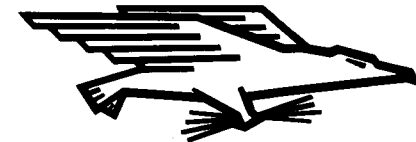
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