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Analysis of the

**TALLAHASSEE,
FLORIDA
HOUSING
MARKET**

as of April 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

January 1972

**Housing Market Analysis
Tallahassee, Florida, as of April 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 - TALLAHASSEE, FLORIDA
AS OF APRIL 1, 1971

The Tallahassee, Florida, Housing Market Area (HMA) is defined as Leon County, Florida. Tallahassee is the capital of the state and is located in northern Florida, adjacent to Georgia. The estimated population of the HMA was about 106,550 in April 1971, including a student population of about 23,850.

Expanding employment in the area and growing enrollment at Florida State University, Florida A&M, and Tallahassee Junior College resulted in fairly rapid population growth in the Tallahassee HMA in the latter half of the 1960's. Tallahassee is the state capital which provides a substantial employment base to the area. Housing production generally has remained at high levels since 1965. Employment in the HMA and student enrollment at the universities grew steadily during the 1960's, resulting in the strong demand for single-family housing, and in the latter part of the 1960's a substantial demand for multifamily housing.

Anticipated Housing Demand

In the Tallahassee HMA, an average annual demand for 1,870 new nonsubsidized housing units is anticipated for the two-year period ending April 1, 1973. The main sources of the demand are projected increases in households and replacement needs generated by the loss of dwelling units from the housing inventory. After considering other factors such as acceptable vacancy levels, current levels of new construction, available dormitory spaces, and recent shifts in tenure, it is judged that the most favorable market balance would be achieved through the construction of 900 single-family houses, 670 units in multifamily structures, and 300 mobile homes. Distributions of demand for single-family housing by price class and for multifamily units by size and rent are shown in table I.

Whether or not as many as 1,870 new nonsubsidized housing units can be marketed annually during the next two years will depend, in large part, on the trend of enrollment at the three universities. At the present time, it is expected that enrollment will increase by about 5 to 6 percent a year over the next two year period. If a significant change takes place, then the demand estimates may need to be revised.

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 Tallahassee HMA, the total occupancy potential is estimated to be 625 units annually. 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 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on April 1, 1971, and available market experience.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-income families may be provided under either Section 235 or Section 236. Moderately-priced,

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

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 Tallahassee HMA, it is estimated (based on regular income limits) that, for the period April 1, 1971 to April 1, 1973, there is an occupancy potential for an annual total of 210 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 105 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase the occupancy potential for families to 270 units and the occupancy potential for the elderly would be the same as under regular limits.

Only 77 homes were insured under the Section 235 program during 1970. During the first three months of 1971, 56 homes were insured under this program.

Rental Housing Under the Public Housing and Rent Supplement Programs. These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing is estimated at 270 units for families and 90 units for the elderly. Less than 10 percent of the families and about 33 percent of the elderly are also eligible for housing under Section 236 (see table II). In the case of the more restrictive rent supplement program, the potential for families would be somewhat less than under public housing, but the market for elderly accommodations would remain unchanged. As of April 1, 1971, there were 200 public housing units under construction in the Tallahassee HMA, an application had been filed for an additional 200 public housing units, and another 600 units have program reservation status. Currently, there are 200 Section 221(d)(3) rent supplement units in the HMA and another 337 units are under construction.

The total of 537 low-rent public housing and rent supplement units under construction should satisfy the two-year occupancy potential of 540 units for families. Florida Sunshine Apartments, built under Section 202 for the elderly, recently opened with 150 units.

Sales Market

The market for new and existing single-family sales housing in the Tallahassee area has gradually strengthened over the past several years, despite increasing financing and construction

costs. The strong economy has attracted a sufficient number of families into the area who wanted and could afford to buy a home to more than offset the number of families who were forced out of the sales market because of the rising costs. Single-family houses authorized for construction in the HMA increased from a low of 507 in 1966 to a high of 1,016 in 1970. The 151 houses authorized for the first three months of 1971 compares with 130 housing units authorized in the first three months of 1970.

Most of the nonsubsidized homes sold over the last twelve months have been marketed on a speculative basis in tract developments. Although mortgage funds are available in the HMA, increasing construction and land costs combined with high 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. Currently, some developers are providing housing (including land) in the \$18,000 to \$24,000 price range.

In January each year, the Jacksonville, Florida, Insuring Office conducts an unsold inventory in subdivisions in which five or more houses were completed during the previous year. The percentage of speculative homes built during a particular year but remaining unsold at the end of that year has increased from 15 percent of those completed in 1969 to 17 percent of those completed in 1970. During the past year the number of homes built under contract has increased slightly, while the number built speculatively has dropped slightly. Most of the homes remaining unsold in Leon County were priced between \$20,000 and \$25,000. The FHA survey, however, includes new homes built for Section 235 financing and it is likely that as the program takes a stronger hold, more homes in the lower price ranges will be built and sold.

In Tallahassee, much of the new single-family construction is in subdivisions located in the northeast and western sections of the city. Single-family construction in most other areas of the HMA consists of scattered building on individual lots.

The market for existing properties in nearly all price ranges has tightened since 1970. Local real estate agents report strong competition for good quality listings. Because of the limited supply of low-cost new homes, existing homes are now the main source of housing for moderate-income families who desire homeownership. Demand is particularly strong for units priced below \$20,000.

A survey covering the first three months of 1971 was taken by the Board of Realtors. The survey indicates that of 91 existing homes sold, 25 homes sold for \$15,000 or less, 27 sold for

\$15,000 to \$20,000, 13 sold for between \$20,000 and \$25,000, and the remaining 26 sold for over \$25,000.

Rental Market

The impact of population growth in the Tallahassee HMA has been most evident in the rental market. Continued increases in student and other university-connected households has resulted in high levels of multifamily construction since the mid-1960's. The new apartment projects which have recently opened in the area have been absorbed rapidly. As of April 1, 1971, the renter vacancy ratio was 4.7 percent. Many of the vacancies which existed at that time were in old, less competitive units close to the central city and in old single-family houses which are difficult to sell. As indicated by the renter vacancy rate, the Tallahassee HMA has a healthy demand-supply relationship in the rental market. Most of the new apartments which were completed in the past several years are located near the Florida State University campus. However, there is a shortage of adequate apartment units in the vicinity of Florida A&M University.

New multifamily units completed in recent years have been mostly one- and two-bedroom garden style units with rents as low as economically feasible so they would be attractive to students. Gross monthly rents for recently built garden apartments generally range from \$100 to \$140 for efficiencies, \$120 to \$170 for one-bedroom units, from \$140 to \$190 for two-bedroom units, and from \$170 to \$210 for three-bedroom units. Many of the new apartment projects are located within a short distance of Florida State University because they are largely dependent on the university-connected population for tenants.

The supply of low-priced suitable, older rental units is somewhat limited in the Tallahassee area. The low rents (\$100 for a one-bedroom unit and \$115 for a two-bedroom unit, excluding utilities) are particularly appropriate to the needs and financial abilities of most students. This segment of the market remains extremely tight. Many students are willing to pay partial rent through the summer months in order to have the unit the following fall.

Economic, Demographic, and Housing Factors

The projected demand for new nonsubsidized housing in the Tallahassee HMA is based on the current conditions and trends discussed in the economic, demographic, and housing sections which follow.

Economic Factors. Florida State University and Florida A&M University are the primary employment sources in the Tallahassee HMA. At the present time, Florida State University with an enrollment of 17,188, employs 6,800 persons and Florida A&M, with an enrollment of 4,543, employs 1,030 persons. Student demand for consumption goods and services has created a large number of trade and service jobs. Another major source of employment is the state government offices located in Tallahassee. The impact of the university and the state government offices is seen in the fact that 52 percent of all nonagricultural wage and salary workers in the Tallahassee HMA in 1971 were government workers, a very large proportion of whom were employed by the universities.

In 1970, nonagricultural wage and salary employment averaged 43,300 jobs. Nonmanufacturing activities accounted for 41,300 workers (95 percent of the total) and manufacturing accounted for only 2,000 workers.

Nonmanufacturing employment in the Tallahassee HMA has been the primary source of economic growth. The relatively large proportion of government employment has tended to moderate the impact of cyclical fluctuations. Nonmanufacturing employment expanded by 13,800 workers in the 1964-1970 period, representing 97 percent of the growth in nonagricultural wage and salary employment during those years. Government employment, which includes university employment gains, provided 7,500 new jobs from 1964 to 1970, an average of over 1,000 a year. Nearly all nonmanufacturing employment categories recorded gains over the 1964-1970 period. Principal contributors, in addition to government, were the trade and service industries with increases of 2,500 and 1,800 jobs, respectively.

During the April 1971-April 1973 forecast period, nonagricultural wage and salary employment is expected to increase by about 2,600 jobs annually. Nonmanufacturing employment will account for 2,700 new jobs annually as government employment in the area continues to increase and as the trade and service industries respond to continued increases in university-connected population. Manufacturing is expected to decrease by 100 jobs annually from 1971 to 1973.

The 1971 median annual income, after deduction of federal income tax, of all families in the Tallahassee HMA is \$9,200, and the median after-tax income of two- or more-person renter households is \$8,750.^{1/} In 1967, the median income after deduction of federal income tax, of all families in the HMA was

^{1/} Includes student households.

\$6,400, and the median after-tax income of renter households of two or more persons was \$5,500. Detailed distributions of all families and of renter households in the Tallahassee HMA by income classes for 1967 and 1971 are presented in table IV.

Demographic Factors. The population of the Tallahassee HMA reached 106,550 persons in April 1971, including 75,200 in the city of Tallahassee and 31,350 in the remainder of Leon County (see table V). A relatively constant level of net natural increase (resident births minus resident deaths) coupled with substantial in-migration, resulted in population increases of 2,882 a year on the average from 1960 to 1970 and 3,500 between April 1970 and April 1971. In-migration has consisted mainly of students, instructors, and professional people associated with the universities and state government facilities located in the area.

It is expected that the total population will increase by 3,600 persons annually during the next two years which will bring the total to 113,750 persons by April 1973. From April 1960 to April 1970, the nonstudent population in the HMA grew by an average of 1,770 persons a year and from April 1970 to April 1971 the nonstudent population increased by 2,750 persons. It is anticipated that the nonstudent population will increase by an average of 2,225 persons annually during the next two years. The student population grew by an average of 1,112 persons annually in the 1960-1970 period and by 750 persons from 1970 to 1971. It is estimated that an average of about 1,375 students will be added annually during the two-year forecast period, reflecting substantial increases in enrollment primarily at Tallahassee Junior College and continued growth at the other two universities (see table VI for enrollment trends).

In April 1971, there were about 32,600 households in the Tallahassee HMA, including 26,350 nonstudent households and 6,250 student households (see table V). Nonstudent households growth is expected to average about 1,100 a year during the next two years, a slight reduction from the 1970-1971 increases of 1,425. The growth of student households is estimated at 300 a year during the forecast period. This is a substantial increase over the 1970 to 1971 gain of 150 a year; however, it reflects the increased propensity of students to seek off campus housing and the very tight conditions of the on-campus housing in recent years.

Housing Factors. The housing inventory in the Tallahassee HMA totaled about 32,576 units as of April 1, 1970, including

18,612 owner-occupied units, 12,410 renter-occupied units, and 1,544 vacant housing units. The increase in the housing inventory of about 11,475 units since 1960 resulted from the construction of about 11,675 housing units, the addition of 1,500 trailers, and the loss of about 1,700 units through demolitions and other causes.

Since the April 1, 1970 Census, an additional 1,575 housing units have entered the inventory which brings the total to 34,150 units as of April 1, 1971. This new housing inventory total of 34,150 includes 19,500 owner-occupied units, 13,100 renter-occupied units, and 1,550 vacant housing units. The increase in the housing inventory of about 1,575 units since April 1, 1970, resulted from the construction of 1,650 housing units, the addition of 200 trailers, and the loss of about 300 units through demolitions and other causes.

There were about 1,330 units under construction in April 1971, of which 285 were single-family homes and 1,045 were units in multifamily structures. It is important to note that out of the 285 single-family homes under construction, 56 were intended for occupancy by families qualifying for subsidy under Section 235 of the National Housing Act. Three hundred thirty seven of the multifamily units under construction were being built under Section 221(d)(3) Rent Supplement, and 200 multifamily units were being built under the low-rent public housing program.

The volume of private residential construction, as measured by building permits,^{1/} grew from 639 units in 1960 to a total of 1,750 units in 1968. As can be seen in table VII, high levels of nonsubsidized multifamily construction from 1965 through 1970 have helped fill the housing needs of the Tallahassee HMA. From 1960 to 1964, multifamily units authorized by building permits averaged about 130 units a year, while the average from 1965 through 1970 was about 750 units annually. Prior to 1965, most of the subsidized multifamily construction was the married student quarters built for two major universities. Despite the continued large volume of multifamily construction, demand has remained strong. Single-family home construction volume remained fairly constant during the 1960-1968 period, varying from a low of 507 in 1966 to a high of 661 in 1963. Starting in 1969, single-family home construction increased considerably with a new high of 856 permits being issued in that year. In 1970, a new high was reached when 1,016 single-family homes were authorized. During the first three months of 1970, 286 building

^{1/} Building permits cover the entire land area of the county.

permits were issued for single-family houses, 56 of which were for houses to be insured under Section 235. There were permits issued for 126 multifamily units during the first three months of 1971.

There were about 900 vacant housing units available in the HMA as of April 1, 1971. About 250 were for sale and 650 were for rent, indicating homeowner and renter vacancy rates of 1.3 percent and 4.7 percent, respectively. Of the 900 available vacancies, about 100 sales units and 425 rental units had all plumbing facilities. Since the April 1, 1970 Census, the homeowner vacancy rate has decreased slightly while the renter vacancy rate dropped from 6.1 percent in April 1970 to a 4.7 percent rate as of April 1, 1971 (see table VIII).

Table I

Annual Demand for New Nonsubsidized Housing
Tallahassee, Florida, Housing Market Area
April 1, 1971 to April 1, 1973

A. Single-family

<u>Price class</u>		<u>Number of units</u>	<u>Percent</u>
Under	\$17,500	180	20
\$17,500 -	19,999	125	14
20,000 -	22,499	110	12
22,500 -	24,999	100	11
25,000 -	29,999	135	15
30,000 -	34,999	100	11
35,000 and over		150	17
Total		900	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	\$120	25	-	-	-
\$120 -	139	20	105	-	-
140 -	159	10	110	-	-
160 -	179	5	45	70	-
180 -	199	-	20	85	5
200 -	219	-	10	50	10
220 -	239	-	5	30	10
240 -	259	-	-	15	10
260 and over		-	-	20	10
Total		60	295	270	45

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
Tallahassee, Florida, Housing Market Area

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	15	10	35	60
2 bedrooms	85	0	90	175
3 bedrooms	60	0	75	135
4+ bedrooms	<u>30</u>	<u>10</u>	<u>50</u>	<u>90</u>
Total	190	20	250	460
B. <u>Elderly</u>				
Efficiency	50	20	40	110
1 bedroom	<u>25</u>	<u>10</u>	<u>20</u>	<u>55</u>
Total	75	30	60	165

a/ Estimates are based upon regular income limits.

Table III

Trend of Civilian Work Force Components
Tallahassee, Florida, HMA
1964-1971

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	12 mos. ending <u>March</u>	
								<u>1970</u>	<u>1971</u>
Total civilian work force ^{a/}	<u>36,300</u>	<u>37,800</u>	<u>39,500</u>	<u>40,700</u>	<u>44,300</u>	<u>47,200</u>	<u>50,900</u>	<u>48,000</u>	<u>50,900</u>
Unemployed	700	600	600	600	600	700	800	700	900
Percent of work force	1.9	1.6	1.5	1.5	1.4	1.5	1.6	1.5	1.8
Total employment	<u>35,600</u>	<u>37,200</u>	<u>38,900</u>	<u>40,100</u>	<u>43,700</u>	<u>46,500</u>	<u>50,100</u>	<u>47,300</u>	<u>50,000</u>
Agricultural employment	600	600	600	600	600	600	600	600	600
Nonagricultural employment	35,000	36,600	38,300	39,500	43,100	45,900	49,500	46,700	49,400
Nonag. wage & salary employ.	29,100	30,700	32,600	34,200	37,400	40,100	43,300	40,800	43,200
Manufacturing	1,600	1,700	1,900	1,900	1,900	1,900	2,000	1,900	1,800
Contract construction	1,800	1,900	1,900	2,000	2,500	2,700	2,400	2,700	2,700
Trans. and public utils.	1,000	1,200	1,300	1,300	1,400	1,600	1,800	1,550	1,600
Wholesale & retail trade	5,600	5,800	6,100	6,500	6,900	7,500	8,100	7,800	8,200
Fin., ins., etc.	1,300	1,400	1,500	1,500	1,700	1,800	1,900	1,750	1,800
Services	3,000	3,100	3,200	3,500	3,800	4,300	4,800	4,300	4,600
Government	14,800	15,600	16,700	17,500	19,200	20,300	22,300	20,800	22,500
Other nonag. employment	5,900	5,900	5,700	5,300	5,600	5,800	6,200	5,900	6,200

^{a/} Subtotals may not add due to rounding.

Source: Research and Statistics Department, Florida Industrial Commission.

Table IV

Distribution of All Families and Renter Households by Annual Income
After Deducting Federal Income Tax
Tallahassee, Florida, HMA, 1967 and 1971

<u>Income</u>	<u>1967</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$2,000	10	15	6	8
\$2,000 - 2,999	9	10	4	5
3,000 - 3,999	10	10	7	6
4,000 - 4,999	9	10	6	7
5,000 - 5,999	8	10	7	7
6,000 - 6,999	8	9	6	6
7,000 - 7,999	8	8	6	6
8,000 - 8,999	7	7	7	6
9,000 - 9,999	6	6	6	5
10,000 - 11,999	10	7	11	11
12,000 - 14,999	9	5	12	12
15,000 - 19,999	3	(12	13
20,000 and over	3	(3	10	8
Total	100	100	100	100
Median	\$6,400	\$5,500	\$9,200	\$8,750

Source: Estimated by Housing Market Analyst.

Table V
Demographic Trends
Tallahassee, Florida, Housing Market Area
1960-1973

	<u>April 1960</u>	<u>April 1970</u>	<u>April 1971</u>	<u>April 1973</u>	<u>Average annual change from preceding date</u>		
					<u>1960-1970</u>	<u>1970-1971^{a/}</u>	<u>1971-1973</u>
<u>Population</u>							
HMA total	74,225	103,047	106,550	113,750	2,882	3,500	3,600
Tallahassee	48,174	71,897	75,200	79,550	2,372	3,300	2,175
Remainder of HMA	26,051	31,150	31,350	34,200	510	200	1,425
Student ^{b/}	11,980	23,104	23,850	26,600	1,112	750	1,375
Non-students	62,245	79,943	82,700	87,150	1,770	2,750	2,225
<u>Households</u>							
HMA total	19,420	31,022	32,600	35,400	1,160	1,575	1,400
Tallahassee	12,968	22,073	23,400	25,200	910	1,325	900
Remainder of HMA	6,452	8,949	9,100	10,200	250	250	500
Students	NA	6,100	6,250	6,850	NA	150	300
Non-students	NA	24,922	26,350	28,550	NA	1,425	1,100

^{a/} Rounded.

^{b/} Student population figures represent total fall enrollment at Florida State University, Florida A&M, and Tallahassee Junior College.

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

Table VI

Trend of Student Enrollment at
Florida State University, Florida A & M, and Tallahassee Jr. College
Tallahassee, Florida, Housing Market Area
1960-1972

	Student enrollment ^{a/}			
	<u>Florida State</u>	<u>Florida A & M</u>	<u>Tallahassee Jr. College</u>	<u>Total</u>
Fall 1960	9,019	2,691	-	11,710
Fall 1961	9,835	2,780	-	12,615
Fall 1962	10,391	2,794	-	13,185
Fall 1963	11,162	2,884	-	14,046
Fall 1964	12,135	3,265	-	15,400
Fall 1965	13,200	3,588	-	16,788
Fall 1966	14,319	3,482	698	18,499
Fall 1967	15,202	3,783	1,298	20,283
Fall 1968	16,303	3,944	1,718	21,965
Fall 1969	17,010	4,248	1,846	23,104
Fall 1970	17,188	4,543	2,100	23,831
Fall 1971 ^{b/}	17,973	4,660	2,610	25,243
Fall 1972 ^{b/}	18,473	4,820	3,288	26,581

a/ Full time enrollment.

b/ Estimated future enrollment given by Registrars' offices.

Sources: Office of the Registrar and Office of the Dean of Students,
Florida State University, Florida A&M, and Tallahassee
Junior College.

Table VII

Private Housing Units Authorized by Building Permits
Tallahassee, Florida, HMA
1960-April 1, 1971

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1st 3 mos. of 1971</u>	<u>Total</u>
HMA total	639	716	710	815	864	1,322	888	1,596	1,760	1,591	1,663	356	12,920
Single-family units	569	652	622	661	598	657	507	654	653	856	1,016	230	7,675
Multifamily units	70	64	88	154	266	665	381	942	1,107	735	647	126	5,245
City of Tallahassee total	349	326	367	351	534	839	540	842	1,095	929	623	140	6,935
Single-family units	279	262	279	197	268	238	161	238	188	218	246 ^{e/}	79 ^{g/}	2,653
Multifamily units	70	64	88	154	266 ^{c/}	601	379	604	907 ^{d/}	711	377 ^{f/}	61 ^{h/}	4,282
Remainder of HMA total	290	390	343	464	330	483	348	754	665	662	1,040	216	5,985
Single-family units	290	390	343	464	330	419	346	416	465	638	770	151	5,022
Multifamily units	^{a/}	-	^{b/}	-	-	64	2	338	200	24	270	65	963

^{a/} Does not include 288 units of married student housing at Florida State University.

^{b/} Does not include 185 units of married student housing at Florida State University.

^{c/} Does not include 322 units of married student housing at Florida State University and 69 units of married student housing at Florida A & M University.

^{d/} Does not include 200 units of Section 221(d)(3) Rent Supplement Housing.

^{e/} Does not include 77 units of Section 235 Housing.

^{f/} Does not include 56 units of Section 235 Housing.

^{g/} Does not include 337 units of Section 221(d)(3) Rent Supplement Housing.

^{h/} Does not include 200 units of Public Housing.

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

Table VIII

Components of Housing Inventory
Tallahassee, Florida, Housing Market Area
April 1, 1960 to April 1, 1971

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>April 1, 1971</u>
Total housing inventory	21,103	32,576	34,150
Total occupied units	19,420	31,022	32,600
Owner-occupied	11,926	18,612	19,500
Percent	61.4%	60.0%	59.8%
Renter-occupied	7,494	12,410	13,100
Percent	38.6%	40.0%	40.2%
Total vacant units	1,683	1,554	1,550
Available vacant	923	1,058	900
For sale	330	253	250
Homeowner vacancy rate	2.7%	1.3%	1.3%
For rent	593	805	650
Rental vacancy rate	7.3%	6.1%	4.7%
Other vacant ^{a/}	760	496	650

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

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

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