Analysis of the

TULSA, OKLAHOMA HOUSING MARKET

as of January 1, 1972

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

October 1972

Housing Market Analysis

Tulsa, Oklahoma, As of January 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.

FHA HOUSING MARKET ANALYSIS - TULSA, OKLAHOMA
AS OF JANUARY 1, 1972

The Tulsa, Oklahoma, Housing Market Area (HMA) is coterminous with the Tulsa Standard Metropolitan Statistical Area, which includes Tulsa, Creek, and Osage Counties. The population of the HMA is estimated to have been 489,125 persons in January 1972, including 342,400 persons living in the city of Tulsa.

During 1970-1971, employment in the Tulsa HMA declined for the first time since 1961. Nonagricultural wage and salary employment remained unchanged in 1970 but declined in 1971, as compared with an average annual increase of 5,900 jobs during the 1961-1969 period. Cutbacks in the transportation equipment industry and a decline in the rate of growth of nonmanufacturing industries have been key factors in the recent economic downturn. This employment decline combined with increasing levels of residential construction activity, particularly in multifamily units, has weakened the rental market considerably with the rental vacancy rate approaching 14 percent. However, the sales market has remained firm for both new and existing homes.

Anticipated Demand for Unsubsidized Housing

Estimates of the future demand for unsubsidized housing in the Tulsa HMA are based on anticipated population and household growth during the period from January 1, 1972 to January 1, 1974. Consideration also is given the current surplus of available housing in the HMA, the number of units currently under construction, anticipated demolitions which will require unsubsidized replacement and the current incomes of families in the HMA. It is concluded that there will be an annual demand for about 2,035 additional units of new unsubsidized housing during the two-year forecast period. The housing marketed to meet this demand would most readily be accepted by the local market if the annual volume consisted of 1,800 single-family homes, and 235 mobile homes. Table I presents a distribution of unsubsidized housing demand according to price range. The excess of rental units currently available and the large number of units under construction should be sufficient to meet the need for rental accommodations during at least the first year of the forecast period.

Should satisfactory absorption of those units now under construction occur, it is judged that there may be a demand for up to 400 units of new multifamily housing during the second year of the forecast period. It is suggested that these units be distributed evenly between one-, two-, and three-bedroom units, and over a price range marketable at that time.

Occupancy Potential for Subsidized Housing

Federal assistance in financing housing for families with low or moderate incomes may be provided through a number of different programs administered by the Department of Housing and Urban Development: rent supplements for occupants of rental projects financed under Section 221(d)(3) or Section 236; partial payment of interest on home mortgages insured under Section 235; partial payment of interest on project mortgages insured under Section 236; and assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine the number of families who can be served under a specified program and to reflect the proportion of these households that can reasonably be expected to seek that type of 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. In the case of the low-rent public housing program and the rent-supplement program, all households with incomes below specified income limits are assumed to be eligible; however, there may be additional conditions for eligibility, such as the rent-supplement program requirement that non-elderly applicants must be displacees, occupants of substandard housing, or handicapped, in order to be eligible. Some households are alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. It is advisable, therefore, that consideration of additional housing under each program should take into account approvals or proposals under other programs which might serve the same need.

The annual occupancy potentials for subsidized housing are based primarily on the following factors: 1972 incomes, the proportion of households occupying substandard housing, estimates of the elderly population, the income limits in effect on January 1, 1972, and recent market experience. Current housing vacancy levels are also an important consideration. The total occupancy potential for federally subsidized housing is approximately equal to the sum of the potentials for the low-rent public housing program and Section 236 housing. For the Tulsa HMA, the total occupancy potential is estimated to be 2,360 units annually; including 1,860 units for families and 500 units for elderly households.

It should be noted that the successful development of subsidized housing may well depend upon the choice of location for the units as well as a distribution of rents and prices over the complete range attainable under a particular program. The occupancy potentials for subsidized rental housing are distributed by unit size (number of bedrooms) in table II.

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing1/ for the same families in the same income range alternatively may be provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Tulsa Housing Market Area it is estimated that there is an annual occupancy potential for 645 units of family housing during each year of the two-year period from January 1, 1972 to January 1, 1974. In addition, there is an annual potential for about 250 units of Section 236 rental housing for the elderly. These estimates are based on regular income limits. As of January 1, 1972, the Tulsa HMA had about 1,760 units insured under the Section 235 program. In addition, there are 791 units of Section 236 housing, including 151 designed specifically for the elderly, currently in Tulsa, with an additional 270 family units under construction. Section 235 activity has been concentrated primarily in subdivisions located in the southeast portion of the city. Acceptance of both programs has been very good in the Tulsa HMA, and the Section 236 projects completed to date have experienced good occupancy. Because of the large amount of Section 235 activity in the HMA and the high level of rental vacancies, approvals should be very limited under Section 236--possibly exclusively for elderly occupants until a more acceptable vacancy level has been established. It is important to note that eligibility requirements under Section 235 and Section 236 are the same. The annual occupancy potentials suggested above imply a reduction in these programs from the volume of the past two years; such a reduction would be desirable for continued market health.

Low-Rent Public Housing and Rent Supplement.2/ These two programs serve households in essentially the same low-income group. The principal differences are in the eligibility requirements and in the manner in which net income is computed. In the Tulsa HMA, there is estimated annual potential for 1,260 low-rent housing units for families; about 83 percent of this potential (1,050 units annually) could be met by the alternative of rent supplement housing. As noted previously, the rent supplement program is more restrictive in its eligibility requirements,

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

2/ Rent supplement funds are utilized, primarily, to subsidize eligible families occupying units developed under Section 221(d)(3); a portion of the funds may be used to supplement low-income households in housing developed under Section 236.

so that not all of the low-income families who qualify for public housing can also qualify for rent supplements. However, in the case of elderly couples or individuals, the eligibility requirements for public housing and rent supplement are the same. There is an estimated occupancy potential for an annual total of 425 subsidized units for the elderly utilizing either public housing or rent supplements or a combination of the two programs. About 40 percent (175 units annually) of the elderly public housing/rent supplement potential could be met by the alternative of Section 236 housing for the elderly. Similarly, about four percent (or 45 units annually) of the family potential could be satisfied by the alternative of Section 235/236 housing.

As of January 1972, the Tulsa HMA has 2,258 public housing units under management, about 585 of which are occupied by elderly persons. Of this total, 75 units were located in Bristow and 58 units were located in Drumright. The Tulsa Housing Authority reported a waiting list of approximately 3,000 persons. In addition, there were 396 rent supplement units occupied in Tulsa, with 240 more units currently under construction.

There has been very little public housing activity in the recent past and currently no units are under construction. The Tulsa Housing Authority plans to rehabilitate 388 units of housing. In view of the high level of vacancies in rental housing, Section 23 leasing should be an important part of near-future public housing activity.

The Sales Market

The market for new and existing sales housing in the Tulsa HMA is sound, as suggested by the homeowner vacancy rate of 1.4 percent. Single-family construction activity reached a peak in 1971 of 2,715 units, although approximately 30 percent of these units were financed with Section 235 subsidies. Many builders have been concentrating their activity in the $17,500-$20,000 price range intending to serve either the Section 235 or conventional market and as a result this has been the most active price range in the HMA. In addition, local sources indicated that demand has been strong in the $25,000-$30,000 and $35,000-$40,000 price ranges.

Most units are built speculatively. A comparison of the Unsold Inventory Surveys for 1971 and 1970 revealed a five-fold increase in speculative building activity, underlining local indications of confidence in the Tulsa single-family sales market. The most active price class was the $17,500-$19,999 bracket with the $35,000-$39,000 the second most active. The percent unsold dropped significantly from 61 percent in 1970 to 26 percent in 1971.

Building activity has been concentrated in the southeastern portion of Tulsa. Numerous subdivisions are under development on either side of the Broken Arrow Expressway. Development directly south of the city has been impeded somewhat by the expansion of Oral Roberts University. The northern sections of the city have been characterized by existing lower priced homes although there have been some attempts at new construction on scattered sites. Single-family activity in Creek County and Osage County and the remainder of Tulsa County has occurred in some of the smaller outlying towns, principally Sand Springs, Broken Arrow and Sapulpa.

The Rental Market

The very high level of multifamily construction which has been characteristic of the Tulsa HMA during the past several years resulted in more rental units being made available on the local market than could be satisfactorily absorbed. By January 1, 1972, the rental vacancy ratio had reached 13.6 percent, reflecting a total of about 8,660 rental units that were vacant and available for occupancy. The number of vacant units and the vacancy ratio have increased since April 1970 when the census recorded 7,220 rental units available--a rental vacancy ratio of 12.5 percent. Most new apartments (two years old or less) rent for $140 to $180 for two-bedroom units and $170 to $200 for three-bedroom units. Typical amenities range from carpeting and dishwashers to heated swimming pools and even health clubs in some luxury projects. Lease terms are typically six months; however, month-to-month leases are often available for a small service charge. As a result, while newer projects usually achieve reasonable occupancy levels (85 to 90 percent), they accomplish this only at the expense of good quality units two to four years older which are unable to compete on the basis of amenities. In addition, with the large number of units under construction (a total of about 2,000 units), it is probable that the rental market vacancy rate will continue to increase, and the market to soften, at least into the first year of the forecast period.

Economic, Demographic, and Housing Factors

The estimated demand for new, nonsubsidized housing is based on the trends in employment, income, population, and housing factors summarized below.

Employment. The many problems of the aerospace and airline industries as well as the general slump in the national economy have had significant impact on work force and employment trends in the Tulsa HMA since 1969. During 1970, the number of wage and salary employees was unchanged from 1969; and in 1971 (based on data through October) a decline in nonagricultural employment was registered as a result of reductions in aerospace employment. Unemployment rose to an average of 4.5 percent of the work force in 1970 and to 5.3 percent in the twelve months ending in October 1971. Table III presents a detailed description of work force components and nonagricultural wage and salary employment trends by industry in the Tulsa HMA between 1960 and 1971.

The 1970-1971 loss of 2,900 nonagricultural jobs represents the first annual decline in nonagricultural wage and salary employment since 1961. The largest portion occurred in the manufacturing sector, and in a large part, is a reflection of the discontinuation of the supersonic transport program, the general cutbacks in defense and defense-related spending by the federal government, and the secondary effects on local subcontractors. Employment in the transportation equipment industry declined by 1,600 jobs between 1969 and 1970, and averaged only 5,200 jobs for the twelve-month period ending October 1971, a decline of 2,500 jobs from the same period of the previous year. Many of the transportation workers released, however, have been able to procure employment in other industries. The machinery industry registered no gain between 1969 and 1970 and declined by 500 jobs between the November 1969-October 1970 period and the November 1970-October 1971 period. "Other" manufacturing edged up slightly from 1970 after a three-year decline.

Nonmanufacturing employment increased each year during the 1961-1970 period, with gains averaging about 3,500 jobs annually for this period. A comparison of the twelve-month period ending in October 1971 and the same period of the previous year, however, reveals no gain in nonmanufacturing employment. Tulsa derives much of its basic economic support from nonmanufacturing because of its position as a northern Oklahoma regional center for trade and service activities. During the 1961-1970 period, trade employment grew by 1,000 jobs a year, services by 1,300 jobs annually, and government by 650 jobs per year. Mining, which includes the headquarters for a large number of major oil companies, gained only a total of 500 jobs during the 1961-1970 period. A loss during 1970-1971 in public utilities employment was a significant cause of the recent slower rate of growth in nonmanufacturing employment. To date, Tulsa's inland Port of Catoosa has had only a mild impact on the Tulsa work force, with new employment centered in the trade and construction industries. The Port, however, could have a significant long range effect, with additional future employment arising from the opening of new warehousing facilities and the possible attraction of new industry to the Tulsa area.

Nonagricultural wage and salary employment is expected to increase by about 2,800 jobs annually during the period from January 1972 to January 1974. The conditions which have contributed to the economic downturn in the Tulsa HMA should continue into the immediate future. However, employment in the transportation industries appears to have stabilized, and further declines are not anticipated. In addition, employment in the principal nonmanufacturing sectors, trade and service, should see continued growth, particularly as the result of the increasing number of large computer operations locating in the Tulsa HMA.

Income. In 1972, the median annual income of all families in the Tulsa area, after deduction of federal income tax, was $9,450; the median after tax income of renter households was $7,100. Detailed distributions of all families and renter households by 1972 incomes and 1959 and 1972 median incomes for county components of the HMA are presented in table IV.

Demographic Factors. The 1970 Census counted 476,945 persons in the Tulsa Housing Market Area as of April 1, 1970. During the 1960-1970 period, population grew by 57,971 persons from the 1960 total of 418,974 persons. This population growth was the result of a net natural increase (resident births minus resident deaths) of about 42,620 persons with an additional net in-migration of about 15,350 persons into the HMA. Population growth was greatest in the HMA during the latter half of the decade, in response to expanding economic opportunities of that period. Since the 1970 Census, it is estimated that the HMA had an average annual population increase of about 6,975 persons, bringing the total to about 489,125 persons as of January 1, 1972. The accelerated rate of population growth experienced in the HMA during the 1965-1970 period, has extended into the most recent past despite a decrease in employment opportunities.

Based on the expected rate of economic expansion, the population of the Tulsa HMA is expected to increase by an average of 6,450 persons during the forecast period. This growth in population is lower than the recent past with the expectation that population will continue to respond to a more restricted rate of economic growth. It is expected that the largest portion of this growth will occur in Tulsa County, with Creek County expected to grow slightly and Osage County to continue to decline at a slower rate.

The total number of households in the Tulsa Housing Market Area was estimated to be 165,675 as of January 1, 1972; the current figure reflects an annual gain of about 3,540 households since April 1, 1970. The growth of households in the Tulsa HMA has closely paralleled the population growth during the 1960-1970 decade. Average household size in the HMA declined from 3.11 persons in 1960 to 2.95 in 1970 and it is anticipated that this trend toward smaller households will continue during the forecast period. In the two years ending January 1, 1974, it is expected that the number of households in the HMA will increase by about 3,200 each year. Table V shows demographic trends for the period from 1960 to 1972.

Housing Factors. Building permit systems cover about 95 percent of the residential construction activity in the Tulsa HMA. During the 1960-1971 period, building permit records show an average unsubsidized construction volume of about 3,475 new housing units each year, ranging from 844 unsubsidized units authorized in 1960 to 5,071 unsubsidized units in 1971. A sustained expansion of multifamily construction began in 1962. Substantial expansion of single-family construction was recorded after 1965. Since 1962 multiple-unit structures have accounted for a very substantial portion of the residential construction in the HMA. During the 1968-1971 period, the majority of the new housing units were in multiple-unit buildings. Under the various federal subsidy programs, there have been about 6,085 units added to the supply available to the HMA's low- and moderate-income families. The subsidized total included about 1,878 units of public housing, about 1,760 units assisted with Section 235 (single-family sales) subsidies and the remainder assisted under other HUD subsidy programs. Most of the new housing to date has been constructed around the city of Tulsa. As of January 1, 1972, there were about 680 single-family houses and about 2,550 multifamily units under construction in the Tulsa HMA. About 510 of the 2,550 multifamily units under construction are being subsidized by HUD programs, and about 15 percent of the single-family homes under construction may be insured under Section 235. Table VI presents trends in total building activity and subsidized activity in the HMA for each year since 1960.

The total housing inventory in the Tulsa Housing Market Area was estimated to be 179,450 units as of January 1, 1972. The HMA's housing inventory increased by about 7,650 units since the April 1970 Census as a net result of the addition of 9,650 units (including 405 mobile homes) and the loss of about 2,000 units through demolition and other causes. Data obtained from the censuses show that between April 1960 and April 1970 the HMA gained about 25,975 housing units, including about 2,650 mobile homes. Most of that new increase reflects gains in the housing inventory in the city of Tulsa. Osage County experienced a slight decline in inventory over the 1960-1970 decade. Housing inventory data, including the number of owner-occupied and renter-occupied units, are included in table VII.

There were an estimated 13,775 vacant housing units in the Tulsa HMA as of January 1, 1972 (see table VIII). The total consisted of 1,590 units available for sale, 8,660 units available for rent, and 3,525 other vacant units that were unavailable for various reasons (seasonal units, units sold or awaiting occupancy, etc.). The available vacant units reflected a homeowner vacancy rate of 1.4 percent and a renter vacancy rate of 13.6 percent.

Since large-scale multifamily construction is a relatively new phenomenon in the Tulsa HMA, the condition of the renter inventory is typically sound. However, if those units of marginal or substandard quality, which are currently available for rent, were removed from the available inventory, it is judged that the rental vacancy rate would approximate 12 percent. Consideration of local economic and market conditions, however, suggests that the adjusted renter vacancy rate remains above a level that would be consistent with optimum conditions in the unsubsidized rental market.

Table I

Annual Demand for New Unsubsidized Housing
Tulsa, Oklahoma, Housing Market Area
January 1, 1972-January 1, 1974

Unsubsidized single-family houses	Annual number of units			
Price class	Total	Creek County	Osage County	Tulsa County
Under $17,500	310	10	30	270
$17,500 - 19,999	310	10	30	270
20,000 - 22,499	255	10	25	220
22,500 - 24,999	245	5	20	220
25,000 - 29,999	305	5	30	270
30,000 - 34,999	140	5	15	120
35,000 and over	235	5	30	200
Total	1,800	50	180	1,570

Source: Estimated by Housing Market Analyst.

Table II

Annual Occupancy Potential for Subsidized Rental Housing
Tulsa, Oklahoma, Housing Market Area
January 1, 1972-January 1, 1974

	Sec. 235 and 236[a/] exclusively	Eligible for both programs	Public housing exclusively	Total for both programs
A. Families				
1 bedroom	70	5	200	275
2 bedrooms	235	25	470	730
3 bedrooms	180	10	330	520
4+ bedrooms	115	5	215	335
Total	600	45	1,215	1,860
B. Elderly				
Efficiency	40	140	185	365
1 bedroom	35	35	65	135
Total	75	175	250	500

a/ Estimates are based on regular income limits.

Table III

Labor Force and Employment Trends
Tulsa, Oklahoma, Housing Market Area, 1960-1971
Annual Averages (in thousands)

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	Twelve month period Nov. 1969-Oct. 1970	Nov. 1970-Oct. 1971
Total labor force	171.3	170.3	171.3	174.1	178.9	187.1	194.5	200.4	207.4	213.3	215.0	215.3	214.9
Total unemployment	8.2	10.2	8.5	9.2	7.7	7.3	6.5	6.5	7.0	7.1	9.6	9.1	11.3
Percent unemployed	4.8	6.0	5.0	5.3	4.3	3.9	3.3	3.2	3.4	3.3	4.5	4.2	5.3
Total employment	163.0	160.0	162.8	164.9	171.2	179.7	188.0	193.9	200.3	205.5	205.3	206.1	203.4
Nonagr. wage & salary	134.3	131.2	134.1	136.3	142.7	151.1	159.5	165.8	172.7	178.2	178.2	179.0	176.1
Manufacturing	28.7	27.0	28.0	28.5	32.0	34.9	38.8	40.5	42.0	43.4	42.1	42.7	40.1
Petroleum refining	2.1	2.1	2.0	2.0	2.0	1.9	1.8	1.7	1.6	1.7	1.6	1.6	2.2
Metal processing	6.0	6.2	6.2	6.7	7.6	8.9	10.3	10.8	10.8	11.1	12.1	12.0	12.0
Machinery	5.1	5.3	5.6	5.5	5.8	6.4	7.3	8.0	8.9	9.8	9.8	9.9	9.4
Trans. equipment	4.9	3.2	3.7	3.4	3.6	3.5	4.9	5.4	6.5	8.8	7.2	7.7	5.2
Other mfg.	10.6	10.2	10.5	10.9	13.2	14.2	14.5	14.6	14.2	12.0	11.4	11.5	11.6
Nonmanufacturing	105.6	104.2	106.1	107.8	110.5	116.2	120.7	125.3	130.7	134.8	136.1	136.3	136.3
Mining	13.0	12.8	12.9	12.7	12.7	13.4	13.3	13.0	13.6	13.9	13.3	13.4	13.4
Construction	8.5	7.7	8.0	8.3	8.3	9.1	9.0	8.3	8.3	8.8	8.4	8.5	8.0
Public utilities	14.7	13.6	14.0	13.7	13.8	14.0	14.4	15.3	16.0	15.8	15.6	15.7	15.0
Trade	31.9	31.3	31.5	31.9	33.1	35.2	37.0	38.5	39.3	40.0	40.3	40.3	40.7
Fin. ins. & real est.	6.9	7.2	7.1	7.2	7.2	7.4	7.8	8.2	8.5	9.1	9.4	9.4	9.4
Service	18.5	19.1	19.6	20.3	21.6	22.7	23.6	25.0	27.3	29.2	30.7	30.5	31.4
Government	12.1	12.5	13.0	13.7	13.8	14.4	15.6	17.0	17.7	18.0	18.4	18.4	18.4
Other nonagr. employment	22.5	22.9	22.8	23.0	22.9	23.1	23.1	22.9	22.5	22.2	22.2	22.2	22.3
Agriculture	6.2	5.9	5.9	5.6	5.6	5.5	5.4	5.2	5.1	5.1	4.9	4.9	5.0
Workers idled by labor disp.	0.1	0.1	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.7	0.1	0.1	0.2

Note: Components may not add to totals due to rounding.
Source: Oklahoma Employment Security Commission.

Table IV

Family Income Characteristics
Tulsa, Oklahoma, Housing Market Area

A. Percentage Distribution of All Families and Renter Households by Annual Income After Deduction of Federal Income Tax As of January 1972

Annual incomes	All families	Renter households[a/]
Under $2,000	5	9
$2,000 - 2,999	4	6
3,000 - 3,999	4	7
4,000 - 4,999	5	8
5,000 - 5,999	6	9
6,000 - 6,999	7	10
7,000 - 7,999	7	9
8,000 - 8,999	8	8
9,000 - 9,999	8	8
10,000 - 12,499	16	12
12,500 - 14,999	11	7
15,000 - 19,999	9	)
20,000 and over	10	)7
Total	100	100
Median	$9,450	$7,100

B. Median of All Family Income After Deduction of Federal Income Tax 1959 and 1972

	1959	1972
Housing Market Area	$5,100	$9,450
Creek County	3,900	6,980
Osage County	4,425	6,850
Tulsa County	5,325	9,800

a/ Includes two- or more-person renter households

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Tulsa, Oklahoma, Housing Market Area
1960-1972

Area	April 1960	April 1970	January 1972	Average annual changes[a/] 1960-1970	1970-1972
Population					
HMA total	418,974	476,945	489,125	5,800	6,975
Tulsa County	346,038	401,663	413,050	5,550	6,500
Tulsa	261,685	331,638	342,400	7,000	6,150
Remainder	84,353	70,025	70,650	-1,450	350
Creek County	40,495	45,532	46,650	500	650
Osage County	32,441	29,750	29,425	-250	-175
Households					
HMA total	133,544	159,476	165,675	2,600	3,540
Tulsa County	110,163	133,856	139,500	2,370	3,225
Tulsa	85,993	112,792	118,075	2,680	3,075
Remainder	24,170	21,064	21,425	-310	200
Creek County	13,076	15,292	15,825	225	300
Osage County	10,305	10,328	10,350	5	15

a/ Rounded.

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

Table VI

Residential Construction Activity[a]
Tulsa, Oklahoma, Housing Market Area
1960-1971

A. Total[b]	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971
HMA total	1,341	844	1,363	2,320	2,061	2,848	2,841	4,601	6,274	5,170	5,508	6,276
Single-family	1,005	631	684	866	768	872	1,203	2,493	2,230	1,687	2,236	2,715
Multifamily	336	213	679	1,454	1,293	1,976	1,638	2,108	4,044	3,483	3,272	3,561
Creek County	319	169	186	138	152	102	70	208	356	176	394	335
Single-family	317	169	186	134	152	100	68	198	199	140	172	191
Multifamily	2	-	-	4	-	2	2	10	157	36	222	144
Osage County	35	9	20	6	11	11	15	14	28	10	7	10
Single-family	34	9	20	6	11	11	11	14	28	10	7	10
Multifamily	1	-	-	-	-	-	4	-	-	-	-	-
Tulsa County	987	666	1,157	2,176	1,898	2,735	2,756	4,379	5,890	4,984	5,107	5,931
Single-family	654	453	478	726	605	761	1,124	2,281	2,003	1,537	2,057	2,514
Multifamily	333	213	679	1,450	1,293	1,974	1,632	2,098	3,887	3,447	3,050	3,417
Tulsa	895	557	1,001	1,952	1,556	2,415	2,523	3,968	5,549	4,767	4,711	5,276
Single-family	562	344	322	542	337	508	917	1,947	1,735	1,342	1,711	2,037
Multifamily	333	213	679	1,410	1,219	1,907	1,606	2,021	3,814	3,425	3.000	3,239
Remainder	92	109	156	224	342	320	233	411	341	217	396	655
Single-family	92	109	156	184	268	253	207	334	268	195	346	477
Multifamily	-	-	-	40	74	67	26	77	73	22	50	178
B. Subsidized Housing												
HMA total	-	-	-	-	-	42	148	560	1,249	978	1,903	1,205
Public housing	-	-	-	-	-	-	-	-	1,053	565	260	-
Section 235	-	-	-	-	-	-	-	-	-	62	783	915
Section 236	-	-	-	-	-	42[c]	-	-	-	151	860	50
Section 221(d)(3) BMIR	-	-	-	-	-	-	148	560	-	-	-	-
Section 221(d)(3) rent supplement	-	-	-	-	-	-	-	-	196	200	-	240

a/ As measured by building permit systems, and estimates of building activity outside permit-issuing places. b/ Includes subsidized housing.
c/ Section 202.
Sources: U. S. Bureau of the Census, C-40 Construction Reports; local permit issuing offices, HUD local insuring office; HUD Division of Research and Statistics.

Table VII

Trend of Household Tenure
Tulsa, Oklahoma, Housing Market Area
1960-1972

	HMA Total	Tulsa County Total	Tulsa County Tulsa	Tulsa County Remainder	Creek County	Osage County
April 1960						
Total housing inventory	145,862	119,525	93,226	26,299	14,443	11,894
Total occupied units	133,544	110,163	85,993	24,170	13,076	10,305
Owner-occupied	90,019	74,790	57,254	17,536	8,782	6,447
Percent of total occupied	67.4%	67.9%	66.6%	72.5%	67.2%	62.6%
Renter-occupied	43,525	35,373	28,739	6,634	4,294	3,858
Percent of total occupied	32.6%	32.1%	33.4%	27.5%	32.8%	37.4%
Total vacant units	12,318	9,362	7,233	2,129	1,367	1,589
April 1970						
Total housing inventory	171,833	143,792	121,877	21,915	16,327	11,714
Total occupied units	159,476	133,856	112,792	21,064	15,292	10,328
Owner-occupied	108,911	90,385	74,785	15,600	11,115	7,411
Percent of total occupied	68.3%	67.5%	66.3%	74.1%	72.7%	71.8%
Renter-occupied	50,565	43,471	38,007	5,464	4,177	2,917
Percent of total occupied	31.7%	32.5%	33.7%	25.9%	27.3%	28.2%
Total vacant units	12,357	9,936	9,085	851	1,035	1,386
January 1972						
Total housing inventory	179,450	150,850	128,575	22,275	16,900	11,700
Total occupied units	165,675	139,500	118,075	21,425	15,825	10,350
Owner-occupied	110,925	92,125	76,150	15,975	11,375	7,425
Percent of total occupied	66.9%	66.0%	64.5%	74.6%	71.9%	71.7%
Renter-occupied	54,750	47,375	41,925	5,450	4,450	2,925
Percent of total occupied	33.1%	34.0%	35.5%	25.4%	28.1%	28.3%
Total vacant units	13,775	11,350	10,500	850	1,075	1,350

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

Table VIII

Trend of Vacancy
Tulsa, Oklahoma, Housing Market Area
1960-1972

	HMA Total	Tulsa County Total	Tulsa County Tulsa	Tulsa County Remainder	Creek County	Osage County
April 1960						
Total vacant units	12,318	9,362	7,233	2,129	1,367	1,589
Available vacant units	7,675	6,403	5,462	941	605	667
For sale	1,904	1,681	1,170	511	126	97
Homeowner vacancy rate	2.1%	2.2%	2.0%	2.8%	1.4%	1.5%
For rent	5,771	4,722	4,292	430	479	570
Renter vacancy rate	11.7%	11.8%	13.0%	6.1%	10.0%	12.9%
Other vacant units	4,643	2,959	1,771	1,188	762	922
April 1970						
Total vacant units	12,357	9,936	9,085	851	1,035	1,386
Available vacant units	9,027	7,866	7,246	620	555	606
For sale	1,807	1,538	1,280	258	137	132
Homeowner vacancy rate	1.6%	1.7%	1.7%	1.6%	1.2%	1.8%
For rent	7,220	6,328	5,966	362	418	474
Renter vacancy rate	12.5%	12.7%	13.6%	6.2%	9.1%	14.0%
Other vacant units	3,330	2,070	1,839	231	480	780
January 1972						
Total vacant units	13,775	11,350	10,500	850	1,075	1,350
Available vacant units	10,250	9,050	8,450	600	600	600
For sale	1,590	1,320	1,100	220	140	130
Homeowner vacancy rate	1.4%	1.4%	1.4%	1.4%	1.2%	1.7%
For rent	8,660	7,730	7,350	380	460	470
Renter vacancy rate	13.6%	14.0%	14.9%	6.5%	9.4%	13.8%
Other vacant units	3,525	2,300	2,050	250	475	750

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

Tulsa
Okla.
1972

U.S. Federal Housing Administration. Analysis of the... housing market...

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

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, $300

POSTAGE AND FEES PAID
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD-401

U.S.MAIL

Library
HUD
Room 8141

MA
2 copies