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# *Analysis of the* **HOUSING MARKET in** **Tulsa, Oklahoma**

**as of December 1, 1964**



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A Report by the  
**FEDERAL HOUSING ADMINISTRATION**  
**WASHINGTON, D. C. 20411**

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March 1965

ANALYSIS OF THE  
TULSA, OKLAHOMA, HOUSING MARKET

AS OF DECEMBER 1, 1964

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### Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

## Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	2
Economy of the Area	
Character and History	4
Employment	4
Principal Employment Sources	7
Unemployment	8
Estimated Future Employment	9
Income	9
Demographic Factors	
Population	11
Households	13
Housing Market Factors	
Housing Supply	15
Residential Building Activity	18
Tenure of Occupancy	19
Vacancy	20
Sales Market	23
Foreclosures	24
Rental Market	25
Urban Renewal and Redevelopment	25
Demand for Housing	
Quantitative Demand	27
Qualitative Demand	27

ANALYSIS OF THE  
TULSA, OKLAHOMA, HOUSING MARKET  
AS OF DECEMBER 1, 1964

Summary and Conclusions

1. Nonagricultural wage and salary employment in the three-county Tulsa Labor Market Area, after growing by only 100 (0.1 percent) between November 1960 and November 1961, increased by 3,600 (2.7 percent) and by 3,500 (2.6 percent) in the succeeding two years and by 7,700 (5.5 percent) between November 1963 and November 1964. Most of the increase in employment since 1960 has been in the nonmanufacturing sector of the economy. Gains in manufacturing employment have been spearheaded by North American Aviation, which was established in April 1962 and currently employs over 3,800 workers. An annual employment increase of about 3,500 nonagricultural wage and salary jobs over the next two years appears to be a reasonable expectation.

Unemployment totaled 6,300 persons in November 1964, 3.5 percent of the work force, according to estimates of the Oklahoma State Employment Service. This represents the lowest unemployment rate reported for November during the past seven years.

2. The current median income of all families in the Tulsa area is approximately \$6,415 annually, after deduction of Federal income tax, and the median income of renter families only approximates \$5,460. By 1966, median incomes are expected to increase to \$6,745 for all families and \$5,475 for renter families.
3. The current population of the Tulsa HMA is approximately 385,100 persons, an increase of about 39,060 since April 1960. By December 1966, population is expected to increase by 17,500 persons (8,750 annually).
4. Currently there are approximately 123,700 households in the Tulsa area, an increase of about 13,540 since April 1960, or an average gain of 2,900 annually. By December 1966 households are expected to total 129,800, an increase of 6,100 or 3,050 a year.

5. There are about 132,200 housing units in the Tulsa HMA as of December 1964, an increase since April 1960 of about 12,700 units, or 2,720 annually. The number of housing units increased at an average annual rate of 3,827 during the 1950-1960 decade. At present, an estimated 900 single-family units and 700 apartment units are under construction.
6. Current net vacancy ratios of 1.8 percent in the sales inventory and 6.3 percent in the rental inventory indicate that there are about 250 adequate vacant sales units and 140 adequate vacant rental units above the number judged necessary to provide a balanced demand-supply relationship in the market. A more acceptable balance would be represented by vacancy ratios of about 1.5 percent in sales housing and 6.0 percent in rental housing.
7. The volume of privately-owned net additions to the housing supply that will meet the requirement of anticipated growth during the next two years and result in an acceptable quantitative demand-supply relationship in the market is approximately 3,250 housing units annually, 2,320 sales houses and 930 rental units. Demand for new sales houses by sales price ranges is expected to approximate the pattern indicated on page 27. Total annual demand for rental units by gross monthly rent levels and by unit sizes is expected to approximate the pattern shown on page 29.

ANALYSIS OF THE  
TULSA, OKLAHOMA, HOUSING MARKET  
AS OF DECEMBER 1, 1964

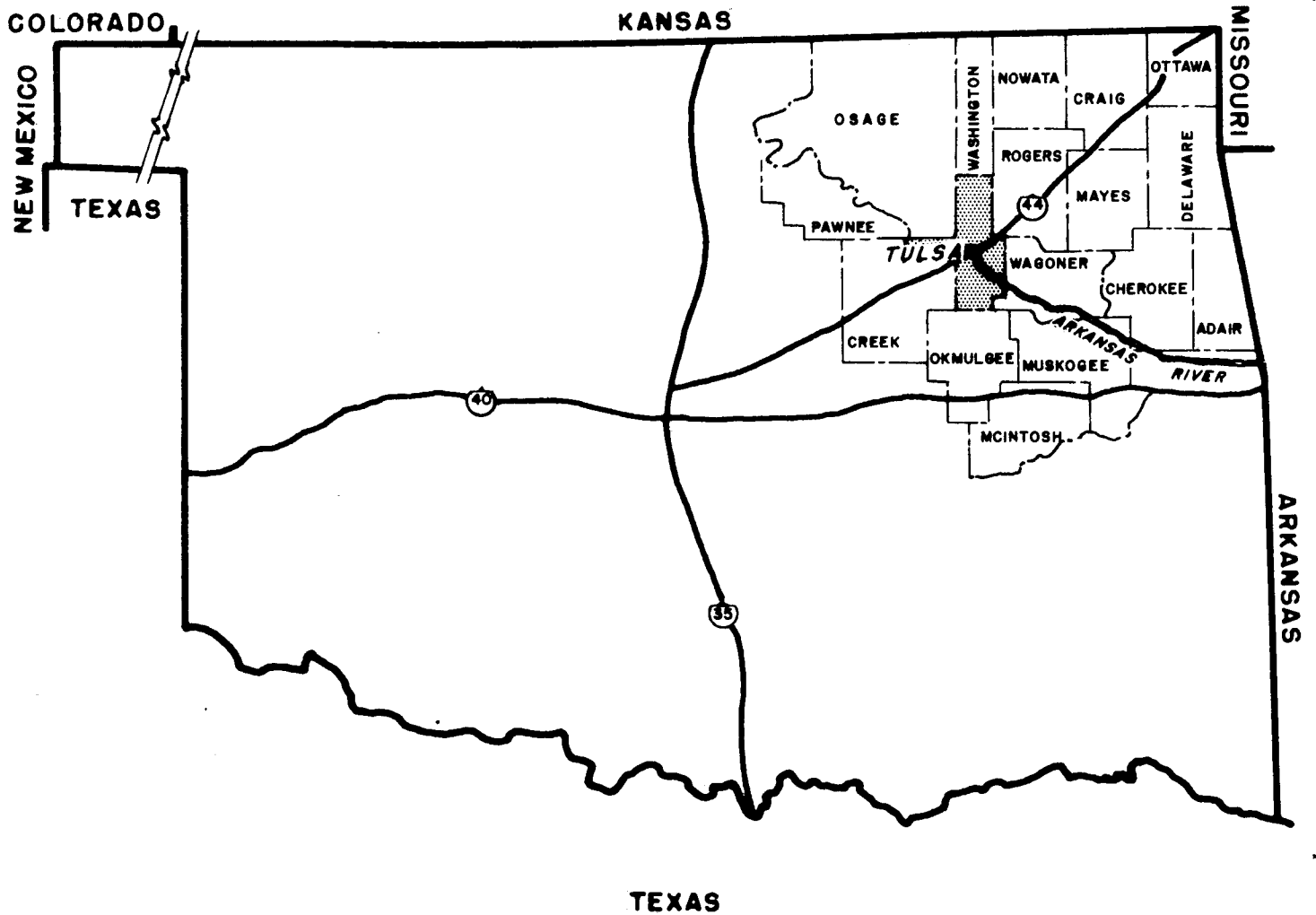
Housing Market Area

For purposes of this analysis, the Tulsa, Oklahoma Housing Market Area (HMA) is defined as coextensive with Tulsa County (see map on next page). The HMA as defined excludes both Creek and Osage Counties, which are included in the Tulsa Standard Metropolitan Statistical Area as defined by the Budget Bureau. However, almost 85 percent of the population and employment in the SMSA is concentrated in Tulsa County. Except for employment information provided by the Oklahoma State Employment Service, all of the data pertinent to this analysis are with respect to the Tulsa HMA as defined above.

The Tulsa HMA is located in the heart of northeastern Oklahoma, and is the manufacturing, distribution, commercial, educational, and cultural center of the region. The Tulsa area is within 400 miles of several other major competitive metropolitan centers such as Dallas-Fort Worth, Oklahoma City, Kansas City, Wichita, and St. Louis. The region is served by excellent transportation facilities. Four trunk railroads, the Frisco, Missouri-Kansas-Texas (Katy), Midland Valley, and Santa Fe, serve Tulsa and handle more than 30 million pounds of shipments each day. Forty off-line railroads (those that do not serve Tulsa by rail) have offices in Tulsa serving the oil industry and other freight users. A total of 33 scheduled common motor carriers and more than 50 class B motor carriers operate out of Tulsa, serving 30 States directly on a coast-to-coast basis. Tulsa Municipal Airport has 10,000-foot runways capable of handling the largest civilian or military jets. The airport is served commercially by American, Braniff, Central, Continental, and Trans World Airlines. Improved transportation on the Interstate Highway System, including Interstate Routes 40 and 44, and the proposed Eastern Oklahoma Turnpike may have a significant effect on attracting business and population to the State and region.

Perhaps the key to the future growth of Tulsa is the anticipated completion of the \$1.2 billion Arkansas-Verdigris River system by 1970 and the

# TULSA, OKLAHOMA HOUSING MARKET AREA





development of nearby Catoosa as a port. This system is expected to involve flood control, land reclamation, soil conservation, reforestation, navigation, hydroelectric power, water recreation, pollution control, and municipal and industrial water supply. By 1963, seven years before the scheduled completion of the project, a division of the North American Aviation space complex and the Dewey Portland Cement Company had located in Tulsa because of the expected low cost of transporting raw materials and finished products by barge. The Arkansas-Verdigris system ultimately will provide transportation connections to most major inland waterway systems, domestic ocean ports, and overseas ports.

According to the U.S. Bureau of the Census, there was a net commutation of about 7,000 workers to jobs in Tulsa County in 1960. A majority of these workers commuted from Creek, Osage, and Rogers Counties, with lesser numbers from Okmulgee, Pawnee, Wagoner, and Washington Counties.

## Economy of the Area

### Character and History

Oil production dominated the early economy of Tulsa, beginning in 1901 when the Red Fork oil strike was made and in 1905 when the Glenn Pool came in. Tulsa became known as the "Oil Capital of the World" because of these early efforts, a position to which it continues to lay claim. Now, however, Tulsa is more an oil industry administrative center than a significant oil production center. The home or regional offices of Sunray-DX, Skelly, Sinclair, Warren (Gulf), Texaco, Humble, Amerada, and several smaller companies are located in the Tulsa area. In 1965, Pan American Oil Company plans to move its main administrative office to Tulsa. An indication of the continuing impact of the oil industry on the Tulsa economy is the fact that approximately 30,000 people, mainly administrative personnel, were employed in various phases of the oil industry in 1960, comprising over one-fifth of total employment in Tulsa County.

Bolstered by the expanded and diversified oil industry and the need for aircraft during World War II and the Korean Conflict, the Tulsa area is developing into a space, electronics, and research center. Douglas Aircraft has been located in Tulsa for over 20 years. This firm produced airplanes during World War II and again during the Korean Conflict. It is now a manufacturing, modification, and space-missile center working on the Thor-Delta Project. American Airlines operates a modern maintenance and jet overhaul center adjacent to the Douglas facility in the municipal airport area. In addition to servicing its own aircraft, American Airlines services the airplanes of several other major airline companies on a contractual basis. North American Aviation, the main contractor of the Apollo Project (manned space flight) located in Tulsa in 1962, and after its announcement to do so, Avco Corporation, one of the largest North American Aviation subcontractors in the Apollo Program, purchased a 160-acre tract for a research laboratory. Local electronic firms, including Midwestern Instruments, Seismograph Service Corporation, Nelson Electric, Century Electronics, and Burttek, Inc., help provide the necessary local subcontracting services required by the Apollo and other space-missile programs.

### Employment

The Tulsa Labor Market Area is coextensive with the Tulsa Standard Metropolitan Statistical Area, as defined by the Bureau of the Budget. Because an estimated 85 percent of the employment in the Tulsa Labor Market Area is in the Tulsa HMA, employment trends in the HMA are believed to be comparable with trends in the over-all labor market area.

In November 1964, preliminary data compiled by the Oklahoma State Employment Service indicated that there were 169,400 nonagricultural workers

employed in the three-county area (see table I). Of this total, 146,700 were classified as wage and salary workers and 22,700 were classified as self-employed, domestics, and unpaid family workers. Of the wage and salary workers, 31,700 (21.6 percent) were employed by manufacturing industries and 115,000 (78.4 percent) were employed by nonmanufacturing industries.

The 146,700 nonagricultural wage and salary workers reported for November 1964 represent an increase of 16,300 (12.5 percent) over the November 1958 total of 130,400<sup>1/</sup>. Of this growth, over 88 percent (14,400) occurred in the nonmanufacturing segment of wage and salary employment. The table below shows the annual changes in wage and salary employment for the November 1958-November 1964 period.

Trend of Nonagricultural Wage and Salary Employment  
Tulsa, Oklahoma, SMSA, 1958-1964

<u>Year</u> <sup>a/</sup>	<u>Manu- facturing</u>	<u>Nonmanu- facturing</u>	<u>Total wage and salary employment</u>	<u>Change from preceding year</u>	<u>Percentage change</u>
1958	29,800	100,600	130,400	-	-
1959	29,800	104,000	133,800	3,400	2.6
1960	27,200	104,600	131,800	-2,000	-1.5
1961	27,600	104,300	131,900	100	0.1
1962	28,400	107,100	135,500	3,600	2.7
1963	29,600	109,400	139,000	3,500	2.6
1964	31,700	115,000	146,700	7,700	5.5

<sup>a/</sup> As of November each year.

Source: Oklahoma State Employment Service, Oklahoma Employment Security Commission.

Reflecting the effects of the 1960-1961 recession, total wage and salary employment declined by 2,000 (1.5 percent) between November 1959 and November 1960, and increased by only 100 (0.1 percent) between November 1960 and November 1961. Substantial increases have occurred since 1961, especially during the November 1963-November 1964 period, when total non-agricultural wage and salary employment rose by 7,700 (5.5 percent). Nonmanufacturing employment accounted for 5,600 of the increase, or almost 73 percent of the increase in total wage and salary employment.

<sup>1/</sup> Employment data for the years 1958 to 1964 are internally consistent; comparable data for prior years are not available.

Employment by Industry. Of the 146,700 nonagricultural wage and salary workers employed in the area in November 1964, a total of 31,700 (21.6 percent) were employed by manufacturing industries. This represents an increase of 1,900 (6.4 percent) over the November 1958 total of 29,800.

Based on November levels, employment in manufacturing remained unchanged between 1958 and 1959, declined by 2,600 (8.7 percent) between 1959 and 1960, and increased each year since 1960. Yearly manufacturing gains amounted to 400 (1.5 percent) between 1960 and 1961, 800 (2.9 percent) between 1961 and 1962, 1,200 (4.2 percent) between 1962 and 1963, and 2,100 (7.1 percent) between 1963 and 1964.

The largest increases in employment among manufacturing industries since 1958 have occurred in the metal processing industry and the machinery industry. Employment in these industries increased by 1,500 (26.3 percent) and by 1,600 (36.4 percent) respectively during the six-year period. These gains, plus increases in the "all other manufacturing" category of 2,900 (28.4 percent), more than offset employment losses of 3,700 (50.7 percent) in the volatile transportation equipment industry and 400 (18.2 percent) in the petroleum products industry.

Wage and salary employment in nonmanufacturing industries, which accounted for 77.1 percent of all nonagricultural wage and salary employment in November 1958 and accounts for 78.4 percent currently, totaled 115,000 in November 1964, an increase of 14,400 (14.3 percent) since 1958. After gains of 3,400 (3.4 percent) between 1958 and 1959 and 600 (0.6 percent) between 1959 and 1960, nonmanufacturing employment declined by 300 (0.3 percent) between 1960 and 1961, primarily as a result of reduced construction activity. However, an increase of 2,800 (2.7 percent) occurred between 1961 and 1962, and a gain of 2,300 (2.1 percent) was recorded between 1962 and 1963, and an even more significant increase of 5,600 (5.1 percent) was reported between November 1963 and November 1964.

The number of wholesale and retail trade workers rose by 3,500 (11.5 percent), construction employment was up 3,400 (40.0 percent), miscellaneous services increased by 4,400 (27.7 percent) and government employment grew by 3,200 (29.1 percent). More modest increases of 1,100 (17.7 percent) and 200 (1.4 percent) occurred in finance, insurance, and real estate, and public utilities. Employment increases in these industries more than offset an employment loss of 1,400 (9.7 percent) in mining.

The increased employment in trade during the six-year period reflects, of course, the rapid growth of the Tulsa area as a regional manufacturing, distribution, and commercial center. Most of the increase in construction employment occurred during 1964 because of the high level of residential and commercial building activity. The growth of government employment primarily reflects the need for additional employees to administer the county and city governments and for teachers to meet the rapidly rising public school enrollment. The decrease in mining employment represents losses of nonproduction workers in the oil and gas industry due to mergers and the out-migration of several small oil company offices.

According to a recent study made by the Tulsa Metropolitan Area Planning Commission, the proportion of the Tulsa County population in the labor force has fluctuated around 42 percent in recent years. In the near future, however, it is anticipated that the proportion of population in the labor force to total population will decline slightly because of longer periods of training after high school for young people, earlier retirement, greater in-migration of young families, and because a larger percentage of the population will be composed of young and of elderly people not in the labor force. More women are expected to join the labor force, but at a decreasing rate, because the Tulsa economy is already highly oriented to office work and other service industries in which women predominate. This should have little effect on the declining percentage of the population in the Tulsa labor force.

#### Principal Employment Sources

The American Airlines maintenance and jet overhaul center, located near the Tulsa Municipal Airport, is the largest employer in the Tulsa area. In addition to servicing its own aircraft, American Airlines services the airplanes of several other companies on a contractual basis. The company estimates that they spend over \$26 million annually for goods and services, of which about one-half is spent locally. The annual payroll exceeds \$30 million, indicating the importance of the plant to the local economy.

American Airlines employed over 4,000 workers as of November 1964, a figure that represents one of the highest employment levels reported by this company during the last five years.

The second largest employer in the Tulsa area is the Space and Information Systems Division of North American Aviation, Inc. which located in Tulsa in 1962. Employment at this facility jumped from 136 in April 1962 to 3,865 in November 1964. Plant officials do not, at this time, foresee significant employment changes over the present level.

Douglas Aircraft currently employs over 2,500 workers and is the third largest employer in the Tulsa HMA. The plant is now a manufacturing, modification and space-missile center working on the Thor-Delta Project. The current level of employment at Douglas does not completely reflect the great influence of the facility on the local economy, however. The Douglas plant produced bombers during World War II and employed over 20,000 workers. Activity at the plant was discontinued after the war, but the facility was reactivated during the Korean Conflict. Employment exceeded 11,000 by 1953 and totaled about 12,000 as late as 1956. Thus, present employment is less than one-fourth as great as in 1956.

### Unemployment

Unemployment in the Tulsa area totaled an estimated 6,300 persons in November 1964, about 3.5 percent of the total civilian work force, the lowest rate recorded since the Oklahoma State Employment Service combined employment data for the three-county area in January 1958.

Unemployment increased from 7,000 (4.1 percent of the labor force) in November 1959 to 9,000 (5.3 percent) in November 1960 as the Tulsa economy felt the effect of the 1960-1961 recession. Since November 1960 unemployment has declined steadily, dropping to 8,300 (4.9 percent) by November 1961, to 7,500 (4.4 percent) in November 1962, to 7,400 (4.2 percent) by November 1963, and to 6,300 (3.5 percent) in November 1964.

The U.S. Department of Labor currently classifies the Tulsa area in Group C of its labor market classifications, indicating that the number of job seekers is only moderately in excess of job openings, and that the unemployment rate is below six percent. Although presently growing at a relatively slower rate than in the early 1950's, the Tulsa economy apparently has been able to absorb most of the employment losses that occurred in the transportation equipment and mining industries after 1958.

The Oklahoma State Employment Service active file count of unemployed persons in the Tulsa area in November 1964 indicates that over 33 percent of the unemployed were classified as either semi-skilled or unskilled, only six percent were professional or managerial people, only 14 percent were skilled workers, 28 percent were clerical workers, and 16 percent were service workers.

### Estimated Future Employment

Based on the employment trends presented in this analysis and on information from local sources on industrial expansion and on new plant openings, it is estimated that total nonagricultural employment in the Tulsa area will increase by about 7,000 jobs during the next two years, or about 3,500 annually. Growth is anticipated in both the manufacturing and nonmanufacturing segments of the economy. Manufacturing employment gains over the next two years likely will be led by increased employment at North American Aviation. Employment at this plant has increased rapidly in the past two years and currently accounts for over 12 percent of total manufacturing employment. Increased production at North American should bolster the electronic firms in the area, which provide some of the subcontracting services required by the Apollo and Thor-Delta Projects.

The gradual growth of most nonmanufacturing enterprises over the next two years is expected to provide a moderate boost in nonmanufacturing employment. It is highly unlikely, however, that average annual growth in the nonmanufacturing segment of the economy during the next two years will approach the 5,600 increase recorded during the November 1963 to

November 1964 period. Construction employment may remain at its current level during 1965 as the high rate of commercial construction in Tulsa reaches its peak, then decline slowly during 1966. Several new shopping centers and other commercial enterprises will be opened during the next year or two, increasing the number of jobs in retail trade and services. Government employment is expected to rise slightly, consonant with the demands of a growing population.

### Income

Data on the trend in earnings for all production workers in manufacturing are available for the Tulsa area, the Oklahoma City area, and the State. The table below indicates that, although the gap has narrowed somewhat, earnings in the Tulsa area have been above both the Oklahoma City average and the State average for the past several years.

Average Weekly Earnings for Production Workers  
on Manufacturing Payrolls  
1957 - 1964

<u>Year</u>	<u>State of Oklahoma</u>	<u>Oklahoma City area</u>	<u>Tulsa area</u>
1957	\$80.59	\$78.31	\$88.48
1958	82.22	75.67	91.71
1959	85.70	79.68	93.48
1960	85.47	81.36	92.52
1961	87.53	83.83	91.76
1962	90.23	86.94	94.83
1963	93.75	88.82	98.25
October 1964	99.07	95.85	105.73

Source: Oklahoma State Employment Service.

The current median annual family after-tax income of all families in the Tulsa area is estimated to be \$6,415, and the current median after-tax income earned by all renter families only is estimated at \$5,460 (see table II).

It is estimated that currently about 14 percent of all families and 19 percent of renter families only receive annual after-tax incomes below \$3,000. An estimated 17 percent of all families and 11 percent of all renter families earn after-tax incomes of over \$10,000 a year.

By 1966, median incomes are expected to increase to the levels indicated in the following table.

Median After-Tax Family Income by Tenure and Race  
Tulsa, Oklahoma Housing Market Area

<u>Year</u>	<u>All families</u>		<u>Nonwhite families</u>	
	<u>Total</u>	<u>Renter</u>	<u>Total</u>	<u>Renter</u>
1964	\$6,415	\$5,460	\$3,500	\$3,120
1966	6,745	5,745	3,665	3,265

a/ Money income after deduction of Federal income tax.

Source: Estimated by Housing Market Analyst.



## Demographic Factors

### Population

Current Estimate. The total population of the Tulsa HMA is approximately 385,100 persons as of December 1, 1964, an increase of about 39,060 (11.3 percent), or an average of 8,370 annually since April 1960. During the April 1950 to April 1960 period, the total population of the area grew from 251,686 to 346,038, an increment of 94,352 (37.5 percent), or 9,435 annually (see table III). Most of the population increase during the 1950-1960 decade occurred in the suburban areas contiguous to the city of Tulsa. During the ten-year period, however, the city embarked on an ambitious annexation program, with the result that all the population increase in Tulsa City between April 1950 and April 1960 occurred as a result of annexations. Land areas with a population of 101,325 were annexed by Tulsa City, indicating that the 1960 population in the 1950 corporate limits was 160,360, a decrease of 22,380.

### Changes in Population Tulsa, Oklahoma, Housing Market Area April 1950 - December 1966

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>
April 1950	251,686	-
April 1960	346,038	9,435
December 1964	385,100	8,370
December 1966	402,600	8,750

Source: 1950 and 1960 Censuses of Population. 1964 and 1966 estimated by Housing Market Analyst.

Estimated Future Population Growth. Based on the increases in employment that are expected to occur in the Tulsa area during the next two years, it is expected that the total population in the Tulsa HMA will increase by approximately 17,500 persons, or 8,750 annually, during the next two years, reaching a level of 402,600 by December 1966.

Natural Increase and Migration. Between April 1950 and April 1960 net natural increase (excess of births over deaths) accounted for 55.3 percent of the total population gain and in-migration accounted for 44.7 percent. Of the total population gain of 94,352 during the decade, net natural increase accounted for 52,158 persons and in-migration accounted for 42,194 persons. Since April 1960, net natural increase has accounted for 57.7 percent of the total population gain (22,560) and in-migration has accounted for the remaining 42.3 percent (16,500). The average annual rate of in-migration since 1960 of about 3,535 persons is somewhat below the 1950-1960 average annual rate of 4,219 persons.

Components of Population Change  
Tulsa, Oklahoma, Housing Market Area  
1950 - 1964

<u>Source of</u> <u>increase</u>	<u>April 1950-</u> <u>April 1960</u>	<u>April 1960-</u> <u>Dec. 1964</u>
<u>Total increase</u>	<u>94,352</u>	<u>39,060</u>
Net natural increase	52,158	22,560
In-migration	42,194	16,500
Average annual in-migration	4,219	3,535
Percent of increase <u>attributed to:</u>		
Net natural increase	55.3%	57.7%
Net in-migration	44.7	42.3

Source: 1950 and 1960 Censuses of Population  
Oklahoma State Department of Health; and  
estimates by Housing Market Analyst.

Age Distribution. Data presented in table IV show changes between 1950 and 1960 in the population according to age groups. The most rapid population growth in the Tulsa area was in the 5-19 age group, which increased 38,217 (68.8 percent). All of the persons in this age group were born during and after the World War II and Korean Conflict boom periods, times of relatively low unemployment and rapidly rising wages. However, the total population in the 20-29 age group increased by only 1,191 (2.7 percent) during the 1950-1960 decade. The relatively low rate of growth in the 20-29 age group between 1950 and 1960 is a net gain reflecting losses because of the low birth rate of the 1930's offset by gains through in-migration.

### Households

Current Estimate. The number of households (occupied dwelling units) in the Tulsa area is 123,700 as of December 1964, an increase of about 13,540 (12.3 percent) since April 1960, an average gain of 2,900 (2.6 percent) annually (see table III). This is below the April 1950-April 1960 average increase of 3,216 households annually. The greater increase in households between 1950 and 1960 is due in part, but not entirely, to a conceptual change from "dwelling unit" in 1950 to "housing unit" in 1960.

#### Household Changes Tulsa, Oklahoma, Housing Market Area April 1950-December 1966

<u>Date</u>	<u>Households</u>	<u>Average annual change from preceding date</u>
April 1950	78,003	-
April 1960	110,163	3,216
December 1964	123,700	2,900
December 1966	129,800	3,050

Source: Censuses of Housing, 1950 and 1960; 1964  
and 1966 estimated by Housing Market Analyst.

Household Size Trends. The average size of total households in the Tulsa HMA is estimated at 3.10 persons currently, compared with 3.11 persons in April 1960 and 3.14 persons in April 1950 (see table III).

Estimated Future Household Growth. Based on the population growth expected to occur in the area during the next two years and on the average household size trends noted above, there will be approximately 129,800 households in the HMA by December 1966. This represents an increase of 6,100 above the current estimate, or about 3,050 annually.

Housing Market Factors

Housing Supply

Current Estimate. The housing inventory in the Tulsa HMA consists of approximately 132,200 units as of December 1964, indicating a net addition of about 12,700 units (10.6 percent) since April 1960 when the census reported 119,525 dwelling units in the area. The April 1960 to December 1964 growth represents an average annual increment of approximately 2,720 dwelling units. During the 1950-1960 decade, the number of dwelling units in the area increased by 38,274 (47.1 percent), from 81,251 to 119,525. This increase represents an average annual increment of 3,827 units during the ten-year period, significantly higher than the April 1960-December 1964 average annual increase.

Growth of the Housing Supply  
Tulsa, Oklahoma, Housing Market Area  
April 1950 - December 1964

<u>Date</u>	<u>Number of housing units</u>	<u>Average annual change from preceding date</u>
April 1950	81,251	-
April 1960	119,525	3,827
December 1964	132,200	2,720

Source: 1950 and 1960 Censuses of Housing.  
1964 estimated by Housing Market Analyst.

Type of Structure. Currently, approximately 111,750 housing units in the Tulsa area are in one-unit structures, 84.5 percent of all units. The U.S. Census of Housing reported a slightly higher ratio in 1960, indicating that 102,215 units (85.6 percent) were in one-unit structures. The number of units in duplex structures currently totals about 4,175, or 3.2 percent of the total inventory, compared with the 4,033 duplex structures enumerated in April 1960 which comprised 3.4 percent of the total housing inventory. Reflecting the large volume of multi-family construction in the Tulsa area since 1960, structures with five or more units currently contain an estimated 11,400 units, or about 8.6 percent of the total inventory. The 1960 census counted 8,458 units in structures with five or more units, 7.1 percent of the total housing supply.

The composition of the housing inventory by size of structure for 1960 and 1964 is summarized in the following table.

Housing Inventory by Units in Structure  
Tulsa, Oklahoma Housing Market Area  
April 1960 and December 1964

<u>Units in structure</u>	<u>April 1960</u>	<u>December 1964</u>	<u>Percentage distribution</u>	
			<u>1960</u>	<u>1964</u>
1	102,215	111,750	85.6	84.5
2	4,033	4,175	3.4	3.2
3 and 4	3,636	3,700	3.0	2.8
5 or more	8,458	11,400	7.1	8.6
Trailers	<u>1,144</u>	<u>1,175</u>	<u>0.9</u>	<u>0.9</u>
	a/			
Total	119,486	132,200	100.0	100.0

a/ Differs slightly from count of all housing units (119,525) because units by type of structure were enumerated on a sample basis.

Source: 1960 Census of Housing.  
1964 estimated by Housing Market Analyst.

Age of Housing Units. Approximately 12,700 units, or 9.6 percent of the total current housing supply in the Tulsa HMA, have been built since April 1960. An estimated 21,580 units (16.3 percent) were built between 1955 and March 1960, and 22,315 (16.9 percent) between 1950 and 1954. The 1950 to 1954 total is slightly more than the estimated 22,180 units (16.8 percent) built during the 1940-1950 decade. Approximately 53,425 units (40.4 percent) of the current housing supply were built in 1939 or earlier, indicating that over 40 percent of the housing stock in the HMA is at least 25 years old.

The table on the following page summarizes the current estimate of the total housing supply in the Tulsa area distributed by year structure was built.

Distribution of the Housing Supply by Year Built  
Tulsa, Oklahoma, Housing Market Area, 1964

<u>Year Built</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1960-December 1964	12,700	9.6
1955-March 1960	21,580	16.3
1950-1954	22,315	16.9
1940-1949	22,180	16.8
1939 or earlier	<u>53,425</u>	<u>40.4</u>
Total	132,200	100.0

Source: Estimated by Housing Market Analyst, based on the 1960 Census of Housing adjusted to reflect new construction and demolitions since April 1960.

Condition of the Inventory. Of the 132,200 housing units in the Tulsa HMA as of December 1964, only 13,700 (10.4 percent) are considered to be either dilapidated or not dilapidated but lacking one or more plumbing facilities. This indicates an improvement in the quality of the housing inventory in the Tulsa HMA since April 1960. At that time, the U.S. Census of Housing indicated that 14,229 dwelling units (11.9 percent) were either dilapidated or not dilapidated but lacking one or more plumbing facilities. The table below summarizes the condition of the housing inventory in the Tulsa area in April 1960 and December 1964.

Condition of the Housing Supply  
Tulsa, Oklahoma, Housing Market Area  
April 1960 and December 1964

<u>Date</u>	<u>Total number of units</u>	<u>Not dilapidated, with all plumbing facilities</u>		<u>Dilapidated or lacking <sup>b/</sup> plumbing facilities</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
April 1960	119,486 <sup>a/</sup>	105,257	88.1	14,229	11.9
September 1964	132,200	118,500	89.6	13,700	10.4

<sup>a/</sup> Differs slightly from estimate of all housing units (119,525) because units by condition were enumerated on a sample basis.

<sup>b/</sup> Includes some sound units and deteriorating units lacking one or more plumbing facilities.

Source: 1960 Census of Housing. 1964 estimated by Housing Market Analyst.

### Residential Building Activity

Since January 1, 1960, an estimated 15,100 dwelling units have been started in the Tulsa HMA. Of this total, 11,260 (74.6 percent) were single-family units, 173 (1.1 percent) were units in duplex structures, 107 (0.7 percent) were units in structures with three or four units, and 3,560 (23.6 percent) were units in structures with five or more units. The table below summarizes the estimated number of dwelling units started in the HMA between January 1960 and November 1964.

Estimated Number of Dwelling Units Started  
Tulsa, Oklahoma, Housing Market Area, 1960-1964

<u>Type of structure</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u> <sup>a/</sup>
Single-family	2,515	2,025	2,245	2,375	2,100
Duplex	16	25	22	68	42
Three or four units	-	4	8	44	51
Five units or more	<u>325</u>	<u>200</u>	<u>650</u>	<u>1,300</u>	<u>1,085</u>
Total	2,856	2,254	2,925	3,787	3,278

<sup>a/</sup> Estimated starts through November.

Source: Single-family starts estimated by Public Service Company of Oklahoma. Multifamily starts estimated by Housing Market Analyst.

The proportion of units in structures of five or more units represented only 11.4 percent of all units started in 1960, and by 1961 the proportion had declined to 8.9 percent. However, the estimated number of units started in structures with five or more units rose from 650 (22.2 percent of all starts) in 1962 to 1,300 (34.3 percent of all estimated starts) in 1963. The 1,085 units started in the first eleven months of 1964 represent 33.1 percent of all estimated starts.

Based on data compiled by the Public Service Company of Oklahoma and on the postal vacancy survey conducted in November 1964, there are an estimated 1,600 dwelling units currently under construction in the Tulsa HMA, including 900 single-family and 700 multifamily units. Most of the single-family units under construction are



located in subdivisions adjoining the city of Tulsa. The bulk of the multifamily units under construction are located in the southern and southeastern sections of Tulsa.

An estimated 800 dwelling units in the Tulsa HMA have been demolished since January 1960 through urban renewal programs, new highway construction, and housing code enforcement. According to the Oklahoma State Highway Department, approximately 200 dwelling units will be demolished during the next two years because of planned highway construction. An additional 400 residential units are expected to be removed from the housing supply during 1965 and 1966 through urban renewal activity and code enforcement.

### Tenure of Occupancy

As of December 1964, approximately 69 percent (85,200 units) of the total occupied housing inventory of 123,700 units is owner-occupied and 31 percent (38,500 units) is renter-occupied. This indicates an increase in the owner-occupancy ratio since April 1960, at which time the U.S. Census of Housing reported that 67.9 percent of the occupied inventory (74,790 units) was owner-occupied. In April 1950, 60.2 percent (46,980 units) of the occupied housing inventory was reported to be owner-occupied.

### Tenure in the Tulsa, Oklahoma, Housing Market Area April 1950-December 1964

<u>Tenure</u>	<u>April 1950</u>		<u>April 1960</u>		<u>December 1964</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>Total occupied housing inventory</u>						
Owner-occupied	46,980	60.2	74,790	67.9	85,200	68.9
Renter-occupied	<u>31,023</u>	<u>39.8</u>	<u>35,373</u>	<u>32.1</u>	<u>38,500</u>	<u>31.1</u>
Total occupied	78,003	100.0	110,163	100.0	123,700	100.0

Source: 1950 and 1960 Censuses of Housing.  
1964 estimated by Housing Market Analyst.

### Vacancy

As reported by the Census of Housing, there were 6,403 nondilapidated, nonseasonal vacant housing units available for sale or rent in the Tulsa HMA in April 1960, or a net vacancy ratio of 5.5 percent. Of this number, 1,681 were available for sale and 4,722 were available for rent, representing net homeowner and renter vacancy ratios of 2.2 percent and 11.8 percent, respectively. The census also reported that 54 (3.2 percent) of the available sales vacancies and 1,457 (30.9 percent) of the available rental vacancies lacked one or more plumbing facilities.

The results of four postal vacancy surveys conducted since 1960 in the city of Tulsa indicate that the over-all level of vacancies has declined slightly. The May 1962 survey, conducted by the Tulsa Post Office for the Tulsa Real Estate Board, covered 100,049 units, of which 4,293 (4.3 percent) were vacant. In November 1963, a postal vacancy survey conducted for the FHA reported a slight increase in the level of vacancies. This survey covered 104,457 total possible deliveries in the city of Tulsa, and found that 5,253 (5.0 percent) were vacant. The May 1964 survey made for the Tulsa Real Estate Board covered 108,256 units and counted 4,619 vacant units, a vacancy factor of 4.3 percent. Another postal vacancy survey conducted for the FHA in November 1964 indicated that vacancies in the city of Tulsa had declined still further. This survey covered 109,579 total possible deliveries, of which 4,339 (4.0 percent) were vacant. The results of the postal surveys are presented in the following table.

#### Results of Postal Vacancy Surveys Conducted in Tulsa, Oklahoma May 1962 - November 1964

<u>Date of survey</u>	<u>Total units surveyed</u>	<u>Units occupied</u>	<u>Units vacant</u>	<u>Percent vacant</u>
May 1962	100,049	95,756	4,293	4.3
November 1963	104,457	99,204	5,253	5.0
May 1964	108,256	103,637	4,619	4.3
November 1964	109,579	105,240	4,339	4.0

Source: Postal Vacancy Surveys Conducted by Tulsa Post Office.

The postal vacancy survey conducted for the FHA in November 1964 included six suburban communities as well as the city of Tulsa (see table V). The survey covered 18,250 housing units in the six suburban communities, of which 3.0 percent were vacant. A total of 4,886 units were vacant, or 3.8 percent of the 127,829 units in the entire HMA. Of this total, 3,244 represented deliveries to residences, indicating a vacancy ratio of 2.8 percent, and 1,642 were deliveries to apartments, a vacancy ratio of 13.9 percent. The postal survey count of apartments is less than the total rental inventory because many of the units listed as residences are renter-occupied or vacant and available for rent. Postal vacancy survey counts of vacancy by type of structure, therefore, are not comparable with the Census of Housing reports of vacancy by type of tenure. The postal vacancy surveys also differ somewhat from census counts in definition, in area delineation, and in methods of enumeration. The four postal vacancy surveys, however, indicate changes in the over-all level of vacancies in Tulsa City.

The Rental Housing Occupancy Report on FHA-insured multifamily projects indicated that 312 (21.7 percent) of the 1,435 units in the Tulsa HMA were vacant in March 1964. This represents an increase since March 1963, when 252 units (17.6 percent) were vacant. It is, however, well below March 1961 and March 1962 vacancy levels of 453 (31.6 percent) and 389 (27.1 percent). However, the report includes several multifamily projects that are in a state of disrepair. If these units were excluded from the occupancy report, the vacancy ratio would be much lower.

From the postal vacancy surveys and other vacancy data available in the Tulsa area, and from personal observation and estimates, it is judged that there are currently about 5,100 vacant dwelling units available for sale or rent in the Tulsa HMA, equal to 4.0 percent of the available inventory. Of this number, an estimated 1,600 are vacant sales units, representing a current home-owner vacancy ratio of 1.8 percent, and 3,500 are vacant available rental units, indicating a current renter vacancy rate of 8.3 percent. The following table compares these estimates with the April 1960 vacancy counts by the Census of Housing.

Vacant Housing Units in the  
Tulsa, Oklahoma, Housing Market Area  
April 1960 and December 1964

<u>Tenure</u>	<u>April 1960</u>	<u>December 1964</u>
Total vacant units	9,362	8,500
Total available vacant units	6,403	5,100
As a percent of the available inventory	5.5%	4.0%
For sale only	1,681	1,600
Homeowner vacancy rate	2.2%	1.8%
For rent	4,722	3,500
Renter vacancy rate	11.8%	8.3%
Other vacant <u>a/</u>	2,959	3,400

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

Source: 1960 Census of Housing.  
1964 estimated by Housing Market Analyst.

It is currently estimated that 1,550 of the available vacant sales housing units and 2,600 of the available vacant rental units are acceptable vacancies, that is, with all plumbing facilities. These adjusted totals indicate current net vacancy ratios of 1.8 percent in sales housing and 6.3 percent in rental housing. At these net vacancy ratios, there are some 250 adequate vacant sales housing units and 140 adequate vacant rental units in excess of the number considered necessary to attain a balanced demand-supply situation in the current housing market.

It is estimated that net vacancy ratios of 1.5 percent in sales housing and 6.0 percent in rental housing represent acceptable vacancy ratios in the current market.

### Sales Market

The sales market in the Tulsa area is reasonably sound at the present time. The volume of new single-family construction in the HMA has remained fairly constant since 1960. Most of the units have been readily marketed and have represented a broad range of selling prices, starting at about \$9,000. The market for used houses also appears to be steady, with the exception of north Tulsa, a transitional area of modest homes that has been experiencing a shift in occupancy over the past several years.

In January 1964 and January 1965 the Tulsa Insuring Office surveyed all subdivisions in the Tulsa area in which five or more houses were completed in the twelve months preceding the surveys. The January 1965 survey, which is presented in table VI, covered 58 subdivisions that met this criterion. A total of 1,553 houses had been completed, of which 516 were sold before construction had started and 1,037 were built speculatively. The January 1964 survey counted 1,337 completions, including 404 houses sold prior to start of construction and 933 houses built speculatively. The January 1965 survey indicated that 585 of the houses built speculatively were sold and 452 remained unsold on January 1, 1965, the unsold houses representing 43.6 percent of the speculative construction volume. The January 1964 survey showed that 599 speculatively built homes had been sold during 1963 and that only 334 were unsold as of January 1, 1964. These unsold houses accounted for 35.8 percent of the speculative construction volume.

Of the 452 houses unsold and available as of January 1, 1965, a total of 378 (83.6 percent) had been completed three months or less, 67 (14.8 percent) between four and six months, and only seven (1.6 percent) between seven and twelve months. Of the 334 houses unsold and available as of January 1, 1964, however, a total of 99 (29.6 percent) had been unsold between four and six months and 32 (9.6 percent) between seven and twelve months. The remaining 203 (60.8 percent) had been completed three months or less.

According to the January 1965 survey, a total of 345 houses, or 22.2 percent of all houses completed in 1964, were priced under \$15,000. In that lower price range were 78 unsold units, or 17.3 percent of all unsold houses. Houses priced between \$15,000-\$19,999 accounted for 32.1 percent of all homes completed (499) and 29.2 percent of those unsold (132). A total of 383 completed houses, or 24.7 percent, were priced between \$20,000-\$29,999. Unsold houses in this price range accounted for 28.3 percent of all completed unsold units. The remaining 326 houses (21.0 percent) were priced above \$30,000 and accounted for 25.2 percent of all completed unsold units.

The January 1964 survey indicated that 366 houses, or 27.4 percent of all houses completed in 1963, were priced below \$15,000 and accounted for 82 unsold units, or 24.6 percent of all unsold houses. A total of 390 completed houses (29.1 percent) were in the \$15,000-\$19,999 price range. In this price range, a total of 110 homes (32.9 percent) were unsold. An additional 473 completed homes (35.4 percent) were priced between \$20,000-\$29,999. In that price range unsold units totaled 103 and accounted for 30.8 percent of all completed unsold units. The remaining 108 houses (8.1 percent) were priced above \$30,000 and 39 of them were unsold, accounting for 11.7 percent of all unsold units.

Although the number of completed unsold houses increased from 334 in 1963 to 452 in 1964 as reported by the unsold inventory surveys, well over 80 percent of the unsold units completed in 1964 had been on the market three months or less and only seven units remained unsold between seven and twelve months. According to the January 1964 survey, 32 unsold completed units had been on the market between seven and twelve months. The increase in the number of unsold completed homes reported by the January 1965 survey probably is a reflection of the fact that the number of completed units priced above \$30,000 increased from 108 in 1963 to 326 in 1964. Units in this price range normally require a longer marketing period than the lower priced units. In spite of these evidences of improvement, however, unsold houses at the end of 1964 represented over five months of speculative construction volume, as compared with 3.5 months at the end of 1963.

### Foreclosures

As of November 30, 1964, there were 175 Commissioner-owned sales-type properties in the Tulsa Insuring Office jurisdiction, down from 199 on November 30, 1963 but still up considerably from 117 the previous year. Most of the foreclosed properties are located in older neighborhoods in north Tulsa.

#### Trend of Sales Housing Foreclosures Tulsa, Oklahoma, Insuring Office November 1962-November 1964

<u>Date</u>	<u>Homes on hand- beginning of month</u>	<u>Acquired during month</u>	<u>Sales closed during month</u>	<u>Homes on hand- end of month</u>
November 1962	109	12	4	117
November 1963	206	9	16	199
November 1964	170	17	12	175

Source: Tulsa Insuring Office.

### Rental Market

There has been a sharp increase in the number of multifamily units built in the Tulsa HMA since 1960. In 1961, only 200 units in structures of five or more units were authorized in the city of Tulsa. In 1962 and 1963, however, the number of units authorized in structures of five or more jumped to 650 and 1,300 respectively. An additional 1,085 units have been authorized in the first eleven months of 1964. As reported by local postal carriers, there are an estimated 700 multifamily units currently under construction in the Tulsa area.

In spite of the rapid increase in the rate of multifamily construction and high over-all apartment vacancy rates, however, demand for better quality units in desirable locations has remained firm. The May 1962 vacancy survey conducted by the Tulsa Post Office for the Tulsa Real Estate Board counted 467 vacant units out of 3,874 possible deliveries to duplex structures, a vacancy ratio of 12.1 percent. The May 1964 survey counted 5,278 duplex structures, of which 501 (9.5 percent) were vacant. The May 1962 survey reported 1,409 vacant units out of 7,761 units in structures with three or more units, a vacancy ratio of 18.2 percent. The May 1964 survey reported 1,650 vacant units out of 10,407 units in structures with three units or more, a decline in the vacancy ratio to 15.9 percent. The surveys, however, overstate the vacancy level in more acceptable units because they include large numbers of old, inadequate, and dilapidated vacant units.

A rental survey made by a local financial institution during June and July 1964, covered 151 projects containing 2,752 units. The units ranged in age from new to 40 years; most, however, were less than 10 years old. A total of 142 units (5.2 percent) were vacant. In November 1964, a sampling of 11 projects included in the earlier survey showed that 13 of 267 units were vacant (4.9 percent). Just as the postal vacancy surveys tend to overstate the level of vacancies in adequate rental units, these surveys tend to understate the level because most of the units surveyed are relatively new and are located in the southern and southeastern sections of the city of Tulsa, areas that are prime rental locations.

### Urban Renewal and Redevelopment

At present, there is one active urban renewal project in the Tulsa HMA, the Seminole Hills Urban Renewal Area (Okla R-3) in the city of Tulsa. The project covers an area containing 91.4 acres and is bounded on the north by Virgin Street, on the south by Reading Street, on the east by a portion of the proposed Cherokee Expressway and by vacant land, and on the west by Peoria Street.

A unique feature of the Seminole Hills Urban Renewal area is a demonstration project in which 100 new single-family homes are being constructed for low income families on a conditional purchase or lease with an option to buy. The project is being built under a provision in the Housing Act of 1961 which authorizes grants to public or private bodies to develop and demonstrate new or improved means of providing homes for low income families. Each unit has three bedrooms and sells for \$9,300. The families who purchase the homes are selected by an agency of the city of Tulsa. A Federal grant provides funds for administering the program and for a subsidy, if necessary, to families to meet their monthly rent. Commitments to build the first 25 units were issued by the local FHA insuring office in October 1963. As of November 1964, a second group of 25 houses is under construction.

A second feature of the project involves rehabilitation. As of November 1964, there have been 51 rehabilitation starts. Of that number, 14 homeowners have completed rehabilitation at a cost of \$19,610.

The Tulsa Urban Renewal Authority has acquired 153 structures to date in the project area. Of that number, 144 have been demolished, eight have been removed, and one is ready for demolition. To date, 90 families, 23 individuals, and five businesses have been relocated.

The Westbank Area I Urban Renewal Project is bounded on the north by 21st Street, on the south by 25th Street, on the east by Jackson Avenue, and on the west by the proposed Red Fork Expressway. A contract has been awarded for preliminary engineering and architectural work for low income family housing in portions of this 167-acre project. Plans are nearing completion for the re-use of land in the project. The relocation plan currently is being written and the rehabilitation and conservation plan is being prepared.

The Downtown General Neighborhood Renewal Plan (Okla. R-9) has been reviewed and approved by the HHFA and was approved by the Tulsa City Commission early in December 1964. The area lies within the boundaries of the Inner Dispersal Loop of the Expressway System.

The plan involves four projects to be carried out over a period of 10 years, starting in 1965. Project sequence indicates that the Downtown Northwest Urban Renewal Project is to be started first, followed by Downtown Southeast, Downtown Northeast, and Downtown Industrial. The Downtown Northwest project already is in active planning.



Demand for Housing

Quantitative Demand

The demand for new housing is based on the projected level of household growth over the next two years (3,050 annually), the number of housing units expected to be demolished, and on the adjustment of vacancies to levels that reflect the long-term needs of the Tulsa area. Consideration is also given to the current tenure composition of the inventory, and to the continued slow trend from renter-occupancy to owner-occupancy. After giving due consideration to each of the above factors, an annual demand of 3,250 units of new housing is projected for each of the next two years. It is expected that 2,320 of these units will be required by owner-occupants. The remaining 930 units represent annual demand by renter-occupants.

Qualitative Demand

Sales Housing. The estimated distribution of the annual demand for 2,320 new sales houses is expected to approximate the pattern presented in the following table. The distribution is based on the ability to pay, as measured by current family incomes after-tax, and on ratios of sales price to income typical in the area.

Estimated Annual Demand for New Sales Housing by Price Class  
Tulsa, Oklahoma, Housing Market Area  
December 1964 - December 1966

<u>Sales price</u>	<u>Number of houses</u>
\$ 9,000 - \$ 9,999	120
10,000 - 11,999	335
12,000 - 13,999	440
14,000 - 15,999	300
16,000 - 17,999	250
18,000 - 19,999	230
20,000 - 24,999	255
25,000 and over	390
Total	2,320

Because of current construction and land costs, it is judged that few, if any, adequate new sales houses can be built to sell below \$9,000. Therefore, all of the 2,320 sales housing units expected to be in demand annually in the next two years have been distributed at and above this minimum on the assumption that purchasers with the ability to pay these prices will purchase new homes and the units vacated by them will be purchased by other families in the area.

New sales housing probably will have greatest market acceptance if constructed in the outskirts of the city of Tulsa or in the immediate suburban environs. The Broken Arrow Expressway, which, when completed, will link Broken Arrow with Tulsa, will undoubtedly attract new subdivisions because of reduced commuting time to downtown Tulsa.

Rental Housing. The monthly rentals at which 930 privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market during each of the next two years are indicated for various size units in the following table. Net additions in these rentals may be accomplished either by (1) new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition, or (2) production of units at higher rentals which competitively effect a filtering of existing accommodations to the rentals specified.

Estimated 1964 to 1966 Annual Demand for Net Additional Rental Units  
by Monthly Gross Rent and by Unit Size  
Tulsa, Oklahoma Housing Market Area

Monthly gross rent <sup>a/</sup>	Size of units			
	<u>Efficiency</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>
\$85 and over	110	-	-	-
90 " "	100	-	-	-
95 " "	90	390	-	-
100 " "	80	340	330	-
105 " "	70	310	300	100
110 " "	60	275	270	85
120 " "	45	215	210	70
130 " "	30	160	170	55
140 " "	20	130	145	45
150 " "	15	90	105	30
160 " "	10	55	65	20
170 " "	5	30	40	15
180 " "	-	20	20	10
190 " "	-	10	10	5
200 " "	-	4	5	-

<sup>a/</sup> Gross rent is shelter or contract rent plus the cost of utilities and services.

Note: The figures above are cumulative, that is, the columns cannot be added vertically. For example, the demand for 1-BR units at from \$100 to \$110 is 65 units (340 minus 275), not 340 units.

Table I

Distribution of the Work Force by Employment Status  
and Nonagricultural Wage and Salary Employment by Industry  
Tulsa, Oklahoma SMSA  
November 1958-November 1964  
(In thousands)

	Nov. <u>1958</u>	Nov. <u>1959</u>	Nov. <u>1960</u>	Nov. <u>1961</u>	Nov. <u>1962</u>	Nov. <u>1963</u>	Nov. P <u>1964</u>
Total work force	<u>166.8</u>	<u>169.3</u>	<u>170.0</u>	<u>169.3</u>	<u>172.0</u>	<u>175.0</u>	<u>181.6</u>
Unemployment	8.1	7.0	9.0	8.3	7.5	7.4	6.3
Percent of work force	4.9%	4.1%	5.3%	4.9%	4.4%	4.2%	3.5%
Total employment	<u>158.7</u>	<u>162.3</u>	<u>160.9</u>	<u>161.0</u>	<u>164.4</u>	<u>167.6</u>	<u>175.3</u>
Agricultural employment	6.4	6.6	6.4	6.3	6.1	5.8	5.9
Nonagricultural employment	<u>152.3</u>	<u>155.7</u>	<u>154.5</u>	<u>154.7</u>	<u>158.3</u>	<u>161.8</u>	<u>169.4</u>
Wage and salaried employment	<u>130.4</u>	<u>133.8</u>	<u>131.8</u>	<u>131.9</u>	<u>135.5</u>	<u>139.0</u>	<u>146.7</u>
Manufacturing	<u>29.8</u>	<u>29.8</u>	<u>27.2</u>	<u>27.6</u>	<u>28.4</u>	<u>29.6</u>	<u>31.7</u>
Petroleum products	2.2	2.2	2.1	2.1	2.0	1.9	1.8
Metal processing	5.7	5.9	5.9	6.2	6.1	6.6	7.2
Machinery	4.4	4.9	4.9	5.8	5.4	5.8	6.0
Transportation equipment	7.3	6.4	3.9	3.3	4.1	3.5	3.6
All other manufacturing	10.2	10.4	10.4	10.2	10.8	11.8	13.1
Nonmanufacturing	<u>100.6</u>	<u>104.0</u>	<u>104.6</u>	<u>104.3</u>	<u>107.1</u>	<u>109.4</u>	<u>115.0</u>
Mining	14.5	13.5	12.7	12.8	12.9	12.8	13.1
Construction	8.5	8.3	8.5	7.8	8.4	9.0	11.9
Public utilities	14.1	14.2	14.1	13.5	13.9	13.9	14.3
Trade	30.4	31.8	31.6	31.2	31.9	32.6	33.9
Fin., ins., & real est.	6.2	6.7	6.9	7.1	7.1	7.3	7.3
Service	15.9	17.8	18.6	19.3	19.5	20.1	20.3
Government	11.0	11.7	12.2	12.6	13.4	13.7	14.2
Other nonagricultural employment	21.9	21.9	22.7	22.8	22.8	22.8	22.7
Workers idled by labor-mgmt. disputes	0	0	0.1	0	0.1	0	0

p = Preliminary

Source: Oklahoma State Employment Service, Oklahoma Employment Security Commission.

Table II

Estimated Percentage Distribution of Family Income  
After Deducting Federal Income Tax  
Tulsa, Oklahoma, Housing Market Area  
1964

<u>Income</u>	<u>All families</u>	<u>Renter families</u>
Under \$ 3,000	14	19
\$ 3,000 - 3,999	7	11
4,000 - 4,999	10	13
5,000 - 5,999	12	14
6,000 - 6,999	14	14
7,000 - 7,999	11	7
8,000 - 8,999	8	6
9,000 - 9,999	7	5
10,000 and over	<u>17</u>	<u>11</u>
Total	100	100
Median	\$6,415	\$5,460

Source: Estimated by Housing Market Analyst.

Table III

Population and Household Changes  
Tulsa, Oklahoma, Housing Market Area  
April 1950-December 1964

Area and item	April 1950	April 1960	December 1964	Average annual change			
				1950-1960		1960-1964	
				Number	Percentage	Number	Percentage
<u>Population</u>							
Tulsa City	182,740	261,685	273,400	7,895	4.3	2,510	0.9
Rest of HMA	<u>68,946</u>	<u>84,353</u>	<u>111,700</u>	<u>1,540</u>	<u>2.2</u>	<u>5,860</u>	<u>6.9</u>
HMA total	251,686	346,038	385,100	9,435	3.7	8,370	2.4
<u>Households</u>							
Tulsa City	58,680	85,993	90,500	2,731	4.6	965	1.1
Rest of HMA	<u>19,323</u>	<u>24,170</u>	<u>33,200</u>	<u>485</u>	<u>2.5</u>	<u>1,935</u>	<u>8.0</u>
HMA total	78,003	110,163	123,700	3,216	4.1	2,900	2.6
<u>Household size</u>							
Tulsa City	3.02	3.02	3.01				
Rest of HMA	3.50	3.46	3.45				
HMA total	3.14	3.11	3.10				

Source: 1950 and 1960 population data from Censuses of Population. 1950 and 1960 household and household size data from Censuses of Housing. All 1964 data estimated by Housing Market Analyst.

Table IV

Population Distribution by Age  
Tulsa, Oklahoma Housing Market Area  
April 1950 and April 1960

<u>Age</u>	<u>April 1950</u>	<u>April 1960</u>	<u>Change, 1950 to 1960</u>	
			<u>Number</u>	<u>Percentage</u>
Under 5	27,650	39,763	12,113	43.8
5-19	55,556	93,773	38,217	68.8
20-29	43,424	44,615	1,191	2.7
30-39	40,003	52,621	12,618	31.5
40-54	48,003	60,716	12,713	26.5
55-64	20,102	28,241	8,139	40.5
65 and over	<u>16,948</u>	<u>26,309</u>	<u>9,361</u>	<u>55.2</u>
Total	251,686	346,038	94,352	37.5

Source: 1950 and 1960 Censuses of Population.

Table V

Tulsa, Oklahoma Area Postal Vacancy Survey

November 17-27, 1964

Postal Area	TOTAL RESIDENCES AND APARTMENTS						RESIDENCES						APARTMENTS						HOUSE TRAILERS		
	Total Possible Deliveries	Vacant Units			Under Const.		Total Possible Deliveries	Vacant Units			Under Const.		Total Possible Deliveries	Vacant Units			Under Const.		Total Possible Deliveries	Vacant No.	Vacant %
		All	%	Used	New			All	%	Used	New			All	%	Used	New				
The Survey Area Total	127,829	4,886	3.8	4,235	651	1,553	116,017	3,244	2.8	2,658	586	851	11,812	1,642	13.9	1,577	65	702	975	23	2.4
Tulsa	109,579	4,339	4.0	3,797	542	1,318	98,423	2,759	2.8	2,275	484	630	11,156	1,580	14.2	1,522	58	688	827	20	2.4
Main Office	18,556	1,327	7.2	1,318	9	205	12,843	490	3.8	488	2	7	5,713	837	14.7	830	7	198	30	-	-
Branch: Turley	4,413	148	3.4	111	37	35	4,407	147	3.3	110	37	35	6	1	16.7	1	-	-	28	-	-
Stations:																					
Admiral	22,769	416	1.8	288	128	163	22,561	395	1.8	267	128	163	208	21	10.1	21	-	-	730	12	1.6
Donaldson	7,918	334	4.2	323	11	16	6,237	165	2.6	165	-	-	1,681	169	10.1	158	11	16	-	-	-
Pine Square	13,203	832	6.3	828	4	9	12,132	533	4.4	529	4	9	1,071	299	27.9	299	-	-	5	-	-
Ranch Acres	9,135	113	1.2	75	38	16	8,788	90	1.0	75	15	10	347	23	6.6	-	23	6	-	-	-
Southside	17,895	657	3.7	380	277	815	16,422	496	3.0	236	260	351	1,473	161	10.9	144	17	464	2	-	-
Springdale	8,611	309	3.6	294	15	27	8,232	276	3.4	261	15	23	379	33	8.7	33	-	4	12	3	25.0
West Tulsa	7,079	203	2.9	180	23	32	6,801	167	2.5	144	23	32	278	36	12.9	36	-	-	20	5	25.0
Suburban Area	18,250	547	3.0	438	109	235	17,594	485	2.8	383	102	221	656	62	9.5	55	7	14	148	3	2.0
Broken Arrow	4,119	118	2.9	69	49	73	3,968	108	2.7	59	49	59	151	10	6.6	10	-	14	33	1	3.0
Collinsville	1,361	30	2.2	25	5	3	1,358	30	2.2	25	5	3	3	-	-	-	-	-	48	-	-
Hominny	1,460	107	7.3	107	-	6	1,438	102	7.1	102	-	6	22	5	22.7	5	-	-	18	-	-
Sand Springs	4,046	52	1.3	36	16	122	4,005	47	1.2	36	11	122	41	5	12.2	-	5	-	29	-	-
Sapulpa	5,825	204	3.5	168	36	23	5,415	163	3.0	129	34	23	410	41	10.0	39	2	-	9	2	22.2
Skiatook	1,439	36	2.5	33	3	8	1,410	35	2.5	32	3	8	29	1	3.4	1	-	-	11	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, and public housing units and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA Postal Vacancy Survey Conducted by Cooperating Postmasters.



Table VI

Houses Completed in the Past Twelve Months and the Number Unsold by Price Class  
Tulsa, Oklahoma, Housing Market Area

January 1, 1965

<u>Sales price</u>	<u>Total completions</u>		<u>Sold before construction start</u>	<u>Speculative construction</u>			
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
Under \$10,000	47	3.0	15	32	23	9	28.1
\$10,000 - 12,499	198	12.8	88	110	73	37	33.6
12,500 - 14,999	100	6.4	37	63	31	32	50.8
15,000 - 17,499	241	15.5	95	146	97	49	33.6
17,500 - 19,999	258	16.6	60	198	115	83	41.9
20,000 - 24,999	209	13.5	65	144	73	71	49.3
25,000 - 29,999	174	11.2	47	127	70	57	44.9
30,000 - 34,999	103	6.6	34	69	38	31	44.9
35,000 and over	<u>223</u>	<u>14.4</u>	<u>75</u>	<u>148</u>	<u>65</u>	<u>83</u>	<u>56.1</u>
Total	1,553	100.0	516	1,037	585	452	43.6

Source: Survey of Unsold Inventory of New Homes, conducted by the Tulsa Insuring Office.

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