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*Analysis of the*

**AUSTIN, TEXAS**

**HOUSING MARKET**

**as of October 1, 1970**

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

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FHA Housing Market Analysis  
Austin, Texas, as of October 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 - AUSTIN, TEXAS  
AS OF OCTOBER 1, 1970

The Austin, Texas, Housing Market Area (HMA), with an estimated October 1, 1970 population of 296,600, is defined as Travis County. This definition conforms to that for the Austin Standard Metropolitan Statistical Area as defined by the Bureau of the Budget. The HMA is located in central Texas about 75 miles northeast of San Antonio and 200 miles west-northwest of Houston.

The city of Austin, as the state capital and the location of the University of Texas, is the focal point of government and higher education in Texas. The economy of the area is based primarily on nonmanufacturing employment sources, mainly in trade, services, and government, but the manufacturing sector has experienced significant growth during the second half of the 1960 decade. Total employment in the HMA and student enrollment at the university have increased substantially during the past several years, resulting in a strong demand for both single-family and multifamily housing.

Anticipated Housing Demand

Based on projections of household growth and on anticipated inventory losses which are expected to result from demolition and other causes, it is estimated that there will be a demand for an average of 5,500 new nonsubsidized housing units annually in the HMA during the two-year period ending October 1, 1972, including a demand for 200 mobile homes yearly. After considering other factors such as acceptable vacancy levels, current levels of new construction, and recent shifts in tenure, it is judged that the most favorable market balance would be achieved through the construction of 1,900 single-family houses and 3,400 units in multifamily structures annually. Distributions of demand for single-family houses by price class and for multifamily units by gross monthly rents and unit size are shown in table I.

The estimates of demand discussed above are not intended to be predictions of short-term residential construction activity, but rather suggested levels of construction that are likely to maintain a balanced relationship between supply and demand during the forecast period. If a significant change takes place in the trend of enrollment at the University of Texas, the demand estimates may need to be revised.

### 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 FHA: 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 Austin HMA, the total occupancy potential is estimated to be 1,345 units annually. 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 October 1, 1970, and on available market experience.

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

Sales Housing Under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Utilizing exception income limits, there is an occupancy potential for about 490 units annually over the next two years. If regular income limits are used, the potential would be reduced to about 375 units a year. About 25 percent of the families eligible under this program are five- or more-person households. All of the families eligible for Section 235 housing also are eligible for Section 236 housing. As of July 1, 1970, 54 units had been financed under Section 235 in the HMA.

Rental Housing 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. The annual occupancy potential for public housing is an estimated 595 units for families and 245 units for the elderly. Less than five percent of the families and about 35 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent supplement program, the potential for families would be reduced to about 125 units but the market for elderly accommodations would remain comparatively unchanged.

As of October 1, 1970, the stock of low-rent public housing in the Austin HMA totaled 1,050 units, including 196 units designated for the elderly. There currently are two projects with 750 units for families in the advanced stages of planning, and both projects are expected to be under construction by early 1971. Another project with 254 units for the elderly is being planned, and construction is expected to start by mid-1971. There presently is a 130-unit rent-supplement project under construction in the HMA which will be completed during the two-year projection period. Most, or all, of these public housing and rent supplement units will be completed by October 1, 1972, and they should fulfill a large proportion of the potential for the two-year forecast period under those programs.

Rental Units Under Section 236.<sup>1/</sup> Moderately-priced rental units can be provided under Section 236. Using exception income limits, there is an annual occupancy potential for 490 units for families and 120 units for elderly couples and individuals. Based on regular income limits, the potential for families would be reduced to about 375 units, and the potential for the elderly would remain virtually unchanged. About five percent of the families and 65 percent of the elderly are alternatively eligible for public housing. There currently are four projects in various stages of construction under Section 236--one with 176 units, one with 128 units, one with 232 units, and one with 172 units. The number of units under construction is approximately equal to one year's occupancy potential. However, little housing has been built recently for families and elderly couples

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

in this income group, and there has been no test of this market. Accordingly, the occupancy potentials for Sections 235 and 236 housing may need to be revised as absorption rates for the units under construction become known.

### The Sales Market

The market for new and existing single-family sales housing in the Austin metropolitan area has gradually strengthened over the past several years, despite increasing financing and construction costs. The rapidly growing economy has attracted a sufficient number of families into the area who wanted and could afford to buy a home to more than offset the number of families who were forced out of the sales market because of the rising costs. Single-family houses authorized for construction in the city of Austin<sup>1/</sup> increased from a low for the 1960 decade of 1,140 in 1966 to 1,652 in 1967 and 1,748 in 1968, then declined slightly in 1969 to 1,667. The 1,371 units authorized for the first nine months of 1970 indicate that the annual rate of construction will approximate the 1968 level.

Speculative construction predominates in the Austin area, as indicated by the January 1970 FHA survey of homes built during 1969. Of the 1,911 houses completed, 1,559 (81.1 percent) were speculatively built, and 345 (22.1 percent) of those remained unsold after construction was completed. The number of units unsold appears somewhat excessive, but this situation is not currently causing any major problems in the active Austin sales market. The greatest number of houses remaining unsold for more than one month was in the \$20,000 to \$30,000 price range, but this also is the price range in which most of the sales are occurring and where there is the highest degree of competition.

There are over 50 active subdivisions in the Austin area, located along the north, east, and south sides of the city. About one-fifth of the houses under construction in the area are being built in the northwestern subdivisions (west of Interstate 35), where prices generally range from \$25,000 to \$60,000 with a few selling for as high as \$100,000. Another 20 percent of the houses being built are in subdivisions on the northeast and east sides of Austin, with prices usually in the \$18,000 to \$30,000 bracket. Forty percent of the houses under construction were in subdivisions located south of the Colorado River; houses in this area typically sell for between \$12,000 and \$30,000.

### The Rental Market

The market for rental housing in the Austin HMA is currently in the best condition it has been in for several years. Demand for rental units has grown markedly since 1965 with the rapid expansion of the area economy

<sup>1/</sup> Building permits issued for construction within the city of Austin covered about 75 percent of all single-family houses built in the HMA.

and enrollment increases at the university; but the number of new multifamily units added to the inventory had exceeded the increase in households until just recently, resulting in a substantial number of vacant rental units. Construction of privately financed multifamily rental units steadily increased from 1,082 units authorized in Austin during 1965 to a peak of 4,499 during 1969. The opening of a new 3,000-student capacity dormitory at the University of Texas for the 1969 fall semester added to the vacancy problem and delayed the restoration of a balanced rental market. The decline in the number of multifamily units authorized during the first nine months of 1970, combined with the continued expansion of the local economy and a substantial increase in enrollment at the university, resulted in the absorption of the excess vacant units and a balanced rental market on October 1, 1970, as indicated by the 3.8 percent vacancy rate.

The University of Texas discontinued its off-campus approved housing program in September 1965, and since that time students have been free to select their own places of residence. This policy change, however, did not have a significant effect on the local housing market. Most students apparently prefer to live on or near the campus because the university-owned dormitories and the privately-owned rental housing near the campus have remained almost 100 percent occupied since the housing restrictions were removed. Of the 39,200 students enrolled at the University for the fall 1970 semester approximately 5,600 were living in the university-owned dormitories, 5,700 were living in privately-owned dormitories, boarding houses, fraternity and sorority houses, co-ops, and supervised apartments, about 1,400 were living at home with parents or relatives, 7,100 were married students living in their own residences (owned or rented), and the remaining 19,400 were single students living in apartments or other off-campus housing not included above.

The major portion of multifamily units built in Austin during the last few years are located north of 38th Street, and most of the remaining units were built south of the Colorado River. Gross monthly rents for recently built garden apartments generally range from \$130 to \$165 for one-bedroom units, from \$140 to \$225 for two-bedroom units, and from \$185 to \$310 for three-bedroom units.

As of October 1, 1970, there were about 1,500 privately-financed multifamily units under construction in the Austin HMA, of which 838 were being built under FHA subsidized programs.

#### Economic, Demographic, and Housing Factors

The anticipated demand for new nonsubsidized housing units in the Austin HMA during the October 1970-October 1972 forecast period is predicated on the findings and assumptions regarding the economic, demographic, and housing factors discussed in the following sections.

Economic Factors. The economy of the Austin HMA has expanded substantially during the last several years, with nonagricultural wage and salary employment growth averaging 7.5 percent (6,975 new jobs) annually between 1965 and 1969. The greatest employment increase occurred between 1968 and 1969 when wage and salary employment grew by 7,995 jobs, including gains of 1,270 in manufacturing and 6,725 in nonmanufacturing. This employment increase was the largest on record for all the years for which estimates have been made. The highest increases in nonmanufacturing industries were 3,340 jobs in federal, state, and local government, 1,105 jobs in contract construction, 1,100 jobs in trade, and 695 in services.

The continued increase in enrollment at the University of Texas, the largest university in the South, is responsible for growth in several sectors of the economy; trade, services, construction, and state government. Military strength and civilian employment at Bergstrom Air Force Base were 4,749 and 559, respectively, in March 1970, and both have remained relatively stable during the past few years. Because of the growing shortage of workers in the area during the past few years, many businesses have hired college students on a part-time basis to fill job vacancies.

The most notable change since 1965 has been the average 17 percent annual growth in manufacturing employment between 1965 and 1969; the increase was less than 10 percent during the entire first half of the 1960 decade. This unprecedented growth in the manufacturing sector is largely a result of Texas Instrument, IBM, and the John Roberts Company (school ring manufacturer) building plants in the area and the expansion of several existing manufacturing firms.

Based on an evaluation of past trends and recent developments in employment and on information obtained in the Austin area, an increase in wage and salary employment in the HMA averaging 7,500 jobs a year during 1971 and 1972 can reasonably be expected. Anticipated job increases at Texas Instrument, Tracor, IBM, Glastron Boat Company, and several others should contribute to additional expansion in the manufacturing sector. Federal, state, and local government will continue to experience substantial growth during the next two years, and the finance, insurance, and real estate sector, which has recently shown only small gains, will increase significantly with the introduction of a large operation of the State Farm Insurance Company into the area during 1971. Increased enrollment at the University of Texas and job gains in government and manufacturing will support further expansion in trade and services employment. Because of the relatively large increase in students attending the university during the past few years and the limited availability of classrooms and other facilities, future enrollment growth will be administratively restricted through raised academic requirements and possibly through an increase in tuition for out-of-state students. No significant changes in military strength or civilian employment at Bergstrom Air Force Base are expected during the two-year forecast period.



The current median annual income of all families in the Austin HMA, after deduction of federal income tax, is \$8,150, and the median after-tax annual income of two- or more-person renter households is \$5,650. Detailed distributions of all families and renter households by income classes in 1960 and 1970 are presented in table IV.

Demographic Factors. The substantial employment growth in the Austin HMA during the last several years and the continued enrollment increases at the University of Texas have resulted in increased in-migration and a subsequent population growth rate above that of the first half of the 1960 decade. The population of the Austin HMA reached 295,516 on April 1, 1970, according to final figures released by the U.S. Bureau of the Census. This was an increase of 83,380 persons (39.3 percent) over the April 1, 1960 population of 212,136, with about 65 percent of that growth taking place during the second half of the decade. The rate of population growth accelerated rapidly between 1966 and 1970, when increases in employment and university enrollment were greatest. Current enrollment at the university is approximately 39,200, indicating an increase of 3,500 over the fall 1969 figure of 35,700 (see table VI). The population of the HMA was approximately 301,500 persons on October 1, 1970, about 256,300 (85 percent) of whom were living in the city of Austin.

The sustained high level of economic expansion forecast for the Austin area during the 1970-1972 period and the anticipated increase in enrollment of about 2,700 students yearly at the University of Texas will result in continued substantial in-migration into the area and a subsequent population increase during the next two years of about 11,300 persons annually. This estimate may need to be revised, however, if additional restrictions are placed on enrollment at the university.

There were approximately 95,700 households in the Austin HMA on October 1, 1970, of which about 2,550 were military households and 11,100 were student households. Trends in household growth in the Austin area generally paralleled population growth during the 1960 decade, except during 1969 when the opening of a 3,000-student capacity dormitory lessened the potential increase in households to a greater degree than in any other year. The number of households in the HMA increased by an annual average of 2,750 between 1960 and 1965, and by an average of 4,100 yearly between 1965 and 1970. While annual population growth during the next two years is expected to approximate that of recent years, the rate of household growth will increase because no new dormitories will be completed during the 1970-1972 projection period. The number of households in the Austin HMA will reach 105,700 by October 1, 1972, an increase of 4,800 households annually, including a yearly growth of about 1,100 student households during the forecast period (see table V).

Housing Factors. The housing inventory of the Austin HMA totaled 101,800 units as of October 1, 1970, a net gain of about 36,400 units since April 1, 1960. According to preliminary 1970 Census data, the inventory of the HMA was 99,490 units on April 1, 1970. The net increase in the inventory resulted from the completion of 43,750 new units, the loss of 9,050

units through demolition or other causes, and the addition of about 1,700 mobile homes. There were an additional 2,300 units under construction in the HMA on October 1, 1970, including 800 single-family houses and 1,500 units of multifamily housing. Of the multifamily units under construction in the city of Austin, 130 were being built under the rent supplement program and 708 were being built under Section 236 of the National Housing Act.

The volume of residential building activity in the city of Austin<sup>1/</sup> increased gradually from a low of 1,626 units in 1960 to 3,855 units in 1963, declined for two years to 2,493 units in 1965, then increased each year to 6,166 units in 1969. Units authorized during the first nine months of 1970 totaled 3,634, indicating a decline in building activity in response to the excess construction of multifamily units during the preceding two to three years. The number of multifamily units authorized during the 1960 decade followed the trend of total construction, from a low of 392 units in 1960 to a high of 4,499 units in 1969. Variations in the number of single-family houses authorized during the decade were much smaller, with permits issued averaging 1,465 annually and ranging from a low of 1,140 in 1966 to a high of 1,748 in 1968 (see table VII).

Vacancy rates in the Austin HMA currently are at the lowest point they have been for many years. There were about 750 vacant units available for sale in the Austin area on October 1, 1970, representing a homeowner vacancy rate of 1.3 percent, down from 2.8 percent in 1960 and an average of over two percent during the last several years. The rental vacancy rate also declined significantly during the past year as a result of a decreased level of multifamily unit construction, the substantial growth of the economy which attracted workers into the HMA, and a large increase in student households because no new dormitory spaces were made available for the 1970-1971 school year. There currently are about 1,650 rental units available in the HMA, indicating a renter vacancy rate of 3.8 percent, down from 8.3 percent in April 1960 (see table VIII).

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<sup>1/</sup> Building permits issued for construction within the city of Austin covered about 75 percent of the total single-family construction in the HMA and virtually all of the multifamily units built.

Table I

Estimated Annual Demand for Nonsubsidized Housing  
Austin, Texas, Housing Market Area  
October 1, 1970 to October 1, 1972

A. Single-family Houses

<u>Sales price</u>		<u>Number of units</u>	<u>Percent of total</u>
Under	\$12,500	20	1
\$12,500 -	14,999	220	12
15,000 -	17,499	280	15
17,500 -	19,999	305	16
20,000 -	22,499	250	13
22,500 -	24,999	215	11
25,000 -	29,999	275	14
30,000 -	34,999	145	8
35,000 and over		<u>190</u>	<u>10</u>
Total		1,900	100

B. Multifamily Units

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$120 - \$139	110	-	-	-
140 - 159	45	580	-	-
160 - 179	10	430	575	-
180 - 199	-	215	405	110
200 - 229	-	120	290	80
230 - 259	-	45	155	50
260 - 289	-	-	75	35
290 and over	-	-	<u>45</u>	<u>25</u>
Total	<u>165</u>	<u>1,390</u>	<u>1,545</u>	<u>300</u>

<sup>a/</sup> Gross rent is shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Austin, Texas, Housing Market Area  
October 1, 1970-October 1, 1972

	<u>Section 236<sup>a/</sup></u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	65	10	90	165
2 bedrooms	170	15	210	395
3 bedrooms	125	-	155	280
4+ bedrooms	<u>105</u>	-	<u>115</u>	<u>220</u>
Total	465	<u>25<sup>c/</sup></u>	<u>570<sup>c/</sup></u>	<u>1,060</u>
<b>B. <u>Elderly</u></b>				
Efficiency	15	60	120	195
1 bedroom	<u>25</u>	<u>20</u>	<u>45</u>	<u>90</u>
Total	<u>40<sup>b/</sup></u>	<u>80<sup>d/</sup></u>	<u>165<sup>d/</sup></u>	<u>285</u>

<sup>a/</sup> Estimates are based upon exception income limits.

<sup>b/</sup> Application and commitments under Section 202 are being converted to Section 236.

<sup>c/</sup> About one-fifth of these families also are eligible under the rent supplement program.

<sup>d/</sup> All of the elderly couples and individuals also are eligible for rent supplement payments.

Source: Estimated by Housing Market Analyst.

Table III

Labor Force Trends  
Austin, Texas, Housing Market Area  
1965-1970

<u>Component</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>(9 mos.)</u> <u>1970</u>
Total civilian work force	98,855	102,835	110,680	117,545	125,900	130,670
Unemployment	3,035	2,685	2,300	2,235	2,300	3,065
Percent unemployed	3.1	2.6	2.1	1.9	1.8	2.3
Total employment	95,820	100,150	108,365	115,285	123,500	127,610
Nonagricultural wage & salary	79,155	84,540	92,405	99,055	107,050	111,260
Manufacturing	6,295	6,910	8,080	9,430	10,700	11,925
Durable goods	2,850	3,100	3,820	5,195	6,300	-
Lumber & wood products	210	200	185	205	200	-
Furniture & fixtures	710	795	825	955	950	-
Stone, clay, & glass products	580	535	550	535	550	-
Fabricated metal products	265	245	315	355	400	-
Elect. mach. equip. & supplies	185	310	555	595	800	-
Other durable goods	900	1,015	1,390	2,550	3,400	-
Nondurable goods	3,435	3,810	4,260	4,235	4,400	-
Food & kindred products	1,470	1,650	1,935	1,885	1,950	-
Print., publ., & allied prod.	1,410	1,515	1,670	1,645	1,700	-
Chemicals & allied prod.	370	410	405	420	400	-
Rubber & misc. plastic prod.	75	100	105	135	150	-
Other nondurable goods	110	135	145	150	200	-
Nonmanufacturing	73,695	77,630	84,325	89,625	96,350	-
Agri., forestry & fisheries	50	70	75	75	100	-
Mining	190	195	180	200	200	225
Contract construction	5,365	5,460	5,780	6,895	8,000	9,000
Trans., comm., & pub. util.	2,825	2,935	3,005	3,020	3,250	3,600
Trade	17,425	18,165	19,695	20,650	21,750	25,535
Wholesale trade	3,590	3,560	3,465	3,485	3,650	-
Retail trade	13,835	14,605	16,230	17,165	18,100	-
Fin., ins., & real estate	4,140	4,395	4,515	4,620	4,850	5,850
Services	11,140	12,210	13,295	13,955	14,650	-
Government	32,560	34,200	37,780	40,210	43,550	45,745
Federal	3,120	4,195	5,250	5,690	6,000	-
State & local	29,440	30,005	32,530	34,520	37,550	-
All other nonagricultural emp. <sup>a/</sup>	14,290	14,095	14,480	14,750	14,950	-
Agricultural employment	1,540	1,515	1,480	1,480	1,500	1,545

<sup>a/</sup> Includes nonagricultural self-employed, unpaid family, and domestic workers.

Source: Texas Employment Security Commission.

Table IV

Percentage Distribution of All Families and Renter Households  
by Estimated Annual Income After Deduction of Federal Income Tax  
Austin, Texas, Housing Market Area  
1960 and 1970

<u>Annual income</u>	<u>1960</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 \$2,000	13	22	5	11
\$2,000 - 2,999	12	20	5	8
3,000 - 3,999	15	18	7	11
4,000 - 4,999	14	14	8	12
5,000 - 5,999	12	10	9	11
6,000 - 6,999	10	6	8	9
7,000 - 7,999	6	4	7	8
8,000 - 8,999	3	1	8	7
9,000 - 9,999	3	1	7	5
10,000 - 12,499	6	1	14	9
12,500 - 14,999	2	1	6	4
15,000 and over	4	2	16	5
Median	\$4,850	\$3,400	\$8,150	\$5,650

Source: Estimated by Housing Market Analyst.

Table V  
Demographic Trends  
Austin, Texas, Housing Market Area  
1960-1972

	<u>April</u> <u>1960</u>	<u>October</u> <u>1970</u>	<u>October</u> <u>1972</u>	<u>Average annual change</u> <u>from preceding date</u>	
				<u>1960-</u> <u>1970</u>	<u>1970-</u> <u>1972</u>
<u>Population</u>					
HMA total	212,136	301,500	324,100	8,510	11,300
Austin	186,545	256,300	274,600	6,645	9,150
Remainder of HMA	25,591	45,200	49,500	1,965	2,150
Students	20,400	39,200	44,600	1,790	2,700
Non-students	191,736	262,300	279,500	6,720	8,600
<u>Households</u>					
HMA total	59,056	95,700	105,300	3,490	4,800
Austin	52,482	83,500	91,700	2,955	4,100
Remainder of HMA	6,574	12,200	13,600	535	700
Students	N.A.	11,100	13,300	N.A.	1,100
Non-students	N.A.	84,600	92,000	N.A.	3,700

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

Table VI

Trend of Enrollment at the University of Texas  
Main Campus, Austin, Texas  
1959-1971

<u>School-year</u>	<u>Enrollment<sup>a/</sup></u>	<u>School-year</u>	<u>Enrollment<sup>b/</sup></u>
1959-1960	20,461	1965-1966	28,000
1960-1961	21,368	1966-1967	29,150
1961-1962	22,320	1967-1968	30,600
1962-1963	22,366	1968-1969	34,000
1963-1964	24,499	1969-1970	35,700
1964-1965	26,287	1970-1971	39,200

a/ Includes the number of students registered on the 12th class day of the first semester plus the number of new students registered on the 12th class day of the second semester.

b/ Approximate fall enrollment.

Source: Office of the Registrar and Office of the Dean of Students, University of Texas.



Table VII

Housing Units Authorized by Building Permits in the City of Austin<sup>a/</sup>  
Austin, Texas, Housing Market Area  
1960-1970

<u>Year</u>	<u>Units in structure</u>		<u>Total units</u>
	<u>Single-family</u>	<u>Multi-family</u>	
1960	1,234	392	1,626
1961	1,417	748	2,165
1962	1,536	1,208	2,744
1963	1,500	2,355	3,855
1964	1,547	1,385 <sup>b/</sup>	2,932 <sup>b/</sup>
1965	1,215	1,278 <sup>c/</sup>	2,493 <sup>c/</sup>
1966	1,140	2,225	3,365
1967	1,652	3,275	4,927
1968	1,748	4,352	6,100
1969	1,667	4,499	6,166
1970 (9 mos.)	1,371	2,263	3,634

<sup>a/</sup> Building permits cover approximately 75 percent of all single-family house construction in the area and virtually all of the multifamily construction.

<sup>b/</sup> Includes 200 units of public housing.

<sup>c/</sup> Includes 196 units of public housing.

Source: U.S. Bureau of the Census, C-40 and C-42 Construction Reports; Austin Building Inspector.

Table VIII

Housing Inventory, Tenure, and Vacancy Trends  
Austin, Texas, Housing Market Area  
April 1, 1960-October 1, 1970

<u>Inventory components</u>	<u>April 1, 1960</u>	<u>October 1, 1970</u>
Total housing inventory	65,439	101,800
Total occupied units	59,056	95,700
Owner-occupied	35,663	53,600
Percent owner-occupied	60.4	56.0
Renter-occupied	23,393	42,100
Percent renter occupied	39.6	44.0
Total vacant units	6,383	6,100
Available vacant units	3,150	2,400
For sale	1,031	750
Homeowner vacancy rate	2.8%	1.3%
For rent	2,119	1,650
Renter vacancy rate	8.3%	3.8%
Other vacant units <sup>a/</sup>	3,233	3,700

<sup>a/</sup> Includes seasonal units, units rented or sold and awaiting occupancy, vacant dilapidated units, and units held off the market.

Sources: 1960 Census of Housing; 1970 estimated by Housing Market Analyst.

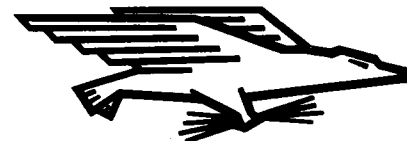
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