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DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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BIRMINGHAM, ALABAMA

HOUSING MARKET

as of May 1, 1970

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

November 1970

FHA Housing Market Analysis

Birmingham, Alabama, as of May 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 - BIRMINGHAM, ALABAMA
AS OF MAY 1, 1970^{1/}

The Birmingham, Alabama, Housing Market Area (HMA) is coterminous with Jefferson County. In 1960, this was the definition of the Birmingham Standard Metropolitan Statistical Area (SMSA). For the purposes of this analysis, Shelby and Walker Counties, which were added to the SMSA in March 1967, have not been included. The HMA, with a population of about 704,700 as of May 1, 1970, is located in the center of the state and is one of the major industrial centers in the South. In addition to the city of Birmingham, the HMA includes the incorporated cities of Bessemer, Homewood, Fairfield, and Mountain Brook.

Nonagricultural employment in the HMA has been increasing since 1963, with growth concentrated in the nonmanufacturing sector. A substantial drop in unemployment over the period, together with in-migration starting in the mid-1960's are indicative of the economic growth of the area. New construction has kept pace with growth in demand for new housing units, so that vacancy levels in both sales and rental housing have remained constant. A decline in construction volume in 1969 is attributable mainly to rising construction costs and increasing interest rates.

Anticipated Housing Demand

Based on the analysis of economic and demographic projections in the Birmingham HMA, it is estimated that a total of 3,400 new unsubsidized housing units and 200 additional mobile homes would be an appropriate level of annual construction during the two-year period beginning May 1, 1970.

^{1/} Data in this analysis are supplementary to the FHA analysis as of June 1, 1968.

The most favorable demand supply balance would be achieved if 2,100 single-family units and 1,300 multifamily units were supplied (see table I for price and rent distributions).

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--below-market-interest rate financing for projects under Section 221(d)(3); 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, Section 221(d)(3) BMIR, 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 approximates the sum of the potential for public housing and Section 236 housing. For the Birmingham HMA the total occupancy potential is estimated to be 2,510 units annually, including 780 units for the elderly (see table II). 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^{1/} for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing,

^{1/} 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 suitably accessible locations, as well as a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

estimates of the elderly population, income limits in effect on April 1, 1970, and on available market experience.^{1/}

Sales Housing Under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on exception income limits, about 815 houses a year could be absorbed in the HMA during the two-year forecast period of this report; using regular income limits, this potential would be reduced by about 10 percent a year. Over 40 percent of the families eligible under this programs are five-or-more-person households. All families eligible for Section 235 housing also are eligible under Section 236 and about 70 percent are eligible under Section 221(d)(3). Section 235 activity has increased in the Birmingham area from 46 commitments during 1969 to over 200 through the first four months of 1970.

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 from other eligibility requirements. For the Birmingham HMA, the annual occupancy potential for public housing is estimated at 1,085 units for families and 650 units for the elderly. About 15 percent of the families and 37 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the somewhat more restrictive rent-supplement program, the potential for families would be about 85 percent of the figure shown above, but the market among the elderly would not change.

There are currently over 7,500 low-rent public housing units under management in the HMA, including 146 units for the elderly, most of which are located in Birmingham and Bessemer. As of May 1, 1970, there were about 200 units (all families) under annual contributions contract, over 1,500 units (including 364 units for elderly) in reservation, and about 1,750 units (all families) in the application stage. There are 40 units of low-rent housing under construction, including ten units for elderly. Over 1,000 of the units in the various stages of processing are designated for the "turnkey" program and over 500 units will be leased housing.

The large number of low-rent public housing units under construction or scheduled to be built during the next two years is likely to satisfy a large part of the potential among families, but will not satisfy the annual potential of 650 units for elderly couples and individuals. Road building and urban renewal activity continuing through the forecast period will displace many low-income residents. Optimum absorption would result if most of these units were located in Birmingham.

^{1/} Families with incomes 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 Housing under Section 236^{1/} and Section 221(d)(3) BMIR. Moderately-priced rental units can be provided under either Section 236 or Section 221(d)(3) BMIR. Although the established income limits for Section 221(d)(3) BMIR housing are generally higher than those for Section 236, the exemption allowance for minor children under the latter program effectively raises the limits into approximately the same range as the Section 221(d)(3) BMIR program, so that virtually the same households are eligible under each program.

With exception income limits, there is an annual occupancy potential for 1,185 units of Section 236 housing, including 370 units for elderly couples and individuals; based on regular income limits these potentials would be reduced to 735 units for families with no resulting change for the elderly. About 20 percent of the families eligible under this section are alternatively eligible for public housing and 65 percent of the elderly households would qualify for public housing. It should also be noted that in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same population and are, therefore, not additive. If federal funds are available^{2/} it is estimated that 670 units of Section 221(d)(3) BMIR housing for families and 275 units for the elderly could be absorbed annually during the two-year forecast period. About 85 percent of the families eligible under this section also are eligible under Section 236 and 70 percent of the elderly would be eligible. A small number of eligible families and a substantial number of elderly households in the potential could be accommodated in the low-rent public housing under construction or proposed. A recently completed 180-unit Section 221(d)(3) BMIR project in Birmingham is almost fully occupied, after an initially slow rate of absorption due mostly to competition from nearby low-rent public housing units. A 243-unit Section 202 high-rise is under construction in downtown Birmingham, and scheduled for completion in six months. This project should satisfy most of the elderly potential under the Section 236 program as the incomes necessary to qualify are similar.

The Sales Market

In the Birmingham HMA, the market for new and existing sales housing is good. The volume of single-family units constructed in 1969 reached a low for the decade of 2,150 units, 475 below the previous low of 2,625 units built in 1966. Preliminary estimates for the first quarter of 1970 indicate continuation of this downward trend. The current homeowner vacancy rate of 1.3 percent (1,725 units) is approximately equal to the June 1968 rate.

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

^{2/} At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

The Birmingham Insuring Office makes an annual survey of subdivisions in which five or more units were completed during the previous twelve months. The results of this survey, which represented over 50 percent of the single-family units authorized during 1969, indicated that between 1968 and 1969 the number of total completions dropped from 1,450 to 1,150. The survey also noted a reduction in the number of units constructed in the \$15,000 and under price ranges. The number of homes built in the \$17,500-\$22,500 price range increased, while the number in all other price ranges declined from the previous year. In 1969, a larger proportion of units were built speculatively and of those a larger proportion remained unsold than during the previous year.

Conventional financing is difficult to obtain and many mortgage lenders have channeled all available funds into FHA and VA loans, where the current interest rate is 8½ percent. The prevailing high interest rates exclude from the market many home buyers with limited funds.

The market for existing properties in nearly all price ranges and localities has tightened since 1967. Because of the limited supply of low-cost new homes, existing homes are now the main source of housing for moderate-income families desiring homeownership. Demand is particularly strong for units priced below \$15,000.

The most active areas of new residential construction are Fultondale and Gardendale to the north of Birmingham; Homewood, Mountain Brook and Vestavia to the south of Red Mountain; and the Pleasant Grove area lying west and southwest of Birmingham.

The Rental Market

The market for new rental units is very strong. Over 6,200 new units were absorbed during the 1967-1969 period with only slight vacancy changes. Fewer than 4,350 units had been authorized between 1960 and 1967. The renter vacancy rate fell from 6.0 percent (4,950 units) in June 1968 to 5.6 percent (4,775 units) in May 1970. Although building activity dropped by more than half between 1968 and 1969, announcements have been made and construction has begun on a number of projects for 1970. Vacancy rates in single-family rental units and new multifamily units are lower than those of the older multifamily structures, which offer less in the way of amenities.

An increasing number of multifamily units built since 1965 have been in the medium to high rental ranges and offer swimming pools, air-conditioning, dishwashers, and carpets. Average rents for walk-up rental units built since 1965 are about \$110 to \$125 a month for one-bedroom units, \$125 to \$150 for two-bedroom units, and \$150 to \$175 for three-bedroom units, excluding utilities. Townhouses and garden-type apartments in medium price ranges appear to obtain satisfactory occupancy in a shorter time than do high-rise projects with higher rents. Single-family rental units, which rent for about \$100 a month for two-bedroom units and \$150 for three-bedroom

units, currently are scarce. When viewed in relation to increasing employment, high financing costs for single-family homes, a large number of young married couples who cannot afford to place any equity into a home, and the large number of rental units demolished it is expected that the rental market will constitute an increasing proportion of the overall market.

Economic, Demographic, and Housing Factors

The demand estimates in this report are predicated on the findings and assumptions set forth below.

Employment. During the last half of the 1960's, the economy of the Birmingham HMA has expanded substantially compared with slight growth during the first half of the decade.^{1/} Between 1960 and 1964, the growth of wage and salary employment was small, with employment declining during the 1961 recession, and increasing slowly thereafter until 1964. The effects of manufacturing employment decreases subsequently slowed nonmanufacturing employment growth. Annual increases in nonagricultural wage and salary employment reached peak levels of 9,000 jobs annually between 1964 and 1966; however, wage and salary employment has grown at a slower rate since 1966. Between 1967 and 1968, wage and salary employment increased by 3,500 jobs (1.4 percent) and between 1968 and 1969 employment increased by 8,100 jobs (3.3 percent) which was the third highest yearly gain of the decade (see table III).

During 1969, manufacturing employment averaged 72,000 jobs and, as a percentage of wage and salary employment (28 percent), has changed little over the past several years. Following a decrease totaling 1,200 jobs between 1967 and 1968, manufacturing employment rebounded by 3,700 jobs between 1968 and 1969, as a result of expansions in the fabricated metals and transportation equipment industries.

Most of the employment growth has occurred in the nonmanufacturing sector. Between 1967 and 1969, nonmanufacturing employment grew by an average of 4,550 jobs (2.6 percent) annually to 183,900 in 1969, reflecting increases in all nonmanufacturing industries except mining. Expansion of the medical facilities of the University of Alabama in Birmingham, including an additional 500 jobs within two years, combined with a large amount of commercial building has accounted for increasing employment in contract construction, services, and trade related industries.

The present rates of employment growth are likely to continue during the forecast period, with the exception of the volatile durable goods component of the economy. A number of firms will be expanding and a large number of small firms engaged in light manufacturing, services, and trade

^{1/} Estimates of work force components include Jefferson, Shelby, and Walker Counties; work force estimates for the Birmingham HMA represent about 93 percent of the three-county SMSA.

will also enter the HMA. On the basis of these developments, and assuming no contract disputes, it is judged that wage and salary employment may increase by about 5,300 jobs a year during the forecast period.

Income. In 1970, the median annual income of all families in the Birmingham HMA, after deduction of federal income tax, was \$7,450; the median after-tax income of renter households of two or more persons was \$5,175. Detailed distributions of all families and renter households by 1968 and 1970 income classes are presented in table IV.

Population and Households. The population of the Birmingham HMA was estimated to be 704,700 as of May 1970,^{1/} an increase of 13,000 (1.9 percent) over the June 1968 revised estimate of 691,700. Reflecting a drop in resident births while deaths stayed constant, the annual net natural increase in the population declined to about 4,500 in the late 1960's. For the 1968-1970 period, net natural increase amounted to nearly 9,000 persons, so that a total of 4,000 persons in-migrated, reversing the out-migration trend of the early 1960's. The population of the city of Birmingham decreased slightly from 342,400 in 1968 to 341,400 in 1970, due mainly to the large number of demolitions and decreased number of residential units built. Detailed estimates of the population are presented in table V.

There were 208,550 households in the Birmingham HMA in May 1970, compared with 203,850 in June 1968, a gain of 2,450 a year. Over the two-year period, the number of households in the city of Birmingham decreased by 225 to a total of 104,775. The largest gains were noted in the areas surrounding Birmingham, particularly in Bessemer, Fairfield, Homewood, Mountain Brook, and Vestavia. Rapidly rising enrollment rates at the University of Alabama at Birmingham and other area colleges have accounted for part of the household and population growth in the HMA; projected student enrollment statistics indicate this growth will continue through the forecast period of this analysis. Based on a somewhat smaller household size, it is judged that the number of households in the HMA will increase by 2,400 annually to 213,350 by May 1972.

Residential Construction and Housing Inventory. Building activity has been most significant in areas immediately surrounding Birmingham. Of the 9,175 units authorized for private construction^{2/} during 1968 and 1969, almost 4,875 were single-family houses and 4,300 were in multifamily structures. About 47 percent of all new building activity during those two years was multifamily units as detailed in table VI.

^{1/} 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.

^{2/} Building permit coverage of the HMA is almost 100 percent.

With the exception of 1966, construction, based on building permit activity, rose steadily from about 3,350 units in 1964 to a peak (for the decade) of about 5,675 units in 1968. Building activity tapered off in 1969 to about 3,550 units, the second lowest total for the decade. In 1969, single-family construction was at a ten-year low of only 2,150 units. Multifamily authorizations of over 2,950 units in 1968 surpassed those of any preceding year and are becoming an increasingly greater proportion of total units built. See table VI for a trend in building permits by location from 1960 to 1970.

As of May 1, 1970, there were an estimated 220,050 housing units in the HMA, a net increase of about 5,200 over the June 1968 inventory of 214,850. The increased housing inventory was the net effect of the completion of about 8,400 units, demolition of 3,500 older units, and an increase of about 300 trailers.

Vacancy. There were approximately 11,500 vacant housing units in the HMA in March 1970, of which 6,500 were available and 5,000 were either unavailable or unsuitable. Of the available units, about 1,725 were for sale and 4,775 for rent, indicating homeowner and renter vacancy rates of 1.3 percent and 5.6 percent, respectively, compared with 1.3 percent and 6.0 percent, respectively, in 1968 (see table VII).

Available vacancies fell only slightly between 1968 and 1970, even though in-migration and displacement were significant factors in the market. The reason for this is the record volume of construction during 1967 and 1968 which absorbed the increases in demand, leaving vacancies somewhat unchanged. Vacancies are higher in older, less competitive units. Few vacancies exist in trailers which are filling part of the need for housing for low- and moderate-income families.

Table I

Estimated Annual Demand for Nonsubsidized Single-family
and Multifamily Housing
Birmingham, Alabama, Housing Market Area
May 1, 1970-May 1, 1972

Single-family Demand

<u>Price range</u>	<u>Number of houses</u>
Under \$13,000	40
\$13,000 - 14,999	85
15,000 - 17,499	200
17,500 - 19,999	350
20,000 - 22,499	340
22,500 - 24,999	235
25,000 - 29,999	350
30,000 - 34,999	200
35,000 and over	<u>300</u>
Total	2,100

Multifamily Demand

<u>Monthly gross rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$110 - \$119	20	-	-	-
120 - 120	10	-	-	-
130 - 139	10	175	-	-
140 - 149	10	115	-	-
150 - 159	-	120	-	-
160 - 179	-	50	260	-
180 - 199	-	25	150	40
200 - 219	-	15	85	30
220 - 239	-	-	45	25
240 - 259	-	-	25	15
260 and over	-	-	<u>35</u>	<u>40</u>
Total	<u>50</u>	<u>500</u>	<u>600</u>	<u>150</u>

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Birmingham, Alabama, Housing Market Area
May 1, 1970-May 1, 1972

A. Families

	<u>Section 236^{a/}</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>
1 bedroom	75	20	120	215
2 bedrooms	225	100	340	665
3 bedrooms or more	<u>345</u>	<u>50</u>	<u>455</u>	<u>850</u>
Total	645	<u>170^{c/}</u>	<u>915^{c/}</u>	1,730

B. Elderly

Efficiency	35	190	350	575
1 bedroom	<u>95</u>	<u>50</u>	<u>60</u>	<u>205</u>
Total	<u>130^{b/}</u>	<u>240^{d/}</u>	<u>410^{d/}</u>	780

^{a/} Estimates are based on exception income limits.

^{b/} Applications and commitments under Section 202 are being converted to Section 236.

^{c/} About 85 percent of these families are also eligible under the rent-supplement program.

^{d/} All of these elderly couples and individuals also are eligible for rent supplements.

Table III

Civilian Work Force Components
Birmingham, Alabama, Housing Market Area
Annual Averages 1967-1969a/
(in thousands)

	<u>1967^{b/}</u>	<u>1968</u>	<u>1969</u>	<u>First quarter</u>		
				<u>1969^{c/}</u>	<u>1970^{d/}</u>	
Total civilian work force	<u>267.2</u>	<u>290.8</u>	<u>293.9</u>	<u>299.8</u>	<u>291.5</u>	<u>300.0</u>
Total unemployment	<u>10.6</u>	<u>11.9</u>	<u>12.7</u>	<u>10.4</u>	<u>10.0</u>	<u>9.7</u>
Unemployment rate	<u>4.0</u>	<u>4.1</u>	<u>4.3</u>	<u>3.5</u>	<u>3.4</u>	<u>3.2</u>
Total employment	<u>256.6</u>	<u>278.9</u>	<u>281.2</u>	<u>289.4</u>	<u>281.5</u>	<u>290.2</u>
Nonagricultural employ.	<u>255.4</u>	<u>276.8</u>	<u>279.2</u>	<u>287.4</u>	<u>280.2</u>	<u>288.8</u>
Wage and salary	<u>227.2</u>	<u>244.3</u>	<u>247.8</u>	<u>255.9</u>	<u>249.7</u>	<u>258.0</u>
Manufacturing	<u>64.8</u>	<u>69.5</u>	<u>68.3</u>	<u>72.0</u>	<u>69.7</u>	<u>72.4</u>
Durable goods	<u>52.1</u>	<u>54.3</u>	<u>52.6</u>	<u>55.7</u>	<u>53.8</u>	<u>55.8</u>
Lumber and wood	<u>1.2</u>	<u>1.5</u>	<u>1.5</u>	<u>1.7</u>	<u>1.6</u>	<u>1.7</u>
Furniture	<u>1.4</u>	<u>1.7</u>	<u>1.7</u>	<u>1.9</u>	<u>1.9</u>	<u>2.0</u>
Stone, clay & glass	<u>2.8</u>	<u>3.3</u>	<u>3.1</u>	<u>3.2</u>	<u>3.2</u>	<u>3.3</u>
Primary metals	<u>27.3</u>	<u>27.6</u>	<u>27.2</u>	<u>27.2</u>	<u>26.1</u>	<u>27.1</u>
Fabricated metals	<u>8.4</u>	<u>8.6</u>	<u>8.4</u>	<u>9.2</u>	<u>8.9</u>	<u>9.4</u>
Machinery (nonelectrical)	<u>2.3</u>	<u>2.4</u>	<u>2.3</u>	<u>2.3</u>	<u>2.3</u>	<u>2.5</u>
Transportation equip.	<u>6.2</u>	<u>6.3</u>	<u>5.5</u>	<u>7.0</u>	<u>6.8</u>	<u>6.5</u>
Other durable goods	<u>2.5</u>	<u>2.9</u>	<u>2.9</u>	<u>3.2</u>	<u>3.0</u>	<u>3.3</u>
Nondurable goods	<u>12.7</u>	<u>15.2</u>	<u>15.7</u>	<u>16.3</u>	<u>15.8</u>	<u>16.6</u>
Food	<u>6.1</u>	<u>6.7</u>	<u>6.9</u>	<u>7.1</u>	<u>6.9</u>	<u>7.3</u>
Apparel	<u>1.1</u>	<u>2.0</u>	<u>2.1</u>	<u>2.2</u>	<u>2.2</u>	<u>2.3</u>
Printing & publishing	<u>2.7</u>	<u>2.7</u>	<u>2.8</u>	<u>3.0</u>	<u>3.0</u>	<u>3.2</u>
Chemicals	<u>1.4</u>	<u>1.5</u>	<u>1.6</u>	<u>1.6</u>	<u>1.5</u>	<u>1.5</u>
Other nondurables	<u>1.4</u>	<u>2.3</u>	<u>2.3</u>	<u>2.4</u>	<u>2.3</u>	<u>2.4</u>
Nonmanufacturing	<u>162.4</u>	<u>174.8</u>	<u>179.5</u>	<u>183.9</u>	<u>180.1</u>	<u>185.6</u>
Mining	<u>4.1</u>	<u>5.6</u>	<u>5.5</u>	<u>5.4</u>	<u>5.3</u>	<u>5.5</u>
Construction	<u>12.7</u>	<u>13.3</u>	<u>14.6</u>	<u>15.4</u>	<u>14.4</u>	<u>14.4</u>
Transport., comm., & util.	<u>16.8</u>	<u>18.2</u>	<u>18.0</u>	<u>18.4</u>	<u>18.1</u>	<u>18.5</u>
Trade	<u>53.0</u>	<u>56.1</u>	<u>57.6</u>	<u>58.7</u>	<u>57.2</u>	<u>60.0</u>
Fin., ins., real estate	<u>16.1</u>	<u>16.5</u>	<u>16.6</u>	<u>17.2</u>	<u>16.9</u>	<u>17.5</u>
Services	<u>31.0</u>	<u>32.5</u>	<u>33.8</u>	<u>35.3</u>	<u>34.5</u>	<u>36.0</u>
Government	<u>28.7</u>	<u>32.6</u>	<u>33.4</u>	<u>33.5</u>	<u>33.7</u>	<u>33.7</u>
All other nonag. employment	<u>28.2</u>	<u>32.1</u>	<u>31.0</u>	<u>31.3</u>	<u>30.3</u>	<u>30.8</u>
Agricultural employment	<u>1.2</u>	<u>2.1</u>	<u>2.0</u>	<u>2.0</u>	<u>1.4</u>	<u>1.3</u>

^{a/} Includes Jefferson, Shelby, and Walker Counties.

^{b/} Estimates for Jefferson County only.

^{c/} Revised.

^{d/} Preliminary.

Note: Detail may not add to total due to rounding.

Source: Alabama Department of Industrial Relations.

Table IV

Percentage Distribution of Families by Annual Income
After Deduction of Federal Income Tax
Birmingham, Alabama, Housing Market Area

<u>Annual income</u>	<u>1968</u>		<u>1970^{c/}</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$2,000	12	20	8	17
\$2,000 - 2,999	8	12	7	9
3,000 - 3,999	8	11	7	11
4,000 - 4,999	9	12	7	11
5,000 - 5,999	9	11	9	10
6,000 - 6,999	10	10	9	10
7,000 - 7,999	9	7	9	9
8,000 - 8,999	8	5	8	6
9,000 - 9,999	6	4	7	4
10,000 - 12,499	10	4	13	7
12,500 - 14,999	5	2	6	3
15,000 and over	<u>6</u>	<u>2</u>	<u>10</u>	<u>3</u>
Total	100	100	100	100
Median	\$6,425	\$4,600 ^{b/}	\$7,450	\$5,175

^{a/} Excludes one-person renter households.

^{b/} Revised.

^{c/} Includes deduction of federal surtax.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Birmingham, Alabama, Housing Market Area
April 1, 1960 - May 1, 1972

<u>Population</u>	<u>April 1, 1960</u>	<u>June 1, 1965</u>	<u>June 1, 1968</u>	<u>May 1, 1970</u>	<u>May 1, 1972</u>
Birmingham	340,887	343,000	342,400	341,400	342,000
Balance of HMA	<u>293,977</u>	<u>328,000</u>	<u>349,300</u>	<u>363,300</u>	<u>377,200</u>
HMA total	634,864	671,000	691,700 ^{a/}	704,700	719,200
 <u>Households</u>					
Birmingham	101,855	104,200	105,000	104,775	105,175
Balance of HMA	<u>79,919</u>	<u>91,550</u>	<u>98,850</u>	<u>103,775</u>	<u>108,175</u>
HMA total	181,774	195,750	203,850 ^{a/}	208,550	213,350

^{a/} Revised on the basis of information developed subsequent to analysis dated June 1, 1968.

Sources: 1960 Censuses of Population and Housing.
1965, 1968, 1970 and 1972 estimated by Housing Market Analyst.

Table VI

Number of New Housing Units Authorized
by Building and Zoning Permits
Birmingham Housing Market Area
1960-1970

Municipality	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	First quarter ^{b/}		Total 1960-1970
											1969	1970	
<u>Jefferson County</u> ^{a/}													
Bessemer	58	83	100	63	111	p 471	63	51	86	56	12	8	1,150
Birmingham	p 1,320	p 1,396	1,325	p 1,940	961	963	1,021	p 1,749	1,697	923	326	70	13,365
Fairfield	117	p 311	91	89	66	73	87	117	66	95	11	6	1,118
Fultondale Town	8	15	43	59	41	36	35	21	39	29	9	7	333
Gardendale	53	48	80	116	66	63	83	59	46	54	18	13	681
Homewood	138	114	49	166	203	176	206	505	105	458	363	250	2,370
Hueytown	-	127	160	167	169	122	94	154	164	88	20	25	1,270
Jefferson Co.													
Unincorp. Area	1,638	1,408	1,477	1,355	1,230	1,521	1,406	1,560	2,576	1,259	444	325	15,755
Leeds	93	41	84	p 120	56	49	38	46	65	p 72	14	10	674
Mountain Brook	215	196	205	219	188	221	167	186	211	144	53	85	2,037
Pleasant Grove Town	85	64	73	59	58	55	30	50	41	47	11	20	582
Tarrant City	44	27	40	30	26	27	18	18	21	11	-	6	268
Trussville Town	50	51	26	15	21	15	15	19	25	22	6	3	262
Vestavia Hills	164	153	129	105	83	155	321	182	419	198	26	200	2,109
Warrior	6	-	1	2	9	3	2	p 50	4	14	11	3	94
Balance of County	75	93	107	81	53	95	72	74	106	71	17	25	852
Total	4,064	4,127	3,990	4,586	3,341	4,045	3,658	4,841	5,671	3,541	1,341	1,056	42,920
Single-family units	3,565	3,363	3,590	3,059	2,704	2,985	2,622	2,689	2,712	2,154	603	476	29,919
Multifamily units	249	436	400	927	637	660	1,036	1,912	2,959	1,347	738	580	11,143
Public housing	250	328	-	600	-	400	-	240	-	40	-	-	1,858

Note: P indicates public housing included. Dash indicates reports not available.

^{a/} 97.0 to 99.0 percent of county population in 1960 lived in permit issuing places in 1969.

^{b/} Preliminary estimate based on incomplete data.

Source: Bureau of the Census, C-40 Construction Reports.

Table VII

Housing Inventory, Tenure and Vacancy Trends
Birmingham, Alabama, Housing Market Area
April 1, 1960 - May 1, 1970

	<u>April 1, 1960</u>	<u>June 1, 1965</u>	<u>June 1, 1968^{a/}</u>	<u>May 1, 1970</u>
Total inventory	<u>194,788</u>	<u>208,950</u>	<u>214,850</u>	<u>220,050</u>
Total occupied	<u>181,774</u>	<u>195,750</u>	<u>203,850</u>	<u>208,550</u>
Owner-occupied	<u>112,185</u>	<u>122,900</u>	<u>126,400</u>	<u>128,450</u>
Percent of total occupied	61.7%	62.8%	62.0%	61.6%
Renter-occupied	<u>69,589</u>	<u>72,850</u>	<u>77,450</u>	<u>80,100</u>
Percent of renter occupied	38.3%	37.2%	38.0%	38.4%
Total vacant	<u>13,014</u>	<u>13,200</u>	<u>11,000</u>	<u>11,500</u>
Available vacant	<u>8,455</u>	<u>8,600</u>	<u>6,600</u>	<u>6,500</u>
For sale	<u>1,981</u>	<u>2,250</u>	<u>1,650</u>	<u>1,725</u>
Homeowner vacancy rate	1.7%	1.8%	1.3%	1.3%
For rent	<u>6,474</u>	<u>6,350</u>	<u>4,950</u>	<u>4,775</u>
Renter vacancy rate	8.5%	8.0%	6.0%	5.6%
Other vacant ^{b/}	<u>4,559</u>	<u>4,600</u>	<u>4,400</u>	<u>5,000</u>

^{a/} June 1, 1968 estimates revised.

^{b/} Includes seasonal units, vacant dilapidated units, units rented or sold awaiting occupancy, and units held off the market.

Sources: 1960 Census of Housing.

1965, 1968, and 1970 estimated by Housing Market Analyst.