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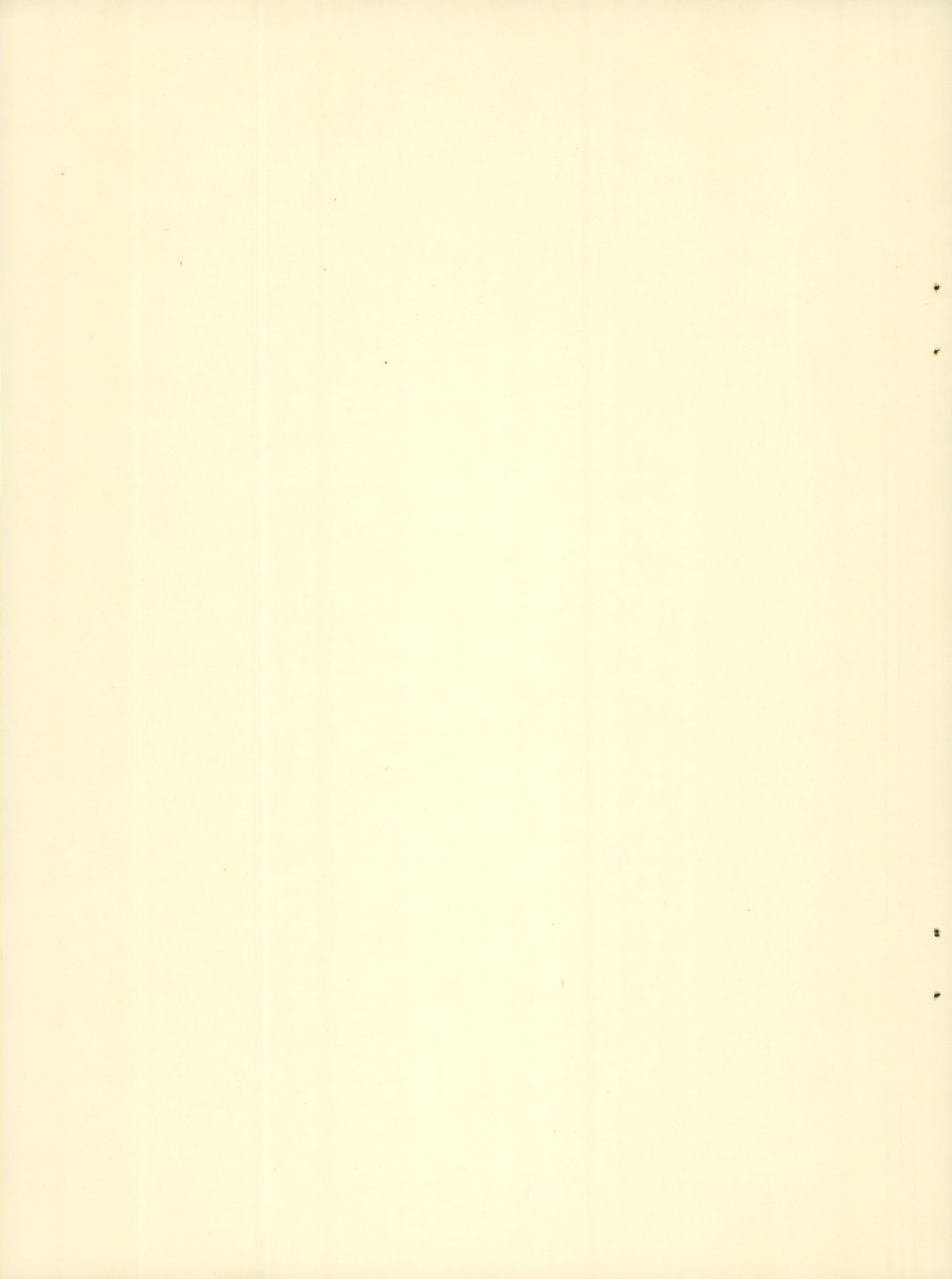
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Texas Housing in the 1970's





TEXAS HOUSING IN THE 1970's

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R-283-1M-395

February 1983

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TEXAS HOUSING IN THE 1970'S

The subject of housing is of major concern. The changing demand for housing units, life styles, and affordability affects nearly everyone in some way. Most of these changes have been amplified in Texas and other rapidly growing states. The directions and magnitude of these recent changes must be identified so that implications for the future can be offered.

Recently released Census data document many of the changes that occurred during the decade of the 1970's and analysis of this data offer insight into changes that are likely to occur during the 1980's. This report analyzes and summarizes the available data as it relates to Texas housing. Nearly all of this type of information also is available from Census data for each major Texas city.

Highlights

The major changes during the 1970's affecting Texas housing are:

- * Texas population grew 27 percent to 14.2 million (Table 1).
- * Texas households had an average size of 2.8 people in 1980 (Table 2).

- * Nearly 68 percent of Texans in noninstitutional housing lived in owner-occupied units at the end of the decade (Table 3).
- * Monthly housing payments for new homes in the U.S. almost quadrupled during the 1970's (Table 4).
- * The price of an average home in Texas is lower than for the nation, but the difference is narrowing (Table 5).
- * The median monthly cost of owner-occupied dwellings in Texas with mortgages in 1980 was \$351 (Table 6).
- * The median value of a home in Texas more than tripled during the 1970's (Table 7).
- * More than 64 percent of the occupied housing units in Texas are owner occupied (Table 8).
- * Married couple families constitute nearly two-thirds of all Texas households, but the number of one-person households increased the most rapidly (Table 9).
- * During the 1970's the number of nonfamily households in Texas increased more than four times the rate of increase of family households (Table 10).
- * The number of Texans occupying a dwelling by themselves rose 91 percent between 1970 and 1980 (Table 11).
- * The number of year-round housing units in Texas grew 44 percent to almost 5.5 million dwellings (Table 12).
- * One-third of the occupied housing units in Texas were built since 1970 (Table 13).

- * In Texas, renters were much more mobile than owners during the 1970's (Table 14).
- * The number of owner-occupied attached single-family units in Texas rose nearly 800 percent during the 1970's (Table 15).
- * Mobile homes in Texas accounted for more than 5 percent of the owner-occupied housing in 1980 and nearly 3 percent of the renter-occupied units (Table 15).
- * There were more than 82,400 condominiums in Texas in 1980, but less than half of them were owner-occupied (Table 16).
- * The mean number of bedrooms in owner-occupied units rose slightly while the mean number for renter-occupied units declined slightly (Table 17).

Population

The population of Texas grew from 11.2 million to 14.2 million between 1970 and 1980 (Table 1), which was one of the highest rates of growth for any state in the nation. In addition to this growth in total population, there was a rapidly changing age distribution. The number of young adults 18 through 34 years of age rose more than 58 percent during the decade. This age group constituted one-fourth of the state's total population at the start of the decade and almost one-third at the end. During the years 1970 through 1980 the Texas housing industry adapted to this "swinging singles" lifestyle by expanding the total housing

stock by more than 1.6 million units including more than 548,000 renter-occupied units (Table 12).

The older segment of the Texas population also experienced a substantial increase. In 1980 there were nearly 1.4 million Texans who were 65 or older which was 38 percent greater than the 1970 level. These people tend to be interested in security, privacy and quality appointments in the dwelling.

The average size of the Texas household dropped from 3.17 people in 1970 to 2.82 in 1980 (Table 2). Demographers expect that by 1990 the ratio will approach 2.55. Thus the space in each dwelling can decline considerably without crowding the inhabitants. Because of the declining household size and rising cost of housing, the average size of new single-family dwellings in the nation will most likely decline from the 1980 size of 1740 square feet to far below the 1970 size of 1500 square feet. Table 3 shows that the average number of people per dwelling dropped 10 percent for the owners and more than 15 percent for the renters during the decade of the 1970's. Thus the quality of housing, as measured by people per dwelling unit, improved for all types of Texas occupants.

Economics

The cost of all types of shelter rose dramatically during the 1970's. Between 1970 and 1980, the median price of a new home nationwide rose from \$23,400 to approximately \$64,600 while the effective mortgage interest rates rose from 8.5 percent to

12.9 percent (Table 4). The two forces exerted a multiple effect on the size of the monthly house payments. Typical 1970 new home prices and mortgage terms resulted in monthly house payments of about \$168 a month, but by 1980 the monthly payments had jumped to \$636. Some of the price increase was the result of larger units with such amenities as double garages, central air conditioning, carpeting, and dishwashers that were not found as frequently in the earlier houses. The final results, however, were that between 1970 and 1980 monthly housing payments of new home owners nearly quadrupled.

Housing costs in Texas are somewhat lower than they are for the nation as a whole, but the difference is narrowing as the general economic activity of the state continues to attract people from the rest of the nation. In the early 1970's, the average sale price of an existing single-family home in Texas was \$25,700 or 22 percent below the national average sale price (Table 5). By 1980 this difference had been narrowed to 16 percent. Housing costs in some of the rapidly growing Texas cities are considerably above the national average.

The cost of owner-occupied housing in Texas was higher than the rent payments in terms of cash expenditures. The median monthly expenditure for owner-occupied homes (mortgage payments, property taxes, insurance, and utilities expense) with mortgages in 1980 was \$351 (Table 6).

Not only has the absolute cost of new housing risen during the last few decades, but a larger proportion of household income is now required to service the payment. Shortly after World War II, only 13 percent of the typical household's after tax income went for the monthly new house payments of principal, interest, insurance, and taxes (Table 4). In 1970 this rate was more than 18 percent and nearly 34 percent by 1980.

The good news associated with home ownership during the 1970's was that there was a large amount of asset appreciation. According to Census figures, the median value of owner-occupied noncondominium units in Texas rose by \$27,000 between 1970 and 1980. This is the equivalent of \$225 average appreciation per month per unit (Table 7). The final result was that most of the explicit monthly after-tax cost of home ownership was offset by appreciating property values. In effect, many homeowners enjoyed "free use" of their dwellings during the 1970's because value appreciation exceeded monthly payments.

In the past, housing was primarily expected to provide shelter with some privacy and pride of ownership; today, however, housing also is frequently perceived as an investment which will provide a hedge against inflation and tax deductions to shelter some of the owners' incomes. Owner-occupied dwelling units in Texas have constituted over 64 percent of all occupied units since 1960 in spite of the "affordability crisis," and the large number of people who have migrated into the state (Table 8).

Household Characteristics

The number, type and composition of living arrangements changed dramatically during the past decade. Of the 4.9 million Texas households in 1980, Table 9 shows that more than 78 percent consisted of some type of family unit with two or more people. Married couple families constituted five out of eight households, but the number increased by the slowest rate of all groups. By contrast, the number of single-person households accounted for about one-fifth of all households but grew very rapidly. Table 10 reveals that the number of nonfamily households (unrelated individuals living together) nearly doubled to account for 10.5 percent of the state's 1980 population. These changes have caused the average size of Texas households to drop to nearly 2.8 persons in 1980. The rising number of households and the fewer people per unit resulted in more living units being demanded.

There has been a slight decrease in the proportion of people renting versus owning between 1970 and 1980 but a slight increase in the proportion of rental units structures to owner-occupied units; the difference is due to the changing ratio of people per unit (Table 3).

There also have been several changes in the household size and tenure patterns as shown in Table 11. By 1980, the majority of all units had no more than two persons per dwelling. The number of one-person units rose 91 percent between 1970 and 1980 while the number of two-person units rose nearly 48 percent.

The preference for more privacy and lower density households was very strong during the 1970's. Between 1970 and 1980, there was a 75 percent increase in the number of one person owner-occupied units and a 107 percent increase in one-person, renter-occupied units (Table 11).

This very substantial rise in the number of both renters and owners seeking dwellings for one person helps explain the strong demand for one-bedroom apartments during the 1970's.

Housing Units

The total stock of year-round housing in Texas rose to a 1980 level of nearly 5.5 million units (Table 12). Approximately 3.2 million units were owner-occupied, 1.8 million units were renter-occupied and almost 600,000 units were vacant. The 44 percent increase in the number of housing units was substantially higher than the 27 percent population increase and indicates that the amount of housing per capita improved considerably during the 1970's.

Most of housing units in Texas are relatively new. Table 13 shows that more than one-third of the occupied units have been built since 1970 and over 55 percent since 1960. The median age of an occupied dwelling was 17.75 years in 1980.

The median age of all owner-occupied structures was only fourteen months more than for renter-occupied units. However, there was a substantial difference in the length of tenure of the

occupants. Less than 14 percent of the owner-occupants, but 57 percent of the renter occupants, have moved into their current dwellings between January 1, 1979 and April 1, 1980 (Table 14). The comparable 1970 figures were 13 percent and 53 percent respectively. This trend indicates that homeowners move an average of once every eight years whereas tenants move an average of once every two years. The pattern since 1970 indicates slightly increased mobility on the part of both owners and renters, partly due to the increased immigration to Texas.

The nature of the housing structure changed substantially between 1970 and 1980. Table 15 shows that in 1980 nearly 3.2 million of the 4.9 million total occupied housing units were owner-occupied. Of the owner-occupied units, nearly 2.8 million were traditional "detached" single household units while another 163,000 were mobile homes. The number of owner-occupied attached houses quadrupled to nearly 210,000 units in 1980 from less than 51,000 in 1970.

The form of housing ownership also changed during the 1970's. The 1970 Census data reports only 6696 owner-occupied condominium units in Texas (units rented or vacant were not enumerated). Thus the total number of condominium units in Texas grew from a very small base to more than 82,400 in 10 years. Of this total slightly less than 50 percent were owner-occupied (Table 16).

Within the rental housing sector, changes tended to be even more pronounced; Table 15 shows that the total number of rental units increased by 45.3 percent to more than 1.7 million. The number of detached household rental units actually declined slightly but still constitute more than 35 percent of all renter-occupied units in the state (in 1970 the proportion was 53.7 percent). Simultaneously, the number of single-family attached units rose 177 percent but accounted for only 5.5 percent of rental units. The number of apartments (five or more units per structure) rose 139 percent, accounted for 43 percent of rental units. Mobile homes still accounted for less than 3 percent of the 1980 rental units after experiencing a 207 percent rise over the 1970 level.

The number of bedrooms in Texas dwellings changed. The owner-occupied units in Texas experienced a 7 percent increase in the number of bedrooms per home. The mean number of bedrooms rose to 2.82 in 1980 due mainly to the 106 percent increase in the number of four bedroom homes and the 85 percent increase in the number of homes with five or more bedrooms (Table 17). The mean number of bedrooms in renter-occupied units declined to 1.87 during the 1970's. There was a 75 percent increase in the number of efficiency units (zero bedrooms) and 57 percent increase in one-bedroom rental units. Nearly 41 percent of the 1980 rental units still had two bedrooms. However, the relative proportion of two-bedroom units declined slightly during the decade.

Conclusions

The decade of the 1970's was a period of rapid change for the population of Texas and its housing needs. Many of these changes will undoubtedly continue and have significant consequences for the housing industry in the 1980's.

Between 1970 and 1980 the population of Texas grew 27 percent to 14.2 million people with a substantial change in its age distribution and life styles. The younger people are leaving the "swinging singles" era behind and entering the age of the "conscientious couples." The number of older people also is starting to have a major impact on Texas housing needs. Today's occupants tend to appreciate quality products, privacy, and security more than the ones of a decade ago and will require less space per dwelling since the average size of the household has declined.

The total year-round housing stock in Texas rose 44 percent between 1970 and 1980 to nearly 5.5 million units. Since the population rose by 27 percent, the housing per capita improved considerably during the 1970's. There were also substantial changes in Texas housing regarding the structure, tenure and forms of ownership. Many of these trends have strong implications for the 1980s and indicate the need for further study in this area.

TABLE 1
AGE DISTRIBUTION OF POPULATION--TEXAS

AGE GROUPS	1970		1980		% CHANGE 1970 - 1980
	#	%	#	%	
0 - 17	3,999,836	35.7	4,306,106	30.3	7.7
18 - 34	2,786,987	24.9	4,412,064	31.0	58.3
35 - 64	3,417,848	30.5	4,139,860	29.1	21.1
65 & over	<u>992,059</u>	<u>8.9</u>	<u>1,371,161</u>	<u>9.6</u>	<u>38.2</u>
Total	11,196,730	100.0	14,229,191	100.0	27.1

Source: 1970 Population Census for Texas, PC(1)-B45, Table 20 (p. 106), Bureau of the Census, Washington, D.C.
1980 Summary Tape File #1 for Texas, Tables 8 & 9, Bureau of the Census, Washington D.C.

TABLE 2

AVERAGE SIZE OF TEXAS HOUSEHOLDS

Date	Persons
1940	3.74
1950	3.41
1960	3.60
1970	3.17
1980	2.82

Source: 1980 Summary Tape File #1 for Texas, Bureau of the Census, Washington, D.C., and Census of Housing for Texas, various years.

TABLE 3

PERSONS PER OCCUPIED HOUSING UNIT--TEXAS

	1970			1980			% change 1970 - 1980		
	Owners	Renters	Total	Owners	Renters	Totals	Owners	Renters	Total
People									
number	7,280,418 ^e	3,608,000 ^e	10,888,418	9,417,881	4,469,822	13,887,703	29.4	23.9	27.5
percent	66.9	33.1	100.0	67.8	32.2	100.0	--	--	--
Units									
number	2,222,469	1,211,527	3,433,996	3,169,512	1,759,755	4,929,267	42.6	45.2	43.5
percent	64.7	35.3	100.0	64.3	35.7	100.0	--	--	--
People/Unit									
average	3.3	3.0	3.2	2.7	2.54	2.82	-18.2	-15.3	-11.9
median	na	na	2.7	na	na	2.42	na	na	-10.4

na - not available

e - estimated proration of the total

Source: 1970 Housing Census for Texas HC(1)-A45, Table 1 (p.27) and Table 32 (p. 203),
Bureau of the Census, Washington, D.C.

1980 Summary Tape File #1 for Texas, Table 14, Bureau of the Census, Washington, D.C.

TABLE 4

NEW HOUSING COST IN THE UNITED STATES

Date	Median Priced New Home	Mortgage i rate	Monthly Payments*	Monthly Payments/ Household Income
1940	\$ 6,165	4.7%	\$39	21.6%
1950	\$ 9,400	4.6%	\$51	13.0%
1960	16,700	6.0	103	18.7
1970	23,400	8.5	168	18.3
1980	64,600	12.9	636	33.7

* Consist of principal payment, interest, insurance and property tax. Percentage down payment varies each year ranging between 23 percent and 34 percent.

Source: U.S. Department of Commerce Bureau of the Census, New One-Family Houses Sold and For Sale, Series C-25 (Washington, D.C.: Government Printing Office, various issues); Federal Home Loan Bank Board, News (Washington, D.C.: FHLBB, various issues); and Council of Economic Advisors, Economic Indicators (Washington, D.C.: Government Printing Office, various issues).

TABLE 5
AVERAGE SALE PRICE OF EXISTING SINGLE-FAMILY HOMES IN TEXAS
& THE UNITED STATES

Year	Texas	U.S.	% Difference
1973	25,700	32,900	22
1974	29,900	35,800	16
1975	32,500	39,000	17
1976	35,200	42,200	17
1977	39,900	47,900	17
1978	45,700	55,500	18
1979	52,900	64,200	18
1980	60,800	72,800	16

Source: Arthur Wright, Housing Sales in Texas: 1973-1980
Texas Real Estate Research Center, Texas A&M University,
College Station, TX: 1981, p. 2.
National Association of Realtors, Existing Home Sales
Washington, D.C.: various annual and monthly issues.

TABLE 6

MONTHLY COST OF OWNER-OCCUPIED HOUSING--TEXAS *

MONTHLY COST OF HOUSING	1 9 8 0		Cumulative Percentage
	Units	%	
Specified Owner-Occupied	2,507,284		
With a mortgage	1,603,714	100.0	
Less than \$100	21,719	1.4	1.4
100 to 199	216,850	13.5	14.9
200 to 299	402,297	25.1	40.0
300 to 399	302,148	18.8	58.8
400 to 499	253,794	15.8	74.8
500 to 599	162,637	10.1	84.7
600 to 749	131,323	8.2	92.9
750 or more	112,946	7.0	99.9
Median monthly payment	\$ 351		
Without a mortgage	903,570	100.0	
Less than \$50	69,125	7.7	7.7
50 to 149	652,987	72.3	80.0
150 to 249	150,068	16.6	96.6
250 or more	31,390	3.5	100.1
Median monthly payment	\$ 102		

Source: Census of Population and Housing, PHC80-S1-1, Table H-3 (p. 94),
Bureau of the Census, Washington, D.C.

* Selected cost consists of payments for mortgage principal and interest,
property taxes and insurance, as well as electric, gas and water.

TABLE 7
 VALUE OF OWNER-OCCUPIED NONCONDOMINIUM
 HOUSING UNITS--TEXAS

VALUE (\$ 000)	1 9 7 0		1 9 8 0		% Change 1970 - 1980
	Units	%	Units	%	
Less than 10,000	733,219	38.5	179,528	7.1	- 75.5
\$ 10 - 14,999	466,643	24.5	163,416	6.5	- 65.0
15 - 19,999	295,259	15.5	191,625	7.6	- 35.1
20 - 24,999	168,732	8.8	207,225	8.2	22.8
25 - 29,999	143,768	7.5	187,863	7.5	162.5
30 - 34,999			189,492	7.5	
35 - 39,999	65,056	3.4	168,617	6.7	630.9
40 - 49,999			306,858	12.2	
50 - 79,999			600,912	23.9	
80 - 99,999			145,318	5.8	
100 -149,999	34,168	1.8	118,355	4.7	2595.1
150 -199,999			30,607	1.2	
200 or more			25,677	1.0	
Total	1,906,845	100.0	2,515,493	100.0	31.9
Median Value	\$12,100		\$39,100		223.1

Source: 1970 Housing Census for Texas HC(1)-B45, Table 34 (p. 205), Bureau of the Census, Washington, D.C.
 1980 Summary Tape File for Texas, Table 24, Bureau of the Census, Washington, D.C.

TABLE 8
PERCENT OF HOUSING UNITS
THAT ARE OWNER-OCCUPIED

Date	TEXAS	U.S.
1940	42.8	43.6
1950	56.7	55.0
1960	64.8	61.9
1970	64.7	64.2
1980	64.3	64.3

* projected

Source: U.S. Department of Commerce, Bureau of the Census,
Census of Population and Housing (Washington, D.C.:
Government Printing Office, various years).

TABLE 9
POPULATION BY HOUSEHOLD TYPE--TEXAS

HOUSEHOLD TYPE	1970		1980		% CHANGE 1970 - 1980
	#	%	#	%	
One person households:	623,717	17.4	1,068,518	21.7	71.3
Male Householder	232,083	6.5	452,670	9.2	95.0
Female Householder	391,634	10.9	615,848	12.5	57.3
Two or more persons:	2,953,162	82.6	3,860,749	78.3	30.7
Married Couple Family	2,477,506	69.3	3,088,473	62.7	24.7
Other Family	340,617	9.5	589,392	11.9	73.0
Male Householder, no wife	na		122,030	2.4	
Female Householder, no husband	na		467,362	9.5	
Nonfamily Household	135,039	3.8	182,884	3.7	35.4
Male Householder	na		116,531	2.4	
Female Householder	na		66,353	1.3	
Total Households	3,576,879	100.0	4,929,267	100.0	37.8

Source: 1970 Population Census for Texas, PC(1)-C45, Table 48 (p. 433), and Table 52 (p. 441), Bureau of the Census, Washington, D.C.
1980 Summary Tape File #1, for Texas, Table 14, Bureau of the Census, Washington, D.C.

na - not available

TABLE 10
POPULATION BY HOUSEHOLD RELATIONSHIP--TEXAS

HOUSEHOLD RELATIONSHIP	1970		1980		% CHANGE 1970 - 1980
	People	%	People	%	
In Family Households:	10,128,259	90.4	12,398,797	87.1	22.4
Householder	na		3,677,865	25.8	
Spouse	na		3,088,473	21.7	
Other Relative	na		5,515,387	38.8	
Nonrelative	na		117,072	0.8	
In Nonfamily Households:	758,756	6.8	1,488,906	10.5	96.2
Male Householder	232,083	2.1	569,201	4.0	145.3
Female Householder	391,634	3.5	682,201	4.8	74.2
Nonrelative	135,039	1.2	237,504	1.7	75.9
In Group Quarters:	308,416	2.8	341,488	2.4	10.7
Total Population	11,195,431	100.0	14,229,191	100.0	27.1

na - not available

Source: 1970: PC(1)-C45 Tex. Table 48 (p. 433)
1980: Summary Tape File #1 for Texas, Table 13, Bureau of the Census,
Washington, D.C.

TABLE 11
 PERSONS IN OCCUPIED HOUSING
 UNITS BY TENURE--TEXAS

PERSONS IN UNITS	1970 Units			1980 Units			% Change: 1970 - 1980		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
1	280,293	278,761	559,054	490,651	577,867	1,068,518	75.0	107.3	91.1
2	683,502	345,184	1,028,686	1,038,923	482,522	1,521,445	52.0	39.8	47.9
3	387,028	211,693	598,721	584,610	282,211	866,821	51.1	33.3	44.8
4	379,679	156,844	536,523	564,996	205,260	770,256	48.8	30.9	43.6
5	239,785	95,081	334,866	274,967	105,559	380,526	14.7	11.0	13.6
6 or more	252,182	123,964	376,146	215,365	106,336	321,701	-14.6	-14.2	-14.5
Total	2,222,469	1,211,527	3,433,996	3,169,512	1,759,755	4,929,267	42.6	45.3	43.5

Source: 1970 Housing Census for Texas, HC(1)-A45, Table 3 (p. 10), Bureau of the Census, Washington, D.C.
 1980 Summary Tape File #1 for Texas, Table 18, Bureau of the Census, Washington, D.C.

TABLE 12

HOUSING UNITS BY TENURE AND VACANCY STATUS--TEXAS

TENURE AND VACANCY STATUS	1970		1980		% CHANGE 1970 - 1980
	#	%	#	%	
Occupied Housing Units	3,433,996	90.2	4,929,267	89.9	43.5
Owner-Occupied	2,222,469	58.4	3,169,512	57.8	42.6
Renter-Occupied	1,211,527	31.8	1,759,755	32.1	45.3
Vacant Housing Units	374,410	9.8	551,149	10.1	47.2
For Sale Only	43,838	1.1	80,007	1.5	82.5
For Rent	151,407	4.0	216,160	3.9	42.8
Held for Occasional Use	91,385	2.4	86,038	1.6	94.1
Other Vacant	87,780	2.3	168,944	3.1	92.5
Total Year-Round Units	3,808,406	100.0	5,480,416	100.0	43.9

Source: 1970 Housing Census for Texas, HC(1)-A45, Table 2 (p. 9), Bureau of the Census, Washington, D.C.
 1980 Summary Tape File #1 for Texas, Table 15, Bureau of the Census, Washington, D.C.

TABLE 13
YEAR HOUSING UNITS WERE BUILT--TEXAS

YEAR STRUCTURE WAS BUILT	1 9 8 0		Cumulative Percentage
	#	%	
Owner-Occupied Units	3,169,512	100.0	
1979 to March 1980	143,055	4.5	4.5
1975 - 1978	447,495	14.1	18.6
1970 - 1974	445,120	14.0	32.6
1960 - 1969	694,197	21.9	54.5
1950 - 1959	665,315	21.0	75.5
1940 - 1949	373,838	11.8	87.3
1939 - earlier	400,492	12.6	99.9
median age 18.25 years			
Renter-Occupied Units	1,759,755	100.0	
1979 to March 1980	70,939	4.0	4.0
1975 - 1978	266,414	15.1	19.1
1970 - 1974	285,778	16.2	35.3
1960 - 1969	374,662	21.3	56.6
1950 - 1959	310,930	17.7	74.3
1940 - 1949	248,645	14.1	88.4
1939 - earlier	202,387	11.5	99.9
median age 17.1 years			
Total Occupied Units	4,929,267	100.0	
1979 to March 1980	213,994	4.3	4.3
1975 - 1978	713,909	14.5	18.8
1970 - 1974	730,898	14.8	33.6
1960 - 1969	1,068,859	21.7	55.3
1950 - 1959	976,245	19.8	75.1
1940 - 1949	622,483	12.6	87.7
1939 - earlier	602,879	12.2	99.9
median age 17.75 years			

Source: 1980 Census of Population and Housing, PHC80-S1-1, Table H-2
(p. 84) Bureau of the Census, Washington, D.C.

TABLE 14

YEAR HOUSEHOLDER MOVED INTO CURRENT DWELLING UNIT--TEXAS

	1 9 8 0		Cumulative Percentage
	#	%	
Owner-Occupied Units	3,169,512	100.0	
1979 - March 1980	435,384	13.7	13.7
1975 - 1978	899,676	28.4	42.1
1970 - 1974	571,178	18.0	60.1
1960 - 1969	647,704	20.4	80.5
1950 - 1959	356,881	11.3	91.8
1949 - earlier	258,689	8.2	100.0
Renter-Occupied Units	1,759,755	100.0	
1979 - March 1980	1,002,606	57.0	57.0
1975 - 1978	471,611	26.8	83.8
1970 - 1974	142,267	8.1	91.9
1960 - 1969	85,219	4.8	96.7
1959 - earlier	58,052	3.3	100.0
Total Occupied Units	4,929,267	100.0	
1979 - March 1980	1,437,990	29.2	29.2
1975 - 1978	1,371,287	27.8	57.0
1970 - 1974	713,445	14.5	71.5
1960 - 1969	732,923	14.9	86.4
1959 - earlier	673,622	13.7	100.0

Source: 1980 Census of Population and Housing, PHC80-S1-1, Table H-1 (p. 74), Bureau of the Census, Washington D.C.

TABLE 15

OCCUPIED HOUSING UNITS IN STRUCTURE--TEXAS

UNITS IN STRUCTURE	1 9 7 0		1 9 8 0		% Change 1970 - 1980
	#	%	#	%	
Owner-Occupied Units	2,222,111	100.0	3,169,512	100.0	42.6
1-detached	2,091,609	94.1	2,797,213	88.3	33.7
1-attached	7,815	0.4	69,878	2.2	794.2
2	27,378	1.2	32,773	1.0	19.7
3 and 4	7,361	0.3	28,367	0.9	285.4
5 or more	8,414	0.4	78,207	2.5	829.5
mobile home	79,534	3.6	163,074	5.1	105.0
Renter-Occupied Units	1,211,462	100.0	1,759,755	100.0	45.3
1-detached	651,034	53.7	623,299	35.4	-4.3
1-attached	35,085	2.9	97,171	5.5	177.0
2	109,482	9.0	101,481	5.8	- 7.3
3 and 4	80,253	6.6	126,796	7.2	58.0
5 or more	320,455	26.5	764,558	43.4	138.6
mobile home	15,153	1.3	46,450	2.6	206.5
Total Occupied Units	3,433,573	100.0	4,929,267	100.0	43.6
1-detached	2,742,643	79.9	3,420,512	69.4	24.7
1-attached	42,900	1.2	167,049	3.4	289.4
2	136,860	4.0	134,254	2.7	98.1
3 and 4	87,614	2.6	155,163	3.1	77.1
5 or more	328,869	9.6	842,765	17.1	156.3
mobile unit	94,687	2.8	209,524	4.3	121.3

Source: 1970 Housing Census for Texas, HC(1)-B45, Table 35 (p. 206), Bureau of the Census, Washington, D.C.
 1980 Census of Population and Housing, PHC 80-S1-1, Table H-2 (p. 84)
 Bureau of the Census, Washington, D.C.

TABLE 16
CONDOMINIUM HOUSING: UNITS BY
TENURE AND VACANCY STATUS--TEXAS

TENURE AND VACANCY STATUS	1970		1980	
	#	%	#	%
Renter Occupied	na		26,557	32.2
Owner Occupied	6,696		39,628	48.1
Vacant For Sale Only	na		9,125	11.1
Other Vacant	na		7,104	8.6
Total Units	na		82,414	100.0

na - not available

Source: 1970 Housing Census for Texas, HC(7)-8, Table J-2 (p. 137),
Bureau of the Census, Washington, D.C.
1980 Summary Tape File #1 for Texas, Table 16, Bureau of the
Census, Washington, D.C.

TABLE 17
NUMBER OF BEDROOMS PER DWELLING UNIT--TEXAS

BEDROOMS PER UNIT	1 9 7 0		1 9 8 0		% Change 1970 - 1980
	Units	%	Units	%	
Owner-Occupied Units	2,222,469	100.1	3,169,512	100.0	42.6
none	113,233	5.1	10,002	0.3	20.8
1			126,827	4.0	
2	778,978	35.1	898,509	28.3	8.9
3	1,095,305	49.3	1,657,564	52.3	51.3
4	202,991	9.1	417,419	13.2	105.6
5 or more	31,962	1.4	59,191	1.9	85.2
mean # bedrooms	2.63	-	2.82	-	7.1
Renter Occupied Units	1,211,527	100.0	1,759,755	100.0	45.3
none	39,384	3.3	69,059	3.9	75.3
1	378,054	31.2	592,445	33.7	56.7
2	528,034	43.6	715,403	40.7	35.5
3			334,710	19.0	
4	266,055	22.0	42,926	2.4	43.9
5 or more			5,212	0.3	
mean # bedrooms	1.99	-	1.87	-	-6.4
Total Occupied units	3,433,996	100.0	4,929,267	100.0	43.5
none	530,671	15.5	79,061	1.6	50.4
1			719,272	14.6	
2	1,307,012	38.1	1,613,912	32.7	23.5
3			1,992,274	40.4	
4	1,596,313	46.5	460,345	9.3	57.7
5 or more			64,403	1.3	
mean # bedrooms	2.41	-	2.48	-	2.9

Source: 1970 Housing Census for Texas, HC(1)-B45, Table 37 (p. 208), Bureau of the Census, Washington, D.C.
1980 Census of Population and Housing, PHC80-S1-S, Table H-2 (p. 84)
Bureau of the Census, Washington, D.C.

