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Analysis of the
**TUSCALOOSA,
ALABAMA
HOUSING
MARKET**
as of August 1, 1971

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

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Housing Market Analysis
Tuscaloosa, Alabama, as of August 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - TUSCALOOSA, ALABAMA
AS OF AUGUST 1, 1971

The Tuscaloosa Housing Market Area (HMA) is defined as Tuscaloosa County, Alabama. This definition conforms to that for the Tuscaloosa Standard Metropolitan Statistical Area as defined by the Office of Management and Budget. The HMA is located less than 60 miles southwest of Birmingham and approximately 200 miles north of Mobile, Alabama. The August 1971 population was estimated at 117,375, including 66,150 persons living in the city of Tuscaloosa.

Tuscaloosa serves as a medical and educational center, and as a trade and service center for western Alabama. The economy of the HMA depends largely on the relatively stable employment at the University of Alabama and at government operated hospitals. Employment has grown moderately since 1964. Out-migration and a declining number of household formations have been attributed to a decrease in the rate of growth in employment since 1968. The volume of new sales housing has been fairly constant throughout the decade, but multifamily construction increased during the mid-1960's to meet the demand created by an inadequate supply of dormitory units for university students as well as that resulting from increased economic growth. During the twelve-month period ending August 1971, the building of unassisted housing units has increased and the housing units completed in recent years were absorbed readily.

Anticipated Housing Demand

The demand for new, nonsubsidized housing in the Tuscaloosa HMA is based on projected household growth over the forecast period, the current vacancy rates, the present level of new construction activity, anticipated demolitions of dwelling units, and the shift towards owner occupancy. An additional factor is the expectation of continued reduced levels of enrollment growth at the University of Alabama. On the basis of these considerations, it is concluded that there will be an annual demand for 725 units of new nonsubsidized permanent housing in the HMA during the two-year forecast period ending August 1, 1973. The most favorable market balance would be achieved through the construction of 425 single-family houses and 300 units in multifamily structures annually. An additional 75 households annually are expected to be housed in mobile homes.

Approximately 31 percent of the projected demand for single-family houses is for dwellings in the \$22,500 to \$30,000 price range. The strongest demand for new nonsubsidized multifamily units is concentrated in the \$130 to \$140 gross rent range for one-bedroom units and \$150 to \$160 for two-bedroom units. Distributions of demand for single-family houses by price class and for multifamily units by gross monthly rent and unit size are shown in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by HUD: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Tuscaloosa HMA, the total occupancy potential is estimated to be 710 units annually (see table II).

The annual occupancy potentials are based upon 1971 incomes, the occupancy of substandard housing, on estimates of the elderly population, and on income limits as of August 1, 1971. They have been calculated to reflect the capacity of the market in view of current market conditions. Their success may well depend upon construction in suitable accessible locations, as well as upon an appropriate distribution among the various programs encompassing the complete range of rents and sales prices attainable.

Public Housing and Rent Supplement. These two programs serve households in essentially the same low-income group; the principal differences arise from the manner in which net income is computed and the requirement that prospective rent-supplement tenants be occupying substandard housing. For Tuscaloosa County, the annual potential for public housing is estimated at 470

units for families and 80 units for the elderly. Under the rent-supplement program, the potential for the elderly is unchanged, but for families it is reduced to 350 units. These potentials are not additive because most of the families and all of the elderly eligible for rent-supplements are also eligible for public housing.

There are 1,217 units of public housing under management in the HMA, of which 191 units are designated for occupancy by the elderly. As of August 1971, 120 units of a 200-unit public housing project remained vacant awaiting the release of relocation funds from the Urban Renewal program. An additional 316 units of leased housing (44 units designated for the elderly) are currently under construction in the HMA. Construction is expected to begin shortly on 150 units of public housing (50 units designated for the elderly) in the town of Northport. In addition to the public housing under construction, there are 25 units of rent-supplement scheduled for completion shortly. The completion of the units currently under construction and planned should approximate the first year's occupancy potential in the Tuscaloosa HMA. The vacancies in public housing were of a frictional nature only; there was an active waiting list of 625 families and 150 elderly households as of August 1, 1971. Absorption of the units currently under construction should be monitored closely for any appropriate adjustment to the occupancy potential.

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 housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Tuscaloosa HMA, it is estimated (based on regular income limits) that, for the period August 1, 1971 to August 1, 1973, there is an occupancy potential for an annual total of 170 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 40 units of Section 236 rental housing for elderly couples and individuals.

Subsidized housing under Section 235 has become an increasingly active program in the Tuscaloosa HMA. In 1969, seven existing houses and 31 new homes were insured, while in 1970, seven existing homes and 80 new houses were insured under the Section 235 program. As of August 1, 1971, there were 90 firm commitments and reservations made in the HMA with another 30 priority registrations outstanding. The only multifamily housing under Section 236 is 125 units (25 units are to be rent-supplement) currently under construction in the city of Tuscaloosa. The completion of 125 units of Section 236 and approximately 70 units to be insured and issued priority registrations under Section 235 would satisfy nearly all of the first year's occupancy potential of 210 units in the HMA.

Sales Market

The market for new and existing sales housing has strengthened in the past several months and remains relatively strong as evidenced by the vacancy ratio of 1.3 percent on August 1, 1971. The vacancy rate represents a slight decrease from the April 1970 vacancy rate of 1.4 percent and is attributable to continued economic growth locally. Increasing construction and financing costs since 1966 have pushed the price of new sales housing beyond the financial capabilities of many prospective home buyers--most new homes in recent years are built in price ranges above \$24,000. A large number of new homes continue to be built on a speculative basis.

An FHA unsold inventory survey conducted in the area in January 1971, which covered 287 houses completed in 1970, found that 238 of these houses had been built on a speculative basis with 66 units unsold. Fifteen of the speculatively-built homes remained unsold from four to six months. Seventy-two houses were under construction in January 1971; 48 of these were unsold. Approximately 47 percent of the houses under construction in January 1971 were priced to sell between \$17,500 and \$19,999.

Since 1960, the demand for new sales housing has been fairly constant. Only when tight credit conditions prevailed in 1966 and 1969 did the number of single-family houses authorized for construction decline significantly from the annual average of 410 units. Prior to 1966, the speculative construction caused an excess of unsold units which weakened the market for short periods. The demand for these units was concentrated in the price ranges below \$20,000 with some accumulation of unsold units in the upper price ranges.

The sales of existing homes have remained strong; however, the supply of good quality homes affording the amenities preferred in desirable locations has diminished. Many of the units are undesirable because of location or condition. The average price for existing sales houses ranges from \$18,000 to \$24,000.

Rental Market

The current rental vacancy rate in the Tuscaloosa HMA is estimated at 9.8 percent, an increase from the April 1970 Census figure of 9.6 percent. Many of these vacancies are concentrated in older single-family dwellings and are no longer competitive in the market, although many are in sound condition. Demand increases brought about by increased economic growth since 1964 and in-migration of student households resulted in a high level of multifamily construction. On-campus housing, which was adequate in the early 1960's, has not kept pace with enrollment increases. A large portion of the new multifamily units have been built in areas close to the campus and are intended for student occupancy. Absorption has been rapid in most cases and occupancy levels have remained high. Multifamily construction has increased in 1971 as the supply of acceptable low and moderately priced units declined. The bulk of the newer rental units rent for \$110 to \$140 a month for one-bedroom

units and \$130 to \$160 a month for two-bedroom units. Rents usually do not include utilities and furnished apartments are available for an additional charge of \$30 per month.

Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based on the trends in employment, income, population, and housing factors summarized in the following paragraphs.

Employment. Nonagricultural wage and salary employment in the Tuscaloosa HMA averaged 38,375 jobs during the twelve months ending in July 1971, an increase of 1,125 over the same period ending in July 1970. Since 1960, wage and salary employment has increased every year. Between 1960 and 1965, nonagricultural wage and salary employment rose by an average of 660 jobs annually. During the 1965 to 1970 period, wage and salary employment increased by an average of 1,450 jobs annually as substantial increases occurred in the government sector. The greatest employment increase since 1960 occurred between 1967 and 1968 when wage and salary employment grew by 2,320 jobs, including gains of 910 in manufacturing and 1,410 in nonmanufacturing.

Nonmanufacturing employment averaged 27,900 jobs over the twelve-month period ending July 1971 and accounted for 73 percent of total nonagricultural wage and salary employment in the HMA. Increases in nonmanufacturing employment averaged 610 jobs annually over the 1960 to 1964 period, and then increased to 1,075 jobs annually between 1964 and 1970. The continued increase in enrollment at the University of Alabama from 7,848 in the fall of 1960 to about 13,100 by 1971 is primarily responsible for the growth in state government employment and to some extent the services and trade industries. The fundamental stimulus to employment growth in services and trade has been caused by increasing population in the HMA.

The increase in manufacturing employment from 8,340 jobs in 1964 to 10,120 jobs in 1970 has occurred principally since 1965 as several new textile plants were opened. Plant expansions of existing facilities also contributed as the "other" manufacturing industries such as textile and apparel realized most of the employment gains over the decade. Since 1970, employment increases have been in the "other" manufacturing sector, the rubber and rubber products, and the food and kindred products industries.

Total nonagricultural wage and salary employment in the Tuscaloosa HMA is expected to increase by an average of 1,150 jobs a year over the next two years. It is expected that state and local government employment will create additional demand for goods and services and about 850 jobs (74 percent of employment growth) annually will occur in nonmanufacturing industries, especially in government, trade, services and construction. Enrollment at the university is expected to grow, but at a slower rate than in past years. The construction industry is expected to increase significantly over the forecast period as construction of highways I-59 and I-20 progresses through the southern

edge of the city of Tuscaloosa and as building activity increases, particularly in the University Urban Renewal area (Ala.-99). Most of the employment gains in manufacturing (about 300 annually) will occur in the "other" manufacturing, rubber and rubber products, and the food and kindred products industries.

Income. The median annual income, after deduction of federal income tax, of all families in the Tuscaloosa HMA was \$7,325 as of August 1, 1971; the median after-tax income of renter households of two or more persons was \$5,075. In 1959, the median after-tax incomes of all families and renter households were \$4,125 and \$2,900, respectively. Distributions of families and renter households by after-tax incomes are presented in table IV.

Demographic Factors. The population of the Tuscaloosa HMA reached 117,375 persons as of August 1, 1971, including 66,150 in the city of Tuscaloosa (see table V). This reflects an average annual increase of 700 persons between 1960 and 1970, and 1,000 persons since April 1970. Despite a decline in the level of net natural increase (resident births minus resident deaths) the in-migration of students and expanding employment opportunities in the mid-1960's resulted in increased population gains over the 1960-1970 decade. During recent years, out-migration has followed a decrease in the rate of enrollment growth at the university and a reduced rate of employment growth. This trend is expected to continue through the forecast period and projected population growth will average about 900 persons annually. Anticipated growth in the student population should average about 250 persons annually during the forecast period, considerably below the past annual growth. This follows the intention in recent years of the University of Alabama to reduce enrollment growth.

As of August 1, 1971, there were about 33,700 households in the Tuscaloosa HMA, including 18,800 in the city of Tuscaloosa and about 14,900 in the remainder of the HMA (see table V). Household growth averaged 530 annually during the 1960-1970 decade. The number of households increased at a faster rate between 1964 and 1970 than during the 1960-1964 period. Growth continued at an annual rate of 580 households during the April 1970 to August 1971 period. During the forecast period, the number of households is expected to increase by about 575 annually, of which an estimated 275 will be in the city of Tuscaloosa and 300 in the remainder of the HMA. The growth of student households is expected to fall from the 1960-1970 average of 135 a year to 50 a year over the forecast period. The primary factor in this decline is the projected reduction in annual enrollment growth.

Housing Inventory and Residential Construction Trends. The housing inventory of the Tuscaloosa HMA totaled 36,425 units on August 1, 1971, including 20,650 owner-occupied units (see table VIII). The net gain in the housing inventory of about 900 units since April 1970 resulted from the completion of 1,225 units, the addition of about 100 mobile homes, and the loss of 425 units through demolition and other causes. Between April 1960 and April 1970, a net gain of about 5,900 units was recorded, the result of the completion of approximately 7,125 units, the net gain of about 100 units through conversion, the addition of 1,200 trailers, and the loss of 2,525 units through demolitions.

There were about 800 housing units under construction on August 1, 1971, including 200 single-family houses and 600 units in multifamily structures. Of the multifamily units under construction, 316 units were in leased housing. An estimated 40 units of single-family houses under construction were expected to be insured under Section 235. In August 1971, university-controlled housing consisted of 3,700 dormitory rooms, 1,700 sorority and fraternity spaces and 825 units for married students.

The volume of private nonsubsidized residential construction activity, as measured by building permits,^{1/} averaged 460 units annually from 1960 through 1963 and reflected the relatively slow economic growth in the area. As can be seen in table VII, multifamily construction accounted for only 78 units-- 5.0 percent of the 1,837 units authorized in the HMA during that period. From a level of about 500 units in 1963, building permit authorizations for private nonsubsidized construction rose steadily until the national shortage of mortgage funds was felt locally in 1966 when 583 units were authorized. Recovery followed in the 1964-1968 period in response to increasing employment opportunities and student households; 647 units were authorized in 1967 and 1,239 units in 1968. Again in 1969, mortgage stringencies caused a drop in housing production to 506 units. The increase in 1970 has been attributed to a decline in the vacancy rate and to employment increases in the area. Except for the restrictions of mortgage funds in 1966 and 1969, single-family construction volume remained fairly constant during the decade.

Since 1964, multifamily construction has accounted for approximately 45 percent of all nonsubsidized housing units authorized in the Tuscaloosa HMA. This reflects the continued growth of student households, rising costs of sales housing, and the ease of financing the multifamily units.

Vacancy. There were about 1,700 nonseasonal, nondilapidated vacant housing units available in the HMA as of August 1, 1971. About 275 units were available for sale and 1,425 units were available for rent, indicating homeowner and renter vacancy rates of 1.3 and 9.8 percent, respectively (see table VIII). The current renter vacancy ratio is slightly above that recorded by the April 1970 Census, and reflects in part the impact of increased subsidized construction; many of the units vacated are the least desirable in the area. Although some vacancies occurred as the result of normal turnover of students at the university, occupancy of off-campus units by students remained at high levels during the summer enrollment session. On the other hand, the homeowner vacancy rate is slightly below the rate recorded at the time of the Census, and is the result of continued economic and household growth.

^{1/} Building permit authorizations reported here and in table VII cover an estimated 93 percent of the housing starts in the HMA.

Table I

Estimated Annual Demand for New Nonsubsidized Housing
Tuscaloosa, Alabama, Housing Market Area
August 1971-August 1973

A. Single-family

<u>Price class</u>		<u>Number of units</u>	<u>Percent</u>
Under	\$15,000	51	12
\$15,000 -	17,499	34	8
17,500 -	19,999	51	12
20,000 -	22,499	60	14
22,500 -	24,999	55	13
25,000 -	29,999	77	18
30,000 -	34,999	38	9
35,000 -	39,999	25	6
40,000 and over		<u>34</u>	<u>8</u>
Total		425	100

B. Multifamily

<u>Gross monthly rent^{a/}</u>		<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under	\$120	5	-	-	-
\$120 -	129	5	-	-	-
130 -	139	-	50	-	-
140 -	149	-	30	-	-
150 -	159	-	20	60	-
160 -	169	-	10	35	-
170 -	179	-	5	25	5
180 -	189	-	-	10	5
190 -	199	-	-	5	5
200 -	224	-	-	5	15
225 and over		-	-	-	5
Total		<u>10</u>	<u>115</u>	<u>140</u>	<u>35</u>

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Tuscaloosa, Alabama, Housing Market Area
August 1, 1971 to August 1, 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Families eligible</u> <u>for both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	20	5	50	75
2 bedrooms	65	10	165	240
3 bedrooms	40	5	135	180
4+ bedrooms	<u>25</u>	<u>0</u>	<u>100</u> ^{b/}	<u>125</u>
Total	150	<u>20</u> ^{b/}	<u>450</u> ^{b/}	620
B. <u>Elderly</u>				
Efficiency	5	20	30	55
1 bedroom	<u>5</u>	<u>10</u>	<u>20</u>	<u>35</u>
Total	10	<u>30</u> ^{c/}	<u>50</u> ^{c/}	90

a/ Estimates are based upon regular income limits.

b/ Nearly three-fourths of these families also are eligible under the rent supplement program.

c/ All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Trend of Civilian Work Force Components
Tuscaloosa, Alabama, Housing Market Area
1960-1971
(Annual averages)

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	12 mos. ending	
												July 1970	July 1971
Total civilian work force	<u>37,110</u>	<u>38,590</u>	<u>38,590</u>	<u>38,950</u>	<u>39,500</u>	<u>40,270</u>	<u>41,270</u>	<u>41,710</u>	<u>43,850</u>	<u>45,790</u>	<u>47,220</u>	<u>46,575</u>	<u>47,925</u>
Total unemployment	1,610	1,900	1,830	1,970	1,800	1,730	1,400	1,440	1,390	1,740	1,830	1,600	1,800
Unemployment rate (%)	4.3	4.9	4.7	5.1	4.6	4.3	3.4	3.5	3.2	3.8	3.9	3.4	3.8
Total employment	<u>35,500</u>	<u>36,690</u>	<u>36,760</u>	<u>36,980</u>	<u>37,700</u>	<u>38,540</u>	<u>39,870</u>	<u>40,270</u>	<u>42,460</u>	<u>44,050</u>	<u>45,390</u>	<u>44,975</u>	<u>46,125</u>
Nonag. employment	<u>33,350</u>	<u>34,660</u>	<u>34,980</u>	<u>34,780</u>	<u>35,770</u>	<u>36,570</u>	<u>38,270</u>	<u>38,510</u>	<u>40,960</u>	<u>42,550</u>	<u>43,930</u>	<u>43,450</u>	<u>44,825</u>
Wage and salary	<u>27,050</u>	<u>28,000</u>	<u>28,460</u>	<u>28,480</u>	<u>29,390</u>	<u>30,350</u>	<u>32,110</u>	<u>32,610</u>	<u>34,930</u>	<u>36,400</u>	<u>37,660</u>	<u>37,250</u>	<u>38,375</u>
Manufacturing	<u>8,430</u>	<u>8,500</u>	<u>8,440</u>	<u>8,130</u>	<u>8,340</u>	<u>8,280</u>	<u>8,870</u>	<u>8,850</u>	<u>9,760</u>	<u>9,920</u>	<u>10,120</u>	<u>10,050</u>	<u>10,500</u>
Food and kindred	760	760	730	730	760	790	850	900	940	920	1,030	975	1,050
Lumber & wood	960	890	930	880	960	1,020	1,210	1,530	1,600	1,620	1,300	1,400	1,200
Printing, pub., & allied	190	190	200	200	240	250	240	220	220	230	240	250	250
Rubber & rubber prod.	1,410	1,330	1,310	1,010	1,170	1,160	1,190	880	1,200	1,220	1,100	1,075	1,300
Primary metals	1,930	2,020	1,940	2,110	2,060	1,920	2,010	1,800	1,970	1,640	1,720	1,800	1,700
Other manufacturing	3,180	3,310	3,330	3,200	3,150	3,140	3,370	3,520	3,830	4,290	4,730	4,550	4,950
Nonmanufacturing	<u>18,620</u>	<u>19,500</u>	<u>20,020</u>	<u>20,350</u>	<u>21,050</u>	<u>22,070</u>	<u>23,240</u>	<u>23,760</u>	<u>25,170</u>	<u>26,480</u>	<u>27,540</u>	<u>27,200</u>	<u>27,900</u>
Mining & quarrying	310	290	290	260	310	340	360	230	220	200	220	225	225
Construction	1,240	1,530	1,750	1,660	1,870	1,760	1,780	1,960	2,120	2,220	2,300	2,250	2,375
Trans., comm., & util.	1,220	1,220	1,170	1,140	1,180	1,250	1,320	1,440	1,480	1,530	1,580	1,550	1,600
Wholesale & retail trade	4,960	4,970	5,220	5,330	5,220	5,300	5,480	5,570	5,730	6,090	6,370	6,250	6,450
Fin., ins., & real est.	780	810	830	840	880	870	940	1,020	1,140	1,160	1,210	1,175	1,250
Service	2,150	2,200	2,340	2,440	2,560	2,670	2,630	2,800	3,030	3,260	3,500	3,400	3,625
Government	7,960	8,480	8,420	8,680	9,030	9,880	10,730	10,740	11,450	12,020	12,360	12,350	12,375
All other nonag.	6,300	6,660	6,490	6,300	6,360	6,220	6,130	5,900	6,030	6,150	6,270	6,200	6,450
Agricultural employment	2,150	2,030	1,780	2,010	1,930	1,800	1,600	1,550	1,500	1,440	1,290	1,375	1,300

Note: Subtotals may not add to totals because of rounding.

Source: State of Alabama, Department of Industrial Relations.

Table IV

Percentage Distribution of All Families and Renter Households
by Estimated Annual Income After Deduction of Federal Income Tax
Tuscaloosa, Alabama, Housing Market Area, 1959 and 1971

Income class	1959		1971	
	All families	Renter households ^{a/}	All families	Renter households ^{a/}
Under \$2,000	23	35	12	19
\$ 2,000 - 2,999	12	17	7	11
3,000 - 3,999	13	15	7	11
4,000 - 4,999	13	12	8	8
5,000 - 5,999	12	9	7	9
6,000 - 6,999	9	6	7	8
7,000 - 7,999	6	2	7	6
8,000 - 8,999	5	2	6	6
9,000 - 9,999	2	1	7	5
10,000 - 12,499	2	(12	10
12,500 - 14,999	2	(9	3
15,000 - 17,499	(1	5	(
17,500 - 19,999	1	(2	4
20,000 and over	((4	(
Total	100	100	100	100
Median	\$4,125	\$2,900	\$7,325	\$5,075

^{a/} Renter households of two or more persons.

Sources: 1960 Census of Population and estimates by Housing Market Analyst.

Table V

Population and Household Trends
Tuscaloosa, Alabama, Housing Market Area
April 1960-August 1973

<u>Population</u>	<u>April 1960</u>	<u>April 1970</u>	<u>August 1971</u>	<u>August 1973</u>	<u>Average annual change from preceding date</u>		
					<u>1960-1970</u>	<u>1970-1971</u>	<u>1971-1973</u>
HMA total	109,047	116,029	117,375	119,175	700	1,000	900
Tuscaloosa	63,370	65,773	66,150	66,850	240	280	350
Remainder of HMA	45,677	50,256	51,225	52,325	460	720	550
Students	7,848	13,017	13,055	13,550	520	30	250
Non-students	101,199	103,012	104,320	105,625	180	970	650
 <u>Households</u>							
HMA total	27,646	32,916	33,700	34,850	530	580	575
Tuscaloosa	15,974	18,443	18,800	19,350	250	270	275
Remainder of HMA	11,672	14,473	14,900	15,500	280	310	300
Students	700	2,050	2,075	2,175	135	25	50
Non-students	26,946	30,866	31,625	32,675	390	555	525

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

Table VIII

Components of the Housing Inventory
Tuscaloosa, Alabama, Housing Market Area
April 1, 1960-August 1, 1971

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>August 1, 1971</u>
Total housing inventory	<u>29,623</u>	<u>35,518</u>	<u>36,425</u>
Total occupied units	<u>27,646</u>	<u>32,916</u>	<u>33,700</u>
Owner-occupied	<u>15,274</u>	<u>19,965</u>	<u>20,650</u>
Percent	55.2%	60.7%	61.3%
Renter-occupied	<u>12,372</u>	<u>12,951</u>	<u>13,050</u>
Percent	44.8%	39.3%	38.7%
Total vacant units	<u>1,977</u>	<u>2,602</u>	<u>2,725</u>
Available vacant	<u>867</u>	<u>1,658</u>	<u>1,700</u>
For sale	<u>233</u>	<u>287</u>	<u>275</u>
Homeowner vacancy rate	1.5%	1.4%	1.3%
For rent	<u>634</u>	<u>1,371</u>	<u>1,425</u>
Rental vacancy rate	4.9%	9.6%	9.8%
Other vacant ^{a/}	<u>1,110</u>	<u>944</u>	<u>1,025</u>

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

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

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U.S. Federal Housing Administration.
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