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Analysis of the
**AUBURN, NEW YORK
HOUSING MARKET**

as of September 1, 1966

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

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ANALYSIS OF THE
AUBURN, NEW YORK, HOUSING MARKET
AS OF SEPTEMBER 1, 1966

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE
AUBURN, NEW YORK, HOUSING MARKET
AS OF SEPTEMBER 1, 1966

Summary and Conclusions

1. The main economic support of the Auburn HMA, for years, has been nonelectrical machinery, textiles, and leather products. The addition of electrical machinery in recent years, aided by expansion of established industries and a general rise in the national economy, has stimulated a current expansion of the economic base.
2. Nonagricultural wage and salary employment has grown during each of the past five years, from 16,500 in June 1961 to 19,900 in June 1966, an increase of 3,400 workers, or 21 percent. The bulk of the growth has occurred in durable goods manufacturing industries--electrical and nonelectrical machinery, for the most part. Over the next two years, an annual increase of 700 jobs may be anticipated, most of which should occur in manufacturing.
3. In June 1966, there were 1,000 unemployed persons in the HMA, equal to 3.7 percent of the civilian work force. This is 1,200 below the level in June 1961, when 8.4 percent of the civilian work force was unemployed. At the current level, the supply of labor is not adequate to meet the demands of employers.
4. The current median family incomes, after deduction of federal income tax, are \$6,750 for all families in the HMA and \$5,750 for renter households of two or more persons. By September 1968, the median after-tax incomes are expected to increase to \$7,150 for all families and to \$6,075 for renter households.
5. As of September 1, 1966, the nonfarm population of the Auburn HMA totals approximately 70,500 persons. The average gain of 870 persons a year since 1960 is very similar to the average increase of 880 a year between 1950 and 1960. Because the increasing rate of growth during the past three years is expected to continue, the nonfarm population should increase by an average of 950 a year and total 72,400 in September 1968.
6. There were 20,700 nonfarm households in the Auburn HMA in September 1966, a gain of 250 nonfarm households a year since April 1960, slightly less than the average increase of 275 a year between 1950 and 1960. By September 1968, the number of nonfarm households will total 21,300, suggesting annual increments of 300 above the current level.

7. As of September 1966, there were approximately 24,500 nonfarm housing units in the HMA, a net gain of 1,800 units since April 1960. A total of 2,050 units have been added to the nonfarm inventory and 250 units have been demolished since 1960. There are 80 single-family houses and 70 multifamily units currently under construction.
8. There were approximately 175 vacant housing units available for sale in the HMA in November 1966, representing a homeowner vacancy ratio of 1.2 percent, and 325 vacant housing units available for rent, a rental vacancy ratio of 4.9 percent. The sales vacancy ratio is slightly below the ratio of 1.5 percent in April 1960 and the rental vacancy ratio is substantially below the April 1960 ratio of 8.6 percent. The low vacancy ratios reflect the recent increase in households, due to improved economic conditions. The low rental vacancy ratio also results from the demolition of 200 previously renter-occupied units, and the construction of only 80 units for renter occupancy.
9. Demand for new housing is expected to total 350 units during each of the next two years, including 250 single-family homes for sale and 100 multifamily units. The multifamily demand includes 55 units that may be marketed only at the rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition or cost. The annual demand for single-family units is presented by sales price class on page 25. A distribution of demand for multifamily housing, by rent level and unit size, is presented on page 26.

ANALYSIS OF THE
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Housing Market Area

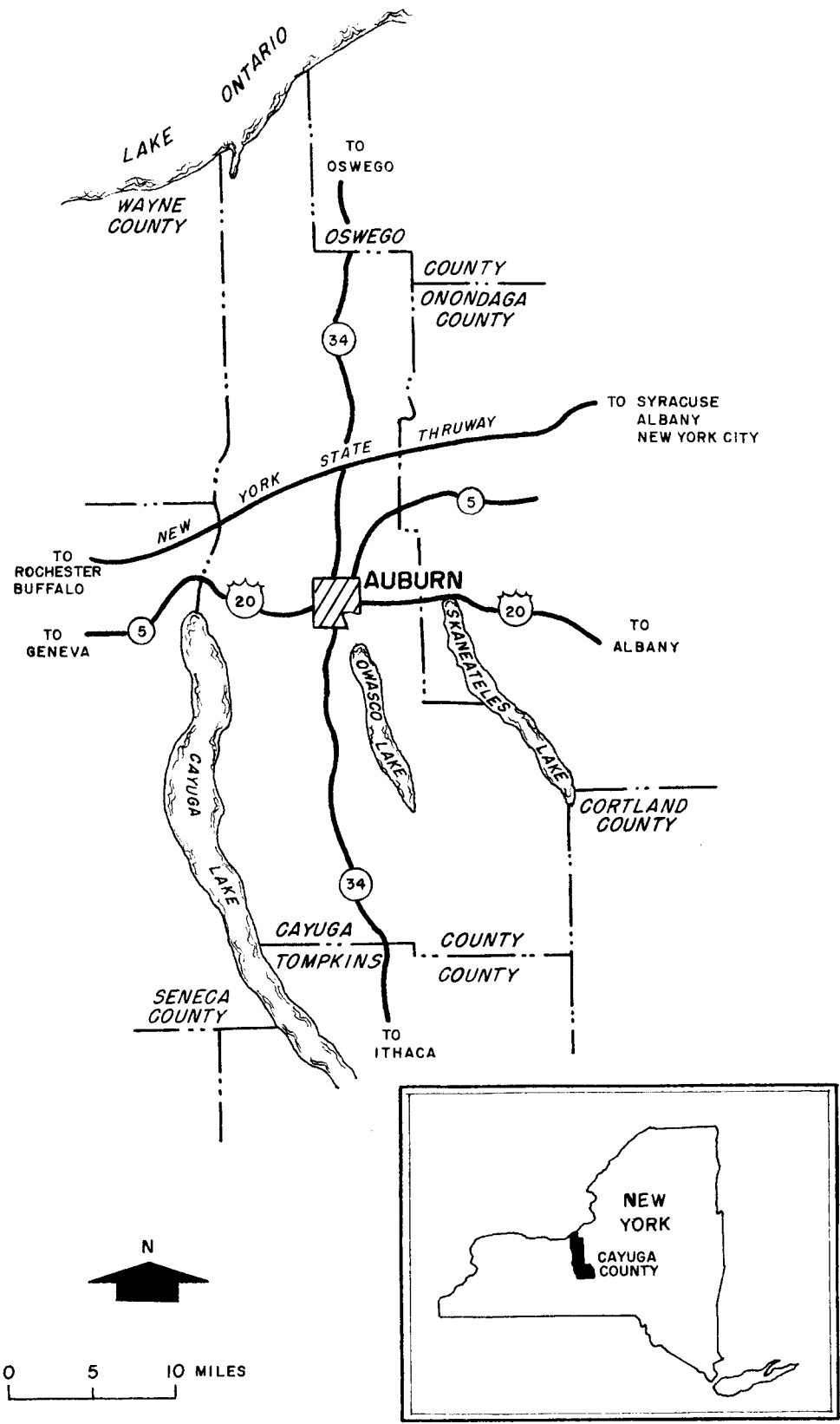
For purposes of this analysis, the Auburn Housing Market Area (HMA) is defined as being coextensive with Cayuga County, New York. The city of Auburn is centrally located in Cayuga County in the Finger Lakes Region of west-central New York State, approximately 135 miles east of Buffalo, 70 miles southeast of Rochester, and 30 miles southwest of Syracuse.

The 1960 nonfarm population of Cayuga County was 64,925. Inasmuch as the rural farm population constituted 12 percent of the total population in 1960, all demographic and housing data used in this analysis refer only to the nonfarm component, except where noted.

Its central location places Auburn on or near the main transportation routes between the upstate metropolitan areas. The New York State Thruway (Interstate 90) passes through the northern part of the HMA, U.S. Highway 20 and New York State Route 5 parallel the thruway in an east-west direction, and a number of state and county highways provide north-south routes. The New York Central and Lehigh Valley railroads, several trucking companies, and the New York State Barge Canal offer freight transportation, and several bus companies offer passenger service. Air transportation is available at Hancock Field at Syracuse, which is less than an hour of driving time from Auburn.

In 1960, 4,400 residents commuted to work outside the county and 1,100 nonresidents commuted to work in the county, resulting in a net out-commutation of 3,300 persons. Most of the out-commuters traveled to Onondaga County (part of the Syracuse Labor Market Area), Monroe County (part of the Rochester Labor Market Area), and Tompkins County (the Ithaca Labor Market Area).

AUBURN, NEW YORK, HOUSING MARKET AREA



Economy of the Area

Character and History

The city of Auburn was settled in 1793 by Captain John Hardenbergh, who was attracted to the location because of the potential for water power and water transportation afforded by the Owasco River and Lake Owasco. The settlement, originally known as Hardenbergh's Corners, relied on grist mills, forges, and trade with farmers for its basic economic support. Through the influence of a number of local citizens well known in state and national politics, the town was selected as the site for the state prison that was built in 1817. Because contract convict labor was available for extremely low wages, a number of manufacturing firms built shops within the prison walls. By the time the contract practice was abolished (1882), the area was firmly established as a manufacturing center. The opening of the barge canal in 1825, the extension of the New York Central system (east-west) to Auburn in the 1840's, and establishment of the Lehigh Valley (north-south) shortly thereafter provided necessary transportation facilities for emerging firms engaged in the manufacture of such varied goods as rugs, shoes, ropes, mowers and harvesters, and steam engines.

The economy of the Auburn area continued to expand until the 1920's, when the rope, carpet, and shoe industries shifted from manual labor to machines. After a significant contraction during the depression decade of the 1930's, the economy surpassed earlier levels of prosperity during the war years of the early 1940's. In 1949 however, the International Harvester Company, then employing 1,700 workers, closed its plant in Auburn and moved west to be nearer the farm equipment market. Despite concerted efforts on the part of the city, basic employment (manufacturing) declined by nearly 1,000 and male employment fell by nearly 500 during the 1950-1960 decade. These declines, which prompted the Federal government to proclaim the area as economically distressed, continued until the early 1960's, when an influx of new industries and a general rise in the national economy stimulated the current economic expansion.

Employment

Current Estimate. There were 23,300 persons employed in nonagricultural jobs in the Auburn HMA in June 1966 (see table I). This total includes 19,900 wage and salary workers and 3,400 other workers (self-employed, unpaid family workers, and domestic workers in private households).

Past Trend. Nonagricultural employment increased from 19,900 in June 1961 to 23,300 in June 1966, a gain of 3,400, or 18 percent. The yearly changes fluctuated widely, from a decline of 100 between 1962 and 1963 to a gain of 1,500 between 1965 and 1966. The increase of

2,500 during the past two years represents nearly three-fourths of the five-year gain. Wage and salary employees, who increased in number by 20 percent from 1961 to 1966, accounted for all of the additional nonagricultural workers during the period.

Estimated Nonagricultural Wage and Salary Employment
Auburn, New York, Housing Market Area
June 1961 - June 1966

<u>Month of June</u>	<u>Manufacturing</u>	<u>Nonmanufacturing</u>	<u>Total wage and salary employment</u>	<u>Change from preceding June</u>
1961	6,100	10,500	16,600	-
1962	6,300	10,700	17,100	500
1963	6,100	10,800	17,000	-100
1964	6,500	10,900	17,500	500
1965	6,600	11,700	18,400	900
1966	8,100	11,800	19,900	1,500

Source: New York State Department of Labor, Division of Employment.

Major Industries. Manufacturing employment totaled 8,100 in June 1966, or 2,000 (33 percent) more than the June 1961 total of 6,100 and 1,500 more than the June 1965 total of 6,600. Between June 1961 and June 1965, employment in manufacturing industries increased by 500. As a result of the increase of 2,000 workers since 1961, manufacturing employment currently accounts for 41 percent of total wage and salary employment compared with 37 percent in June 1961.

Employment in the durable goods industries increased by 2,400 workers from June 1961 to a total of 5,100 in June 1966. The increase has been primarily in employment in the production of nonelectrical machinery and electrical machinery, with an increase of 2,300. Although employment in this category increased steadily from year to year since 1961, the greatest gain (1,100) occurred during the past year.

Employment in nondurable goods industries declined somewhat steadily between June 1961 and June 1965. The decline was shared by all categories except the miscellaneous group, which increased by 50 workers. The declines resulted mainly from changes in technology and from several plant closings.

Employment in nondurable goods industries experienced some recovery during the past year, increasing by 300 workers. The total in June 1966, however, was 350 below the June 1961 total of 3,450. The increase during the past year was due mainly to the opening of a sugar beet refinery.

Employment in nonmanufacturing industries increased by 1,300 jobs during the June 1961-June 1966 period. The growth of 550 jobs in construction during the five-year period paced the increase in nonmanufacturing employment. The recent construction of several new manufacturing plants, increased activity in urban renewal and privately-financed redevelopment, and increased residential construction during the past three years have been responsible for the 100 percent increase of construction employment. Employment has also increased substantially in the service and miscellaneous category and in trade, by 300 (13 percent) and 350 (12 percent), respectively. The finance and government category showed no change from June 1961 to June 1966, while employment declined by 50 in transportation, communications, and utilities.

Employment Participation Rate. The employment participation rate, the ratio of nonagricultural employment to the nonfarm population, declined from 41.3 percent in 1950 to 36.9 percent in 1960, as computed on the basis of census data on area residents. Based on New York State Department of Labor estimates of workers employed in the HMA and estimates of the resident nonfarm population, the participation rate increased from 31.6 percent in 1960 to 32.9 percent at present. The increase in the rate since 1960 has stemmed, in part, from a sizeable increase in employment, which has reduced the level of unemployment by 50 percent and has drawn many women into the work force. In addition, the local economy has provided sufficient jobs to indicate that the out-commutation of local residents to the Syracuse and Rochester Labor Market Areas has slowed somewhat in recent years, particularly among young entrants to the labor market.^{1/} Most residents that have been commuting to these job centers, however, have continued to do so, despite the increased job opportunities in the Auburn area. Because of expected additional increases in employment in an already tight labor market, the participation rate is expected to increase further during the two-year forecast period, to about 34.0 percent in September 1968.

^{1/} A 1966 commuting study indicates that commuting to Onondaga County has increased since 1960 but that the rate of increase has slackened.

Principal Employers

The largest single employer in the HMA is the Semiconductor Products Department of the General Electric Company. Rectifiers and silicon-controlled rectifiers, used in spacecraft and industry, are assembled by women in the local plant. Because of the increased demand for these components, the firm is contemplating an addition to the existing facilities to accommodate an additional 400 employees.

The Remington Air Conditioning Division and the Electromode Division of the Singer Corporation manufacture air conditioning units and electric heating systems. Because of increased orders, employment increased about 75 percent above the maximum level anticipated when Singer bought the Remington facilities and added the Electromode Division in 1965.

Alco Products, Inc., a division of the Worthington Corporation, manufactures diesel electric engines. The company, which has been in Auburn for nearly 120 years, has been expanding quite rapidly in recent years. Another durable goods manufacturer is the Auburn Spark Plug Company, Inc., which produces such varied products as aircraft sparkplug connectors, jet aircraft engine ignitors, and oil and gas burner ignitors.

The Columbian Rope Company and the Nye-Wait Company, manufacturers of rope and carpets are also old-line firms in Auburn. Columbian Rope began operations in Auburn in 1903, and Nye-Wait, in 1846. Important in the plastics manufacturing industry are General Products Corporation and Auburn Plastics, Inc., manufacturers of custom-molded plastics. The Dunn and McCarthy Company, Inc., is the principal shoe manufacturer in Auburn.

Unemployment

There were 1,000 unemployed persons in the Auburn HMA in June 1966, equal to 3.7 percent of the civilian work force. In June 1961, unemployment stood at 2,200, or 8.4 percent of the civilian work force.

As may be seen in table I, unemployment has been declining since June 1961 as nonagricultural employment has been increasing. The decline of 1,200 during the five-year period is equal to 35 percent of the increase in nonagricultural employment (3,400 workers). The changes in nonagricultural employment and unemployment between June 1961 and June 1964 were nearly equal, a 900 increase in employment was nearly offset by an 800 decrease in unemployment. Between June 1964 and June 1965, nonagricultural employment increased by 900 workers while unemployment remained unchanged. An additional increase of 1,500 workers by June 1966 accounted for a net absorption of 200 unemployed workers.

The current 3.7 percent unemployment ratio indicates a moderate unemployment condition, according to the U.S. Department of Labor. The manager of the State Employment Office in Auburn, however, indicates that there is a current shortage of labor in most employment categories, especially skilled and semi-skilled. The bulk of the 1,000 unemployed are women interested in seasonal or part-time employment, people with no employable skills, and frictional unemployment. The current shortage of employable labor may have a dampening effect on the expansion plans of local industries.

Estimated Future Employment

Based on the recent trend of nonagricultural employment and on anticipated developments in local industries, it is estimated that nonagricultural employment will increase by 700 jobs annually during the next two years. Approximately 650 jobs will be added in wage and salary employment and 50 jobs will be added in "other" employment. Roughly 60 percent of the expected addition in wage and salary jobs will be in manufacturing industries, predominantly in the electrical and nonelectrical machinery categories. Growth in these industries will occur primarily at the General Electric Company, the Alco Products Company, where workers that were temporarily laid-off may be rehired, and the Singer Corporation. Employment in food processing should also increase as the Empire State Sugar Company, Inc., becomes fully operational. Employment is expected to increase in the construction industry because of continued expansion of industrial, commercial, and residential construction. Employment in the trade and service categories should also increase, in response to the increasing demands of an expanding population.

Income

Wages. Manufacturing workers in the Auburn HMA earned an average of \$102 a week in June 1966, about 19 percent more than the average of \$86 a week earned in June 1959. This increase in average weekly earnings resulted from a higher base pay, since the average work week was 41 hours in both June 1959 and June 1966. It may be noted in the following table that the average work week dropped to 39 hours in June 1960, causing the average weekly earnings to fall \$3.00 below the June 1959 level. Uninterrupted increases in the averages of both hours worked and hourly earnings have raised weekly earnings to the current level.

Hours and Earnings of Production Workers
in Manufacturing Industries
Auburn, New York, Housing Market Area
June 1959 - June 1966

<u>Period</u>	<u>Average weekly earnings</u>	<u>Average weekly hours</u>	<u>Average hourly earnings</u>
1959	\$ 86	41	\$ 2.11
1960	83	39	2.13
1961	87	40	2.17
1962	93	40	2.32
1963	99	41	2.40
1964	99	41	2.41
1965	100	41	2.43
1966	102	41	2.49

Source: New York State Department of Labor, Division of Employment.

In June 1966, the average weekly wage of manufacturing production workers in the Auburn HMA was about \$8.00 below the New York State average of \$110. The fact that the area average also was below that of \$116 in Syracuse and \$128 in Rochester is undoubtedly a significant factor in the out-commutation of Auburn residents to these two near-by employment centers.

Family Income. The current median family incomes, after deduction of federal income tax, are \$6,750 for all families in the Auburn HMA and \$5,750 for renter households of two or more persons (see table III). At present, 20 percent of all families and 26 percent of renter households earn less than \$4,000 a year, while 19 percent of all families and 11 percent of renter households earn more than \$10,000 a year. By September 1968, the median after-tax income for all families is expected to increase to \$7,150 and the median for renter households should increase to about \$6,075.

Demographic Factors

Population

Current Estimate and Past Trend. The nonfarm population of the Auburn HMA is estimated to be 70,500 as of September 1966, an increase of about 5,575 persons since April 1960 (see table IV). During the previous decade, the nonfarm population increased from 56,150 in 1950 to 64,925 in 1960, a gain of about 8,775 persons. The average annual increase of 880 a year between 1950 and 1960 was only slightly larger than the increase of 870 a year between 1960 and 1966. Trends in employment and real estate activity indicate that the population increased steadily between 1950 and 1960, whereas the year-to-year growth of the population since 1960 has been at a rising rate.

The change in definition of "farm" in the 1960 census, which reclassified many persons living in rural areas from farm to rural nonfarm status, contributed to a decline in the farm population and a corresponding increase in nonfarm population between the two censuses. An increase of 8,775 in the nonfarm population between 1950 and 1960, as compared with a gain of 3,800 in the total population from 70,150 to 73,950, indicates that as many as 4,975 persons could have been affected by the change in definition.

The population in the city of Auburn totals an estimated 35,700 persons, a gain of about 450, or 70 annually, since April 1960. This increase represents a reversal in the trend of the previous decade, when the population declined from 36,725 in 1950 to 35,250 in 1960, or an average of 150 persons a year. This reversal has resulted from an increase in employment in local industries during the past several years.

The nonfarm population in the county outside Auburn totals about 34,800. The average increase of 800 a year over the 1960 total of 29,675 is somewhat less than the average increase of 1,025 a year during the 1950-1960 decade, largely because of the definitional change of "farm" in the 1960 Census. The yearly increase of 800 persons since 1960 includes about 125 persons involved in shifts from farm to nonfarm status because of a continuing decline in farming in the area.

Estimated Future Population. The nonfarm population of the Auburn HMA is expected to reach 72,400 by September 1968, an increase of 1,900 persons over the current total. The yearly increments of 950 will be about nine percent greater than the average increase of 870 a year between April 1960 and September 1966.

Net Natural Increase and Migration. Population change results from net natural increase (births minus deaths) and net migration. Because birth and death statistics are available only for the total population, the components of population change shown in the table below represent the total of farm and nonfarm population in Cayuga County.

Components of Population Change
Auburn, New York, Housing Market Area
April 1950 - September 1966

<u>Components</u>	<u>Average annual change</u>	
	<u>April 1950 to</u> <u>April 1960</u>	<u>April 1960 to</u> <u>September 1966</u>
Total population change	<u>381</u>	<u>725</u>
Net natural increase	<u>774</u>	<u>650</u>
Net migration	<u>-393</u>	<u>75</u>

As indicated in the table, there was out-migration from the county between April 1950 and April 1960 and in-migration since 1960. A population increase since 1960 of 725 persons a year, as compared with a decline in the net natural increase to 650 persons a year, results in an imputed net in-migration for the period of 75 persons a year. The decline in the rate of net natural increase since 1960 has resulted mostly from the out-migration of young couples and persons of marriageable age during the previous decade. The population increase has stemmed from the improved economic situation since 1960.

Distribution by Age. The nonfarm population of the Auburn HMA is distributed by ten-year age groups in table V. It may be noted that the population in the under-20 age groups increased more rapidly than the population in the other groups. The increase in the population under 20 years of age accounted for 82 percent of the increase in the nonfarm population between 1950 and 1960. The 10-19 age group, those born in the 1940-1950 decade, was nearly 50 percent greater than the same age group in 1950, and the group under ten years of age increased by 37 percent. As a result of the total increase in the population under 20 years of age, the median age of the nonfarm population dropped from 33 years in 1950 to 32 years in 1960. The number of persons in the 20-29 age group declined by 1,520, or 18 percent, during the intercensal period, a reflection of the low birth rate of the economically depressed 1930-1940 decade. The fact that the percentage decline in the

20-29 age group in the area between 1950 and 1960 was twice that for the nation as a whole suggests substantial out-migration from the area of persons in this age group. The age group 30-39 also declined slightly during the decade, by 1.5 percent. The 40-49 and 70-and-over age groups experienced significant increases in population during the decade, whereas the increases in the 50-59 and 60-69 age groups were rather small.

Households

Current Estimate and Past Trend. As of September 1966, there were 20,700 nonfarm households in the Auburn HMA, an increase of about 1,600 since April 1960. The average increase of 250 nonfarm households a year since 1960 is slightly below the average increase of 275 a year between 1950 and 1960, when the number of nonfarm households increased from 16,350 to 19,100. It should be noted, however, that the increase in nonfarm households between 1950 and 1960 was influenced by the change in the definition of "farm" in the two censuses and also by a shift from a "dwelling unit" concept in the 1950 Census to a more inclusive "housing unit" concept in the 1960 Census. The increase of 1,600 households since 1960 includes about 250 households which shifted from farm to nonfarm status because of a continuing decline in agriculture in the area.

The number of households in the city of Auburn increased from 10,650 in April 1960 to 11,150 in September 1966, an average increase of 80 households a year. During the previous decade, there had been an average increase of only 25 households a year including the effects of the change in census definition of a household. In the rest of the HMA, the number of nonfarm households increased by an average of 250 a year between 1950 and 1960 and an average of 170 a year since 1960, with a part of the gain between 1950 and 1960 resulting from definitional changes.

Estimated Future Households. The number of nonfarm households in the HMA is projected to 21,300 as of September 1968, an average increase of 300 a year above the current total. This estimate is based on an anticipated increase in population growth in response to added job opportunities during the next two years. The total increase of 600 households over the next two years includes 75 households which are expected to shift from farm to nonfarm status. These families will have no effect on the projected demand for new housing.

Household Size. The average nonfarm household size in the Auburn HMA increased from 3.22 persons in April 1950 to 3.25 persons in April 1960 and to 3.27 persons in September 1966. As seen in table IV, the average household size has declined in Auburn since 1950 and has increased in the rest of the HMA. The decline in household size in Auburn between 1950 and 1960 resulted, in part, from the change in Census definition from "dwelling unit" to "housing unit". The diverse trends in Auburn and the rest of the HMA since 1950 have resulted also from the tendency of young families with children to migrate to the outlying areas and of single persons and couples without children to gravitate to the city.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of September 1966, there were about 24,500 nonfarm housing units in the Auburn HMA, an increase of 1,800 units since April 1960 (see table VI). The net increase in the nonfarm inventory resulted from the addition of 2,050 units and the loss of 250 units through demolition and other causes. The 2,050 additional units include 1,350 added through new construction, 450 new units occupied seasonally or held for occasional use, and 250 existing units which shifted from farm to nonfarm status. The average gain of 280 units a year since 1960 is considerably less than the average increase of 430 units a year between 1950 and 1960, which resulted, in part, from the 1960 change in the Census definition of farm. The difference between the 4,350 unit increase in the nonfarm inventory in the decade and the 2,500 unit increase in the total inventory (from 22,500 units to 25,000 units) indicates that about 1,850 units were reclassified from farm in the 1950 Census to nonfarm in the 1960 Census.

The housing inventory in the city of Auburn increased from 10,650 units in 1950 to 11,350 units in 1960 and to 11,650 units in September 1966. As a result of these relatively small increases, the housing supply in Auburn has declined from 58 percent of the nonfarm inventory in the HMA in 1950 to 48 percent at present.

Units in Structure. As may be seen in the following table, the proportion of single-family units increased from about 74 percent of the total units in April 1960 to nearly 77 percent in September 1966, a reflection of the availability of land for single-family development within easy driving distance of the major employment centers. The proportion of units in 2-to-4-family structures declined from 20 percent to 18 percent, because of the small addition of new units and the demolition of roughly 165 units in this type of structure since 1960. The proportion of units in structures of five or more units is six percent, unchanged since April 1960.

Nonfarm Housing Inventory by Units in Structure
Auburn, New York, Housing Market Area
1960 and 1966

<u>Units in structure</u>	<u>April 1960</u>		<u>September 1966</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
One <u>a/</u>	16,867	74.3	18,750	76.5
Two to four	4,515	19.9	4,350	17.8
Five or more	1,316	5.8	1,400	5.7
Total	22,698	100.0	24,500	100.0

a/ Includes trailers.

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

Age of Structure. Because of the lack of growth in the HMA in recent decades, only 30 percent of the units in the current nonfarm housing inventory were built after 1930 (less than 37 years in age). Units completed during the past six and one-half years constitute about eight percent of current inventory and units added during the 1950-1960 decade make up nearly 13 percent of the total. Only nine percent of the units were added during the 20-year period, 1930-1950.

Distribution of the Nonfarm Housing Supply by Age
Auburn, New York, Housing Market Area
September 1966

<u>Age</u> <u>a/</u>	<u>Number of units</u>	<u>Percent distribution</u>
6 years or less	2,050	8.4
7 to 16 years old	3,100	12.7
17 to 26 years old	1,175	4.8
27 to 36 years old	1,075	4.4
37 or more years old	17,100	69.7
Total	24,500	100.0

a/ The basic data from which the estimates were derived reflect an unknown degree of error in "age of structure" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Source: 1960 Census of Housing, adjusted by Housing Market Analyst to reflect changes since 1960.

Condition of the Inventory. Reflecting the age of the nonfarm housing inventory in the Auburn HMA, approximately 18 percent of the units in the current inventory are substandard because of dilapidation or a lack of some or all plumbing facilities. The current ratio represents an improvement since April 1960, when 20 percent of the total nonfarm housing units were substandard.

The condition of the inventory in the city of Auburn is considerably better than the condition of the total nonfarm inventory. It is estimated that slightly more than eight percent of the housing units in Auburn are substandard at present, compared with nearly 10 percent in April 1960. In the rest of the HMA, nearly 27 percent of the nonfarm housing units are substandard at present, as compared with 30 percent in 1960. It is estimated that a considerable portion of the 3,400 substandard units in the rest of the HMA are included in the 3,050 "other" vacant units, that include a number of seasonal units and units held for occasional use.

Residential Building Activity

New Construction. A total of 1,500 housing units were placed under construction in the area since 1960, including 150 units which have not yet been completed. Total starts include 800 units authorized by building permits reported by the city of Auburn and ten villages and towns (townships) in the HMA (see table VII) and an estimated 700 units started in non-permit issuing places. Of the 1,500 housing units started, 1,350 units were single-family homes and 150 units were in multifamily structures. Practically all multifamily construction and about 32 percent of single-family construction occurred in Auburn.

As measured by building permits issued since January 1, 1960, the construction of single-family homes has increased fairly steadily, with more than half of the total authorized since 1963. It is reasonable to assume that home construction in places which do not report building permits followed this same trend, with the result that total single-family starts have averaged about 250 a year in 1964 and 1965. The total for 1966 will show some decline, as measured by the permit level for the first eight months. Construction of multifamily housing has also increased since 1960, with over two-thirds of the starts occurring since 1963. As mentioned previously, these were confined largely to the city of Auburn.

Housing Units Authorized by Building Permits
Auburn, New York, Housing Market Area
January 1960 - August 1966

<u>Year</u>	<u>One family</u>	<u>Two to four family</u>	<u>Five or more family</u>	<u>Total</u>
1960	63	-	-	63
1961	72	2	-	74
1962	97	-	38	135
1963	91	4	-	95
1964	131	-	18	149
1965	134	2	10	146
1966 (Jan.-Aug.)	74	-	63	137
Total	662	8	129	799

Sources: Bureau of Census, C-40 Construction Reports.
New York State Division of Housing.
City of Auburn Building Inspector.

Other Inventory Additions. About 450 units in structures used seasonally or occasionally have been added to the housing supply since January 1, 1960. These resort cottages or second homes, which are distinguished from dwellings for year-around occupancy, are included in table VI under "other vacant". Approximately 250 units were added to the nonfarm inventory through a shift from a farm status when the occupants abandoned farming for nonagricultural employment. This trend is abetted in many cases by mergers of the land of small family farms into corporate operations.

Units Under Construction. Based on building permit data, the postal vacancy survey, and field observations, 150 housing units are estimated to be under construction in the Auburn HMA. Approximately 80 of these units are single-family houses and 70 units are in multifamily structures. Virtually all of the multifamily units and about one-quarter of the single-family units are being built in Auburn.

Demolition. Approximately 250 housing units have been demolished in the Auburn HMA since January 1960. A total of 200 units have been demolished in Auburn, including 150 units in two urban renewal areas. The other 50 units in Auburn and the 50 units demolished throughout the rest of the HMA were removed through condemnation, code enforcement, or other reasons. Based on projected demolition in urban renewal areas in Auburn and estimates of other losses in the city and the rest of the HMA, there will be approximately 150 units removed from the nonfarm housing inventory during the next two years.

Tenure of Occupancy

The following table shows that renter-occupied units have decreased from 38 percent of total occupied units in 1950 to 32 percent in 1960 and to about 30 percent at present. The area trend from renter to owner status was influenced mainly by changes outside Auburn, since in Auburn there was a slight increase in renter occupancy after 1960. This slight shift to renter occupancy in Auburn reflects the absorption of rental units that were enumerated as vacant in the 1960 Census and the absorption of the 70 new rental units built in the city since 1960.

Trends of Renter-Occupancy Auburn, New York, Housing Market Area April 1950, April 1960, and September 1966

<u>Area</u>	<u>Renter-occupied households as a</u> <u>percent of total occupied households</u>		
	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>September</u> <u>1966</u>
Auburn	43.9	40.3	40.4
Rest of HMA	26.7	20.5	18.3
HMA total	37.7	31.5	30.2

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Vacancy

1960 Census. According to the 1960 Census of Housing, there were 765 vacant available housing units in the Auburn HMA, equal to 3.9 percent of the available housing inventory. There were 200 vacant units available for sale (a homeowner vacancy ratio of 1.5 percent) and 565 vacant units available for rent (a rental vacancy ratio of 8.6 percent). The sales vacancy ratio was 0.7 percent in Auburn and 2.2 percent in the rest of the HMA, while the respective rental vacancy ratios were 9.3 percent and 7.0 percent. About 55, or 28 percent, of the vacant units for sale and 160, or 28 percent, of the vacant units for rent in the HMA were considered to be substandard in 1960 because of a lack of some or all plumbing facilities. Only five of the substandard sales vacancies and 110 of the substandard rental vacancies were in Auburn, representing 10 percent and 25 percent of the respective vacant unit inventories. As such, a smaller proportion of the substandard available vacant units were in Auburn than in the rest of the HMA.

Postal Vacancy Survey. A survey of vacant housing units was conducted during the week of September 4, 1966, by the Auburn Post Office (the survey results are presented in table VIII). The survey covered a total of 14,600 possible deliveries. This is nearly 60 percent of the total nonfarm units in the HMA and 25 percent more than the current number of units in Auburn (the Auburn city delivery area extends beyond the city line). There were 365 vacant units enumerated in the survey, equal to 2.5 percent of the total possible deliveries. Vacancies in residences numbered 235, or 1.8 percent of the total residences surveyed, and apartment vacancies numbered 130, or 10.0 percent of the apartments surveyed. A similar postal vacancy survey, conducted in February 1965, enumerated 13,700 total possible deliveries, of which 480, or 3.5 percent were vacant. A comparison of the two surveys reveals an increase of 900 possible deliveries and a decrease of nearly 125 vacant units, resulting in a decline of one percentage point in the over-all vacancy ratio between February 1965 and September 1966. ^{1/} These data suggest a significant tightening in the market, despite a sizeable addition to the housing inventory.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

A major problem in comparing postal vacancy survey data with census data is the defining of "residences" enumerated in the postal survey as owner-occupied and renter-occupied. The number of renter occupied single-family detached and attached units in the city of Auburn in 1960 accounted for 27 percent of occupied rental inventory in the city.

^{1/} The data for residences and apartments are not entirely comparable in the two surveys, because of a change in method of enumerating possible deliveries by type of structure.

The vacancy ratio in units in this type of rental structure was 2.1 percent in 1960 compared with a vacancy ratio of 10.3 percent in units in structures containing two or more units. The postal vacancy survey includes only the latter category of rental units as apartments and includes the first category, with the low vacancy ratio, in the residences.

Current Estimate. Based on the postal vacancy survey and personal observation, it is estimated that there are 500 vacant housing units available for sale or rent in the HMA at present, representing a vacancy ratio of 2.4 percent. Of the total available vacant units, 175 units are available for sale (a vacancy ratio of 1.2 percent) and 325 units are available for rent (a ratio of 4.9 percent). The current available vacancy level is substantially below the level reported in the 1960 Census. The reduced level of vacancy since 1960 is primarily a reflection of the recent economic expansion and concomitant increases in employment, population, and households. The demolition of about 200 rental units and the construction of only 80 units for renter occupancy are factors in the reduced level of rental vacancy since 1960.

Vacant Housing Units
Auburn, New York, Housing Market Area
April 1960 and September 1966

<u>Housing units</u>	<u>April 1960</u>	<u>September 1966</u>
Total housing units	<u>22,698</u>	<u>24,500</u>
Total vacant units	<u>3,610</u>	<u>3,800</u>
Available vacant units	<u>765</u>	<u>500</u>
For sale only	198	175
Vacancy rate	1.5	1.2%
For rent only	567	325
Vacancy rate	8.6%	4.9%
Other vacant units	2,845	3,300

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

The level of available vacancies has declined in Auburn and the rest of the HMA since 1960. The largest decline occurred in vacant units for rent in Auburn, from 435 units (a ratio of 9.3 percent) in 1960 to 200 units (a ratio of 4.3 percent) at present, mainly because of the reasons cited in the paragraph above. The number of sales vacancies increased

slightly in Auburn although the sales vacancy ratio remained at the 1960 level of 0.7 percent. Both sales vacancies and rental vacancies declined slightly in the rest of the HMA.

In view of the moderate growth rate in the Auburn HMA, the current sales vacancy level appears to represent a balanced supply-demand relationship, but the current rental vacancy level indicates an inadequate supply of acceptable vacant units.

Sales Market

General Market Conditions. The sales market is in a somewhat unbalanced condition at present. The demand for new and existing houses is greatest for units priced between \$15,000 and \$20,000, but the supply is limited. For houses priced below and above this range, there is sufficient supply to provide an adequate selection, but the demand is thin. This condition is prevalent in Auburn and its immediate environs. The areas in the far northern and far southern parts of the county are predominantly rural nonfarm or rural farm and are fairly isolated from the rest of the Auburn housing market. Because there have been no concentrations of rapid growth, turnover of the existing inventory and scattered construction of new single-family units have provided adequate supply in these areas.

The market below \$12,000 is made up of old houses in the downtown section of Auburn. Because the sales demand for these houses is not great, many have been rented. This has helped to prevent a substantial over-supply in this segment of the market. A large portion of the houses in the \$15,000 to \$20,000 price range are located in the outskirts of the city and are served by city water and sewers. Most of the higher priced homes (\$20,000 and over) are outside the city and do not have city water and sewers.

Because of drainage problems in the town of Sennett (northeast of Auburn) a restriction to one-acre lots is in effect to prevent the contaminating of wells. The increased cost of new construction resulting from this restriction seems to have slowed the growth in that area. Residential development has also been occurring in the towns of Fleming (southwest of Auburn) and Owasco (southeast of Auburn), but only parts of these towns are served by city water and sewers. Some development is occurring in Auburn, but the shrinking supply of land has caused the price of building lots to increase by nearly 100 percent since 1960. Despite the increased cost of land, there is a small subdivision being built in the southwestern part of the city. These houses, selling for \$15,000 to \$18,000, are relatively small three-bedroom units that contain minimal amenities. There is also some construction of higher-priced houses on scattered lots in the northeast section of the city. These houses generally range in price from about \$18,000 to \$25,000.

Roughly one-half of the new houses priced between \$15,000 and \$20,000 are built speculatively. There is very little speculative building of houses selling over \$20,000. The new units, whether presold or built speculatively, are built on a small scale by relatively small construction companies headquartered in the area.

Based on the number of mortgage recordings and the estimated number of units built in the HMA, approximately 85 percent of the sales of single-family houses since 1960 have consisted of turnover of the existing inventory. The bulk of these houses were priced between \$12,000 and \$20,000, with the remainder priced below \$12,000. The majority of the new houses are priced between \$15,000 and \$25,000, with some over \$25,000.

Foreclosure. Although data on the number of foreclosure proceedings on residential properties in the Auburn HMA are not readily available, a number of knowledgeable sources indicated that there have been very few foreclosures in recent years. The local mortgage lenders tend to be conservative in their lending policies and, as a result, mortgagors have a large equity in their property. In addition, there has been a ready market for existing houses, except for the old units valued at less than \$12,000 near the center of Auburn.

Rental Market

General Market Conditions. The rental market is tight in all segments of the market at present. The tightening has resulted from an increased growth of renter households and a slight reduction in the number of units in the rental housing inventory. This tightening has been confined largely to the city of Auburn, since the market in the rest of the HMA has remained in the generally balanced condition (after deducting substandard vacancies) that was reported in the 1960 Census of Housing.

The rental market was made up primarily of one-, two-, three-, or four-family houses and units over stores in the central business district of Auburn until 1962, when two garden-type rental projects of 20 two-bedroom units and 18 two-bedroom units were constructed in Auburn. Since then, an 18 two-bedroom unit, garden-type project was built in 1964 and a 10 two-bedroom unit, garden-type project was completed in June 1966.

At the present time, all but one of the 66 units in these four projects are occupied. The absorption of these new units has not diminished the marketability of units in older, less attractive structures. In fact, the demand for rental housing during the past two to three years has exerted constant pressure on the supply of rental units of all sizes and rent levels, as evidenced by the decline in the rental vacancy ratio since 1960.

Rental Housing Under Construction. There are two rental projects under construction in Auburn at the present time. One, which is within two months of completion, consists of 48 efficiency units in two garden-type structures. The project is located on West Genesee Street in the vicinity of three of the recently completed rental projects. The other rental project, located on the south side of Auburn, is in the initial construction stage. It will have 12 two-bedroom units.

Mortgage Market

The local savings banks and savings and loan association currently have funds available for mortgage loans. Because these funds are not as plentiful as a year ago, the mortgage lenders have raised the interest rate on conventional loans from 5-3/4 percent to six percent and have applied more stringent credit requirements. Borrowers are required to make a 20 percent down-payment on conventional loans and a ten percent down-payment on FHA loans. The amortization period runs for 20 years to 30 years, depending on the condition of the property.

Urban Renewal Activity

There are two urban renewal areas in execution and one in preplanning in the city of Auburn. Approximately 130 families have been relocated and about 150 housing units have been removed from the two active areas. Another 100 units will be demolished during the two-year forecast period of this report. A brief discussion of the three urban renewal areas follows.

The Central High Project (R-97) entered the execution stage in May 1964. The 24-acre site is located on the north side of Auburn, bounded on the north by Seymour Street, the east by North Street, the south by Academy and Garden Streets, and the west by the New York Central Railroad tracks. All of the 90 families have been moved from the area and the 135 units have been demolished. Proposed re-use of the area calls for 200 units of moderate-income rental housing, a public school, expansion of an existing church, and local streets.

The Orchard Street Project (R-135) is a nine-acre site located in an area of mixed residential, commercial, and industrial uses on the west side of Auburn. The area consists of one city block bounded by Orchard Street, Monroe Street, the tracks of the Lehigh Valley Railroad, Kelsy Street, and Columbus Street. Although the area entered the execution stage in March 1965, only 25 of 35 families have been relocated and half of the 30 units have been demolished. The relatively slow progress has resulted from a lack of suitable housing for relocating the families. Because of its location, the entire area will be used for industrial expansion. The Alco Products Company, whose property abuts the northern boundary of the site, has indicated a desire to buy a part or all of the site for expansion of its facilities.

The City Center Project (R-207), now in preplanning, encompasses 52 acres of the main portion of the central business district of Auburn. Local officials hope that a survey and planning grant will be approved before the end of 1966 and that the project will enter the execution stage by September 1968. Pending the approval of the survey and planning grant, a small portion of the project site, affecting about 20 families, will go into early land acquisition.

Although present uses of the area are predominantly commercial, industrial, and public, there are 210 families and 18 individuals living in approximately 250 housing units within the project boundaries. Roughly, three-fifths of the area is scheduled for demolition and the other two-fifths will receive rehabilitation treatment. Most of the rehabilitation will be on sound commercial buildings. One parcel has been tentatively designated for moderate income rental housing.

Public Housing

There is one public housing project in Auburn, the 188-unit, New York State-aided, Melone Village. The project, which consists of two-story, garden-type structures, was built in two stages; 118 units in 1950 and 70 units in 1958. Virtually all of the four efficiency units and 30 one-bedroom units are occupied by elderly households. In addition to these units, there are 74 two-bedroom units, 64 three-bedroom units, and 16 four-bedroom units that are occupied by all age groups. The project has remained fully occupied for the past several years and a waiting list of 100 households (about 40 are elderly) has been maintained. There is a 100-unit, high-rise public housing project for elderly households for which approval by New York State is dependent upon finding an acceptable site. Several sites have been proposed, but have been rejected because of excessive acquisition costs or because of higher priority proposed uses of the sites.

Demand for Housing

Quantitative Demand

Demand for new housing during the two-year forecast period, September 1966 to September 1968, is based on an average formation of 300 households a year and an anticipated demolition of 75 housing units a year. To these basic factors, adjustments are made for expected changes in the tenure of occupancy in the inventory and the probability that some part of the demand for rental housing will be supplied by single-family houses. Consideration is also given to the current level of vacancy and to the current volume of residential construction. Based on these considerations, demand for new housing is expected to total 350 units during each of the next two years, including 250 units of sales housing and 100 units of rental housing. The rental demand estimate includes 55 middle-income units that may be marketed only at the rents achievable with the aid of below market interest rate financing or assistance in land acquisition and cost. This demand estimate does not include low-rent public housing or rent-supplement accommodations.

A construction volume of 250 sales housing units during the next two years is about equal to the annual volume of 250 to 275 units built during the past two and two-thirds years, but is above the 130 to 200 units built each year between 1960 and 1963. The projected annual demand for 100 units of rental housing suggests an increased rate of multifamily construction, to alleviate the tightness in the rental market as well as meet prospective demand arising from relocation of households because of urban renewal activity.

As is indicated above, part of the demand for housing is based on anticipated demolition of 150 housing units during the next two years. Another 250 units are expected to be demolished during the following two years for urban renewal, highway construction, and park expansion. According to current plans, several of these programs are to enter the execution stage in about two years. Should the time schedules of these programs be accelerated, residential demolition may occur at a more rapid rate than the current projection of 75 units during the second of the two-year forecast period. The demand for housing, especially middle and low-income rental housing, would increase commensurately.

Qualitative Demand

Sales Housing. Based on current family income, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 250 sales units is expected to be distributed as shown in the table below. The minimum selling price at which acceptable sales housing can be produced in the Auburn HMA is about \$14,000.

Estimated Annual Demand for New Sales Housing
Auburn, New York, Housing Market Area
September 1966 to September 1968

<u>Sales price</u>	<u>Number of Units</u>	<u>Percent of total</u>
\$14,000 - \$15,999	45	18
16,000 - 17,999	60	24
18,000 - 19,999	60	24
20,000 - 24,999	55	22
25,000 - 29,999	20	8
30,000 and over	10	4
Total	250	100

Rental Housing. The monthly rental at which privately owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the table below. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition.

Under current costs of construction and land, the minimum monthly gross rents achievable without public benefits or assistance in financing are \$100 for efficiency units, \$120 for one-bedroom units, \$140 for two-bedroom units, and \$160 for three-bedroom units ¹/₁. At or above these minimum rents, there is a prospective demand for 45 units. At the lower rents achievable only with public benefits or assistance from subsidy, tax abatement or aid in financing, an additional 55 units probably can be absorbed.

¹/₁ Calculated on the basis of the long-term mortgage (40 years) at $5\frac{1}{4}$ percent interest and $1\frac{1}{2}$ percent curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Rental Housing
Auburn, New York, Housing Market Area
September 1966 to September 1968

Monthly gross rent	a/	Size of unit			
		<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$ 70 and over		5	-	-	-
80 " "		5	-	-	-
85 " "		5	40	-	-
90 " "		5	40	-	-
100 " "		-	30	40	-
110 " "		-	25	35	-
115 " "		-	25	30	15
120 " "		-	20	30	15
130 " "		-	15	25	10
140 " "		-	10	20	10
150 " "		-	5	15	5
160 " "		-	-	10	5

a/ Gross rent is shelter rent plus the cost of utilities and services.

Note: The figures above are cumulative, that is, the columns cannot be added vertically. For example, the demand for two-bedroom units at gross monthly rents of \$140 to \$150 is five units (20 less 15).

The market for efficiency units at rents associated with current construction costs will be adequately supplied by the 48 efficiency units that are under construction. The seemingly prospective over-supply may satisfy a part of the demand for one-bedroom units at the \$120 monthly gross rental and above, as well. The one-bedroom rental unit has not been built in any great quantity in recent years and there are no forthcoming proposals to satisfy demand for this particular segment of the market.

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements.

The location factor is of especial importance in the provision of new units at the lower-rent levels in Auburn. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group.

Table I

Trend of Civilian Work Force Components
Auburn, New York, Housing Market Area
June 1961-June 1966

	<u>June</u> <u>1961</u>	<u>June</u> <u>1962</u>	<u>June</u> <u>1963</u>	<u>June</u> <u>1964</u>	<u>June</u> <u>1965</u>	<u>June</u> <u>1966</u>
Civilian work force	<u>26,700</u>	<u>27,000</u>	<u>26,500</u>	<u>26,100</u>	<u>26,500</u>	<u>27,600</u>
Unemployed	2,200	2,100	1,900	1,400	1,200	1,000
Percent unemployed	8.4%	7.9%	7.2%	5.3%	4.6%	3.7%
Employment, total	<u>24,500</u>	<u>24,900</u>	<u>24,600</u>	<u>24,700</u>	<u>25,300</u>	<u>26,500</u>
Agricultural	4,500	4,400	4,200	4,000	3,600	3,200
Nonagricultural	<u>19,900</u>	<u>20,500</u>	<u>20,300</u>	<u>20,700</u>	<u>21,800</u>	<u>23,300</u>
Wage and salary	<u>16,500</u>	<u>17,100</u>	<u>17,000</u>	<u>17,500</u>	<u>18,400</u>	<u>19,900</u>
Other ^{a/}	3,500	3,500	3,300	3,300	3,400	3,400

^{a/} Self-employed, unpaid family and domestic workers in private households.

Note: Components may not add to totals because of rounding.

Source: New York State Department of Labor, Division of Labor.

Table II

Total Nonagricultural Wage and Salary Employment by Industry
Auburn, New York, Housing Market Area
June 1961 to June 1966

<u>Components</u>	<u>June 1961</u>	<u>June 1962</u>	<u>June 1963</u>	<u>June 1964</u>	<u>June 1965</u>	<u>June 1966</u>
Wage and salary employment, total	<u>16,600</u>	<u>17,100</u>	<u>17,000</u>	<u>17,500</u>	<u>18,400</u>	<u>19,900</u>
Manufacturing, total	<u>6,100</u>	<u>6,300</u>	<u>6,300</u>	<u>6,500</u>	<u>6,600</u>	<u>8,100</u>
Durable goods	<u>2,750</u>	<u>3,300</u>	<u>3,400</u>	<u>3,700</u>	<u>3,900</u>	<u>5,100</u>
Machinery, electrical and nonelectrical	2,250	2,700	3,100	3,200	3,400	4,500
Other durable goods	500	600	300	500	500	500
Nondurable goods	<u>3,450</u>	<u>3,000</u>	<u>2,800</u>	<u>2,800</u>	<u>2,800</u>	<u>3,100</u>
Food	750	600	700	700	600	800
Other nondurable goods	2,700	2,400	2,200	2,000	2,100	2,300
Nonmanufacturing, total	<u>10,500</u>	<u>10,700</u>	<u>10,800</u>	<u>10,900</u>	<u>11,700</u>	<u>11,800</u>
Construction	550	500	500	600	1,100	1,100
Trans., comm., and utilities	1,250	1,200	1,200	1,200	1,200	1,200
Trade	2,850	3,000	3,000	3,100	3,300	3,200
Finance and government	3,700	3,700	3,600	3,700	3,700	3,700
Service and miscellaneous	2,200	2,300	2,400	2,400	2,400	2,500

Note: Components may not add to totals because of rounding.

Source: New York State Department of Labor, Division of Employment.

Table III

Distribution of Nonfarm Families and Renter Households by Annual Income
After Deduction of Federal Income Tax
Auburn, New York, Housing Market Area
September 1, 1966 and September 1, 1968

Annual income after tax		Percentage distribution				a/
		All families		Renter households		
		1966	1968	1966	1968	
Under	\$3,000	11	10	16	14	
\$3,000 -	3,999	9	8	10	10	
4,000 -	4,999	8	8	16	12	
5,000 -	5,999	13	11	11	13	
6,000 -	6,999	12	12	14	13	
7,000 -	7,999	11	10	11	11	
8,000 -	8,999	9	10	7	8	
9,000 -	9,999	8	8	4	6	
10,000 -	12,499	9	12	6	7	
12,500 -	15,000	5	5	3	4	
15,000 and over		5	6	2	2	
	Total	100	100	100	100	
	Median	\$6,750	\$7,150	\$5,750	\$6,075	

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Nonfarm Population and Household Trends
Auburn, New York, Housing Market Area
April 1960-September 1966

<u>Components and areas</u>	<u>April 1950</u>	<u>April 1960</u>	<u>September 1966</u>	<u>Average annual change</u>			
				<u>1950 - 1960</u>	<u>a/</u>	<u>1960 - 1966</u>	<u>a/</u>
	<u>Number</u>			<u>Rate</u>		<u>Number</u>	<u>Rate</u>
<u>Population</u>							
Cayuga County	<u>56,151</u>	<u>64,928</u>	<u>70,500</u>	<u>878</u>	<u>1.5</u>	<u>870</u>	<u>1.3</u>
Auburn	36,722	35,249	35,700	- 147	- 0.4	70	0.2
Rest of county	19,429	29,679	34,800	1,025	4.3	800	2.5
<u>Households</u>							
Cayuga County	<u>16,362</u>	<u>19,088</u>	<u>20,700</u>	<u>273</u>	<u>1.6</u>	<u>250</u>	<u>1.3</u>
Auburn	10,410	10,644	11,150	24	0.2	80	0.7
Rest of county	5,952	8,444	9,550	249	3.5	170	1.9
<u>Average household size</u>							
Cayuga County	<u>3.22</u>	<u>3.25</u>	<u>3.27</u>				
Auburn	3.26	3.10	3.00				
Rest of county	3.15	3.43	3.57				

a/ Derived through a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population and Housing.
1966 estimated by Housing Market Analyst.

Table V

Distribution of the Nonfarm Population by Age
Auburn, New York, Housing Market Area
April 1950 and April 1960

Age group	April 1950		April 1960		Change, 1950-1960	
	Number	Percent of total	Number	Percent of total	Number	Percent
Under 10	9,880	17.6	13,558	20.9	3,678	37.2
10 - 19	7,041	12.5	10,530	16.2	3,489	49.6
20 - 29	8,312	14.8	6,792	10.5	- 1,520	- 18.3
30 - 39	8,466	15.1	8,343	12.8	- 123	- 1.5
40 - 49	6,898	12.3	8,368	12.9	1,470	21.3
50 - 59	6,105	10.9	6,441	9.9	336	5.5
60 - 69	5,178	9.2	5,474	8.4	296	5.7
70 and over	4,271	7.6	5,422	8.4	1,151	26.9
Total	56,151	100.0	64,928	100.0	8,777	15.6
Median	33		32			

Sources: 1950 and 1960 Censuses of Population.

Table VI

The Nonfarm Housing Inventory by Occupancy and Tenure a/
Auburn, New York, Housing Market Area
April 1950 - September 1966

Area and period	Housing inventory, total	Occupied housing units			Vacant units				
		Total	Owner	Renter	Total	Available		Other	
						Total	Owner	Renter	vacant
Cayuga County: 1950	18,357	16,362	10,195	6,167	1,995	171	48	123	1,824
1960	22,698	19,088	13,069	6,019	3,610	765	198	567	2,845
1966	24,500	20,700	14,450	6,250	3,800	500	175	325	3,300
Average annual change 1950-1960	434	272	287	-15	162	59	15	44	102
1960-1966	280	250	215	35	30	-40	-5	-35	70
Auburn: 1950	10,649	10,410	5,835	4,575	239	110	26	84	129
1960	11,366	10,644	6,358	4,286	722	485	48	437	237
1966	11,650	11,150	6,650	4,500	500	250	50	200	250
Average annual change 1950-1960	71	23	52	-29	48	37	2	35	11
1960-1966	45	80	45	35	-35	-35	<u>b/</u>	-35	<u>b/</u>
Rest of county: 1950	7,708	5,952	4,360	1,592	1,756	61	22	39	1,695
1960	11,332	8,444	6,711	1,733	2,888	280	150	130	2,608
1966	12,850	9,550	7,800	1,750	3,300	250	125	125	3,050
Average annual change 1950-1960	362	249	235	14	113	22	13	9	91
1960-1966	240	175	170	5	65	-5	-5	<u>b/</u>	70

a/ Totals may not add, because of rounding.

b/ Change of less than 2.5 annually.

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Table VII

Housing Units Authorized by Building Permits
Auburn, New York, Housing Market Area
January 1960 - August 1966

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>January - August</u>		<u>Total</u>
							<u>1965</u>	<u>1966</u>	<u>1960-1966</u>
HMA, total	<u>63</u>	<u>74</u>	<u>135</u>	<u>95</u>	<u>149</u>	<u>146</u>	<u>105</u>	<u>137</u>	<u>799</u>
Auburn city	44	44	98	62	99	94	61	113	554
Aurora village	-	4	-	3	4	1	1	-	12
Brutus town	2	7	2	-	3	6	4	3	23
Cato village	-	-	3	-	6	4	4	-	13
Cayuga village	1	3	-	1	-	-	-	1	6
Meridian village	-	-	1	-	-	-	-	-	1
Owasco town	10	9	8	14	15	16	13	3	75
Port Byron village	2	1	1	2	7	2	1	9	24
Sennett town	2	3	11	8	6	7	7	4	41
Throop town	-	-	5	3	7	12	10	3	30
Weedsport village	2	3	6	2	2	4	4	1	20

Sources: Bureau of Census, C-40 Construction Reports.
New York State Division of Housing.
City of Auburn Building Inspector.

Table VIII

Auburn, New York, Area Postal Vacancy Survey

September 7-9, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Auburn	14,587	366	2.5	337	29	111	13,299	237	1.3	208	29	40	1,288	129	10.0	129	-	71	69	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).



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U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
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FOR RELEASE:
FRIDAY, AUGUST 4, 1967

HOUSING MARKET ANALYSIS - AUBURN, NEW YORK

The Federal Housing Administration today released its analysis of the Auburn, New York, housing market (Cayuga County). Forecasting for the two years beginning September 1, 1966, the analysis estimates an annual demand for 350 new housing units, including 250 single-family homes and 100 multifamily units. The multifamily demand includes 55 units a year at rents achievable only with below-market-interest-rate financing or other public assistance, but excludes low-rent public housing and rent-supplement accommodations.

The employment of 19,900 nonagricultural wage and salary workers in June 1966 represents a gain of 21 percent over the June 1961 level. Most of the recent expansion in employment has been among machinery manufacturers. Manufacturing employment is expected to account for most of the 700-job increase anticipated in each of the next two years.

Unemployment has shown substantial declines. Unemployed workers totaled 1,000 in June 1966, or 3.7 percent of the work force, as compared with 2,200 or 8.4 percent in June 1961.

Increases in family incomes are predicted. The median family annual income, after deduction of federal income tax, was \$6,750 in September 1966 and the median for renter households was \$5,750. By September 1968 increases to \$7,150 and \$6,075, respectively, are expected.

(more)

Both population and the number of households are expected to continue an upward trend. Annual gains of about 950 a year in the nonfarm population are forecast for each of the next two years. The September 1, 1966 nonfarm population of 70,500 reflected a net growth of 870 a year since 1960. Gains in the number of nonfarm households are predicted at 300 for each forecast year. In September 1966 non-farm households numbered 20,700, representing average annual gains of 250 since 1960.

Requests for copies of the complete analysis should be directed to either Mr. Fred J. Martin, State Director, Federal Housing Administration, Westgate North, 30 Russell Road, Albany, New York 12205, or Mr. Robert J. Smith, Assistant State Director, Federal Housing Administration, 100 State Street, Albany, New York 12205.

* * * *

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