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Analysis of the
MOBILE, ALABAMA
HOUSING MARKET

as of August 1, 1969

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

November 1969

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FHA Housing Market Analysis
Mobile, Alabama, as of August 1, 1969

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 Field Market Analysis Service 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
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - MOBILE, ALABAMA
AS OF AUGUST 1, 1969^{1/}

The Mobile, Alabama, Housing Market Area (HMA) consists of Mobile and Baldwin Counties which are located in coastal Alabama and separated by Mobile Bay. The HMA is coterminous with the Mobile Standard Metropolitan Statistical Area and has a current population of about 414,500. The most significant development in the HMA during the 1966-1969 period was the phase-out and subsequent closing on June 30, 1969 of Brookley Air Force Base, once the major source of employment.

The adverse effects of the phase-out of Brookley on the economy of the HMA, particularly the city of Mobile, are reflected in all measures of economic activity. During 1966 and 1967, significant declines were recorded in nonagricultural wage and salary employment, out-migration of Brookley affiliated households was high, and the housing market was characterized by excessive vacancy rates. An upswing began early in 1968, and economic conditions have continued to improve since that time. Net gains have been recorded in nonagricultural wage and salary employment, current out-migration is nominal, and the housing market has tightened. The improvement of the soft market conditions reported in 1966 has resulted from several factors, specifically: (1) massive demolition activity resulting from urban renewal, code enforcement, and highway right-of-way clearances, (2) curtailment in the volume of residential construction, and (3) absorption of some of the surplus of existing units, particularly rental units.

^{1/} Data in this analysis are supplementary to an FHA analysis of the area as of April 1, 1966.

Although conditions have improved since 1966, a surplus of vacancies, particularly in the sales inventory, is still prevalent in the Mobile HMA. Qualitatively, however, many of the available vacancies are not competitive with recently constructed units which have been supplied to meet consumer preferences.

Anticipated Housing Demand

Demand for privately-financed nonsubsidized housing during the August 1, 1969 to August 1, 1971 forecast period is estimated at 1,175 units annually, 800 single-family houses and 375 units in multifamily structures. About 50 units of the annual demand for multifamily housing arises from among elderly households (totaling 100 units over the two-year forecast period). The estimated demand is based on the projected increase of 1,600 households annually, the anticipated net loss of 700 housing units annually, and the annual absorption of about 825 surplus vacant housing units during the next two years. Adjustments also have been made for shifts in tenure of occupancy and for units under construction. Qualitative distributions of the estimated annual demand are presented in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest-rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest-rate financing for mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. 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. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials^{1/} discussed in the following paragraphs reflect

^{1/} The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. 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 sales prices over the complete range attainable for housing under the specified programs.

estimates adjusted for housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on April 1, 1969 income limits, and on available market experience.^{1/} The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3) BMIR. If federal funds are available, a total of about 395 units of Section 221(d)(3) BMIR housing probably could be absorbed annually during the two-year period ending August 1, 1971.^{2/} About 70 units of the estimated annual occupancy potential arises from elderly households. About 85 percent of the families and 90 percent of the elderly eligible for 221(d)(3) BMIR housing also are eligible under Section 236, and five percent and 85 percent, respectively, are eligible for rent-supplements.

To date, no housing has been produced in the HMA under this section. However, one 100-unit project intended for elderly occupancy has been proposed under this program.

Rent-Supplement. There is an estimated annual occupancy potential for 90 units of rent-supplement housing for families and 240 units for elderly individuals and couples during the August 1, 1969-August 1, 1971 period. In most instances, families and elderly households eligible for rent-supplements also are eligible for public low-rent housing. About 15 percent of the families and 25 percent of the elderly households eligible for rent-supplements also are eligible under Section 221(d)(3) BMIR, and 35 percent and 30 percent, respectively, are eligible for Section 236 housing.

The first rent-supplement project in the HMA, containing 40 units and occupied by families, was recently completed in Mobile. Because of the volume of public housing designed for elderly occupants under construction or planned, any consideration of rent-supplement proposals should involve careful scrutiny of public housing construction authorizations as well as the composition of public housing waiting lists.

^{1/} Families with incomes inadequate to purchase or rent nonsubsidized housing are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

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

Section 235, Sales Housing. Sales housing could be provided for low- to moderate-income households through the use of Section 235. With exception income limits, there is an estimated annual occupancy potential for 410 homes during the next two years. Under regular income limits, the potential would be about 90 percent of that number. All of the households in the potential for Section 235 housing are included in the potential estimated below for Section 236. Through March 1969, only four homes had been insured under Section 235.

In considering applications under Section 235, consideration should be given to the problem of disposition of the FHA-acquired homes and those transferred by the Department of Defense to the custody of FHA for management and disposition. In terms of monthly payments with insured financing under Section 203(b), a large proportion of these properties would be competitive with homes provided under Section 235. Many of the acquired homes, however, would be less competitive because of their age, size, location, and amenities.

Section 236, Rental Housing. During the forecast period, the annual occupancy potential under exception income limits for Section 236 housing is estimated at 410 units for families and 95 units for elderly households. When based on regular income limits, the potential for families would be about 90 percent of that number and the potential for the elderly would be the same (95 units). About 70 percent of the families and 70 percent of the elderly households eligible under this program also are eligible for Section 221(d)(3)BMIR housing, and five percent and 80 percent, respectively, are eligible for rent-supplements.

Two proposals for Section 236 housing were under consideration on August 1, 1969; one is a 96-unit project for families, and the other is a 200-unit project designed for elderly occupancy.

The Sales Market

Although the current homeowner vacancy rate of 3.0 percent indicates only a slight improvement in the sales market since 1966, when the rate was 3.1 percent, the market has strengthened considerably during the period. Continuation of the out-migration of Brookley affiliated households during the 1966-1969 period, with the greatest impact being felt in 1966 and 1967, resulted in additional sales vacancies. Since early 1968, the market for sales housing has tightened due to a reduction in the volume of single-family construction and the absorption of many competitive existing sales units during the 1966-1969 period. A portion of the current sales vacancies, located in the city of Mobile near Brookley Air Force Base, are older homes in the \$10,000 to \$15,000 price class and are not in strong demand. In view of this, the sales market is not as weak as the current homeowner vacancy rate suggests.

Building activity is concentrated in the western portion of Mobile because of the natural barrier to the east, Mobile Bay, and limited available land in the northern and southern portions. Many small subdivisions are under development in locations accessible to the Belt Line Highway (Interstate 65) which links with all major thoroughfares leading to commercial, industrial, and retail centers in the city. Sales prices of new homes in these subdivisions range from \$22,500 to \$35,000, typically.

At the present time housing in Baldwin County is not competitive with that in Mobile County because of limited accessibility between the two areas. However, with the completion of Interstates 10 and 65, it is believed that areas available for residential development in Baldwin County will provide a new market for people working in Mobile.

Foreclosure activity in the Mobile HMA reflects the soft market conditions. During 1966 and 1967, FHA acquisitions averaged 420 homes annually. Since early 1968, improvement in the sales market has resulted in a decline in acquisitions. During 1968, acquisitions numbered 274, and 109 homes were acquired during the first seven months of 1969. Disposition of acquired FHA properties has been good, and on August 1, 1969 there were 89 properties on hand throughout the HMA. All of the FHA properties on hand were vacant. Most are being sold in the price range of \$9,000 to \$12,500.

An interagency agreement between the Department of Defense and the Federal Housing Administration under the Homeowners' Assistance Program (PL 89-754) provides for transfer of DOD-acquired homes to the custody of FHA for management and disposition. Since October 1968, 425 DOD-acquired homes have been assigned to FHA; as of August 1, 1969, 95 homes had been sold, reducing the on-hand inventory of DOD properties to 330. About 120 of the DOD properties are rented at the present time. About half of the DOD properties are in the vicinity of Brookley Field and the remainder are scattered throughout the HMA. Selling prices cover a wide range from \$9,000 to \$30,000.

Continued employment gains and anticipated household additions during the forecast period should result in further improvement in the sales market. Due to rising construction costs, the price differential between new and existing homes may encourage an acceleration of the absorption of the surplus of existing sales units. Demand for new single-family housing is expected to approximate the present level of construction during the next two years.

The Rental Market

The soft rental market conditions reported in 1966 have improved considerably during the past three years; the rental vacancy rate declined from 10.4 percent in 1966 to 7.6 percent currently. Increased

production of multifamily units was accompanied by extensive demolition activity and a shift from owner to renter occupancy. Although there are still a large number of rental vacancies, many of the vacant units are in older apartments and less desirable single-family houses which are not competitive with newer rental units. Absorption of new multifamily units has been favorable; units are occupied within 90 days of construction completion.

Since 1966, the trend in multifamily construction in Mobile has been toward garden apartment projects of 100 units or more and offering amenities such as carpeting, dishwashers, laundry facilities, and swimming pools. Most of the apartments are one- and two-bedroom units with monthly rents averaging \$120 and \$140, respectively, exclusive of utilities. As a result of anticipated demolition activity and a continuation of the shift from owner to renter occupancy during the forecast period, it is expected that the demand for new rental units will approximate the present level of construction and that many of the existing rental vacancies will be absorbed.

Economic, Demographic, and Housing Factors

The demand projections discussed above are based on the employment, income, demographic, and housing variables discussed in the following sections.

Employment. Nonagricultural wage and salary employment in the Mobile HMA averaged 103,200 during the twelve-month period ending May 31, 1969, up 1,500 from the corresponding twelve-month period in 1968. During the 1965-1968 period, an over-all decline of 3,100 was recorded in nonagricultural wage and salary employment, the result of a decline of 4,200 from 1965 to 1967 and a gain of 1,100 in 1968 (see table III).

The recorded decline of 4,200 in nonagricultural wage and salary employment between 1965 and 1967, from a level of 106,000 to 101,800 workers, is attributable mainly to employment declines at Brookley Air Force Base. However, a significant gain was recorded in 1968, when nonagricultural wage and salary employment averaged 102,900 despite further reductions in employment at Brookley.

Due to reductions in nonmanufacturing employment during the past three years and recent gains in manufacturing employment, the relative importance of the manufacturing sector has increased. Currently, manufacturing employment comprises about 23 percent of nonagricultural wage and salary employment compared to less than 21 percent in 1965. The production of paper and allied products accounts for about one-third of manufacturing employment, a ratio which has prevailed for several years.

Nonmanufacturing employment declined continuously, but at a decreasing rate, during the 1965-1969 period. The significant declines in the government component, which resulted from employment reductions at Brookley Air Force Base, were off-set somewhat by gains in other components of nonmanufacturing employment. Government employment as a percent of total nonmanufacturing employment dropped from 31 percent in 1965 to 22 percent in 1969. Currently, employment in trade and services constitutes 52 percent of nonmanufacturing employment as compared to 47 percent in 1966.

As mentioned above, the significant declines in government employment during the 1965-1969 period resulted from the phase-out of Brookley Air Force Base and its closing on June 30, 1969. The base had been declining in importance since 1962, when civilian employment peaked at 15,425; when the phase-out began on July 1, 1965, there were about 12,300 civilian employees. By April 1, 1966, employment had declined to about 10,000, and by July 1, 1969 all positions were eliminated (see table IV).

Unemployment averaged 5,900 persons, or 4.7 percent, during the year ending May 31, 1969. The unemployment rate has increased considerably since 1966, when it constituted 4.4 percent of the work force. The rate reached a peak of 5.0 percent in 1967 and declined to 4.8 percent in 1968.

Based on recent employment trends, local economic conditions, and known plans of existing firms, nonagricultural wage and salary employment in the Mobile HMA is expected to increase by 1,800 jobs a year during the next two years. According to recent trends and future expectations, the growth should be evenly distributed between the manufacturing and non-manufacturing sectors (900 jobs annually in each).

Income. The 1969 median after-tax income of all families in the Mobile HMA is estimated at \$7,500, and the median after-tax income of renter households of two or more persons is estimated at \$5,500. In 1966, the medians were \$6,200 and \$4,350, respectively. Distributions are presented in table V.

Population and Households. The population of the Mobile HMA is estimated at about 414,500 as of August 1, 1969, reflecting an annual average population increase of 4,225 (1.0 percent) since April 1, 1966. About 57 percent (236,900 persons) of the current HMA population resides in the city of Mobile. Population increased by an annual average increment of 6,175 (1.7 percent) during the 1960-1966 period.

Change in population was affected by the out-migration of Brookley affiliated households during both periods. Although the out-migration of Brookley-connected population was greater during the latter period, considerable in-migration of population resulted from the establishment

of new industries and the expansion of local universities and colleges. During the 1966-1969 period an estimated 2,275 persons from Brookley-connected households left the HMA annually; however, in-migration amounted to about 1,900 persons annually resulting in a net out-migration of 375 annually. During the two-year period ending August 1, 1971, the population of the HMA is expected to increase by 5,850 annually (see table VI).

There were about 110,600 households in the Mobile HMA on August 1, 1969. This amounts to an annual average increase of 1,250 (1.2 percent) since April 1, 1966. About 59 percent (65,600) of the current households are located in the city of Mobile. During the 1960-1966 period, household gains averaged 1,675 (1.7 percent) annually.

The lower rate of household formation during the 1966-1969 period is attributable to the annual out-migration of an average of 690 Brookley-affiliated households. The impact of the out-migration was counteracted by the in-migration of other households, a result of staffing and enrollment increases at the University of South Alabama and other colleges which have been established in the HMA during the past five years, as well as increasing economic opportunity arising from the establishment of new industries and the expansion of existing ones. Based on the projected employment and population increases, an estimated 1,600 households are expected to be added annually during the next two years (see table VI).

Housing Inventory. As of August 1, 1969, there were an estimated 121,700 housing units in the Mobile HMA, reflecting a net increment of 2,500 units since April 1, 1966. The net increase resulted from the addition of 4,900 units of new construction, including 522 units of low-rent public housing, and the loss of 2,400 units through demolition. About 1,150 housing units are under construction currently--225 single-family homes and 925 multifamily units, of which 744 are low-rent public housing.

About 80 percent of all residential construction in the HMA is covered by building permits. Of the 4,900 housing units constructed in the HMA during the 1966-1969 period, about 850 were not covered by building permit authorizations. In recent years, building permit authorizations for privately-financed housing ranged from a low of 863 units in 1966 to a high of 1,160 units in 1968. Housing unit authorizations during the first half of 1969 totaled 597 units, showing only a slight increase over the same period in 1968 when 567 units were authorized (see table VII). The current volume of residential construction is considerably below that of the early 1960's when Brookley Air Force Base was in full operation. The 1966 record low for housing construction in the Mobile HMA coincided with the large cutbacks in civilian

employment at Brookley. The surplus of housing resulting from the out-migration of Brookley-affiliated households, the consequential deflationary effect on the prices of existing sales units, coupled with increasing construction costs, dampened the demand for new housing. Since 1967, the trend in residential construction has moved in the direction of increasing multifamily production while single-family housing construction has increased nominally.

Federal public housing programs have been utilized extensively in the Mobile HMA. The Mobile Housing Authority manages 3,362 units of low-rent public housing (412 of which are vacant due to repairs), has 384 units under construction, and has committed funds to begin construction in 1970 on 300 units of public housing for the elderly. The Prichard Housing Authority operates 250 units of Section 23 Leased Housing and has 360 units of low-rent public housing under construction. Other housing authorities in the HMA operate a total of 360 units of low-rent public housing. With the exception of vacancies due to turnover and rehabilitation, all of the public housing units are occupied.

Extensive demolition activity resulting from urban renewal, code enforcement, and highway right-of-way clearances took place in the HMA during the 1966-1969 period. Of the 2,400 housing units demolished, more than half resulted from clearance in the Water Street Urban Renewal Area (Ala. R-34) of Mobile and the Engine Street Urban Renewal Area (Ala. R-56) of Prichard. An estimated 1,400 housing units are expected to be demolished during the next two years as a result of urban renewal, code enforcement, and highway right-of-way clearance.

Vacancy. There were an estimated 11,100 vacant housing units in the Mobile HMA as of August 1, 1969 (see table VIII). Included in the vacant unit category are 2,200 available sales units, 3,200 available rental units, and 5,700 vacant units that are not available because they are seasonal, dilapidated, or being held off the market. Included in the unavailable vacant category are 412 units of public housing in the city of Mobile which are being rehabilitated. Beginning in October 1969 about one-fourth of the rehabilitated units will be available for occupancy, and the remainder will be available in about 100-unit installments every four months thereafter.

The available vacant sales and rental units represent vacancy rates of 3.0 percent and 7.6 percent, respectively. A comparison of current vacancy rates with those in April 1966 indicates some correction of the surplus conditions which were then prevalent; nevertheless, an excess of vacancies, particularly sales houses, is still prevalent. Qualitatively, many of the available vacancies are not competitive with recently constructed units; thus conditions in the housing market are not as soft as vacancy rates suggest.

Table I
Annual Qualitative Demand
for Nonsubsidized Privately Financed Housing Units
Mobile, Alabama, Housing Market Area
August 1, 1969 - August 1, 1971

(A) Single-family houses

<u>Sales price</u>	<u>Number of units</u>
Under \$13,000	15
\$13,000 - 13,999	25
14,000 - 14,999	40
15,000 - 17,499	110
17,500 - 19,999	110
20,000 - 22,499	85
22,500 - 24,999	110
25,000 - 29,999	150
30,000 - 34,999	60
35,000 and over	<u>95</u>
Total	800

(B) Multifamily units

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$120	5	-	-	-
\$120 - 139	5	45	-	-
140 - 159	5	50	45	-
160 - 179	-	20	60	-
180 - 199	-	10	30	15
200 - 219	-	5	20	10
220 and over	-	-	25	<u>25</u>
Total	<u>15</u>	<u>130</u>	<u>180</u>	<u>50</u>

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential
Mobile, Alabama, Housing Market Area
August 1, 1969 - August 1, 1971

(A) Subsidized Sales Housing, Section 235

<u>Eligible family size</u>	<u>Number of units a/</u>
Three persons or less	200
Four persons or more	<u>210</u>
Total	410

(B) Privately Financed Subsidized Rental Housing

<u>Unit size</u>	<u>Rent-Supplement</u>		<u>Section 236^{b/}</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly</u>
Efficiency	-	160	-	45
One bedroom	10	80	45	50
Two bedrooms	30	-	155	-
Three bedrooms	30	-	130	-
Four or more bedrooms	<u>20</u>	<u>-</u>	<u>80</u>	<u>-</u>
Total	90	240	410	95

a/ All of the families eligible for Section 235 housing also are eligible for the Section 236 program, about 70 percent are eligible for Section 221(d)(3) BMIR housing, and about five percent are eligible for rent-supplements. The estimates are based on exception income limits; the use of regular income limits would reduce the potential to about 90 percent of the number when using exception income limits.

b/ About 70 percent of the families and the elderly households eligible under this program also are eligible for Section 221(d)(3) BMIR housing and five percent of the families and 80 percent of the elderly are eligible for rent-supplements. The estimates are based on exception income limits.

Table III

Nonagricultural Wage and Salary Employment
Mobile, Alabama, Housing Market Area
1965 - 1969

	<u>Annual averages</u>				12 months ending May 31:	
	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1968</u>	<u>1969</u>
<u>Total nonag. wage and salary</u>	<u>106,000</u>	<u>105,100</u>	<u>101,800</u>	<u>102,900</u>	<u>101,700</u>	<u>103,200</u>
Manufacturing	<u>21,700</u>	<u>22,300</u>	<u>21,700</u>	<u>23,300</u>	<u>22,200</u>	<u>23,800</u>
Food & kindred products	2,600	2,700	2,800	2,700	2,700	2,700
Textiles & apparel	1,400	1,600	1,700	2,100	1,900	2,100
Lumber & wood	2,300	2,300	2,100	2,000	2,000	2,000
Paper & allied products	6,900	7,400	7,400	7,500	7,500	7,700
Chemicals & allied products	2,200	2,500	2,100	2,500	2,200	2,600
Shipbuilding & repair	3,600	2,800	2,100	2,600	2,200	2,600
Other	2,700	3,000	3,500	3,900	3,700	4,100
Nonmanufacturing	<u>84,300</u>	<u>82,800</u>	<u>80,100</u>	<u>79,600</u>	<u>79,500</u>	<u>79,400</u>
Contract construction	6,600	6,200	5,800	6,400	6,000	6,600
Trans., comm., & util.	9,500	9,700	9,700	9,900	9,800	9,700
Trade	23,300	23,800	24,700	25,100	25,000	25,200
Fin., ins., & real estate	4,300	4,400	4,600	4,600	4,600	4,600
Services & miscellaneous	14,700	15,000	15,600	15,900	15,800	16,100
Government	25,900	23,700	19,700	17,700	18,300	17,200

Source: Alabama Department of Industrial Relations.

Table IV

Total Civilian Strength
Brookley Air Force Base
1958 - 1969

<u>Year</u>	<u>Number</u>	<u>Year</u>	<u>Number</u>
June 1958	14,055	June 1965	12,281
June 1959	14,945	April 1966	10,000
June 1960	15,359	June 1966	9,381
June 1961	15,264	June 1967	5,887
June 1962	15,427	June 1968	1,943
June 1963	13,725	March 1969	527
June 1964	12,481	July 1969	-0-

Source: Department of Defense.

Table V

Estimated Percentage Distribution of All Families and Renter Households^{a/}
By Annual income After Deduction of Federal Income Tax
Mobile, Alabama, Housing Market Area
April 1966 and August 1969

<u>Income</u>	<u>All families</u>		<u>Renter households^{a/}</u>	
	<u>April 1966</u>	<u>August 1969</u>	<u>April 1966</u>	<u>August 1969</u>
Under \$2,000	11	7	20	13
\$2,000 - 2,999	9	7	13	10
3,000 - 3,999	10	7	13	10
4,000 - 4,999	9	8	11	11
5,000 - 5,999	9	8	11	11
6,000 - 6,999	10	9	9	9
7,000 - 7,999	10	8	6	8
8,000 - 8,999	8	8	5	6
9,000 - 9,999	5	7	4	5
10,000 - 12,499	10	13	6	9
12,500 - 14,999	5	8	(4
15,000 and over	4	10	(2	4
Total	100	100	100	100
Median	\$6,200	\$7,500	\$4,350	\$5,500

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table VIII

Housing Inventory, Tenure, and Vacancy
Mobile, Alabama, Housing Market Area
April 1, 1960 - August 1, 1969

<u>Occupancy and tenure</u>	<u>April 1,</u> <u>1960</u>	<u>April 1,</u> <u>1966</u>	<u>August 1,</u> <u>1969</u>
Total housing inventory	<u>108,292</u>	<u>119,200</u>	<u>121,700</u>
Total occupied units	<u>96,293</u>	<u>106,400</u>	<u>110,600</u>
Owner-occupied	62,225	69,400	71,600
Percent of total occupied	64.6	65.2	64.7
Renter-occupied	34,068	37,000	39,000
Percent of total occupied	35.4	34.8	35.3
Total vacant units	<u>11,999</u>	<u>12,800</u>	<u>11,100</u>
Available vacant units	5,974	6,500	5,400
For sale	1,983	2,200	2,200
Homeowner vacancy rate	3.1	3.1	3.0
For rent	3,991	4,300	3,200
Rental vacancy rate	10.5	10.4	7.6
Other vacant units ^{a/}	6,025	6,300	5,700

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

Sources: 1960 Census of Housing; 1966 and 1969 estimated by Housing Market Analyst.

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