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*Analysis of the*  
**WICHITA, KANSAS  
HOUSING MARKET**

**as of March 1, 1970**

A Report by the  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
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## FHA Housing Market Analysis

Wichita, Kansas, as of March 1, 1970

### Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration 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 - WICHITA, KANSAS  
AS OF MARCH 1, 1970<sup>1/</sup>

The Wichita, Kansas, Housing Market Area (HMA) is coterminous with Sedgwick County, Kansas. As of March 1, 1970, the population of the HMA totaled approximately 362,500 persons, reflecting an increase of 1,500 over the revised March 1, 1969 population estimate of 361,000.

During the past year, the economy of the Wichita area weakened considerably as a result of continuing lay-offs in the aircraft industry. Substantial out-migration of population, evident since mid-1967, continued. Nominal population growth, coupled with a continuing high level of single-family construction and the completion of an unusually large number of multifamily rental units (started during 1968) contributed to a further increase in the surplus of vacant housing units available for sale and for rent in the HMA.

Additional work-force reductions to be effected during early 1970 have been announced by area aircraft manufacturers, and analysis of recent industry trends indicates considerable uncertainty about the level of employment to be expected in this industry in the Wichita area during the next several years. During 1969, employment in the aircraft industry accounted for 20 percent of all nonagricultural wage and salary employment in the Wichita area and changes in this industry will continue to be a major factor influencing trends in the Wichita housing market.

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<sup>1/</sup> Data in this analysis are supplementary to a previous FHA analysis as of March 1, 1969.

### Anticipated Housing Demand

Taking into consideration the nominal level of economic growth anticipated in the Wichita HMA during the next two years, normal inventory losses anticipated, the present excess supply of available vacancies, and the current high level of new construction, it is calculated that the annual demand for new non-subsidized housing units during the March 1, 1970 to March 1, 1972 period will be limited to approximately 200 single-family homes. A small number of new nonsubsidized multifamily rental units may be in demand for specialized markets.

New nonsubsidized housing units will be in the greatest demand among families wishing to upgrade their present living arrangements. Based on recent marketing experience, it is judged that the new single-family houses will be most readily absorbed if the new construction is concentrated in the \$20,000 to \$22,500 and \$30,000 to \$35,000 price ranges.

The demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to restore and maintain stability in the housing market based on long-term trends evident in the area. The demand estimates are premised on economic, demographic, and housing market factors discussed in subsequent sections; the development of trends significantly different than those envisioned would, of course, suggest the need to re-evaluate the demand projections.

### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed with market-interest-rate mortgages 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 these programs and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the two-year 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. For public housing and rent supplement, all families and individuals with income below the income limits are assumed to be eligible. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support.

The total occupancy potential for federally-assisted housing is equal to approximately the sum of the potentials for public housing and Section 236 housing. On this basis, for the Wichita HMA, the total occupancy potential would be 1,375 units annually, including 375 for the elderly. As shown below, a substantial part of the annual total for the forecast period of this report can be met out of the current housing stock. In addition, future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on March 1, 1970, and on available market experience.<sup>2/</sup>

Sales Housing under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. All families eligible for Section 235 housing also are eligible under Section 236. As of March 1, 1970, approximately 30 homes had been provided for families in the Wichita HMA under the Section 235 program, and builders had been given fund reservations for about 300 additional units. A total of 48 firm commitments and 180 conditional commitments had been issued. No additional funds were available for reservations as of March 1, 1970, but existing fund reservations would satisfy a substantial part of the occupancy potential.

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<sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitable accessible locations, as well as distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with income inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized housing programs and absorption rates remain to be tested.

Rental Units under the Public Housing and Rent-Supplement Programs. These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. In the case of the more restrictive rent-supplement program, the potential for families would be considerably less than under public housing, but the potential market for elderly accommodations would remain unchanged.

As of February 1, 1970, the Wichita Housing Authority had an inventory of 594 occupied low-rent public housing units. The inventory included 485 units contracted for under a leasing program authorizing a total of 700 leased units, and 109 units purchased and rehabilitated under a purchase program totaling 200 units. The 594 low-rent public housing units provided as of February 1, 1970 included 308 units provided for elderly persons, 124 units provided for displaced families, 23 units under veterans preference, and 139 units without priority eligibility. Bids had been let under the turnkey program for the construction of 100 additional units for large families. Reservations have been approved for an additional 348 units. The housing authority reports a current waiting list of 593 applicants for low-rent units, including 101 elderly couples or individuals. Except for applications from elderly persons, additional applications are not presently encouraged because of the impossibility of providing for those already on the waiting list, but inquiries from new prospective occupants average about 50 a month.

As of March 1, 1970, a total of 332 rent-supplement units had been completed in three projects in the HMA including 60 units in one project designed for the elderly. An additional 216 units were under construction with completion scheduled for late 1970. Rent-supplement units now on the market have not as yet obtained satisfactory occupancy levels; however, this is attributable principally to characteristics of the present projects that favor a submarket segment with a relatively limited gross potential determined by population size limitations and eligibility requirements. Two projects totaling 260 units that had been on the market for at least six months reported occupancy levels averaging about 83 percent as of March 1, 1970. One project containing 72 units that had been open for occupancy for less than three months reported an occupancy level of about 40 percent. The problems that this project was experiencing can be attributed to its location in relation to the present residences of those for whom the project was primarily intended. Based on the experience of the rent-supplement units marketed to date, it appears that the successful marketing of additional units will be largely dependent upon proper consideration being

given to location and other special submarket factors. In any event, the substantial additions to the public housing supply under way and the difficulties of the present rent-supplement projects suggest that further new construction for this market should be approached with great caution. In the present surplus vacancy situation, the leasing of existing available units should be encouraged rather than new construction.

Rental Units under Section 236<sup>1/</sup>. Moderately-priced rental units can be provided under Section 236. As of March 1, 1970, there were no Section 236 units completed in the Wichita HMA, but there were 40 cooperative-type units under construction and 60 additional cooperative-type units were under firm commitment with construction expected to begin in the very near future. Feasibility letters had been issued for two additional cooperative-type Section 236 projects totaling 117 units. A total of 290 rental units had been completed in two projects under the Section 221(d)(3) BMIR program. Although the majority of these units had been on the market for only five months, an occupancy level of 90 percent was reported for the two projects.

Because the Section 235 and the Section 236 programs draw generally from the same group of potential occupants, the potential under Section 236 may be reduced if all of the 300 units for which reservations have been made under Section 235 are built. If this factor is considered, together with the 217 units of Section 236 housing under construction or under consideration and the generally weak state of the housing market, it would appear that careful consideration must be given to marketing experience before additional projects are approved.

#### The Sales Market

Reflecting the decline in employment in the aircraft industry and out-migration of population during 1968 and 1969, the market for sales housing in the Wichita HMA weakened significantly between March 1, 1969 and March 1, 1970 as indicated by an increase in the homeowner vacancy rate from 1.8 percent to 2.2 percent, a trend which denotes an increase of about 350 vacant sales units during the one-year period. Reflecting not only the slow rate of growth, but also the impact of the tight money situation and increasing interest rates, rising construction costs, and higher

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<sup>1/</sup> Interest reduction payments may also be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are identical for both tenants and cooperative owner-occupants.



sales prices, the volume of new single-family construction during 1969 was considerably below the level for the previous year. Total real estate sales as measured by deeds recorded declined by approximately 8 percent during 1969.

Based on the January 1970 unsold inventory survey conducted by the Topeka Insuring Office, it is estimated that about 72 percent of the new single-family houses completed in the Wichita HMA during 1969 were built on a speculative basis. The FHA survey, which covered practically all new single-family construction during the year, included 387 homes built on a speculative basis, of which 50 percent (195 units) remained unsold at the end of the year. More than half of the unsold units had been on the market for more than three months. The unsold units were distributed fairly evenly throughout a rather wide price range, extending from \$17,500 to \$35,000.

As revealed by the FHA survey, less than eight percent of the new single-family houses sold during 1969 were priced at less than \$20,000, about 28 percent were in the \$20,000 to \$24,999 price range, about 28 percent were in the \$25,000 to \$29,999 range, and 36 percent were in the \$30,000 and above price range. Although few new homes were priced to sell below \$20,000 in 1969, a large number of existing single-family houses were available for sale in the \$10,000 to \$17,000 price range. Although many of these houses were 25 to 30 years old, most were in generally good condition, and many included improvements added since initial construction. Most of the existing sales houses in this price range, however, were small two-bedroom houses suitable only for small families. Real estate operators in the Wichita area report that the market for both new and existing sales houses was seriously affected during the past year by the downturn in the economy attributable to the lay-offs in the aircraft industry and by the tight money market and high interest and discount rates.

#### The Rental Market

As of March 1, 1970, approximately 52 percent of the Wichita HMA rental inventory was single-family houses. The overall HMA rental vacancy rate was 9.4 percent. The rental vacancy rate in multifamily rental units was approximately 14.1 percent. During the March 1, 1969 to March 1, 1970 period, total housing units vacant and available for rent increased from 3,600 units to 3,900. The rental market absorbed a relatively large number of new multifamily rental units during 1968 and 1969, despite extensive out-migration of population, but vacancies in older rental units increased significantly.

In contrast to the overall downward trend in the rental market during the past year, the market for new multifamily rental units remained relatively firm. Market absorption data collected by the Topeka Insuring Office indicate a satisfactory rate of absorption for new units placed on the market since January 1, 1969, with an occupancy level of 91 percent reported as of March 1, 1970 in a group of 10 garden-type projects totaling 837 units completed during the 14-month period. As revealed by the FHA absorption survey, approximately 53 percent of the 837 new multifamily units placed on the market subsequent to January 1, 1969 were two-bedroom units, and 42 percent were one-bedroom units; only two percent were efficiencies, and only about three percent were three-bedroom units. Vacancies remaining in the new units were largely concentrated in two-bedroom units offered at gross monthly rentals in excess of \$250. There were 28 vacant units in this category representing a vacancy rate of about 16 percent. New two-bedroom units provided at gross monthly rents ranging from \$160 to \$224 were readily marketed during the past year, with 26 new vacancies remaining and representing a vacancy rate of less than 10 percent. The new one-bedroom units placed on the market since January 1, 1969 were widely distributed among gross monthly rentals ranging from \$140 to \$225. Only 18 units were vacant in this category as of March 1, 1970, representing a vacancy rate of only five percent.

Economic, Demographic, and Housing Factors. The preceding estimates of housing demand are premised on the trends in employment, income, population, and housing factors discussed below.

Employment. Based on preliminary estimates prepared by the Employment Security Division of the Kansas Department of Labor, nonagricultural wage and salary employment in the Wichita SMSA totaled 144,450 jobs during February 1970, reflecting a decline of 2,350 from the January 1970 level. The major changes were a reduction of 2,650 workers in the aircraft industry, and a small increase of 400 workers in the construction industry.

Nonagricultural wage and salary employment averaged 149,100 jobs during 1969, reflecting a loss of 600 jobs from the average employment level for 1968. The decline in employment during 1969 was the net result of cut-backs in the aircraft industry averaging 5,200 workers, and off-setting gains in other industries, including an increase of 1,100 workers in services, 600 each in construction, retail trade, and government, and 500 each in government, machinery manufacturing, and wholesale trade. The decline in the aircraft industry during 1969 followed a reduction averaging 3,100 aircraft workers during 1968. Off-setting employment gains during 1968, however, resulted in a small net gain of 900 nonagricultural wage and salary workers, as indicated by revised employment data now available (see table I). The recent downward

trend in employment in the aircraft industry is attributable to the loss of defense related contracts and a reduction in orders for commercial and general aviation aircraft and related components.

Additional work-force reductions, totaling about 3,250 workers, to be effected during early 1970 have been announced by area aircraft manufacturers, and analysis of recent industry trends indicates that, at best, employment in this industry may be expected to stabilize later during the year and to remain relatively stable throughout most of 1971. However, the possibility of additional cut-backs in the aircraft industry can not be completely discounted. Historically, major employment losses in the aircraft industry have been reflected in losses in total nonagricultural employment in the Wichita area. Although some employment gains may be anticipated in manufacturing and non-manufacturing industries other than the aircraft industry, it is probable that they will be off-set by losses in the aircraft industry. For that reason, little if any net increase in non-agricultural employment is expected during the two-year period ending March 1, 1972.

Income. As of March 1, 1970, the estimated median annual income of all families in the Wichita HMA was \$7,875, after deduction of federal income taxes. The median after-tax income of renter households of two or more persons was \$6,375 a year. As of March 1, 1969, the median after-tax income of all families was \$7,575, and the median for renter households was \$6,125. Detailed distributions of families and renter households by annual after-tax incomes are presented in table II.

Population and Households. During the March 1, 1969 to March 1, 1970 period, the population growth trend continued to parallel the economic growth trend. As of March 1, 1970, the population of the Wichita HMA totaled approximately 362,500 persons, reflecting an increase of 1,500 over the revised March 1, 1969 population estimate of 361,000 inhabitants.<sup>1/</sup> The population of the city of Wichita as of March 1, 1970 was approximately 284,000 persons, representing about 80 percent of the total HMA population. Based on the expectation of little or no increase in employment opportunities in the HMA during the next two years, it is estimated that the HMA population will increase by only about 1,250 persons annually during the March 1, 1970 to March 1, 1972 period, reaching a level of about 365,000 by March 1972.

The number of households in the HMA as of March 1, 1970 totaled 114,100, indicating an increase of about 800 over the March 1, 1969 level of 113,300. The number of households in the city of Wichita as of March 1, 1970 was approximately 94,000.

<sup>1/</sup> Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

The number of households in the HMA is expected to increase by 500 a year during the next two years, reaching a total of 115,100 by March 1, 1972. Population and household trends during the 1960-1972 period are summarized in table III.

Housing Inventory and Residential Construction Trends. As of March 1, 1970, there were approximately 122,100 housing units in the Wichita HMA, reflecting a net increase of about 1,600 units over the March 1, 1969 inventory of 120,500. This increase in the housing inventory resulted from the construction of approximately 1,800 new housing units, the addition of 400 trailers, and the loss of about 600 units through demolition and other causes. The net addition to the housing inventory included 622 new units for low- to moderate-income families and elderly persons built with federal assistance, including 290 units under the Section 221(d)(3) BMIR program, and 332 units under the rent-supplement program. Sixty of the rent-supplement units were designed for the elderly.

As measured by building permits issued, about 550 new single-family houses were built during 1969, compared with 950 during 1968 and over 1,100 during 1967. The high level of production during 1967 and 1968, of course, reflects the substantial increases in area employment during the 1965-1967 period, and the relatively low rate of construction during the past year reflects the current downturn in employment in the aircraft industry and the impact of the tight money market. During 1969, approximately 675 private nonsubsidized multifamily housing units were authorized by building permits in the Wichita HMA, compared with 875 nonsubsidized multifamily units authorized in 1968, and an average of about 750 units a year during the 1965-1967 period. The year-to-year trend in private residential construction in the Wichita HMA since 1960 is shown in table IV.

As of March 1, 1970, there were approximately 950 new housing units under construction in the HMA, including 300 single-family homes and 650 multifamily housing units. The multifamily housing units under construction included about 200 units being constructed under federal subsidy programs. Some subsidized units permitted during late 1969 were not counted as units under construction as of March 1, 1970, since two projects were still partially in the pre-construction stage of development.

Vacancy. Based on a postal vacancy survey conducted during February 1970, on market absorption data collected by the Topeka Insuring Office, and on data from other local sources, it is estimated that as of March 1, 1970 there were 1,750 vacant housing units available for sale and 3,900 available for rent in the Wichita HMA, reflecting a homeowner vacancy rate of 2.2 percent

and a rental vacancy rate of 9.4 percent. The March 1970 vacancy rates reflect significant increases over the March 1969 rates of 1.8 percent for sales units and 8.8 percent for rental units (see table V). It is estimated that about 50 of the vacant sales units and 600 of the vacant rental units lacked one or more plumbing facilities and were in advanced stages of deterioration; these units were excluded from the inventory of available vacancies in calculating the estimates of housing demand presented earlier.

As of March 1, 1970, rental vacancies were concentrated in relatively older units, most of which lacked such amenities as air conditioning, carpeting, and swimming pools, and were not competitive with most of the new multifamily rental units constructed within the past several years. Despite the increase in vacancies during the past two years, rental rates have remained firm in the older units. It is probable, of course, in view of recent inflationary trends that if the market had not softened considerably it would have been possible to obtain rent increases for these units.

Table I

Work Force and Employment Trends  
Wichita, Kansas, SMSA, 1965-1969<sup>a/</sup>  
 (annual averages in thousands)

<u>Work force components</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969<sup>b/</sup></u>
Total civilian work force	<u>154.9</u>	<u>167.3</u>	<u>171.2</u>	<u>171.8</u>	<u>172.7</u>
Unemployment	6.4	4.5	4.9	5.5	6.9
Percent of work force	4.1	2.7	2.9	3.2	4.0
Employment	<u>148.5</u>	<u>162.8</u>	<u>166.3</u>	<u>166.3</u>	<u>165.2</u>
Nonagricultural	<u>145.1</u>	<u>159.6</u>	<u>163.2</u>	<u>163.4</u>	<u>162.5</u>
Wage and salary	<u>130.8</u>	<u>144.9</u>	<u>148.8</u>	<u>149.7</u>	<u>149.1</u>
Manufacturing	<u>43.8</u>	<u>53.3</u>	<u>55.9</u>	<u>53.4</u>	<u>49.3</u>
Durable goods	<u>34.8</u>	<u>44.1</u>	<u>46.6</u>	<u>43.9</u>	<u>39.5</u>
Fabricated metal products	2.6	2.9	2.9	2.9	3.0
Machinery	1.9	2.3	2.4	2.5	3.0
Transportation equipment	28.3	36.6	38.9	35.9	30.7
Aircraft and parts	(28.0)	(36.3)	(38.7)	(35.6)	(30.4)
Other durable goods	2.0	2.3	2.4	2.6	2.8
Nondurable goods	<u>9.0</u>	<u>9.2</u>	<u>9.3</u>	<u>9.5</u>	<u>9.8</u>
Food and kindred products	4.2	4.1	4.1	4.1	4.1
Print., pub., & allied inds.	1.6	1.6	1.6	1.6	1.6
Chemicals and allied prod.	.7	.8	.9	1.0	1.0
Pet. ref., and related inds.	1.8	1.8	1.8	1.7	1.7
Other nondurable goods	.7	.9	.9	1.1	1.4
Nonmanufacturing	<u>87.0</u>	<u>91.6</u>	<u>92.9</u>	<u>96.3</u>	<u>99.8</u>
Mining	3.0	3.0	2.5	2.3	2.3
Contract construction	6.0	6.3	5.9	6.5	7.1
Trans., comm., & utilities	7.3	7.7	7.7	7.8	7.8
Wholesale trade	8.0	8.0	8.1	8.6	9.1
Retail trade	21.3	22.7	22.9	23.4	24.0
Finance, ins., & real estate	6.1	6.1	6.2	6.4	6.6
Services	19.2	20.6	21.7	23.0	24.1
Government	16.1	17.2	17.9	18.3	18.8
All other nonagricultural	14.3	14.7	14.4	13.7	13.4
Agricultural	3.4	3.2	3.1	2.9	2.7
Involved in labor-management disputes	-	-	-	-	.6

<sup>a/</sup> Beginning with 1965, work force and employment data for the Wichita area are available only on the basis of the two-county SMSA consisting of Sedgwick and Butler Counties. Since Sedgwick County accounts for about 92 percent of the total SMSA work force, trends in the SMSA are considered representative of those in the Wichita HMA which includes only Sedgwick County.

<sup>b/</sup> Preliminary. Subject to revision on the basis of first quarter 1970 benchmark data when available.

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

Source: Employment Security Division, Kansas Department of Labor.

Table II

Estimated Percentage Distribution  
of All Families and Renter Households by Annual Income  
After Deduction of Federal Income Tax  
Wichita, Kansas, Housing Market Area 1969-1970

<u>Family income</u>	<u>1969</u>		<u>1970</u>	
	<u>All families</u>	<u>Renter households<sup>a/</sup></u>	<u>All families</u>	<u>Renter households<sup>a/</sup></u>
Under - \$3,000	9	15	8	14
\$3,000 - 3,999	5	10	5	9
4,000 - 4,999	7	11	6	10
5,000 - 5,999	9	12	8	12
6,000 - 6,999	13	14	12	13
7,000 - 7,999	12	11	12	13
8,000 - 8,999	9	8	10	8
9,000 - 9,999	8	6	8	6
10,000 - 12,499	13	9	14	9
12,500 - 14,999	8	3	8	4
15,000 and over	7	1	9	2
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$7,575	\$6,125	\$7,875	\$6,375

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table III

Population and Household Trends  
Wichita, Kansas, Housing Market Area  
April 1, 1960-March 1, 1972

<u>Date</u>	<u>Total population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent</u>
April 1, 1960	343,231	-	-
March 1, 1969	361,000 <sup>a/</sup>	2,000	0.6
March 1, 1970	362,500	1,500	0.4
March 1, 1972	365,000	1,250	0.3

<u>Date</u>	<u>Number of households</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Percent</u>
April 1, 1960	103,422	-	-
March 1, 1969	113,300	1,100	1.1
March 1, 1970	114,100	800	0.7
March 1, 1972	115,100	500	0.4

<sup>a/</sup> Revised.

Sources: 1960 Censuses of Population and Housing and estimates of Housing Market Analysts.



Table IV

Private Housing Units Authorized by Building Permits  
Wichita, Kansas, Housing Market Area, 1960-1969

Year	City of Wichita				Remainder of HMA				HMA total			
	One-family	Two-family	3-family or more	Total	One-family	Two-family	3-family or more	Total	One-family	Two-family	3-family or more	Total
1960	343	4	18	365	65	-	-	65	408	4	18	430
1961	355	12	80	447	236	4	-	240	591	16	80	687
1962	446	30	-	476	232	2	-	234	678	32	-	710
1963	525	24	23	572	161	2	-	163	686	26	23	735
1964	640	20	487	1,147	227	8	3	238	867	28	490	1,385
1965	595	36	790	1,421	219	10	6	235	814	46	796	1,656
1966	514	18	583	1,115	235	-	-	235	749	18	583	1,350
1967	846	54	633	1,533	271	16	44	331	1,117	70	677	1,864
1968	708	50	1,440	2,198 <sup>a/</sup>	246	4	-	250	954	54	1,440	2,448 <sup>a/</sup>
1969	382	58	1,031	1,471 <sup>b/</sup>	173	-	-	173	555	58	1,031	1,644 <sup>b/</sup>

<sup>a/</sup> Includes approximately 625 units for low- to moderate-income families being built under federal subsidy programs.  
<sup>b/</sup> Includes about 400 units under federal subsidy programs. Excludes 100 family units at McConnell A.F.B.

Source: U.S. Bureau of the Census, Construction Reports C-40, and local building permit offices.

Table V

Housing Inventory, Tenure, and Vacancy Trends  
Wichita, Kansas, Housing Market Area  
April 1, 1960-March 1, 1970

	<u>April 1, 1960</u>	<u>Feb. 1, 1967</u>	<u>March 1, 1969</u>	<u>March 1, 1970</u>
Total housing inventory	<u>114,038</u>	<u>117,300</u>	<u>120,500</u>	<u>122,100</u>
Total occupied units	<u>103,422</u>	<u>111,300</u>	<u>113,300</u>	<u>114,100</u>
Owner-occupied	68,924	74,800	76,100	76,300
Percent	66.6%	67.2%	67.2%	66.9%
Renter-occupied	34,498	36,500	37,200	37,800
Percent	33.4%	32.8%	32.8%	33.1%
Total vacant units	<u>10,616</u>	<u>6,000</u>	<u>7,200</u>	<u>8,000</u>
Available vacant	<u>8,149</u>	<u>3,800</u>	<u>5,000</u>	<u>5,650</u>
For sale	2,154	1,000	1,400	1,750
Homeowner vacancy rate	3.0%	1.3%	1.8%	2.2%
For rent	5,995	2,800	3,600	3,900
Rental vacancy rate	14.8%	7.1%	8.8%	9.4%
Other vacant <sup>a/</sup>	2,467	2,200	2,200	2,350

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

Sources: 1960 Census of Housing and estimates by Housing Market Analysts.

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