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DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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REPORT
WASHINGTON, D.C. 20410

Analysis of the

VIRGIN ISLANDS, USA HOUSING MARKET

as of November 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

Virgin Islands, U.S.A., as of November 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 - VIRGIN ISLANDS, U.S.A.
AS OF NOVEMBER 1, 1971

Housing Market Area

The Virgin Islands of the United States Housing Market Area (HMA) includes the three principal islands of the more than 50 islands that comprise the Virgin Islands of the United States. They are; St. Thomas (28 square miles), the location of Charlotte Amalie the most populous city and capital of the United States Territory of the Virgin Islands; St. Croix (84 square miles), the largest of the three islands; and St. John (20 square miles), which has experienced virtually no economic or population growth because of rugged topography and the fact that Virgin Islands National Park accounts for two-thirds of the island area.

Primarily because of its excellent harbor, St. Thomas was settled first and most intensively during the colonial era while under Danish control. In recent years, increasing congestion on this island and the rough terrain have combined to make land suitable for development increasingly scarce. St. Croix by virtue of its size and substantial areas of level land has gradually been accounting for greater portions of commercial and demographic gains in the HMA. The size and topography of St. John and the unavailability of National Park land make it unrealistic to consider this island for purposes of economic or housing market analysis.

On November 1, 1971 the population of the Virgin Islands HMA totaled 66,200, comprised of 30,400 persons on St. Thomas, 34,000 residents of St. Croix, and 1,800 persons living on St. John.

Economic, Demographic, and Housing Factors

The economy of the Virgin Islands HMA is dominated by tourism and related industries. Beginning in 1950, but particularly since 1960, the number of tourists visiting the HMA has increased at an exceptionally rapid rate (see table I). From about 174,000 visitors in FY 1960, the number of tourists increased to well over one million in FY 1970. Since 1970, however, the economic recession and instability on the U.S. mainland have resulted in sharply reduced numbers of tourists and by FY 1971 the number had fallen to 913,000, or over 200,000 below the peak visitor year, FY 1969. This substantial and rapid growth followed by equally substantial reductions in the basic industry of the HMA has had profound effects on the economy and demography of the HMA.

Of course, all of the economic, demographic, and housing factors are interrelated, but by way of preface some significant and atypical factors are worthy of mention. Both the total population and the number of aliens in the HMA are points of considerable controversy and dispute in the Virgin Islands. Aliens are those persons in the HMA, most of whom are from the neighboring British islands, who are not U.S. citizens; these people account for approximately one-half of the total Virgin Islands HMA population. There are three classifications of aliens; permanent resident aliens, bonded aliens, and illegal aliens. Permanent resident aliens are persons who have been granted visas for an unlimited time; this status is a prerequisite for citizenship application, but only a handful of the permanent resident aliens have real prospects for citizenship. Bonded aliens are those persons for whom an employer has certified that there is a job an individual can fill for which there is not an interested, qualified citizen available; most of these jobs are in the construction, tourist service, or household domestic employment groups. Illegal aliens are those remaining non-citizens who are not registered with immigration officials. The recent drop in tourist activity resulted in increased unemployment and increased competition for jobs between citizens and aliens. This, combined with more subtle political considerations, prompted a "roundup" or alien certification program initiated early in 1970. By November 1971, about 12,500 aliens had been certified while an estimated 7,000-9,000 had left the HMA. This did not result in a population drop as might be supposed, however, because the certifications granted permission for families to accompany alien workers, a privilege not previously granted to aliens, and many families were brought over from British territory as a result.

It is a widely held opinion among officials in the Virgin Islands Government that the 1970 Census of Population figures undercounted the actual population by as much as 10,000. While it is not unusual for Census figures to be disputed, they usually become accepted benchmarks. In this case, some of the skepticism may be justified. The Census enumeration was conducted during the first week in April 1970 which coincided with the initial phases of the alien certification program. It is possible

that the aliens (most of whom resided in overcrowded, poor quality housing) were reluctant to cooperate with any government representative asking questions because of the fear of deportation. However, because there is no reasonable alternative, the Census figures have been used in this analysis without adjustment and this possible undercount is mentioned only because the controversy in the HMA regarding the validity of the Census figures is not likely to subside or to be resolved. It should be noted that the 1970 Census Housing count is generally accepted by public officials in the Virgin Islands as being accurate.

Employment

The economy of the Virgin Islands HMA has been dominated by activities that provide services for the tourist industry since at least 1960. Detailed employment data are not available for the HMA, but estimates of total employment and covered employment by industry are available from 1963-1970; covered employment includes 75 to 80 percent of all employment (see table II). Total employment increased each year from 1963 through 1970 with gains ranging from 1,650 jobs to 4,100 jobs. Data are not available for 1971, but it is expected that little or no gain will be reported.

Covered manufacturing employment in the HMA increased from 1,000 jobs to 1,900 jobs from 1963 through 1967; three fourths of the gain represented employment at the Hess Oil Refinery and the Harvey Aluminum Company plants, which have had a combined employment of about 700 since 1967, because of the highly automated nature of activities, no employment changes are anticipated. From 1967 to 1970 covered manufacturing employment increased by 525 jobs much of which was in industries engaged in the assembly of costume jewelry and watch movements. Because of the isolation of the HMA and the absence of raw materials locally, significant growth in this sector of the economy is not expected in the foreseeable future.

Covered nonmanufacturing employment jobs increased by 16,200 from 1963 through 1970, accounting for 92 percent of all covered employment growth. Year-to-year increases ranged from 1,700 to 3,450 with all industry groups contributing to the increase. Typically, most non-manufacturing employment is of a support nature providing necessary services to workers employed in the basic manufacturing jobs. In the Virgin Islands HMA, however, a dominant proportion of nonmanufacturing employment is directly employed in providing necessary services to the tourist industry, the foundation of the HMA economy. Employment in the construction industry increased from 1,400 in 1963 to 3,675 in 1966, much of which was related to the construction of the Hess and Harvey facilities on St. Croix. With the completion of these projects in 1966, employment in construction dropped to 3,350 in 1967, but gains resumed in 1968 as increasing numbers of housing units financed under government

programs went under construction; in 1970 there were 4,575 jobs in construction. Employment in the transportation, trade, and services industries that provide tourist services grew steadily from 1963 through 1970 and accounted for 43 percent of all covered nonmanufacturing employment growth. The greatest gain of any category was in government in which there was an increase of 4,775 jobs (30 percent of all nonmanufacturing employment growth) from 1963 to a total of 8,275 in 1970. This sizeable gain reflects the rapidly growing population, increasing problems of housing and urbanization, and a broader sphere of responsibility assumed by the Virgin Islands Government.

Unemployment has not been a problem in the Virgin Islands HMA during the period since 1960. The Virgin Islands Employment Security Agency estimates do not exceed two percent in any year and in most years the ratio is below one percent. The labor market has been characterized by a shortage of workers. This is the basis on which the alien workers are permitted to enter the HMA job market. Technically, when jobs are not available those aliens who are unemployed must leave the HMA. Consequently, even though the HMA is suffering the effects of a recession, the recently imposed stringent alien certification procedures probably have not permitted the unemployment ratio to rise above two percent.

Future Employment

The economic and employment prospects for the Virgin Islands HMA are closely tied to conditions of the U.S. mainland economy. As the trend of passenger arrivals shown in table I indicates, the number of visitors to the Virgin Islands varies directly with prosperity or recession on the mainland. On the assumption that the U.S. economy has turned out of the recessionary trough, the number of tourists visiting the HMA is expected to trend upward. However, because of the limited space and increasing congestion, especially on St. Thomas, it is most unlikely that the number of visitors will increase during the decade of the 1970's at the same rate as from 1960 to 1970.

During the two-year forecast period from November 1, 1971, to November 1, 1973, yearly increases in total employment of 1,500 and 2,000 jobs are anticipated. Economic changes in the Virgin Islands HMA during the 1970 decade are expected to be more moderate in nature than during the years from 1960 to 1970. Only modest gains are expected in the manufacturing sector. Residential construction is already at such a high level that it is unlikely that significant gains above the 1970 level will develop in this industry. Therefore, most employment gains will develop in trade, service and government; increases in employment in trade and service industries will be responsive to increases in the number of tourists, and government employment has now reached a level where the gains will probably be more moderate. The initiation of major public works

projects such as the much discussed airport would necessitate adjustment in this employment forecast, but such developments are not anticipated during the forecast period.

Incomes. As of November 1, 1971, the estimated median income of all families in the Virgin Islands HMA after deducting federal income tax, was \$5,125; the median after-tax income of renter households of two or more persons was \$4,350. Detailed distributions of all families and renter households by annual income for the HMA are shown in table III. Sufficient data are not available to prepare the detailed estimates for each island. However, fragmentary information indicates that family incomes for St. Croix are somewhat greater than the November 1, 1971 median estimate and the median family income for St. Thomas is below the median. This situation is a reversal of that which was reported in the 1960 Census.

Population

As of November 1, 1971, the population of the Virgin Islands HMA numbered 66,200 persons, an increase of about 3,750 (2,375 a year) since the April 1970 Census. Between 1960 and 1970, the HMA population increase was 30,375 roughly two-thirds of which was concentrated in the 1965-1969 period. This distribution of population during the decade would indicate annual population gains on the order of 2,000 a year from 1960 through 1964 and nearly 4,100 yearly from 1965 through 1969. During the decade of the 1960's, the population on St. Croix grew to surpass the population St. Thomas; this is a trend that will probably become more pronounced in the future. By November 1, 1973 the population of the HMA will total about 71,200, for an anticipated annual population gain of 2,500 during the forecast period. Population trends for each island in the HMA are shown in table IV.

Households

There were 20,300 households in the Virgin Islands HMA on November 1, 1971, representing an increase of 2,550 (1,600 yearly) since the April 1970 Census. Households have increased at a proportionally more rapid rate than population since 1970 because the economic slow down coupled with the completion of new housing units have permitted some reduction of overcrowding, a common problem in the HMA. Changes in the number and distribution by island occurred according to the same patterns as population changes and are shown in table IV. By November 1, 1973 the number of households in the HMA will total about 22,150 or an annual increase of 925 during the forecast period. More rapid household growth may occur as new housing units are completed, in which case more undoubling of households would result, with further reduction of average household size but without affecting population changes.

Housing Factors. On November 1, 1971 there were about 23,350 housing units in the Virgin Islands HMA. The inventory includes 7,400 owner occupied units, 12,900 renter occupied units and 3,050 vacant units. The net addition of 2,550 units to the housing inventory since April 1, 1970 was comprised of 2,650 newly completed units and 100 units lost through demolition. Between the April 1, 1960 and April 1, 1970 Censuses the housing inventory increased by 11,250 units which included 11,925 new units and demolition numbering 675 units. Nearly three-fourths of the net addition from 1960-1970 occurred during the latter half of the decade.

Residential Construction Activity. The use of building permits to measure residential construction activity in the Virgin Islands HMA is, at best, only a rough guide to numbers of units actually constructed. Data for St. Thomas are generally reliable, but the reporting system for St. Croix is virtually nonexistent. In recent years the sizeable number of public housing units completed and under construction under the "turnkey" programs have caused other reporting problems since the units are not identified as public housing when building permits are issued. The residential construction data discussed here represent total residential construction activity including publicly financed units.

The trend in total residential construction activity^{1/} has been sharply upward since 1960 (see table V). In that year 428 units were authorized and by 1962 the number had increased to 652. In 1963, an increase to 1,150 units was recorded and the number increased gradually to 1,357 units in 1966. Up until 1966 most of the gains were the result of privately financed construction in response to economic gains that were occurring in the HMA. In 1967 another sizeable increase to 1,835 units occurred as strong economic gains continued and additional impetus was provided by publicly-financed construction. A continued large volume of publicly financed units resulted in authorizations reaching 2,326 units in 1969 and a peak of 2,448 units in 1970. Although continued, but more modest, support from the publicly-financed sector developed in 1971, authorizations for the first nine months numbered 1,553 units indicating that the total for 1971 probably will not exceed 2,000 units and would represent the only year in the past twelve years that authorizations did not exceed the previous year.

Single-family unit authorizations followed a gradual and consistent trend of increase from 421 units in 1960 to 1,217 units in 1967. However, declines have occurred in each year since 1967; only 490 units were authorized in 1970 and data for three-fourths of 1971 indicate that the calendar year total will be about 400 units (see table VI).

^{1/} Figures are intended to be comparable to units authorized by permits rather than starts. The term "authorized" will be used in this context subsequently.

Authorizations of units in multifamily structures numbered less than 100 a year until 1963 when 419 units were authorized. From 1964 through 1967 units in multifamily structures varied between 281 and 618 a year. Spurred primarily by increased numbers of publicly financed units in multifamily structures 962 units were authorized in 1968, which was followed by substantial increases to 1,349 units in 1969 and 1,958 units in 1970. Data for the first nine months of 1971 indicate that total units in multifamily structures authorized in calendar year 1971 will not exceed 1,500 (see table VI).

Vacancy and Tenure. The 1970 Census reported 3,053 vacancies in the HMA of which 1,239 were available for sale only, 672 were for rent, 215 were seasonal vacant, and 927 were "other vacant" units which were not available. The homeowner and renter vacancies equaled vacancy ratios of 16.0 percent and 5.6 percent, respectively. Vacancy ratios of this magnitude especially for the homeowner segment of the housing market appear to be sharply in contrast with information and impressions from field investigation which found a tight housing market, virtually without exception. This apparent discrepancy seems to be the result of the manner in which many second homes used for only part of the year were enumerated and classified. As of November 1971, all indications pointed to a tight housing market, especially for middle income and lower income families. Indeed, even in the higher sales price ranges that cater essentially to U.S. mainland retirees, virtually all construction is undertaken on a contract basis; and for the more modestly priced units directed toward the indigenous population, nearly all units are pre-sold.

Of the 8,613 occupied housing units reported by the 1960 Census of Housing, 2,630 or 30.5 percent were owner occupied. By April 1970 the proportion of owner occupancy had increased to 36.6 percent of the 17,761 total occupied units; this ratio has not changed significantly as of November 1971. Because of rapidly rising costs associated with single-family housing construction, further gains in the proportion of owner occupancy are not expected.

Sales Market. Historically there has been a strong preference in the Virgin Islands HMA among families for single-family detached housing units. However, during the past decade the achievement of this goal has become more unlikely for most families. Several factors, all interrelated, explain the declining volume of single-family homes. Rough terrain, rapidly growing population, and a scarcity of land (sometimes artificial) have made it very difficult to obtain sites suitable for development in the HMA. In recent years, the cost of available sites has increased sharply. With the exception of sand and gravel, no construction materials are available in the HMA, and most must be shipped from the mainland. These factors have made it extremely difficult to construct and market homes for less than \$30,000 in the HMA; on St. Thomas the minimum figure is probably closer to \$35,000. Consequently, about 80 percent of families do not have incomes sufficient to purchase new unsubsidized single-family homes.

Tract building of unsubsidized single-family homes in the Virgin Islands HMA is unusual for the aforementioned reasons, but specifically because of the difficulty of assembling tracts of sufficient size for development. Estate Tutu on St. Thomas is a notable exception to the lack of tract development. This subdivision was begun in the mid 1960's and included three bedroom homes at sales prices of about \$16,000. Since then about 550 units have been completed, and sales prices now are near \$30,000. Development of a new section of Estate Tutu is just beginning that will include about 300 units, all of which have been presold. Home purchases in the early phases of this development were financed under Section 203(b) but more recent construction has been under the provisions of Section 221(d)(2). Other single-family homes are built on a contract basis at prices of \$35,000 and higher.

Rental Market

The rental market in the HMA is tight, especially for families with moderate or low incomes. With the exception of government sponsored subsidized housing little or no new rental housing has been provided for low and moderate income families. Nearly all new rental units constructed have been directed toward higher-income migrants from the U.S. mainland. The existing rental inventory generally consists of older residences converted to rental use or small detached units of substandard or marginal quality. Monthly rentals for units of standard quality whether new or existing start at about \$180 for one bedroom units and \$200 for two-bedroom units. These figures represent minimums and most standard quality rental units rent for at least 10 to 15 percent more. In November 1971, there were no completed nonsubsidized rental units under HUD programs, but a 64 unit Section 221(d)(3) market interest rate project was about half complete and there was an outstanding commitment for a 120-unit Section 207 project in St. Thomas.

Subsidized Housing

Low-Rent Public Housing. Low-rent public housing has been used intensively in the Virgin Island HMA and has done much to alleviate the housing shortage among low income families. As of November 1, 1971, there were 3,063 units of public housing under management and 1,400 units under construction, a total of 4,463 units. Only about 250 of all units completed or under construction have been for the elderly. St. Thomas accounts for 2,201 units of which 1,137 were under management and 1,064 were under construction. St. Croix accounted for 2,262 units of which 1,926 were complete and 336 were under construction. All projects report complete occupancy. The achievement of full occupancy is frequently slow, a situation that is attributed to administrative and tenant selection criteria rather than a lack of qualified applicants. In October there were 2,640 eligible applicants for low-rent public housing including 1,600 on St. Thomas and 1,040 on St. Croix.

Units already under management combined with the eligible applicants total over 5,700 families (or individuals in the case of elderly). On November 1, 1971, there were 12,900 renter households in the Virgin Islands HMA, so that families residing in or eligible applicants for low-rent public housing accounted for 45 percent of the total. It is estimated that, of the total number of renter households, 4,900^{1/} families and 1,200^{2/} elderly households are the maximum numbers that could qualify under the income limits of the low-rent public housing program. These figures show that the number of public housing units completed and under construction for families is only about 550 units fewer than the total number of income eligible families. In addition to the inventory of low-rent public housing completed and under construction, the San Juan HUD Area Office has program reservations for 6,300 units of low-rent public housing in the HMA (3,000 on St. Thomas and 3,300 on St. Croix). Were these units to be developed there would be a total of nearly 11,000 low-rent public housing units equal to 85 percent of the November 1971 estimate of the total number of renter households. Field investigation indicates that this unusually large number of occupied low-rent public housing units is due in part to the fact that the very tight housing market for low and moderate income families has resulted in over income families continuing to reside in public housing projects; specific data were not available to indicate the magnitude of this problem, however.

Before additional units of public housing are approved the number of over income tenants should be determined. If, in fact, it represents a sizeable number, moderate income housing programs such as Section 236, should be used more intensively to provide housing for over income residents of public housing, thereby freeing these units for families who can not qualify for higher cost housing.

Section 236 Housing. There are about 2,450^{1/} families in the HMA that are eligible, based on income, for Section 235 or 236 housing; there are 700^{2/} elderly households eligible for Section 236 housing. On November 1, 1971 there were 329 units of Section 236 or the predecessor program Section 221(d)(3) BMIR housing completed in the HMA. Of this total, 129 units are on St. Thomas and 200 units are on St. Croix. An additional 443 units of Section 236 or 221(d)(3) BMIR are under construction: 363 units on St. Croix and 80 units on St. Thomas. Also, there were two

^{1/} Includes 500 families eligible for both low-rent public housing and Section 236 housing.

^{2/} Includes 400 elderly households or individuals eligible for both low-rent public housing and Section 236 housing.

projects of 101 units, one each on St. Thomas and St. Croix, on which construction start was imminent in November 1971. There have been no units produced under provisions of Section 235. Maximum allowable mortgage limits for Section 235 homes in the Virgin Islands HMA are \$21,000 for a three-bedroom house and \$24,000 for a four-bedroom home; single-family houses can not be constructed in the HMA within these allowable limits.

Subsidized Housing Demand Conclusions. As of November 1971, there were enough low-rent public housing units completed or under construction to satisfy over 90 percent of all families who could qualify for such housing, provided the income limitations were observed. The distribution of these units between the two principal islands seemed to be in proper balance. An apparent need for additional low-rent public housing units seems to develop as a result of over-income tenants who are unable to find housing they can afford in the rental market. The production of more housing for moderate income families under such programs as Section 236 should alleviate the pressures for more low-rent public housing by permitting the over-income occupants to move to moderate income housing. The number of elderly individuals and households that are eligible for low-rent public housing based on income is about 1,200. There have been about 250 units provided for this group indicating that about 950 income eligible elderly individuals or households could require housing. The provision of any additional low-rent public housing should be considered with caution and only if it is confirmed that the legislative requirements in terms of income limits are met and that additional eligible families can be specifically identified.

The consideration of additional units of moderate income housing under Section 236 should also be carefully and critically reviewed. Of the 2,450 families that are eligible based on income for housing provided under Section 236, about 975 will be housed in those units completed or under construction. The distribution of these units is unbalanced with about two-thirds located on St. Croix.

As a means of providing perspective to the relationship of families and individuals eligible for subsidized housing units it should be pointed out that in November 1971 there were 12,900 renter households in the HMA. Of these 4,900 families and 1,200 elderly individuals and households were eligible based on income for low-rent public housing and 4,463 of such units were completed or under construction. Another 2,450 families and 700 elderly individuals or households were eligible based on income limits for Section 236 housing of which 974 units were completed or under construction. The total number of families and elderly eligible for some subsidized housing program after adjusting for those eligible under more than one program totals about 8,350 or about two-thirds of all renter households. Therefore, as the number of units completed or proposed approaches, as it has for low-rent public housing, the total number of income eligible families, requests for additional units should be prudently considered and approved only when warranted by complete documentation of need.

Nonsubsidized Housing

Sales Housing. As land and construction costs in the HMA have caused sales prices of new single-family units to rise sharply during the past decade, a diminishing number of families have been able to qualify for mortgage loans for this type of housing. This development is shown by declining numbers of single-family homes authorized since 1967. With the exception of the Estate Tutu development, most new single-family construction during the past few years has been comprised of units built on a contract basis for in-migrants from the mainland. This trend will probably continue, with the number constructed determined by the vitality of the U.S. mainland economy; it will probably range between 400 and 450 units yearly, most of which will be priced above \$40,000. Only a negligible portion of the indigenous families will be able to afford new single-family sales housing.

In the past few years development of multifamily condominium units has begun. In mid-1971, there were about 400 units completed and 700 units under construction with the majority of both categories equally divided between one and two bedroom units with minimum prices of \$24,000 and \$29,000, respectively. Because of design and price, these units appeal to the in-migrants from the mainland or mainland residents who desire a second home; there were no reported instances of native Virgin Islanders purchasing condominiums. In early 1971 there were about 3,000 condominium units in some phase of planning by local developers, but it is not known how the impact of the recent economic recession has affected these plans. In any event the production and sale of condominium units is not geared to the local population, but to the in-migration and second home market originating on the mainland.

Rental Housing. Relatively few nonsubsidized rental units have been built in the HMA; there is only one nonsubsidized rental project insured by HUD and that is a 64 unit Section 221(d)(3) project on St. Thomas. Construction of new multifamily units for rent has been limited because, at the rentals charged for sufficiently large units, families prefer single-family units. However, because of the high costs for all new construction, most of the rental inventory consists of older single-family houses converted to three to four units or rented as one unit. Most of the units in the two to four unit classification in table VI were constructed by owner-occupants who use one unit as living quarters and rent the other units. Gross rentals in these units, which are primarily one and two bedroom units, begin at about \$200 and \$225 monthly, respectively. Construction of about 300 units of this type of housing yearly will satisfy the effective demand for this type of housing during the next two years.

Table I
Air and Cruise Ship Passenger Arrivals
U.S. Virgin Islands
Selected Fiscal Years - 1950-1971

<u>Fiscal year</u>	<u>Cruise ship passengers</u>	<u>Change from^{a/} preceding year</u>		<u>Air passenger arrivals</u>	<u>Change from^{a/} preceding year</u>		<u>Air & cruise ship passenger arrivals</u>	<u>Change from^{a/} preceding year</u>	
		<u>Number</u>	<u>Percent</u>		<u>Number</u>	<u>Percent</u>		<u>Number</u>	<u>Percent</u>
1950	7,700	-	-	8,000 ^{b/}	-	-	15,700	-	-
1960	49,700	4,200	18.6	124,400	11,650	27.5	174,100	15,850	24.1
1963	64,200	4,850	8.5	215,800	30,450	18.4	280,000	35,300	15.8
1964	100,600	36,400	56.7	285,600	69,800	32.3	386,200	106,200	37.9
1965	109,300	8,700	8.7	356,400	70,800	24.8	465,700	79,500	20.6
1966	117,700	8,400	7.7	436,800	80,400	22.6	554,500	88,800	19.1
1967	133,400	15,700	13.3	516,300	79,500	18.2	649,700	95,200	17.2
1968	166,100	32,700	24.5	651,100	134,800	26.1	817,200	167,500	25.8
1969	213,500	47,400	28.5	908,800	257,700	39.6	1,122,300	305,100	37.3
1970	251,100	37,600	17.6	671,500	-237,300	-26.1	922,600	-199,700	-17.8
1971	253,900	2,800	1.1	659,100	-12,400	-1.9	913,000	-9,600	-1.0

^{a/} Average annual change when for more than one year.

^{b/} Estimated.

Source: Department of Commerce, Government of the Virgin Islands.

Table II

Employment, Total and Covered
U.S. Virgin Islands, 1963-1970

<u>Industry group</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Total employment ^{a/}	15,200	18,700	21,050	25,150	26,800	30,850	32,700	35,900
Covered employment ^{b/}	<u>12,177</u>	<u>14,951</u>	<u>16,851</u>	<u>20,106</u>	<u>22,000</u>	<u>25,675</u>	<u>27,150</u>	<u>29,800</u>
Manufacturing	1,004	1,305	1,506	1,893	1,900	2,075	2,250	2,425
Nonmanufacturing	<u>11,173</u>	<u>13,646</u>	<u>15,345</u>	<u>18,213</u>	<u>20,100</u>	<u>23,550</u>	<u>24,900</u>	<u>27,375</u>
Construction	1,414	2,362	2,823	3,677	3,350	3,850	4,100	4,575
Trans., comm., & pub. utilities	1,068	1,352	1,457	1,836	1,900	2,000	2,000	1,950
Wholesale and retail trade	2,309	2,464	3,056	3,535	4,000	4,700	4,900	5,575
Finance, ins., & real estate	457	552	587	595	650	1,100	1,300	1,725
Services	2,215	2,674	2,671	2,926	3,550	4,200	4,500	5,100
Government	3,497	4,019	4,550	5,445	6,450	7,500	7,900	8,275
Agriculture and mining	213	223	201	199	200	200	200	175

^{a/} Estimated by Housing Market Analyst from data provided by the Virgin Islands Employment Security Agency.

^{b/} Some years estimated from data for fiscal years.

Source: U.S. Virgin Islands Employment Security Agency.

Table III

Estimated Distribution of All Families and Renter Households
By Annual Income After Deducting Federal Income Tax
1971

<u>Annual income</u>	<u>All families</u>	<u>Renter households</u>
Under \$4,000	41	47
\$4,000 - 4,999	8	8
5,000 - 5,999	7	7
6,000 - 6,999	6	6
7,000 - 7,999	5	5
8,000 - 8,999	4	4
9,000 - 9,999	4	3
10,000 - 12,499	6	7
12,500 - 14,999	5	4
15,000 and over	14	9
Total	100	100
Median	\$5,125	\$4,350

Source: Estimated by Housing Market Analyst.

Table IV

Population and Household Trends
U.S. Virgin Islands
1960-1971

<u>Area</u>	<u>April 1960</u>	<u>April 1970</u>	<u>November 1971</u>
<u>Population</u>			
Virgin Islands total	<u>32,099</u>	<u>62,468</u>	<u>66,200</u>
St. Croix	14,973	31,779	34,000
St. John	925	1,729	1,800
St. Thomas	16,201	28,960	30,400
<u>Households</u>			
Virgin Islands total	<u>8,613</u>	<u>17,761</u>	<u>20,300</u>
St. Croix	4,090	8,972	10,475
St. John	251	551	575
St. Thomas	4,272	8,238	9,250

Source: 1960 Census of Population and Housing; 1970 Census of Population; estimates by Housing Market Analyst.

Table V

Total Residential Construction Activity^{a/}
Virgin Islands, Housing Market Area
1960-1971

<u>Year</u>	<u>St. Thomas & St. John</u>	<u>St. Croix</u>	<u>HMA total</u>
1960	231	197	428
1961	333	211	544
1962	388	264	652
1963	629	521	1,150
1964	791	389	1,180
1965	544	675	1,219
1966	672	685	1,357
1967	916	919	1,835
1968	1,124	923	2,047
1969	1,226	1,100	2,326
1970	1,398	1,050	2,448
1971 (9 mos.)	803	750	1,553

^{a/} Numbers are intended to be comparable to units authorized by permits rather than starts.

Source: Departments of Public Works of St. Thomas and St. Croix; estimates by Housing Market Analyst.

Table VI

Total Residential Construction Activity, By Units in Structure^a
Virgin Islands, Housing Market Area
1960-1971

<u>Year</u>	<u>One-unit</u>	<u>Two to four units</u>	<u>Five or more units</u>	<u>Total</u>
1960	421	7	-	428
1961	451	23	70	544
1962	560	71	21	652
1963	731	189	230	1,150
1964	673	232	275	1,180
1965	926	218	75	1,219
1966	1,076	181	100	1,357
1967	1,217	273	345	1,835
1968	1,085	635	327	2,047
1969	977	884	465	2,326
1970	490	441	1,517	2,448
1971 (9 mos.)	311	310	932	1,553

^a/ Numbers are intended to be comparable to units authorized by permits rather than starts.

Source: Departments of Public Works of St. Thomas and St. Croix; estimates by Housing Market Analyst.