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June 1972

Analysis of the

**TAMPA,
FLORIDA
HOUSING
MARKET**

as of February 1, 1972

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

June 1972

Housing Market Analysis

Tampa, Florida, as of February 1, 1972

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.

anticipating that there will be fewer households seeking rental accommodations and that the housing now under construction will satisfy a considerable portion of the demand arising in the near-term future. Demand for sales housing is expected to be sufficiently strong to sustain a production volume of unsubsidized single-family houses near the average of the past three years.

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 HUD: 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, the number of families and individuals who can be served under the program and the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. 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. 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 eligible for assistance under more than one of these programs, or under other assistance programs using federal or state support. Therefore, the total occupancy potential for federally assisted housing is smaller than the sum of the potentials for public housing and Section 236 housing. For the Tampa HMA, the total occupancy potential is estimated to be 1,950 units annually (see table II).

The annual occupancy potential are based upon 1972 incomes, on occupancy of substandard housing, on estimates of the elderly population and current income limits. They have been calculated to reflect the capacity of the market in view of current conditions and their successful attainment will depend upon construction in suitable and accessible locations, as well as upon the distribution of rents and sales prices over the complete range possible utilizing all of the various subsidy programs.

Section 235 and Section 236. Assisted housing for families with low to moderate incomes may be provided under Section 235 (sales housing) and Section 236 (multifamily projects). The Section 236 program contains additional provisions for rental units for elderly couples and individuals. In the Tampa HMA, it is estimated that there is an occupancy potential

utilizing both Section 236 and Section 235 for a total of 700 units^{1/} annually for families and about 300 units annually of Section 236 housing for the elderly.

There has been considerable activity under Section 235 and Section 236, nearly all of which has occurred in the past two years. A total of 2,387 units have been completed; 1,300 Section 235 houses and 1,087 units in Section 236 projects. Under construction in the HMA are 779 units of Section 236 housing and 200 houses for which Section 235 financing is anticipated. Housing for the elderly has comprised a large share of the Section 236 activity. To date, 566 units in projects for the elderly have been completed and 441 units (included in the above total) are under construction.

The anticipated occupancy potential is below construction volume of the past two years, although the housing completed has been successfully marketed. Demand during the initial period of the programs was buoyed by a backlog of need and the high levels of in-migration of moderate-income households. Both of these sources are expected to be of less significance in the near future and an annual production volume of 700 units for families and 300 units for the elderly appears appropriate for maintaining stability in this segment of the market. The units now under construction should be considered as housing resources which will become available to meet the need during the forecast period. With respect to housing for the elderly, the units under development represent about three-fourths of the anticipated occupancy potential for the next two years. The future housing needs of the elderly are difficult to determine because of the unknown factors influencing in-migration. If substantial numbers of elderly households enter the Tampa area during the next two years, an upward adjustment of the occupancy potential may be required. It is suggested, however, that future production decisions be predicated on strong evidence of effective marketing of the elderly housing under construction and of sustained high occupancy in the existing projects.

Public Housing and Rent Supplement. These two programs serve households in essentially the same income group, although the occupancy potential for rent supplement is somewhat smaller because of more restrictive requirements. For the Tampa HMA, the annual potential for public housing is estimated at 850 units for families and 345 units for the elderly. Under the rent-supplement program, the potential for the elderly is unchanged but for families is reduced to 350 units. These potentials are not additive because most of the families and all of the elderly eligible for rent supplement also are eligible for public housing. Most of the potential from the elderly represents households that may also qualify for Section 236 housing.

^{1/} The estimates are based on regular income limits.

There are 4,800 units of public housing under management in the HMA, including 930 units for the elderly. Rent supplement housing consists of two projects with 228 units and approximately 20 percent of the Section 236 housing, about 200 additional units. Vacancies are negligible in existing accommodations and the local housing authority has a waiting list of over 800 families and about 370 elderly households. Under construction to meet this need are only 100 units in a rent-supplement project and about 150 units in Section 236 projects for which rent supplement funds have been reserved.

Economic, Demographic, and Housing Factors

The economic and demographic growth prospects and housing market conditions summarized in the following sections of this analysis form the basis for the preceding estimates of demand for subsidized and unsubsidized housing.

Economy. Expansion of the Tampa area economy slowed in 1971, and though the impact was not as severe as in many areas of the nation, labor market trends were substantially altered. Work force and employment increases, at 5,000 and 3,900, respectively, were much smaller than in recent past years and the average level of unemployment rose by 1,000 persons (see table III).

Between 1970 and 1971, average nonagricultural wage and salary employment in Hillsborough County increased by 3,800 jobs, compared to an average gain of 7,800 jobs annually during the 1965-1970 period. Manufacturing employment declined slightly and the increase in nonmanufacturing jobs was two-thirds as large as in the previous five years.

While it is likely that the current slump represents no more than a short-term deviation from the trend of economic expansion in the Tampa area, it will be of sufficient duration to limit the net gain in employment over the next two years. Government employment will continue to increase at a steady pace, but the private sector of the economy will require time for a gradual recovery. In government, gains are expected from continued expansion of the local school system, at the University of South Florida, and from the initial staffing of the new Veterans Administration hospital. Past patterns of growth in trade and services and in manufacturing will not be realized until the second half of the forecast period. Based on these considerations, wage and salary employment growth is forecast at an average of 5,000 jobs a year between February 1972 and February 1974.

The median annual income of all families in the HMA is estimated to be \$8,975, an increase from \$8,150 as of the April 1970 Census. At present, 11 percent of the families have an annual income below \$3,000 while, at the other end of the distribution, 16 percent earn over \$15,000 a year. Table IV presents distributions of all families in Hillsborough County by income classes as of April 1970 and February 1972.

Demographic Factors. The population of the Tampa HMA was estimated at 513,800 persons in February 1972. Growth averaged 9,250 persons (2.1 percent) a year between 1960 and 1970, and since the 1970 Census has risen to 12,850 persons (2.3 percent) a year. In-migration accounted for slightly more than half of the population increase during the 1960-1970 decade and for over 60 percent of the gain during the past two years.

Despite reduced employment opportunities, high levels of in-migration have been sustained over the past year, apparently as many persons continued to enter the area in search of work. In addition, increasing numbers of the new arrivals in recent years have not been directly involved in the local economy. Although this latter group, primarily college students and retired persons, is expected to remain a significant component of population growth, it is likely that the number of in-migrants seeking employment will decline in the immediate future. Based on expectations of lower levels of employment growth, the increase in population will be smaller, averaging about 9,800 persons a year (1.9 percent) during the next two years.

There were 168,400 households in the HMA in February 1972. Between 1960 and 1970, the number of households increased by an average of 3,550 (2.5 percent) a year and since April 1970 at an annual rate of about 5,275 (3.0 percent). The trend of household growth has been similar to that of population growth, although the rate of increase was larger, reflecting the sharp decline in the average number of persons per household. It is estimated that 4,300 (2.5 percent) households a year is a reasonable forecast of growth between February 1972 and February 1974. Table V presents population and household trends in the Tampa HMA for the 1960-1972 period and projections of growth to February 1974.

Housing Factors. The housing inventory totaled 179,000 units in February 1972, an increase of 10,450 units since April 1970 (see table VI). The net gain resulted from the completion of about 12,450 new units, the addition of 1,500 mobile homes, and the loss of about 3,500 units through demolitions and other causes. There were 5,100 housing units under construction, comprised of 1,400 single-family houses and 3,700 units in multifamily structures, including 1,079 subsidized units.

The annual volume of residential building activity has increased continuously since 1966 and the nearly 10,000 units authorized by building permits during 1971 far exceeded the previous year's total. Both single-family and multifamily construction increased; the number of single-family houses built in 1971 approached the large-volume years of 1960 and 1961, while the number of units in multifamily structures was the largest ever. Subsidized housing has provided a significant part of the building boom in the Tampa area, comprising 22 percent of the total building activity in 1970 and 1971. Activity has been concentrated under the Section 236 and Section 235 programs. Table VII presents the trend of total residential building activity by geographic area and the subsidized housing component by section of the National Housing Act for the 1960 through 1971 period.

In February 1971, about 6,800 vacant housing units were available for sale or rent in the HMA. Of these units, 1,700 were available for sale only and 5,100 were available for rent, equal to a homeowner vacancy rate of 1.4 percent and a renter vacancy rate of 9.8 percent (see table VI). Vacancies have risen somewhat since the 1970 Census, but most are recently completed units which have not had adequate market exposure. The rental vacancy rate remains relatively high, because of vacant units which are in poor condition or physically obsolescent.

Sales Market

It appears that the large volume of sales housing production undertaken in the past year is being marketed successfully without disrupting the supply-demand balance gradually re-established during the latter years of the 1960-1970 decade. Although construction typically has been on a speculative basis, most houses are sold before completion and builders' inventories remain small. The over-all homeowner vacancy rate has not changed since the 1970 Census. The current strength of the market, to a considerable extent, is a reflection of the fact that demand exceeded the supply of new houses in the high growth years of the late 1960's and recently has been stimulated by lower interest rates and the greater availability of mortgage funds. Construction activity has risen in both the subsidized and unsubsidized segments of the market. The 4,130 single-family houses, including approximately 900 Section 235 units, authorized by building permits in 1971 was 1,228 units above the 1970 total. Subdivision development continues to be concentrated north of the city of Tampa to the west of Dale Mabry Avenue, in the Temple Terrace area, and in the vicinity of Brandon. There is a diverse range of prices in each of these areas. Costs have been increasing and a majority of the unsubsidized houses completed in the past year were priced above \$25,000.

Rental Market

The rental market has expanded significantly in recent years as a result of large increases in the segment of the population which generally prefers apartment living. Young couples, college students, and short-term residents comprise a growing share of total population in the Tampa area, and demand generated by this group has stimulated a boom in apartment construction. From 1968 through 1971, 15,701 units in multifamily structures were authorized by building permits, the annual total reaching a peak of 5,871 units in 1971. New rental units have been absorbed well and projects are sustaining high occupancy. The outlook for the immediate future is uncertain, however. Most of the 3,700 multifamily units (including 879 subsidized units) estimated to be under construction will be completed during the first half of 1972. This will be the largest supply of rental housing ever placed on the market in such a short period of time and would have provided a test of the absorptive capacity had growth held at past levels. With smaller population increases expected in the near future, vacancy levels are expected to rise in the coming year, the magnitude of that increase depending on the supply of housing started in early 1972.

Recent additions to the rental inventory have been primarily garden and townhouse projects of one- and two-bedroom apartments. Most of the developments offer recreational facilities which have become almost a necessity for successful marketing. Building activity has been to the north and west of the city, with major concentrations near the University of South Florida complex and the various new suburban shopping and commercial areas. Unfurnished new apartments typically rent for \$150 for a one-bedroom unit and for \$170-\$190 for two-bedrooms. A few projects with higher rents, \$250-\$300 for a two-bedroom apartment, have been successful, but these units remain a small share of the market.

Mobile Homes

In February 1972, there were about 11,000 mobile homes in the HMA, equal to six percent of the total housing inventory and reflecting an increase of about 5,950 since 1960. Growth has accelerated recently and the net addition to the inventory averaged about 800 trailers annually since the April 1970 Census. It is estimated that about 95 percent of the trailers in the area are in mobile home parks and that nearly all of the increase in recent years has been accommodated by these parks, either through new construction or by expansion or more intensive utilization of existing facilities. At present, there are about 700 to 800 spaces being developed, all of which are expected to be completed in the next year.

Typically charges for space in the newer parks range from about \$40 to \$50 exclusive of gas and electricity. Most provide recreational and social facilities. Information obtained locally indicates that the mobile home segment of the market is basically sound, though competition has increased as a result of the recent large increase in the inventory. Approximately 1,400 spaces in new parks have been absorbed in the past 18 months, but there remain at least 500 which have yet to be occupied. Most of these spaces, however, have not had sufficient time for absorption. Nearly all of the older parks have high occupancy, as demand continues strong, primarily because of rents below \$40 a month.

During the February 1972 to February 1974 period, it is estimated that the net increase in the number of households in mobile homes will average about 750 annually. This projection is only slightly below the increase of recent years despite expectations of reduced population growth, anticipating the increasing popularity and trend toward mobile home living in the Tampa area. In large part, the increase in mobile homes will occur in new parks. There is good occupancy in older projects and many are not equipped to handle the larger, late-model trailers. In addition, demand for new spaces will be augmented as a result of families upgrading to modern trailers and as mobile homes are moved from overcrowded or obsolescent parks. Based on these considerations, it is probable that as many as 1,000 spaces in new parks will be required annually during the next two years. At present, there are known to be several hundred unoccupied spaces in newly completed parks and at least 700 spaces are under construction. Therefore, it is concluded that this supply will be sufficient to meet the demand for additional spaces during the coming year and that affirmative action on current proposals be conditioned on marketing schedules beyond that time.

Table I

Estimated Annual Demand for Unsubsidized Housing
Tampa, Florida, Housing Market Area
February 1972-February 1974

Single-family Houses

<u>Sales price</u>	<u>Number of houses</u>	<u>Percent of total</u>
Under \$20,000	260	10
\$20,000 - 22,499	130	5
22,500 - 24,999	260	10
25,000 - 29,999	650	25
30,000 - 34,999	650	25
35,000 - 39,999	260	10
40,000 and over	390	15
Total	<u>2,600</u>	<u>100</u>

Multifamily Units

<u>Monthly gross rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$150	70	-	-	-
\$150 - 169	20	500	-	-
170 - 189	30 ^{b/}	260	500	-
190 - 209	-	120	300	40
210 - 229	-	120 ^{b/}	160	30
230 - 249	-	-	100	30
250 and over	-	-	90 ^{b/}	30 ^{b/}
Total	<u>120</u>	<u>1,000</u>	<u>1,150</u>	<u>130</u>

^{a/} Gross rent is shelter rent plus the cost of utilities.

^{b/} Cumulative total of demand at and above these rent ranges.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Tampa, Florida, Housing Market Area
February 1972 to February 1974

	<u>Section 235 & 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	90	20	115	225
2 bedrooms	250	30	325	605
3 bedrooms	190	-	225	415
4+ bedrooms	<u>120</u>	<u>-</u>	<u>135</u>	<u>255</u>
Total	650	50	800 ^{b/}	1,500
B. <u>Elderly</u>				
Efficiency	55	135	100	290
1 bedroom	<u>50</u>	<u>60</u>	<u>50</u>	<u>160</u>
Total	105 ^{c/}	195	150 ^{d/}	450

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

^{b/} About 80 percent of these families are eligible for the rent-supplement program.

^{c/} Elderly persons are eligible only for Section 236.

^{d/} All of these elderly individuals and couples are eligible for rent supplements.

Table III

Work Force and Employment
Tampa, Florida, Housing Market Area
1965-1971
(thousands)

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
Total civilian work force	<u>167.8</u>	<u>173.0</u>	<u>177.9</u>	<u>187.2</u>	<u>194.3</u>	<u>206.4</u>	<u>211.4</u>
Unemployed	5.3	5.1	5.2	5.4	4.8	6.0	7.0
Percent of work force	3.2%	2.9%	2.9%	2.9%	2.5%	2.9%	3.3%
Employed	<u>162.3</u>	<u>167.8</u>	<u>172.7</u>	<u>181.8</u>	<u>189.4</u>	<u>200.3</u>	<u>204.2</u>
Nonagricultural employment	<u>157.2</u>	<u>162.6</u>	<u>167.3</u>	<u>176.5</u>	<u>184.3</u>	<u>195.1</u>	<u>199.6</u>
Nonagr. wage & salary	<u>132.4</u>	<u>138.8</u>	<u>145.4</u>	<u>154.2</u>	<u>161.7</u>	<u>171.4</u>	<u>175.2</u>
Manufacturing	<u>25.2</u>	<u>27.4</u>	<u>28.6</u>	<u>29.9</u>	<u>31.9</u>	<u>32.4</u>	<u>32.1</u>
Durable goods	9.8	10.8	11.3	12.2	13.9	14.4	14.0
Nondurable goods	<u>15.4</u>	<u>16.6</u>	<u>17.3</u>	<u>17.7</u>	<u>18.0</u>	<u>18.0</u>	<u>18.1</u>
Food products	6.7	7.0	7.4	7.4	7.6	7.9	8.1
Tobacco manufacturers	2.8	2.8	2.7	2.7	2.5	2.5	2.6
Publishing & printing	1.4	1.5	1.5	1.5	1.6	1.7	1.6
Chemicals	2.8	3.3	3.4	3.2	3.2	3.1	2.9
Other nondurable goods	1.7	2.0	2.3	2.9	3.1	2.8	2.9
Nonmanufacturing	<u>107.2</u>	<u>111.4</u>	<u>116.8</u>	<u>124.3</u>	<u>129.8</u>	<u>139.0</u>	<u>143.1</u>
Construction	10.5	9.3	9.3	10.3	11.6	13.1	13.9
Trans., comm., & pub. util.	12.0	12.5	13.1	13.7	14.4	14.9	15.0
Trade	38.3	40.9	42.9	45.5	46.1	48.4	49.7
Fin., ins., & real estate	7.2	7.4	7.8	8.1	8.6	9.0	8.8
Services	18.7	20.0	21.0	22.7	24.5	27.2	28.1
Government	20.5	21.3	22.7	24.0	24.6	26.4	27.6
Other nonagr. employment	24.8	23.8	21.9	22.3	22.6	23.7	24.4
Agricultural employment	5.1	5.2	5.4	5.3	5.1	5.2	4.6
Persons involved in labor disputes	0.2	0.1	0.0	0.0	0.1	0.1	0.2

Source: Florida Bureau of Employment Services.

Table IV

Percentage Distributions of All Families
by Gross Annual Income
Tampa, Florida, Housing Market Area
as of April 1970 and February 1972

<u>Annual income</u>	<u>April</u> <u>1970</u>	<u>February</u> <u>1972</u>
Under \$ 3,000	12	11
\$ 3,000 - 3,999	6	5
4,000 - 4,999	7	6
5,000 - 5,999	8	7
6,000 - 6,999	8	8
7,000 - 7,999	8	7
8,000 - 8,999	8	8
9,000 - 9,999	7	8
10,000 - 11,999	12	12
12,000 - 14,999	10	12
15,000 - 24,999	11	12
25,000 and over	<u>3</u>	<u>4</u>
Total	100	100
Median	\$8,150	\$8,975

Sources: 1970 Census and estimates by Housing Market Analyst.

Table V

Demographic Trends
Tampa, Florida, Housing Market Area
April 1960-February 1974

	April 1960	April 1970	February 1972	February 1974	<u>Average annual changes^{a/}</u>		
					1960- 1970	1970- 1972	1972- 1974
<u>Population</u>							
HMA Total	<u>397,788</u>	<u>490,265</u>	<u>513,800</u>	<u>533,400</u>	<u>9,250</u>	<u>12,850</u>	<u>9,800</u>
Tampa	<u>274,970</u>	<u>277,767</u>	<u>279,000</u>	<u>280,590</u>	<u>280</u>	<u>670</u>	<u>750</u>
Remainder	<u>122,818</u>	<u>212,498</u>	<u>234,800</u>	<u>252,900</u>	<u>8,975</u>	<u>12,175</u>	<u>9,050</u>
 <u>Households</u>							
HMA total	<u>123,158</u>	<u>158,750</u>	<u>168,400</u>	<u>177,000</u>	<u>3,550</u>	<u>5,275</u>	<u>4,300</u>
Tampa	<u>88,208</u>	<u>94,889</u>	<u>96,900</u>	<u>98,700</u>	<u>670</u>	<u>1,100</u>	<u>900</u>
Remainder	<u>34,950</u>	<u>63,861</u>	<u>71,500</u>	<u>78,300</u>	<u>2,900</u>	<u>4,175</u>	<u>3,400</u>

a/ Subtotals may not add to totals because of rounding.

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

Table VI

Housing Inventory, Tenure, and Vacancy
Tampa, Florida, Housing Market Area
April 1960-February 1972

	<u>April 1960</u>	<u>April 1970</u>	<u>February 1972</u>
Housing inventory	<u>135,406</u>	<u>168,555</u>	<u>179,000</u>
Total occupied	<u>123,158</u>	<u>158,750</u>	<u>168,400</u>
Owner-occupied	<u>87,450</u>	<u>115,863</u>	<u>121,200</u>
Percent	71.0%	73.0%	72.0%
Renter-occupied	<u>35,708</u>	<u>42,887</u>	<u>47,200</u>
Percent	29.0%	27.0%	28.0%
Total vacant	<u>12,248</u>	<u>9,805</u>	<u>10,600</u>
Available vacant	<u>6,995</u>	<u>6,153</u>	<u>6,800</u>
For sale	<u>2,766</u>	<u>1,622</u>	<u>1,700</u>
Homeowner vacancy rate	3.1%	1.4%	1.4%
For rent	<u>4,229</u>	<u>4,531</u>	<u>5,100</u>
Renter vacancy rate	10.6%	9.6%	9.8%
Other vacant ^{a/}	<u>5,253</u>	<u>3,652</u>	<u>3,800</u>

^{a/} Includes vacant seasonal units, dilapidated units, and units held off the market.

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

Table VII

Trend of Residential Building Activity
Tampa, Florida, Housing Market Area
1960-1971

	<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>1971</u>
<u>Total housing units^{a/}</u>												
HMA total	<u>5,508</u>	<u>4,901</u>	<u>3,668</u>	<u>4,118</u>	<u>4,453</u>	<u>4,196</u>	<u>3,526</u>	<u>4,405</u>	<u>5,111</u>	<u>6,559</u>	<u>6,355</u>	<u>9,984</u>
Single-family	<u>5,239</u>	<u>4,636</u>	<u>3,451</u>	<u>3,407</u>	<u>3,478</u>	<u>3,440</u>	<u>2,456</u>	<u>2,485</u>	<u>2,646</u>	<u>2,630</u>	<u>2,902</u>	<u>4,130</u>
Multifamily	269	265	217	711	975	756	1,070	1,920	2,465	3,929	3,453	5,854
Tampa	<u>1,866</u>	<u>1,599</u>	<u>1,176</u>	<u>1,746</u>	<u>1,990</u>	<u>1,572</u>	<u>1,225</u>	<u>1,791</u>	<u>2,123</u>	<u>3,012</u>	<u>2,684</u>	<u>2,438</u>
Single-family	<u>1,619</u>	<u>1,354</u>	<u>1,025</u>	<u>1,063</u>	<u>1,113</u>	<u>1,081</u>	703	676	664	646	611	942
Multifamily	247	245	151	683	877	491	522	1,115	1,459	2,366	2,073	1,496
Remainder	<u>3,642</u>	<u>3,302</u>	<u>2,492</u>	<u>2,372</u>	<u>2,463</u>	<u>2,624</u>	<u>2,301</u>	<u>2,614</u>	<u>2,988</u>	<u>3,547</u>	<u>3,671</u>	<u>7,546</u>
Single-family	<u>3,620</u>	<u>3,282</u>	<u>2,426</u>	<u>2,344</u>	<u>2,365</u>	<u>2,359</u>	<u>1,753</u>	<u>1,809</u>	<u>1,982</u>	<u>1,984</u>	<u>2,291</u>	<u>3,188</u>
Multifamily	22	20	66	28	98	265	548	805	1,006	1,563	1,380	4,358
<u>Subsidized housing units</u>	-	<u>76</u>	<u>135</u>	-	<u>400</u>	<u>80</u>	-	<u>249</u>	-	<u>500</u>	<u>1,536</u>	<u>2,186</u>
Public housing	-	76	-	-	400	-	-	-	-	400	128	-
Section 221(d)(3)	-	-	135	-	-	80	-	249	-	-	-	-
Section 236	-	-	-	-	-	-	-	-	-	-	680	1,186
Rent Supplement	-	-	-	-	-	-	-	-	-	-	228	100
Section 235	-	-	-	-	-	-	-	-	-	100	500	900

^{a/} Includes subsidized housing.

Sources: Bureau of the Census C-40 Construction Reports and the Homebuilders Association of Greater Tampa.

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