

Add to these a fourth factor - upgrading of substandard and deteriorating housing - and one measures the "need" for housing. Using this concept definition, the housing needs are as follows:

TABLE I
TOTAL ANNUAL HOUSING REQUIREMENTS ESTIMATES
1970 - 1980
(in thousands)

	<u>1970</u>	<u>1975</u>	<u>1980</u>
New	2000	2270	2500
Rehabilitated	500	600	700

SOURCE: NAHB

New housing will be supplied in three forms - (1) single family, (2) multi-family, and (3) mobile homes. Translating the requirements for new housing into type of units yields the following distribution:

TABLE II
ANNUAL HOUSING REQUIREMENT FOR NEW HOMES
1970 - 1980
(in thousands)

	<u>1970</u>	<u>1975</u>	<u>1980</u>
Singles	1100	1360	1440
Multiples	665	624	725
Mobile Homes	245	286	335
TOTAL	2000	2270	2500

SOURCE: NAHB

This level of production is generated by the following components of demand: