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1966

Analysis of the

**BALTIMORE, MARYLAND
STANDARD METROPOLITAN
STATISTICAL AREA
HOUSING MARKET**

as of May 1, 1966

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

April 1967

ANALYSIS OF THE HOUSING MARKET

BALTIMORE, MARYLAND, STANDARD METROPOLITAN STATISTICAL AREA

AS OF MAY 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.

Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	2
Economy of the Area	
Character and History	3
Employment	3
Military Installations	6
Unemployment	6
Future Employment Prospects	7
Income	7
Demographic Factors	
Population	9
Households	10
Housing Market Factors	
Housing Supply	13
Residential Building Activity	14
Tenure of Occupancy	15
Vacancy	15
Sales Market	18
Rental Market	20
Mortgage Market	21
Urban Renewal	21
Public Housing	22
Military Housing	22
Demand for Housing	
Quantitative Demand	23
Submarket Summaries	
Baltimore City	24
Baltimore County	36
Anne Arundel County	45
Carroll and Howard Counties	53

ANALYSIS OF THE HOUSING MARKET
BALTIMORE, MARYLAND, STANDARD METROPOLITAN STATISTICAL AREA
AS OF MAY 1, 1966

Summary and Conclusions

1. Nonagricultural wage and salary employment in the Baltimore Standard Metropolitan Statistical Area (SMSA) has increased by an average of 10,100 a year since 1958. The rate of growth was higher during the 1961-1965 period (13,600 annually). Employment increases in trade (17,900), services (14,500) and government (15,500) accounted for nearly 88 percent of the growth during this period. During 1965, unemployment in the SMSA averaged 29,500 persons, or 3.9 percent of the civilian work force, the lowest annual average level of unemployment since 1957.

Nonagricultural wage and salary employment in the SMSA is expected to increase by an average of 14,500 a year over the next two years, with most of the increase again expected to occur in the nonmanufacturing portion of the economy.

2. The current median income of all families in the Baltimore area is \$7,700 a year, after deduction of federal income tax; the median for renter households of two-or-more persons is about \$5,800. Currently, about eight percent of all families and five percent of all renter households of two-or-more persons in the SMSA earn after-tax incomes above \$15,000 a year.
3. The Baltimore SMSA has a population of 1,890,000 at the present time, an average increase of 26,800 (1.5 percent) a year since April 1960. Baltimore City currently contains 930,000 persons, about 49 percent of the total population of the SMSA. Since 1960, Baltimore County has accounted for about 58 percent of the gain in population. Based on projected increases in employment, the population of the Baltimore area is expected to increase by an average of 35,500 a year during the next two years.
4. Households (occupied dwelling units) currently number 533,600, an increase of 48,600 (8,000 a year) since the 1960 Census enumeration. Based on expected population gains in response to increases in employment, there are expected to be 553,500 households in the SMSA by May 1968, an average annual increase of 9,950 over the current total.

5. The housing inventory of the Baltimore SMSA currently totals 571,800 units. Since January 1960 over 78,250 private housing units have been authorized in the area, of which 46 percent were in multifamily structures. The postal survey conducted in April 1966 counted 2,200 residences and 3,325 apartments under construction.
6. There are presently about 20,450 vacant housing units in the Baltimore SMSA available for sale or rent, an over-all vacancy ratio of 3.7 percent. About 6,550 of these units are available for sale, a homeowner vacancy rate of 1.9 percent, and 13,900 are available for rent, indicating a rental vacancy ratio of 6.9 percent. The homeowner vacancy rate is unchanged from 1960, but the rental vacancy ratio is up slightly from 6.3 percent in April 1960.
7. Over the next two years, an annual demand is expected for 13,700 new housing units in the Baltimore SMSA, including 7,025 sales units and 6,675 rental units. The total includes 675 units which might be marketed each year at the lower rents achievable with public benefits or assistance in financing, excluding public low-rent housing and rent-supplement accommodations. Market absorption of recent completions and of rental units now under construction, including those at moderate rent levels, must be observed carefully and appropriate adjustments made to projected levels of demand if weaknesses appear in the market.

The quantitative sales and rental demand estimates for the SMSA and for each sub-area are shown on page 23. The qualitative sales and rental demand schedules for each of the constituent areas comprising the SMSA are shown in the submarket summaries (see table of contents).

ANALYSIS OF THE HOUSING MARKET
BALTIMORE, MARYLAND, STANDARD METROPOLITAN STATISTICAL AREA
AS OF MAY 1, 1966

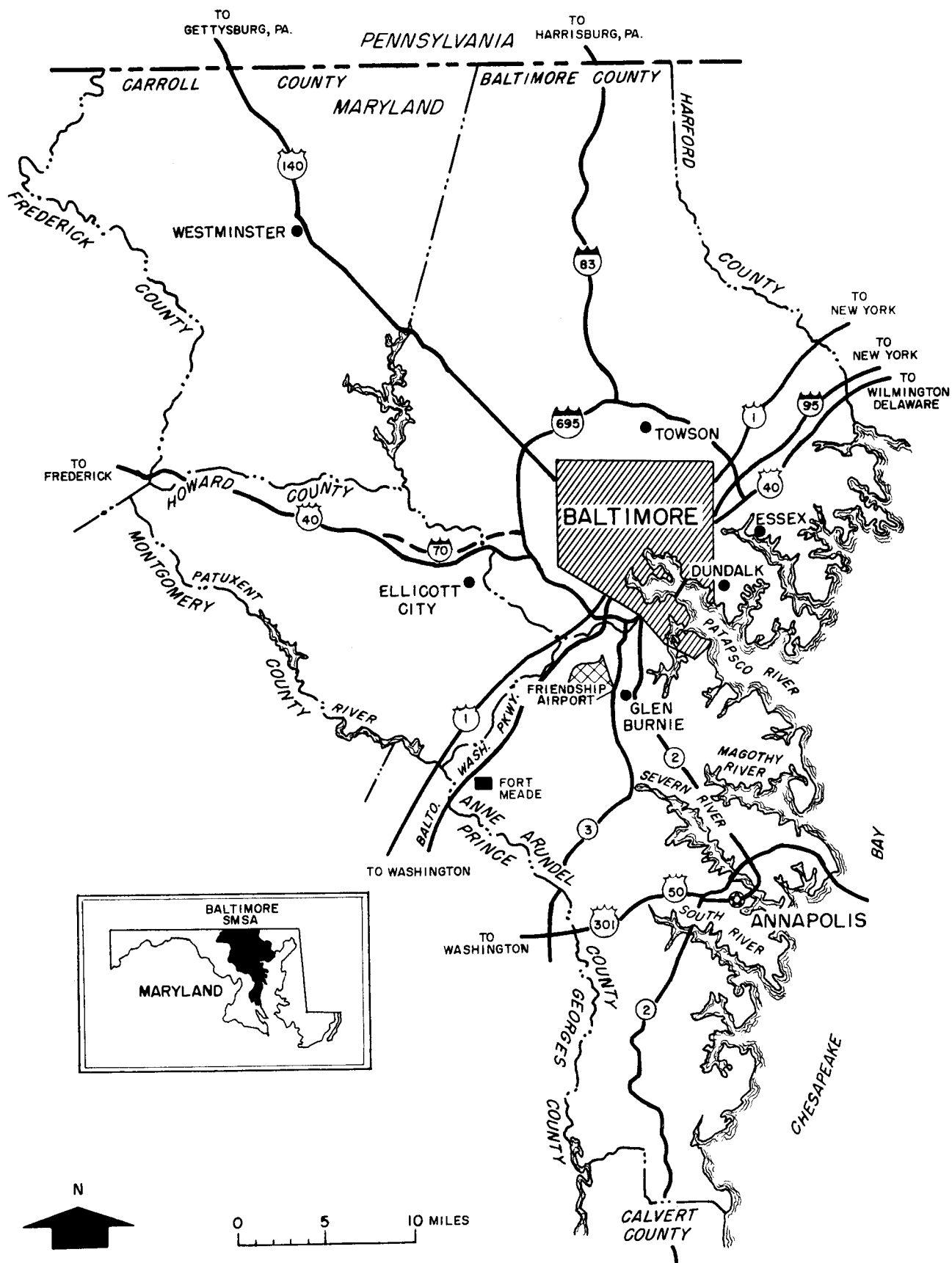
Housing Market Area

The Baltimore, Maryland, Housing Market Area (HMA) is defined as being coterminous with the Baltimore Standard Metropolitan Statistical Area (SMSA). As currently defined, the area includes the independent city of Baltimore and the counties of Baltimore, Anne Arundel, Carroll, and Howard (see map on page 2). The 1960 Census reported a population of 1,727,000 in the Baltimore SMSA, of which 939,000 (54 percent) resided in the city of Baltimore. The only other incorporated city of significance in the SMSA is Annapolis, the capital of Maryland, which had a population of 23,400 in 1960.

The Baltimore SMSA is served by a system of interstate routes that connect the area with Wilmington, Philadelphia, New York, and Boston to the northeast; Harrisburg, Pennsylvania to the north; and Washington, D.C. and Richmond, Virginia to the southwest. Friendship International Airport, which is owned and operated by the city of Baltimore, serves both the Baltimore and Washington areas. A total of eleven domestic airlines connect the SMSA with most major cities in the nation. Two international carriers, British Overseas Airways Corporation and Pan American World Airways, offer trans-Atlantic flights to Europe. The port of Baltimore, which has over 30 miles of developed waterfront, accommodated nearly 5,000 ships carrying cargoes valued at \$1.4 billion in 1965.

According to the 1960 Census, there was a net in-commutation of only 750 workers to the Baltimore SMSA; nearly 19,700 residents of the SMSA worked outside the area and 20,450 non-resident workers commuted into the SMSA. Nearly three-fifths of the out-commuters traveled to the neighboring Washington, D.C., SMSA, and one-half of the in-commuters traveled to the Baltimore SMSA from the Washington area.

Inasmuch as the rural farm population of the SMSA constituted only 1.3 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.



Economy of the Area

Character and History

The Baltimore area, first settled over 300 years ago because it was located at the head of navigable water on the Patapsco River (a tributary of Chesapeake Bay), has developed into a major industrial and transportation center. Its location on the Atlantic Seaboard, midway between north and south, affords economical overnight rail and truck service to other major industrial and consumer markets in the eastern United States. Its location also places the city somewhat closer to the principal inland sources which originate shipments of steel, coal, and grain than other major east coast cities. The ability to receive raw materials economically and ship finished products by water for both domestic and foreign trade has attracted numerous industrial plants to the Baltimore area. The total tonnage of foreign commerce handled at the port of Baltimore each year is exceeded by only two other ports in the United States.

The long-term growth of the Baltimore area has resulted in a diversification of employment that closely parallels the national pattern (see table I). A comparison of the distribution of employment for the Baltimore SMSA and the U.S. total for 1965 indicates that in only one industry, primary metals, is there more than four percentage points difference. The table also shows that a gradual shift in the Baltimore economy has occurred in the past ten years. Relative to national experience, manufacturing employment in the SMSA declined in importance between 1956 and 1965 from two percentage points above the U.S. pattern to nearly one percentage point below. However, nonmanufacturing employment, which was two percentage points below the U.S. total in 1956, exceeded the nationwide pattern by over one percentage point in 1965.

Employment

Current Estimate. According to preliminary data compiled by the Maryland Department of Employment Security, total nonagricultural employment in the Baltimore SMSA averaged 733,200 in the first three months of 1966. The nonagricultural total includes 673,800 wage and salary workers and 59,400 persons employed in a variety of other nonagricultural jobs. Agricultural employment in the SMSA averaged only 5,500 from January to March 1966 (see table II).

Past Trend. Between 1956 and 1958, a two-year period that spanned a national economic recession, nonagricultural wage and salary employment in the Baltimore SMSA declined by 17,100, from 611,300 in 1956 to 594,200 in 1958 (see table II). Since 1958, however, there has been an average annual gain of 10,100 in wage and salary employment in the SMSA. The increase averaged 4,850 a year between 1959 and 1961, indicating that the local economy was less affected by the 1960-1961 recession than by the 1957-1958 downturn. Between 1961 and 1965, a period of uninterrupted national growth, wage and salary employment in the SMSA increased by 54,500, or 13,600 a year. An even greater annual increment is in prospect for 1966. The average number of wage and salary jobs in the first three months of this year (673,800), is 30,300 above the same period in 1965.

Manufacturing employment in the Baltimore area increased by 1,700 between 1956 and 1957, but, with few exceptions, has been declining since then (see table III). The loss in employment was especially sharp during the 1957-1958 recession, when a decline of 20,600 occurred. Although manufacturing employment increased by 4,100 between 1964 and 1965, the 1965 total of 190,700 was 1,000 below the level reported in 1961, indicating that the manufacturing sector of the local economy has not kept pace with the national trend. Between 1961 and 1965, manufacturing employment nationally increased by 10 percent. Manufacturing employment in the Baltimore SMSA also has declined in relative importance in the past ten years (see table I). In 1956 nearly 35 percent of all nonfarm wage and salary jobs in the area were in manufacturing, but by 1965 the proportion had declined to less than 29 percent.

As shown in table III, growth in nonagricultural wage and salary employment in the past ten years has depended almost entirely upon the nonmanufacturing sector of the local economy. During the 1956-1965 period, employment in nonmanufacturing increased by 76,300 (19 percent), or 8,500 annually. During this decennial period, nonmanufacturing employment declined only during the 1957-1958 recession. The 19 percent increase in nonmanufacturing employment experienced locally between 1956 and 1965 approaches the 21 percent increase that occurred nationally during the same period.

Employment by Industry. A decline of 18,600 in employment in durable goods industries accounted for over four-fifths of the decrease of 22,600 in manufacturing employment in the Baltimore SMSA between 1956 and 1965. A significant portion of the decline in manufacturing employment reflected layoffs in the transportation equipment industry. Excluding the transportation equipment industry, the food industry, with a decline of 4,100 during the ten-year period, was the only other manufacturing industry in which the decline in employment exceeded 2,000 workers. However, employment in only three manufacturing industries--ordnance and fabricated metals (2,300), printing and publishing (2,200), and primary metals (2,100)--increased by as much as 2,000 between 1956 and 1965.

As indicated previously, growth in nonagricultural wage and salary employment in the SMSA has occurred largely in the nonmanufacturing sector. This segment accounted for over 71 percent of all wage and salary employment in the Baltimore area in 1965, up from a 65 percent ratio in 1956. Those categories that recorded the largest increases were government (31,500), the service industry (30,400), and trade (23,100). Almost 71 percent of the government employees in the SMSA in 1965 worked for the State and local governments, reflecting the fact that many State offices are located in Baltimore and also reflecting substantial employment in the public school system. Employment in trade and services has increased rapidly because the Baltimore area is centrally located on the east coast and has extensive facilities for the assembly and distribution of raw materials and finished products. Over 52 percent of all nonagricultural wage and salary workers in the SMSA in 1965 were government employees, service workers, or were employed in wholesale and retail trade.

The Employment Participation Rate. The ratio of civilian nonagricultural employment to the total population is termed the employment participation rate. In the Baltimore area, the rate was 38.7 percent in 1960, a slight decrease from the 1950 ratio of 39.67 percent. It is likely that the participation rate increased slightly between 1950 and 1956 because of new job opportunities, but then started to decline in the late 1950's because of the effect of the 1957-1958 national business recession. However, the participation rate in the Baltimore area has increased to 38.83 percent currently, a level slightly above the 1960 rate. Many Baltimore area residents have entered the labor force in the past several years because of the job opportunities available in the nonmanufacturing sector of the economy. As a result, employment has increased at a slightly faster rate than population. Since most of the employment growth in the next two years is expected to be in the nonmanufacturing sector, the participation rate is likely to continue to rise moderately.

Principal Employment Sources. In 1965, the primary metals industry was by far the largest source of manufacturing employment in the Baltimore SMSA. As reported in the 1965-1966 Directory of Maryland Manufacturers, the Bethlehem Steel Corporation, with nearly 32,900 employees working at its Sparrows Point plant and at other local company-owned facilities, was the largest manufacturing employer in this group (see table IV). Over three-fourths of all workers employed in the primary metal industry work for Bethlehem Steel.

The 1965-1966 directory shows that the ordnance and fabricated metals industry employed 20,100 workers in 1965. Two companies in this industry, Westinghouse Electric Corporation and the Martin Company, employed almost 14,450 workers in 1965, accounting for over 70 percent of the employment in this industry.

The manufacturing firms listed in table IV employed about 69,800 workers last year. Although the employment figures given are not strictly comparable with employment data compiled by the Maryland State Department of Employment Security, it is apparent that these ten firms provide over one-third of all manufacturing employment in the Baltimore SMSA.

Military Installations

There are three major military installations located in the Baltimore SMSA: Fort George G. Meade, located in suburban Odenton; Fort Holabird, located in the city of Baltimore; and the Severn River Naval Command, Annapolis.

Fort Meade serves as the headquarters of the consolidated First and Second U.S. Armies, the National Security Agency, and Second Army field maintenance and reserve components and provides facilities for summer training for the Reserve Officer Training Corps. Some special Army training schools are located at Fort Holabird, which also serves as an induction center. The Severn River Naval Command, which includes the Naval Academy and the Naval Engineering Experiment Station, is headquartered at Annapolis.

As of March 1, 1966, there were 11,400 uniformed military personnel and 4,950 civilian civil service employees working at the various Army installations in the SMSA, most of whom were at Fort Meade (see table V). The Fort Meade total, however, does not include several thousand civilians employed by the National Security Agency. On January 1, 1966, there were 5,525 military personnel and 2,700 civilians at the Severn River Naval Command, most of whom were at the Naval Academy.

Unemployment

The Maryland State Department of Employment Security reported that there was an average of 29,500 workers unemployed in the Baltimore SMSA in 1965, representing an unemployment ratio of 3.9 percent of the work force (see table I). This was the lowest annual average unemployment reported since 1957, when 21,400 workers were unemployed, 3.0 percent of the work force during that year. Unemployment reached a ten-year peak in 1958 when 48,700 persons, or 6.8 percent of the work force, were unemployed. Following a two-year decline, unemployment jumped to 46,000 (6.3 percent) in 1961, but has declined moderately each year since then. New job opportunities, particularly in the nonmanufacturing sector of the economy, have been primarily responsible for the decline in the jobless rate since the early 1960's.

Future Employment Prospects

Two distinct and divergent periods of economic activity have occurred in the Baltimore SMSA in the last ten years. Between 1956 and 1961, nonagricultural employment declined by an average of 640 jobs a year. Between 1961 and 1965, there was an average annual increase of almost 13,200, including a gain of 19,500 between 1964 and 1965. The 1964-1965 increase includes a gain in manufacturing employment of 4,100, the largest manufacturing gain since the 1955-1956 increase of 10,200.

On the basis of the increase in employment since 1960, which has generally paralleled national trends, it is estimated that employment will increase by a minimum of 14,500 and possibly 16,000 to 18,000 nonagricultural jobs a year in the Baltimore SMSA in the next two years. At the minimum level, this is somewhat above the 1961-1965 average gain; at 18,000 jobs a year, the increase would be slightly below the 1964-1965 experience. It is unlikely that the 1964-1965 growth rate can be sustained.

Income

Manufacturing Wages. The average weekly earnings of manufacturing production workers in the Baltimore SMSA have been increasing at a rate of over three percent annually since 1959. As shown in the following table, wages in durable goods industries are significantly above those in the nondurable goods segment.

Annual Average Weekly Earnings and Hours Worked
by Manufacturing Production Workers
Baltimore, Maryland, SMSA, 1959 to 1965

<u>Year</u>	<u>Durable goods</u>		<u>Nondurable goods</u>		<u>Total manufacturing</u>	
	<u>Weekly earnings</u>	<u>Hours worked</u>	<u>Weekly earnings</u>	<u>Hours worked</u>	<u>Weekly earnings</u>	<u>Hours worked</u>
1959	\$102.02	40.1	\$78.26	40.3	\$ 92.89	40.2
1960	104.52	40.2	81.41	40.3	95.91	40.3
1961	108.94	40.2	83.39	39.9	99.05	40.1
1962	113.00	40.5	86.83	40.2	102.62	40.4
1963	117.14	41.1	89.60	40.0	106.23	40.7
1964	121.18	41.5	93.03	40.1	110.29	41.0
1965	125.52	41.7	95.99	40.5	113.71	41.2

Source: U.S. Department of Labor, Bureau of Labor Statistics.

In 1965, average weekly earnings of workers on manufacturing payrolls in the Baltimore SMSA were about \$114, compared with \$108 weekly for the nation as a whole. A comparison of the percentage increases, however, shows that weekly earnings in both the Baltimore area and the entire nation increased by about 22 percent between 1959 and 1965.

Family Income. The current median income, after deduction of federal income tax, of all families in the Baltimore SMSA is approximately \$7,700, and the median after-tax income of all renter households of two-or-more persons is about \$5,800. By 1968, the median after-tax income of Baltimore area families is expected to increase to about \$8,100, and that of renter households of two-or-more persons to about \$6,150. Median incomes in the five major sectors of the HMA are shown in the following table.

Estimated Median Annual Family Income, by Area,
After Deduction of Federal Income Tax
Baltimore, Maryland, SMSA, 1966 and 1968

<u>Area</u>	<u>1966</u>		<u>1968</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Baltimore City	7,000	5,450	7,400	5,750
Baltimore County	8,700	7,400	9,200	7,850
Anne Arundel County	7,950	6,800	8,400	7,150
Carroll County	7,100	6,100	7,500	6,400
Howard County	<u>8,700</u>	<u>7,400</u>	<u>9,150</u>	<u>7,800</u>
SMSA total	\$7,700	\$5,800	\$8,100	\$6,150

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analysts.

As seen in the distribution of all and renter households by income classes presented in table VI, approximately 24 percent of all families and 40 percent of renter households in the Baltimore SMSA in 1966 have annual after-tax incomes of less than \$5,000. About eight percent of all families and five percent of all renter households have after-tax incomes in excess of \$15,000 a year.

Demographic Factors

Population

Current Estimate and Past Trend. The population of the Baltimore SMSA is 1,890,000 as of May 1, 1966, reflecting an increase of 26,800 (1.5 percent) annually since April 1960. At that time, the population of the area was 1,727,000. There was a population decline in the central city between 1960 and 1966, but all of the counties in the SMSA increased in population, with Baltimore County accounting for the largest share of the growth.

The average annual increase in population from 1960 to 1966 is somewhat below the average of 32,150 persons (2.1 percent) annually during the 1950-1960 decade. The population of the city of Baltimore also declined during that period, and, as in the 1960-1966 period, Baltimore County accounted for the largest share of the population increase.

The table below shows a summary of population trends in the SMSA since 1950 and a two-year projection to 1968. The details of population growth trends in the city of Baltimore and the four counties are shown in table VII. The city and county summaries, which follow the main body of the report, discuss the dynamics of population changes within each section of the SMSA in greater detail.

Changes in Population Baltimore, Maryland, SMSA April 1, 1950-May 1, 1968

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u> ^{a/}
April 1, 1950	1,405,399	-	-
April 1, 1960	1,727,023	32,162	2.1
May 1, 1966	1,890,000	26,800	1.5
May 1, 1968	1,961,000	35,500	1.9

^{a/} Derived through the use of a formula designed to calculate the annual rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population.
1966 and 1968 estimated by Housing Market Analysts.

Future Population Growth. On the strength of expected gains in employment in the SMSA, the population is expected to increase by 35,500 persons a year to a total of 1,961,000 by May 1, 1968. The projected annual increase is above that of the 1960-1966 period. The 1960-1966 average population growth was

influenced, however, by a low rate of increase in the early 1960's because of the low rate of employment growth. Population in the city of Baltimore may stabilize; if the declining trend continues, it will be at a lower rate than in the 1960-1966 period. As in the past, most of the increase in population will occur in Baltimore and Anne Arundel Counties, although Carroll and Howard Counties are expected to account for a slightly higher proportion of this growth than in the past.

Military Population. The current military population of the Baltimore area (uniformed military personnel and their dependents) is estimated at 35,450, less than two percent of the total population in the SMSA. The military impact is heaviest in western Anne Arundel County and the eastern portion of Howard County due to the presence of Fort George G. Meade, and is important in the Annapolis area because the U.S. Naval Academy is located there. The military population in the SMSA has declined slightly since 1960 because of cutbacks in military strength at Fort Meade. The military-connected civilian population (including dependents) in the SMSA is estimated at 56,650 at the present time. Most of these are civilians working at Fort Meade. The current total of military and military-connected civilian population, 92,100 persons, comprise less than five percent of the population in the SMSA.

Natural Increase and Migration. Between April 1950 and April 1960, net natural increase (excess of resident births over resident deaths) in the Baltimore SMSA accounted for 23,450 (73 percent) of the 32,150 average annual change in the total population. In-migration accounted for the remaining 27 percent of the population gain during the decade (see table VIII). Out-migration from the city of Baltimore averaged over 13,750 a year during the decade, more than offsetting the net natural increase, which averaged almost 12,700 annually. Each of the counties in the SMSA had a net in-migration of population during the decade.

The migration pattern of the 1950's has continued into the 1960's, in that there has been a continued out-migration from Baltimore City and the counties have continued to gain population through in-migration. Out-migration from Baltimore City averaged 11,950 annually between April 1960 and May 1966, 13 percent lower than the average in the 1950-1960 period. Average annual in-migration in Baltimore and Anne Arundel Counties since 1960 is below the 1950-1960 rate, but in Carroll and Howard Counties the increase between 1960 and 1966 is above the 1950-1960 rate.

Households

Current Estimate and Past Trends. There are 533,600 households (occupied housing units) in the Baltimore SMSA as of May 1966, an increase of over 48,600 (8,000 a year) since the 1960 Census enumeration. In April 1960,

there were almost 485,000 households in the area (see table IX). The city of Baltimore now accounts for less than 52 percent (276,000) of the households in the SMSA, a decline from the 1960 proportion of 57 percent. Less than one percent of the 1960-1966 increase in the number of households in the area occurred in the city.

The current number of households in the SMSA represents a gain of 1.6 percent a year (8,000) since 1960, compared with the average annual increment of 2.3 percent a year (9,850) experienced between April 1950 and April 1960. Household growth in the city of Baltimore averaged nearly 690 a year during the decade, accounting for seven percent of the increase in the SMSA. However, the increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in 1960. A number of furnished-room type accommodations were not classed as dwelling units in 1950 but were defined as housing units in 1960. Thus, a portion of the increase in households in the SMSA between 1950 and 1960, particularly in the city, reflects the change in definition.

Household trends in the SMSA since 1950 are summarized below. Table IX provides a detailed presentation of household growth in the city and in each of the four constituent counties in the area.

Changes in Households
Baltimore, Maryland, SMSA
April 1, 1950-May 1, 1968

<u>Date</u>	<u>Total households</u>	<u>Average annual change from preceding date</u>		<u>a /</u>
		<u>Number</u>	<u>Percent</u>	
April 1, 1950	386,359	-	-	
April 1, 1960	484,978	9,862	2.3	
May 1, 1966	533,600	8,000	1.6	
May 1, 1968	553,500	9,950	1.9	

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

Sources: 1950 and 1960 Censuses of Housing.
1966 and 1968 estimated by Housing Market Analysts.

Future Household Growth. Based on the anticipated increase in jobs opportunities in the area and on the assumption that the average size of households in the area will increase very slightly, reflecting the increased suburbanization of the population, it is estimated that there will be 553,500 households in the SMSA by May 1968, an increase of 9,950 (1.9 percent) during each of the next two years. This is higher than the average annual increase of 8,000 households a year between April 1960 and May 1966. The suburban counties of the SMSA should continue to experience the highest rates of growth during this short-run period.

Household Size Trends. The average number of persons per household in the Baltimore area declined during the 1950-1960 decade from 3.47 in 1950 to 3.44 in 1960. The April 1950 to April 1960 change was influenced somewhat by the change in definition from "dwelling unit" in 1950 to "housing unit" in 1960.

The average household in the area is estimated to have continued to decline in size to about 3.43 persons currently. The average size is smallest in the city (3.29 persons), where there is a comparatively high proportion of small households. By 1968, it is estimated that the average household will contain 3.44 persons.

Military Households. Of the current household total, about 6,350 are military and 16,400 are military-connected civilian, about four percent of the SMSA total. The military households are concentrated in Anne Arundel and Howard Counties; the military-connected civilian households are much less concentrated. Many civilians, especially those working at Fort Meade, commute from a variety of locations in the Baltimore area and from the neighboring Washington, D. C., area.

Housing Market Factors

Housing Supply

Current Estimate and Past Trends. As of May 1966, there are approximately 571,800 housing units in the Baltimore SMSA, a net gain of about 52,250 units, or 8,600 a year, since April 1960 (see table X). The net increase in the housing stock is the result of the construction of 70,550 units and a loss of 18,300 units through demolition, merger, fire, and other causes. Over 51 percent (292,500 units) of the current housing supply is located in the city, and 30 percent (170,500 units) is in Baltimore County. Anne Arundel, Carroll, and Howard Counties contain 13 percent (77,100 units), three percent (18,150 units), and two percent (13,550 units), respectively. Although the city of Baltimore still contains more housing units than the four constituent counties of the SMSA combined, only four percent (2,350 units) of the net addition to the housing supply between April 1960 and May 1966 was in the city because of the large number of demolitions there.

The average annual net addition of 8,600 units in the housing supply since 1960 is 21 percent below the average of 10,900 units during the last decennial period. A portion of the increase during the 1950's was attributable to a conceptual change in the census definition from "dwelling unit" to "housing unit", however.

Year Built. Based on 1960 Census of Housing data and building permits, demolitions, and other inventory changes since 1960, it is judged that about 12 percent of the current SMSA housing inventory has been added since April 1960. About one-fourth of the current supply was built in the 1950's, and two-fifths of the housing stock in the area was built prior to 1930. About three-fifths of the Baltimore City housing supply was built prior to 1930, while over one-half of the inventory in the four suburban counties has been constructed since 1950.

Distribution of the Housing Inventory by Year Built
Baltimore, Maryland, SMSA
As of May 1966

<u>Year built a/</u>	<u>Percentage distribution</u>		
	<u>Baltimore</u> <u>City</u>	<u>Rest</u> <u>of SMSA</u>	<u>SMSA</u> <u>total</u>
April 1960-May 1966	6	19	12
1955 - March 1960	5	21	13
1950 - 1954	9	16	12
1940 - 1949	13	18	15
1930 - 1939	8	8	8
1929 or earlier	<u>59</u>	<u>18</u>	<u>40</u>
Total	100	100	100

a/ The basic census data contain an unknown degree of error in "year built", occasioned by the accuracy of response to enumerators' questions, as well as errors caused by sampling.

Sources: 1960 Census of Housing and estimates by Housing Market Analysts.

Residential Building Activity

Past Trends. The volume of private residential construction in the SMSA has exhibited an upward trend since 1960. In 1960, a recession year, fewer than 7,125 private units were authorized by building permits (see table XI). The peak year was in 1964, when over 15,350 units were authorized, an increase of 116 percent above the 1960 level. Volume declined slightly to 14,850 units authorized in 1965, but nearly 5,250 private units have been authorized between January and April 1966, compared with 4,500 units authorized during the comparable four-month period in 1965.

Year-to-year changes in single-family authorizations generally have followed over-all SMSA trends; the lone exception was in 1962-1963, when single-family authorizations declined by 200, while total authorizations in the SMSA increased by 3,825. The six-year peak for single-family authorizations was in 1964, when 7,250 units were permitted. A decline in volume of 120 units occurred between 1964 and 1965, but the 2,200 private single-family authorizations in the first four months of 1966 are above the total of 2,025 units authorized between January and April of 1965. Between 1960 and 1965, almost 94 percent of the private single-family units authorized by building permits were located in the suburban counties outside the central city.

Annual fluctuations in private multifamily activity in the SMSA have been much sharper than in single-family building volume. Multifamily activity reached a level of nearly 8,300 units authorized in 1963, well above the 1960 total of 1,025. Although multifamily activity decreased slightly to 8,125 in 1964 and to 7,725 in 1965, the three-year 1963-1965 average of 8,050 units is indicative of the extensive multifamily development in the area in recent years. Although only about six percent of the single-family authorizations between 1960 and 1965 were in Baltimore, the city accounted for 54 percent of the private multifamily authorizations during that period.

In addition to the private housing, there have been over 850 public housing units and 400 military housing units authorized in the area since January 1, 1960. All but 100 of the public-housing units were in the city of Baltimore (see table XI).

Since April 1960, a total of about 18,000 housing units have been demolished or lost to the inventory through merger or conversion. During the next two years, there are expected to be about 8,000 additional units lost to the housing inventory.

Tenure of Occupancy

As shown in table X, owner occupancy in the SMSA increased slightly between 1960 and 1966. Currently, nearly 65 percent of the 533,600 occupied units in the area are owner-occupied, compared with less than 64 percent in April 1960. The trend toward homeownership in the Baltimore area has decelerated since 1960, reflecting the increase in the supply of multifamily housing. At the present time, owner occupancy in the SMSA ranges from a low of 55 percent in Baltimore City to a high of nearly 79 percent in Howard County.

Owner occupancy increased more rapidly during the 1950-1960 decade, from about 55 percent (213,600 occupied units) in April 1950 to nearly 64 percent (308,700 occupied units) in April 1960. The increase during the decade reflected the increasing importance of the suburbs where homeownership is dominant. Owner occupancy increased even in the city of Baltimore, which has by far the largest number of renter households in the SMSA.

Vacancy

1960 Census. There were about 17,750 vacant, available, nondilapidated housing units in the Baltimore SMSA in April 1960, equal to 3.5 percent of the available housing inventory. As shown in table XII, nearly 6,000 of these units were available for sale, a homeowner vacancy rate of 1.9 percent, and 11,750 were for rent, indicating a rental vacancy of 6.3 percent. Homeowner vacancy ratios were highest in the suburban areas, where most of the new sales housing was being built, and lowest in Baltimore City. Conversely, with the exception of Anne Arundel County, the rental vacancy rate was higher in the city than in the suburban counties.

Not all of the available vacant units were of good quality. Of those units vacant and available in 1960, 200 sales vacancies and nearly 1,175 rental vacancies lacked some or all plumbing facilities.

Postal Vacancy Survey. The results of a postal vacancy survey conducted during April 1966 are shown in table XIII. The survey was conducted on selected postal routes in the service area of the Baltimore Post Office. In 13 additional cities and towns in the suburban counties which were included in the surveys, all of the possible deliveries to dwelling units in each of those communities were surveyed. The entire survey covered about 61 percent of the total possible deliveries in the SMSA. Total vacancies numbered 10,450. Vacancies in residences numbered 4,675, a 1.9 percent vacancy ratio. There were 5,775 apartment vacancies, about 5.8 percent of the 100,200 apartments enumerated. An additional 5,525 units, including 2,200 residences and 3,325 apartments, were under construction in the survey area; they were not counted as vacancies.

As indicated previously, the survey by the Baltimore City Post Office was conducted on selected postal routes, while all the suburban post offices surveyed all possible deliveries to dwelling units in their survey areas. As a result, the over-all vacancy level cannot be established by adding the residential and apartment vacancy figure shown above. After adjusting the Baltimore Post Office portion of the survey to reflect total possible deliveries, it is estimated that about 13,700 vacancies would have been counted in the over-all survey area and that the vacancy ratio based on this adjustment would have been 2.7 percent. The vacancy total would have included 6,600 residences and 7,100 apartments. The residence and apartment vacancy rates would have remained unchanged. The adjustment to the survey expanded the coverage to about 89 percent of the housing units in the SMSA.

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.

Vacancies in FHA-Insured Projects. The occupancy survey of FHA-insured rental projects, conducted annually by the Baltimore FHA Insuring Office in March, includes units located principally in the city of Baltimore and Baltimore County. Most of the units surveyed are garden-type projects built in the late 1940's and early 1950's. They are, for the most part, moderate-priced accommodations of acceptable quality, and a comparison of the findings of the survey indicates vacancy trends in some of the older, moderately-priced apartment projects built in the area since World War II (see table XIV).

The March 1966 survey revealed an over-all vacancy ratio of 5.2 percent, the highest reported since March 1963, when the vacancy ratio was 5.3 percent. However, the 1963 ratio is the highest reported in the last seven years. Moreover, a portion of the increase in the most recent vacancy factor over the 1964 ratio of 3.2 percent and the 1965 rate of 4.6 percent reflects the fact that two projects with a high level of vacancies were reported in 1963 and 1966 but were not reported in either 1964 and 1965.

Other Vacancy Indicators. The most inclusive rental occupancy survey in the Baltimore SMSA is conducted in October of each year by the Morton Hoffman Company (see table XV). The October 1965 survey counted nearly 23,950 units, of which almost 830 (3.4 percent) were vacant. (Table XV excludes units for which no rent level was reported). The 1965 vacancy ratio is the highest reported in the last seven years, and is well above the 1963 and 1964 vacancy ratios of 1.4 percent and 1.9 percent, respectively.

The most recent vacancy ratio (3.4 percent) is somewhat below the current estimated vacancy ratio in the rental inventory (6.9 percent), a reflection of the fact that (1) units of inferior quality, which generally have a high vacancy rate, were not surveyed, and (2) the survey excludes units that are in the initial occupancy stage. The survey thus excludes some of the high-rise, high-rent projects built in the city in the last two years. The survey also does not consider the rental vacancy situation in single-family units. Nevertheless, the scope of the survey is such that year-to-year changes in the vacancy rate are a good indication of trends in the over-all rental inventory.

Current Estimate. On the basis of the postal vacancy survey results, on periodic vacancy surveys conducted in the SMSA by various public and private organizations, and on personal observation, it is estimated that the over-all level of vacancies, particularly rental vacancies, has risen moderately since 1960. It is judged that there are about 20,450 available vacant housing units in the Baltimore SMSA at the present time, an over-all net available vacancy ratio of 3.7 percent. Of the available vacancies,

6,550 are for sale, representing a homeowner vacancy ratio of 1.9 percent (the same ratio as reported by the 1960 Census); the remaining 13,900 vacant units are available for rent, indicating a rental vacancy ratio of 6.9 percent (up from 6.3 percent in 1960). For an area that contains a relatively high proportion of older units, the quality of the available vacancies is quite good. Substantially all of the vacant sales units have adequate plumbing facilities and less than ten percent of the rental vacancies are deficient in this respect.

It is important to note that the number of units vacant and available for rent or sale (currently 20,450) is well above the number of vacancies enumerated in the postal survey, even after adjusting the survey to reflect coverage of all housing units in the SMSA. However, experience with postal vacancy survey results in other metropolitan areas in the nation suggests that letter carriers tend to undercount vacancies in certain types of structures, principally multifamily units in converted structures in central city areas. That this has happened in Baltimore is suggested by a comparison of 1960 Census data with the results of a postal vacancy survey conducted in the Baltimore area in November 1959. The vacancy level reported by the 1959 postal survey, after adjustment to reflect total coverage, was roughly 5,000 below the number of available vacancies reported by the census. The discrepancy between the current estimate of available vacancies in the SMSA and adjusted results of the April 1966 postal survey takes this factor into account.

Sales Market

General Market Conditions. On an over-all basis, the sales market in the Baltimore SMSA is in reasonably good balance. The vacancy ratio in the sales inventory is estimated to be 1.9 percent currently, the same as in 1960. After adjusting the sales vacancy level to include only competitive properties, the current vacancy ratio is only slightly above that which would represent a satisfactory balance between demand and supply in the Baltimore area. Although the FHA annual unsold inventory survey showed an increasing proportion of speculatively-built new homes, the 19 percent ratio of unsold to completed houses reported in January 1966 is judged not to be excessive. As shown in table XII, only in Howard and Anne Arundel Counties does there appear to be a significant surplus of sales housing. However, these two counties have grown rapidly since 1960 and can support a higher unsold inventory than would be warranted for the area as a whole.

Major Subdivision Activity. Baltimore and Anne Arundel Counties account for most of the new sales housing being built in the SMSA at the present time. Most of the new housing in Baltimore County is being built in the Reisterstown and Randallstown areas and in an area of the county just northeast of the city. Most of the new housing in Anne Arundel County is being built in areas near the city of Annapolis and in the Glen Burnie area in the northern part of the county near the city of Baltimore. Based on the January 1966 unsold inventory survey conducted by the Baltimore FHA Insuring Office, the median sales price of new homes completed during 1965 was \$18,400 in Baltimore County and \$19,800 in Anne Arundel County. In the five subdivisions surveyed in Carroll and Howard Counties in which five or more houses had been completed during 1965, only eight of the 86 houses counted were priced to sell below \$20,000. No subdivision activity was reported in the city of Baltimore. Single-family activity in the city has declined sharply in recent years, and most of the new sales housing is being built on scattered lots.

Unsold Inventory of New Homes. The annual unsold inventory surveys conducted by the Baltimore FHA Insuring Office in January of the last three years provide some insight into the nature of the local sales market (see table XVI). The surveys were conducted in subdivisions in the SMSA in which five or more houses had been completed in the twelve months preceding the date of the survey.

The most recent survey (January 1966) covered about 85 subdivisions in the Baltimore SMSA, of which all but five were in Baltimore and Anne Arundel Counties. A total of almost 2,950 homes had been completed in these subdivisions in 1965, of which 2,150 (73 percent) were pre-sold. Of the speculatively-built homes (790), a total of 150 were unsold in January 1966, a ratio of 19 percent. Of those homes remaining unsold, over two-thirds had been on the market three months or less. Both the January 1964 and January 1965 surveys reported a lower ratio of unsold speculatively-built new homes (14 percent and 11 percent, respectively) than the most recent survey.

The January 1966 survey reported that speculative construction in 1965 accounted for only 27 percent of all completions reported in this survey, while the January 1965 survey reported that 35 percent of all houses completed in 1964 were built speculatively. The ratio of speculatively-built new construction to the total in each of the last two years is above the 22 percent ratio reported in the January 1964 survey, which counted houses completed in 1963.

Rental Market

General Market Conditions. The market for moderate rental garden-type units in the Baltimore SMSA is in reasonably good balance. The annual occupancy surveys discussed in the current vacancy section show that occupancy levels have remained high in most projects, although vacancies have increased in the last year. Conversations with informed persons in the Baltimore area indicate that units in the newer garden-type projects in the city and Baltimore County are being satisfactorily marketed in a relatively short period of time. It would appear that the garden- and townhouse-type units are being absorbed because they are well located and have a moderate rent structure. Based on data obtained from the FHA and from other local sources, monthly shelter rents in these projects are about \$70-\$80 for efficiencies, \$85-\$105 for one-bedroom units, \$110-\$125 for two-bedroom units, and \$125 and up for three-bedroom units.

In sharp contrast to the rental experience of these garden-type projects, however, the "luxury" market represented by the many new high-rise, high-rent projects in the area is considerably overbuilt at the present time. Foreclosure proceedings and actions have been taken against four new high-rise projects in the city in the past few months, and it is the opinion of some local persons that at least five more projects are in danger of foreclosure. A few of these larger projects contain efficiencies that rent below \$150 a month; however, most of the units have higher rents with one-bedroom units at about \$150 to \$200 and two- and three-bedroom units renting for \$200 a month and up. With the exception of two high-rise projects in Baltimore County, the new high-rise projects in the SMSA are located in the downtown area of Baltimore City and near the Johns Hopkins University.

Absorption of Recent Inventory Additions. The local FHA office conducted a survey of recently-completed rental projects in the city of Baltimore and Baltimore and Anne Arundel Counties in July 1965 in order to measure the absorptive capacity of the market for new rental housing. The survey covered garden-type projects primarily. Projects containing nearly 8,425 units were surveyed, of which nearly 1,800 (21 percent) were vacant. The vacancy ratio was relatively high in Baltimore City and Anne Arundel County because some projects that had been on the market only a few months had a large number of vacancies that were included in the survey. With few exceptions, units in projects that had been on the market one year or more were being satisfactorily absorbed.

An indication that vacancy rates in higher-priced units have risen sharply in the past two years is provided by a comparison of the October 1964 and October 1965 surveys conducted by the Morton Hoffman Company (see table XV). Over-all vacancy ratios increased from 1.9 percent in 1964 to 3.4 percent in 1965. The vacancy ratio for units renting under \$150 a month increased slightly between October 1964 and October 1965, from 1.9 percent to 2.9 percent. However, the vacancy ratio in the units with monthly rents of \$150 and above increased from 3.2 percent in 1964 to 8.0 percent in 1965. It is interesting to note that the 1965 survey enumerated 980 more units priced above \$150 a month than the 1964 survey, a reflection of the large number of high-rise projects being built in the city of Baltimore. However, none of these surveys include projects in the initial stage of occupancy. Had the 1965 survey included some of the recently-completed high-rise projects, the vacancy ratio in this segment of the market would have been much higher.

Mortgage Market

Prior to 1966, it is apparent that there was an adequate supply of mortgage funds available to builders and developers in the Baltimore area for apartment construction. Evidence that development capital was readily available is indicated by the fact that substantially all of the multifamily housing units constructed in the SMSA since 1960 have been financed conventionally, that is, without assistance by the FHA.

There are, however, indications that lenders are becoming cautious about making loans for the construction of high-rise apartment projects. A local representative of several large insurance companies reported that most lenders are now requiring that developers provide more detailed market data pertaining to the feasibility of their projects, and are requiring a larger financial interest in the project by the builder. Reportedly, some recent loans have been made with the proviso that a portion of the construction loan be withheld from the builder until most of the apartments in the project have been rented. In view of the large number of high-rise projects that have been built in the city in the last year, it would appear that lenders will continue to place curbs on loans to high-rise apartment developers and builders until some improvement in the market is noted.

Urban Renewal

Although some of the suburban counties currently have workable programs, all of the urban renewal activity in the SMSA at the present time is taking place in the city of Baltimore. Urban renewal activity is discussed in the Baltimore City section of this analysis.

Public Housing

There are currently about 10,700 units of public housing in the SMSA, of which 10,300 are in Baltimore City and 400 in the city of Annapolis. Vacancies in both areas are nominal. If present plans materialize, about 2,775 new units of public housing will be constructed in the next two years, 2,525 in Baltimore and 250 in Annapolis. Of this projected total, 750 units in Baltimore City and 100 in Annapolis will be designed for the elderly.

Military Housing

Based on the latest data available, there are nearly 2,825 military-controlled housing units at the military installations in the Baltimore area. These units account for less than one-half of one percent of the total housing supply in the SMSA. Nearly 2,650 of these units are at Fort Meade and the Severn River Naval Command. They account for about three percent of the housing supply in Anne Arundel County. The latest family housing surveys conducted by Fort Meade and the Naval Command (March 1966) reported that 240 of these units were vacant; however, nearly 100 of the vacant military-controlled units were considered inadequate as public quarters. No construction of additional military-controlled units is anticipated in the next two years.

Demand for Housing

Quantitative Demand

The demand for additional new housing in the Baltimore SMSA between May 1966 and May 1968 is based on the expected growth in the number of households during the next two years (9,950 annually), on the anticipated level of demolition activity (almost 4,000 annually), and on adjustments in various sub-areas to create a balanced demand-supply relationship throughout the SMSA. After considering these factors, the demand for additional non-assisted, privately-owned housing units (excluding, however, public low-rent housing and rent-supplement accommodations) is estimated at 13,025 units annually over the two-year forecast period, including 7,025 sales units and 6,000 rental units. A substantial number of additional rental units might be marketed annually at the rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost, including 625 units in the city of Baltimore and 50 in Annapolis.

The annual demand for new housing over the next two years is comparable with the rate of construction over the six-year 1960-1965 period, during which an average of 12,150 private housing units were authorized annually. It is, however, somewhat below the average of 15,000 units authorized between 1963 and 1965. Although most new housing in the SMSA has been satisfactorily absorbed, the rate of new construction in the past few years has led to a softening of rental market in Anne Arundel County and a very soft high-rise rental market situation in Baltimore City. The demand for new housing in the next two years has been adjusted to reflect the over-supply of housing in specific sub-areas. Market absorption of recent completions and rental units now under construction, including those at moderate rent levels, must be observed carefully and appropriate adjustments made to projected levels of demand if weaknesses appear in the market.

Estimated Annual Demand for New Housing
Baltimore, Maryland, SMSA
May 1966 to May 1968

<u>Area</u>	<u>Number of housing units</u>		
	<u>Sales</u> <u>units</u>	<u>Rental</u> <u>units</u>	<u>Total</u>
Baltimore City	125	3,125	3,250
Baltimore County	3,500	2,700	6,200
Anne Arundel County	2,100	750	2,850
Carroll and Howard Counties	1,300	100	1,400
SMSA total	7,025	6,675	13,700

SUMMARY OF THE
BALTIMORE CITY HOUSING MARKET

Population

Current Estimate and Past Trends. Baltimore City is by far the most populous of the major sections of the SMSA, although the population has been declining since 1950 (see table VII). About 930,000 persons now live in the city, reflecting an average annual decline of 1,475 since April 1960, compared with average annual declines of 1,075 a year in the previous decade. The city of Baltimore is the only major sub-area in the SMSA that has experienced a decline in population since 1960. During the 1950-1960 decade, the population of the city declined from 949,700 to 939,000.

The population of Baltimore City may stabilize during the next two years; if the declining trend continues, it will be at a slower rate than from 1960 to 1966. The increasing costs of suburban living, including commutation, and the increase in the supply of new rental units in the city will tend to slow the population decline in the central city.

Natural Increase and Migration. Between April 1950 and April 1960, net natural increase in the city of Baltimore (excess of resident births over resident deaths) averaged nearly 12,700 annually. Since the population declined by 1,075 a year, there is calculated to have been an average annual out-migration of 13,750 a year, principally to suburban Baltimore and Anne Arundel Counties (see table VIII). Since 1960, net natural increase and out-migration have slowed somewhat, but out-migration has averaged 11,950 a year between April 1960 and May 1966.

Households

Current Estimate and Past Trends. Contrary to the population trend, the number of households (occupied dwelling units) in the city of Baltimore has increased by 400 since April 1960 to a current total of 276,000. This is a reflection of the fact that the average size of households in the central city has been declining as households of larger size (young married couples with children) have been leaving the city and the proportion of small households (elderly couples and young unmarried persons) has been increasing.

The population of the city also declined during the 1950-1960 decade, when the number of households increased by an average of nearly 690 a year. The out-migration of young families was significant during this period. A portion of the decennial household increase reflects a change in census definition from "dwelling unit" as used in 1950 to "housing unit" in 1960. The change in concept inflated the household increase in Baltimore City much more than it did in the suburban counties because the city contains many more of these small households that were not enumerated in 1950 but were counted in 1960.

It is judged that the number of households in Baltimore City will increase only slightly above the present level of 276,000 over the next two years.

Household Size. The average household size in Baltimore City has been declining at a faster rate since 1950 than in the SMSA as a whole. The average in the city declined from 3.41 persons per household in April 1950 to 3.33 in 1960 and is estimated to have declined to 3.29 persons currently. The disparity between the average household size in Baltimore and the over-all SMSA average has increased since 1950, reflecting the fact that one- and two-person households are constituting an increasing proportion of the households in the city.

Housing Market Factors

Housing Supply

Current Estimate and Past Trends. There are about 292,500 housing units in the city of Baltimore at the present time, an increase of 2,350 (390 a year) since April 1960 (see table X). Nearly 18,800 units were constructed in the city between April 1960 and May 1966. Demolitions during this period were extensive, however, and many other units were removed from the inventory through merger. Although nearly 27 percent of the housing units built in the SMSA between April 1960 and May 1966 were constructed in Baltimore City, only four percent of the increase in the housing supply in the SMSA during that period was in the city because of the large number of units removed from the inventory.

Between April 1950 and April 1960, the housing supply of the city increased from 277,900 to 290,200 units, an average gain of only 1,225 a year. A portion of the increase in the housing supply between 1950 and 1960 reflects a conceptual change in the census definition from "dwelling unit", as used in 1950, to "housing unit", as used in the 1960 Census of Housing. The number of housing units removed from the inventory during the decade, however, was extensive. Nearly 39,750 housing units were authorized in Baltimore City during the decade. A comparison of this total with the increase in the housing supply between April 1950 and April 1960 suggests that about 27,450 housing units were removed from the inventory. Demolition activity was extensive and other units were removed from the inventory in the early 1950's through merger because rent controls in effect at the time led to the use of some units for nonresidential purposes.

Residential Building Activity

Past Trend. From January 1, 1960 through December 31, 1965, a total of 20,550 private housing units were authorized by building permits in the city of Baltimore, an average volume of 3,425 a year (see table XI). Yearly authorizations ranged from a low of 1,600 units in 1960 to a post-1960 peak of 4,650 in 1963. Since then, the number of units authorized annually has declined. The 2,725 private units authorized in 1965 is 1,925 (41 percent) below the 1963 peak. However, nearly 1,475 private units were authorized in the first four months of 1966, well above the 1,125 units authorized in the comparable 1965 period.

Fewer than 2,600 (13 percent) of the private units authorized in the city during the 1960-1965 period were single-family houses, an average of only 430 a year. In 1965, only 140 such units were authorized. The number of single-family authorizations has not been significant in recent years, reflecting, in part, the high cost of available land which precludes large-scale single-family development. The number of private multifamily units authorized increased from 810 in 1960 to 3,400 in 1961. After a slight decline in 1962, the number of units authorized averaged 4,100 a year in 1963 and 1964. Most of the high-rise, high-rent apartment buildings constructed in the downtown area and in the Johns Hopkins University area were authorized during this period. Authorizations declined to 2,575 in 1965, but over 1,450 multifamily units were authorized in the first four months of 1966. It appears that 1966 authorizations will exceed the 1965 total and may well approach the 1963-1964 average.

Demolitions. Based on data obtained from the city building department and the local housing authority, an estimated 16,500 housing units have been removed from the inventory since April 1960. Demolitions since 1960 because of urban renewal programs have been extensive, and demolitions for new highway construction have become increasingly important in the last few years. The Baltimore Urban Renewal and Housing Authority estimates that between 5,000 and 6,000 families will be relocated in the city of Baltimore in the next two years. Based on this figure, plus an estimate for losses to the inventory due to fire, catastrophe, etc., it is estimated that 6,500 units will be removed from the housing inventory in the city in the next two years.

Tenure of Occupancy

Current Estimate and Past Trends. As shown in table X, renter occupancy in the city of Baltimore has declined slightly since 1960. Currently, 45 percent of the 276,000 occupied housing units in the city are occupied by tenants; in April 1960, nearly 46 percent of the occupied inventory was occupied by renters. Although multifamily construction in the city has increased since 1960, the demolition of renter-occupied units has been extensive; as a result, renter occupancy in the city declined both absolutely and relatively between 1960 and 1966.

Renter occupancy in the city also declined between April 1950 and 1960. In April 1950, over 48 percent of the occupied inventory in the city (129,900 units) was renter-occupied. By April 1960, the proportion of renter occupancy had declined to below 46 percent, and the number of renter households declined to 125,900. A higher proportion of single-family units was built in the city during this period than since 1960.

Vacancy

1960 Census. As shown in table XII, there were nearly 10,700 vacant available housing units in Baltimore City in April 1960, an over-all net available vacancy rate of 3.7 percent. Almost 2,100 of these vacancies were available for sale, a homeowner vacancy ratio of 1.4 percent; the remaining 8,600 available vacancies were for rent, a rental vacancy rate of 6.4 percent. Less than four percent of the sales vacancies and nine percent of the rental vacancies in 1960 lacked one or more plumbing facilities, indicating that the demolition activity of the 1950's removed a substantial number of inadequate units from the inventory.

Postal Vacancy Survey. The Baltimore Post Office portion of the postal vacancy survey (see table XIII) was based on a sample of letter carrier routes selected from the post office listing of route numbers by station and branch and by total possible deliveries to all dwellings on each route. The sample design provides for greater coverage of apartments than

residences. All "branches" of the Baltimore Post Office are in Baltimore County; the main office and all "stations" are in the city.

It is estimated that the survey findings for the city of Baltimore covered approximately 63 percent of the total possible deliveries to residences and apartments; 56 percent of the residences and 83 percent of the apartments. The sample survey covered 208,700 possible deliveries, of which 6,500 (3.1 percent) were vacant. About 2,200 of the 130,150 possible deliveries to residences were vacant, a vacancy ratio of 1.7 percent; over 4,300 of the 78,550 possible deliveries to apartments were vacant, a vacancy rate of 5.5 percent. The survey also enumerated 2,625 units as being under construction. Since the sampling pattern differed for residences and apartments, the over-all vacancy level cannot be obtained by combining the vacancy figures shown, nor can the total number of vacancies be determined by a simple expansion to 100 percent.

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. 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.

Vacancies in FHA-Insured Projects. Based on projects completed and reporting, the Baltimore City portion of the March 1966 survey of FHA-insured multifamily projects revealed a vacancy ratio of 4.2 percent, based on a count of about 190 vacant units in nearly 4,600 surveyed (see table XIV). Vacancy ratios have varied widely in the city in the past seven years, from a low of 1.1 percent in March 1961 to 5.3 percent in March 1965. In most cases, however, the vacancy rate has been influenced by a large number of vacancies in a few projects, rather than an over-all decline in occupancy in many projects. Although the scope of the survey is limited mostly to rental projects built in the late 1940's and early 1950's, comparisons of the findings are useful because they indicate vacancy trends in some of the older post-World War II rental projects in the city.

Current Estimate. Based on the postal vacancy survey, the annual occupancy survey of FHA-insured multifamily projects, and on the annual rental survey conducted by Morton Hoffman and Company (see current vacancy estimate section in the main body of this report), it is estimated that there are now 12,250 housing units in the city of Baltimore available for sale or rent, equal to

4.2 percent of the available inventory. Of this total, 2,350 units are available for sale and 9,900 are available for rent, indicating homeowner and rental vacancy rates of 1.5 percent and 7.4 percent, respectively. While the current level of vacancies in both the sales and rental inventories has increased since 1960, the quality of the vacant housing now available, particularly in the rental category, has improved significantly. The improvement in the quality of the rental inventory reflects, in part, the large number of substandard units demolished in Baltimore since 1960, and also reflects the addition of a large number of rental units built in the last few years.

As explained in the vacancy section in the main body of this report, the number of vacancies reported by the postal survey, after adjustment to reflect total coverage, is below the estimated number of units vacant and available for rent or sale. Analysis of the results of the survey conducted by the Baltimore City Post Office also suggests that the carriers counted units of better quality, particularly apartment units, but did not enumerate vacancies of poorer quality. Baltimore City also contains a relatively high proportion of multifamily units, and it is likely that some of the units in these structures which have been added by conversion also were not counted by the carriers.

Sales Market

General Market Conditions. The sales housing vacancy rate, currently 1.5 percent, has increased only slightly since April 1960, indicating that the demand for sales housing is in reasonable balance with the supply. Of course, the sales market in Baltimore City must be considered in relation to the decline in new sales-type construction in the past few years. During the six-year 1960-1965 period, only 2,575 single-family units were authorized in the city, and authorizations in two of the last three years have been significantly below the annual average. Fewer than 15 single-family units were authorized in the city in the first four months of 1966, an indication that new single-family construction may decline still further.

Rental Market

General Market Conditions. The rental market in Baltimore City has been strongly influenced by the construction of high-rise, high-rent projects. Nearly all of the projects have been completed since 1963. Construction is concentrated in the downtown area and in the area near Johns Hopkins University. While FHA market absorption studies indicate that units in most of the new garden-type projects are being satisfactorily absorbed, other vacancy data obtained from local sources suggests that vacancies in the high-rise projects are, generally speaking, excessive, primarily a reflection of the fact that a large number of higher-priced units came on the market in too short a period of time to be readily absorbed.

Since January 1966, foreclosure proceedings have been started against a number of luxury projects in the city with a total of over 700 units. Rents in these projects are over \$100 for efficiencies and go up to over \$200 for two- and three-bedroom apartments.

Recent rental experience in the city of Baltimore suggests that the market for efficiency and one-bedroom units renting below \$150 a month is much better than that for two- and three-bedroom units renting for \$150 and over. Most of the rent reductions currently being offered in the high-rise projects are for larger units in the upper ranges of rent.

It was mentioned earlier in this section that units in the garden-type projects in the city for the most part are being satisfactorily absorbed. During the past year the local FHA office has obtained market data on many of the newer low-rise projects, most of which had been completed less than two years when surveyed. Typical monthly shelter rents in these projects are about \$70 - \$80 for efficiencies, \$90 - \$105 for one-bedroom units, \$110 - \$125 for two-bedroom units, and \$125 and up for three-bedroom units. Garden- and townhouse-type projects containing nearly 3,200 units were surveyed, of which 350 (11 percent) were vacant.

Urban Renewal

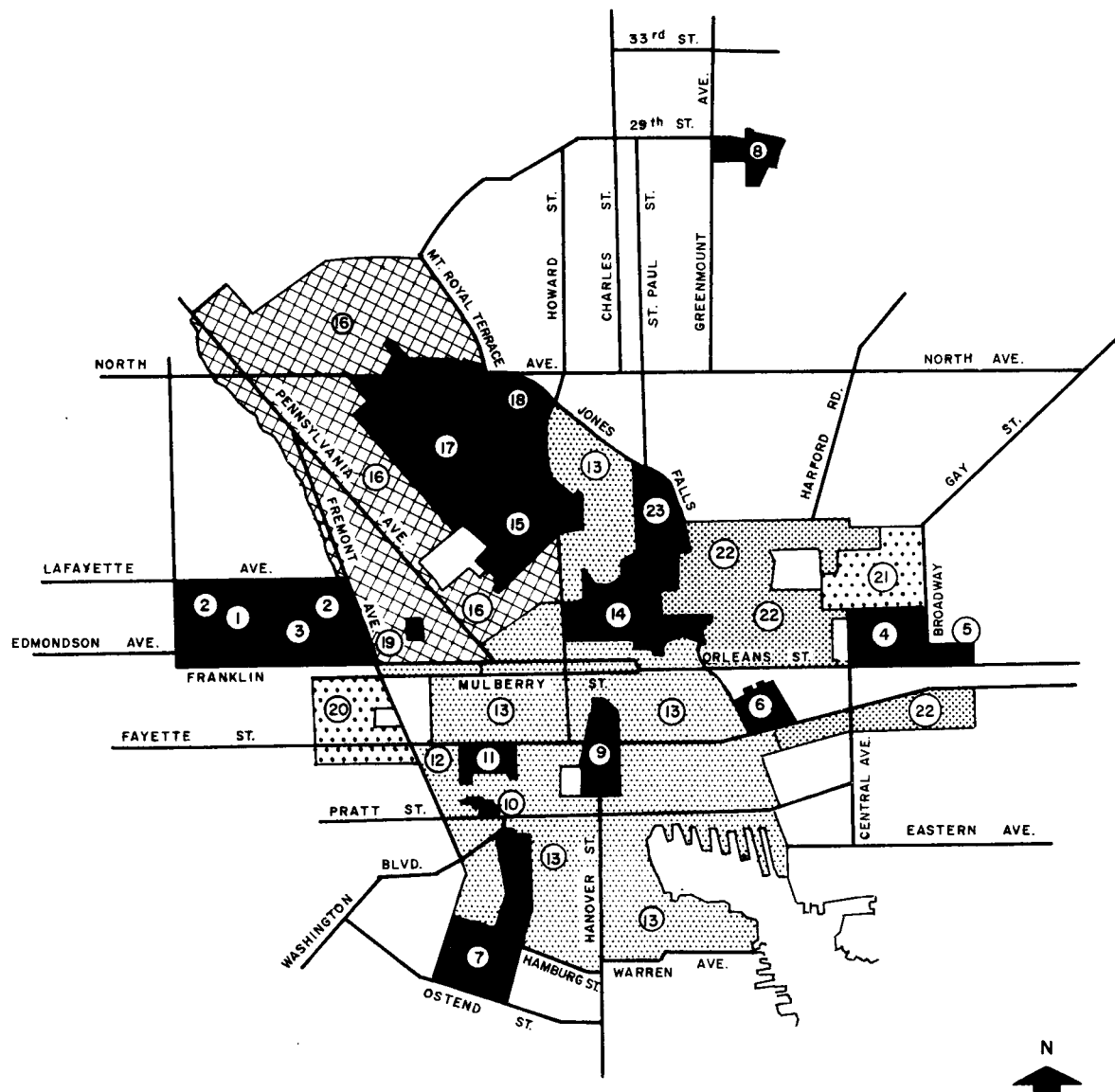
As of April 1966, there were 23 urban renewal projects authorized for the city of Baltimore by the Federal, State, and city governments. Six have already been completed, ten are in various stages of execution, four are in the planning stage, and three are GNRP areas. The map on the next page shows the location of projects that have either been completed or are in execution.

Urban renewal activity in the city of Baltimore was started in the early 1950's. The various renewal projects undertaken to date contain nearly 550 acres. As of January 1966 over 7,125 families and 910 businesses had been relocated.

As of March 1966, a total of over 1,225 parcels of land had been acquired by the renewal agency in the ten projects now in execution. About 430 parcels remain to be acquired. Other details concerning the projects now in execution are shown in table XVII.

The Baltimore Urban Renewal and Housing Authority estimates that between 5,000 and 6,000 families in the city will be displaced during the next two years. About 40 percent of the displacements are expected to occur because of highway construction, 30 percent because of urban renewal activity, and 30 percent through housing code enforcement.

LOCATION OF URBAN RENEWAL AREAS AND PROJECTS CITY OF BALTIMORE, MARYLAND



KEY:

- | | |
|------------------------------|-----------------------------|
| ① HARLEM PARK PROJ. 1 | ⑬ DOWNTOWN RENEWAL AREA |
| ② HARLEM PARK PROJ. 2 | ⑭ MT. VERNON |
| ③ 314 DEMONSTRATION BLOCK | ⑮ MT. ROYAL PLAZA - AREA 12 |
| ④ BROADWAY 3-A | ⑯ MT. ROYAL FREMONT GNRP |
| ⑤ PROJECT 3-C | ⑰ MADISON PARK SOUTH |
| ⑥ SHOT TOWER INDUSTRIAL PARK | ⑱ MT. ROYAL FREMONT PROJ. 2 |
| ⑦ CAMDEN INDUSTRIAL PARK | ⑲ AREA 9 |
| ⑧ WAVERLY | ⑳ AREA 2 |
| ⑨ CHARLES CENTER | ㉑ GAY STREET RENEWAL AREA |
| ⑩ UNIVERSITY OF MD. PROJ. 1 | ㉒ MT. VERNON II |
| ⑪ UNIVERSITY OF MD. PROJ. 2 | |
| ⑫ UNIVERSITY OF MD. PROJ. 3 | |

Public Housing

The Baltimore Urban Renewal and Housing Authority currently is operating nearly 10,300 units of public housing in the city. As of April 30, 1966, less than 140 units (1.4 percent) were vacant. None of the existing units is scheduled for demolition during the next two years. The local housing authority estimates that nearly 2,525 additional public low-rent units will be added to the current supply in the next two years through new construction, acquisition and rehabilitation of existing units, and leasing.

Although nearly 20 percent of the families occupying public housing in the city of Baltimore are elderly, that is, single persons 62 or over or families where the head or spouse is 62 or over, only 75 units in the current supply are designed specifically for the aged. However, the new construction planned in the next two years includes 750 units designed for elderly persons.

Demand for Housing

Quantitative Demand

The demand for additional new housing in the city of Baltimore between May 1966 and May 1968 is based primarily upon the number of housing units expected to be demolished in the next two years (6,500 units). Families displaced by demolitions for urban renewal programs and for highway construction will be the basic component of the demand for new housing in the city in the next two years. Based on these considerations, the demand for additional non-assisted, privately-owned housing units (excluding public low-rent housing and rent-supplement accommodations) is estimated at 3,250 units a year over the two-year forecast period, including 125 sales units and 3,125 rental units. The rental demand includes 625 middle-income rental units that may be marketed annually only at the rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost.

The annual demand for new sales housing in Baltimore City in the next two years (125 units) reflects a continuation of the trend which has seen the annual volume decline from 795 units in 1960 to 140 units in 1965. In the first four months of 1966, fewer than 15 single-family units were authorized. In recent years, single-family construction in the city has declined because of a general lack of land available for large-scale development. Thus, the construction of sales housing in the city in the next two years will depend primarily on the supply of land on which single-family development is economically feasible.

The total annual demand for 3,125 new rental units compares with an annual average of 3,000 privately-financed multifamily units authorized in the city since 1960. The need to reduce furthur the current high level of vacancies in the various high-rise projects to more acceptable levels is reflected in the demand distribution on page 34. Note that the qualitative demand pattern for units renting above \$145 a month declines sharply, a reflection of the excess number of vacancies at and above these rent levels. The absorption of units recently built and now under construction in the more moderate rental ranges must also be observed carefully, however. Should marketing be slowed, adjustments may be appropriate in rental demand projections.

Qualitative Demand

Sales Housing. Based on past experience in the city, and also based on the probability that most of the sales housing in the city in the next few years will be homes built on scattered sites throughout the city, it is likely that few, if any, new homes will be priced to sell for \$20,000 or above.

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 following table. 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. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. The minimum achievable gross monthly rents in the city, assuming market-interest-rate-financing, are \$85 for efficiencies, \$105 for one-bedroom units, \$125 for two-bedroom units, and \$145 for three- or more bedrooms.^{1/} The annual demand below these levels (625 units) can be realized only if public benefits in financing assistance or land acquisition are utilized.

^{1/} Calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Rental Housing
Baltimore City, Maryland
May 1966 to May 1968

Monthly <u>a/</u> <u>gross rent</u>	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three- or more- bedrooms</u>
\$ 70 and over	150	-	-	-
75 " "	145	-	-	-
80 " "	140	-	-	-
85 " "	135	1,290	-	-
90 " "	125	1,200	-	-
95 " "	120	1,160	-	-
100 " "	110	1,125	1,220	-
105 " "	100	1,055	1,150	-
115 " "	90	960	1,080	465
125 " "	75	740	975	380
135 " "	65	575	825	355
145 " "	55	455	650	335
160 " "	35	200	350	230
180 " "	15	90	150	130
200 " "	5	45	50	50

a/ Gross rent is shelter or contract rent plus the cost of utilities.

Note: The above figures are cumulative and cannot be added vertically.
For example, demand for two-bedroom units at from \$100 to \$125
is 245 units (1,220 - 975).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family incomes, 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. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

The location factor is of especial importance in the provision of new units at the lower-rent levels. 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. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

SUMMARY OF THE
BALTIMORE COUNTY HOUSING MARKET

The Market Area

Baltimore County is the largest of the four suburban counties in the SMSA. The county also has accounted for most of the population increase in the SMSA since 1950. The major population concentrations are in the unincorporated communities of Towson, Dundalk, Essex, and Catonsville.

Demographic Factors

Population

Current Estimate and Past Trends. Baltimore County is by far the most populous of the four constituent counties of the Baltimore SMSA. The current population of the county is 587,000, an increase of 94,550 (19 percent), or 15,550 annually since 1960 (see table VII). The increase accounts for 58 percent of the net population increase that has occurred in the SMSA since April 1960. Over 80 percent of the population in the county resides within a ten-mile radius of downtown Baltimore.

Population growth since 1960 has been somewhat slower than that occurring during the 1950-1960 decade, when an average of 22,200 persons were added to Baltimore County annually. The county contained almost 29 percent of the SMSA population in 1960, compared to 19 percent in 1950.

Based on the expected increase in population in response to the recent increase in residential construction, the population of Baltimore County is expected to increase by about 21,000 a year during the next two years to a total of 629,000 by May 1968.

Natural Increase and Migration. During the 1950's, the net natural increase in population (excess of resident births over resident deaths) in the county averaged nearly 6,975 a year (31 percent of the total population increase), indicating that there was a net in-migration of 15,250 persons a year into the county (see table VIII). Net natural increase has averaged 7,825 annually since 1960, equal to about 51 percent of the population increase.

Households

Current Estimate and Past Trends. As of May 1, 1966, there are an estimated 161,500 households in Baltimore County, an average annual increase of 4,425 since the 1960 Census count (see table IX). In the preceding decade, the annual gain averaged 6,200 (6.2 percent). The increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" as used in 1950 to "housing unit" in 1960. However, the suburban counties in the SMSA had relatively few residential units of the type affected by the change in definition compared with Baltimore City, so that the definitional increment was much smaller in the suburban counties.

Based on the increase in population expected to occur in Baltimore County during the next two years, it is estimated that there will be 173,300 households in Baltimore County by May 1968, an increase of 11,800 (5,900 annually) over the present total.

Household Size. Average household size in Baltimore County has been declining. In 1950 the average was about 3.58 persons per household; in 1960 it was almost 3.57, and the average size is 3.55 persons per household currently. The average household size in the county has been somewhat above the SMSA average, reflecting, in part, a higher proportion of married couples with children in the counties than in the SMSA as a whole. However, the average household size in Baltimore County has continued to decrease because of a decline in the birth rate and because new apartment construction since 1960 has increased the number of one- and two-person households in the area.

Housing Market Factors

Housing Supply

Current Estimate and Past Trends. As of May 1, 1966, there are about 170,500 housing units in the Baltimore County HMA, an increase of 4,525 units a year over the 1960 Census total of 142,900 (see table X). During the April 1, 1960-May 1, 1966 period nearly 28,550 private housing units were constructed in the county and about 1,000 units were removed from the inventory through demolition, merger, fire, and other causes. Over 41 percent of all private housing units permitted in the SMSA since January 1960 were in Baltimore County.

A large proportion of the increase in the SMSA housing supply in the 1950-1960 decade was in the county, about 59 percent of the total gain. During this ten-year period, the number of housing units in Baltimore County increased by an average of nearly 6,500 a year, well above the annual rate of increase that has occurred since April 1960. A minor portion of the

1950-1960 gain reflects a conceptual change in definition from "dwelling unit", as used in the 1950 Census of Housing, to "housing unit", as used in 1960.

Residential Building Activity

Past Trend. Residential construction volume in the county, as measured by building permits, has increased markedly since the early 1960's (see table XI). From an average of 2,975 units a year in the 1960-1961 period, authorizations increased to a total of over 7,550 in 1965. About 2,225 units were authorized in the first four months of 1966, compared with 2,075 units authorized from January to April, 1965.

Of the total number of housing units authorized in Baltimore County between January 1, 1960 and May 1, 1966, 19,850 (62 percent) were single-family homes. However, since January 1, 1963, 51 percent of all units authorized in Baltimore County (11,300) have been in multifamily structures. Over the past two years, multifamily authorizations in the county were 900 above the total authorized in Baltimore City.

Many of the multifamily units authorized in the county in the last three years have been in the Towson area and along Interstate Route 695 (the Baltimore Beltway). With the exception of two high-rise rental projects, all the multifamily units authorized in Baltimore County HMA in the past several years are in garden-and townhouse-type projects of two or three stories.

Tenure of Occupancy

Current Estimate and Past Trends. Reflecting the increase in multifamily construction in Baltimore County since 1963, almost 24 percent of the occupied housing inventory (38,000 units) currently is renter-occupied. In April 1960, less than 22 percent of the inventory (29,500 units) was so classified (see table X). About 45 percent of the household increase in the county since April 1960 has been of renter households.

Unlike the trend to renter occupancy between 1960 and 1966, owner occupancy increased rapidly in the county during the 1950's, from 64 percent (46,450 units) in April 1950 to over 78 percent of the occupied inventory (105,000 units) in April 1960. There was a high proportion of single-family housing built in the HMA during the decade to accommodate the young married families who moved into the county from Baltimore City and other areas.

Vacancy

1960 Census. There were 4,025 vacant available housing units in Baltimore County in April 1960, an over-all net available vacancy ratio of 2.9 percent (see table XII). Of this total, 2,275 were available for sale, a homeowner vacancy ratio of 2.1 percent; nearly 1,750 units were available

for rent, a rental vacancy rate of 5.6 percent. Only 240 of the available vacancies, about six percent, lacked one or more plumbing facility.

FHA Vacancies. The annual occupancy surveys conducted in the SMSA by the FHA Baltimore Insuring Office cover several projects in Baltimore County. Most of the projects surveyed in the county are older garden-type Section 608 projects built in the late 1940's and early 1950's. The March 1966 survey counted 170 vacancies in 2,350 units surveyed, about 7.1 percent. However, two projects with rather high vacancy ratios that had not been surveyed since 1963 were included in the latest survey; when the two projects are excluded from the current survey, the vacancy ratio is reduced to 2.0 percent, about the same ratio reported in the March 1964 and March 1965 surveys.

The table below compares the results of the annual occupancy surveys conducted in Baltimore County in the last seven years.

Vacancy in FHA-Insured Apartment Projects
Baltimore County, Maryland
March 1960-March 1966

<u>Year</u>	<u>Units surveyed</u>	<u>Units vacant</u>	<u>Percent vacant</u>	<u>Year</u>	<u>Units surveyed</u>	<u>Units vacant</u>	<u>Percent vacant</u>
-	-	-	-	1963	3,735	215	5.8
1960	4,799	145	3.0	1964	2,138	42	2.0
1961	4,622	214	4.6	1965	1,612	34	2.1
1962	3,879	203	5.2	1966	2,348	167	7.1

Source: Annual Occupancy Surveys of FHA-insured projects, conducted by the FHA Baltimore Insuring Office.

Current Estimate. On the basis of the postal vacancy survey results (see table XIII), and the annual trend of vacancies since 1960 as reported by the FHA Annual Occupancy Surveys, it is estimated that the number of both available sales and rental vacancies in Baltimore County has risen moderately since April 1960, although in both categories the vacancy ratio has declined slightly. Currently, there are an estimated 4,500 housing units in the county available for sale or rent, indicating a net available vacancy ratio of 2.7 percent (see table XII). A total of 2,300 of these vacancies are available for sale, a homeowner vacancy ratio of 1.8 percent; 2,200 are available for rent, indicating a vacancy ratio of 5.5 percent in the rental inventory. Based on 1960 Census data, most of the vacant units available currently are of good quality.

Sales Market

General Market Conditions. The sales market in the county has remained in reasonably good balance. The vacancy ratio declined from 2.1 percent in April 1960 to an estimated 1.8 percent currently and the unsold inventory survey conducted in Baltimore County by the FHA in January 1966 suggests that the ratio of speculatively-built unsold new homes (12 percent) is not excessive.

Some of the sales housing in Baltimore County is row housing, a type of construction that permits economies of both construction and land costs. Nevertheless, it is judged that new sales housing in the county cannot be produced to sell for much below \$11,000. Some homes built individually or on scattered lots possibly could be priced to sell for about this level.

Major Subdivision Activity. As stated in the main body of this report, most of the new housing in Baltimore County is being built in the Randalls-town and Reisterstown areas and in an area just northeast of Baltimore City. Over 95 percent of the new housing in the county enumerated by the FHA unsold inventory survey in January 1966 was in or near these areas.

Several subdivisions of row houses, semi-detached dwellings, and detached units are being developed in the county at the present time. Row houses in new subdivisions typically are selling for \$13,000-\$15,000, depending on location. Most of these subdivisions are northeast of the city. Semi-detached houses in the county typically sell between \$13,000 and \$16,000, while detached single-family houses are primarily in the \$16,000-\$20,000 price range.

Unsold Inventory of New Homes. The January 1966 unsold inventory survey of new homes, discussed in greater detail in the main body of this report, surveyed 40 subdivisions in the county in which five houses or more were completed during 1965. A total of 1,725 units were counted, of which nearly 1,450 (83 percent) were sold before construction was started. Of those built speculatively, a total of 35 (12 percent) remained unsold in January of 1966.

The January 1964 and January 1965 surveys conducted in Baltimore County counted fewer completions (1,650 and 1,050 respectively) than the latest survey. The ratio of the total speculative construction volume to the unsold speculatively-built new construction at the time of the surveys were 17 percent in 1964 and four percent in 1965. The results of that portion of the over-all survey that covered Baltimore County are shown in the following table.

Number of Houses Completed
Baltimore County, Maryland
As of January, 1964-1966

<u>Year</u>	<u>Number of houses completed</u>	<u>Pre-sold</u>	<u>Total</u>	<u>Speculative construction</u>	
				<u>Number unsold</u>	<u>Percent unsold</u>
1964	1,647	1,264	383	66	17
1965	1,055	715	340	14	4
1966	1,728	1,441	287	35	12

Source: Unsold Inventory Surveys of New Homes, conducted by the
Baltimore FHA Insuring Office.

Rental Market

General Market Conditions. Although multifamily activity in Baltimore County has increased in recent years, most vacancy indexes show that there is a reasonable balance between demand and supply at the present time. Although the number of available vacant rental units in the county increased from less than 1,750 in 1960 to 2,200 currently, the rental vacancy rate declined from 5.6 percent to 5.5 percent, indicating that over-all occupancy has remained at fairly high levels since 1960. The annual survey of both FHA and the Morton Hoffman Company also indicate that occupancy levels in the older rental projects have remained high. The Baltimore County portion of the April 1966 postal survey showed a vacancy ratio of 5.5 percent in the apartment category. The survey reported 780 vacancies out of nearly 14,250 apartment units enumerated (see table XIII).

Absorption of Recent Inventory Additions. The FHA Baltimore Insuring Office conducted a survey of recently-completed rental projects in the county as of July 1965. The units surveyed in Baltimore County were garden- and townhouse group-type primarily. Typical shelter rents in the thirteen projects surveyed were about \$90 for efficiency units, \$110 for one-bedroom units, \$130 for two-bedroom units, and about \$160 for three-bedroom units. Most of the projects had been on the market two years or less. The survey counted 250 vacancies in 2,125 units surveyed, a vacancy ratio of less than 12 percent. Over-all, a higher proportion of the vacancies were in the projects completed one year or less, indicating that most of the new rental construction is being absorbed in a reasonable period of time.

Demand for Housing

Quantitative Demand

Based on the expected increase in households during the two-year forecast period (11,800) and on the number of housing units expected to be lost from the inventory during the forecast period (600 units), it is estimated that there will be about 6,200 new private housing units in demand during each of the next two years, including 3,500 sales units and 2,700 rental units. The estimate of rental demand does not include demand for public low-rent housing or rent-supplement accommodations. Should any rental units be proposed at the lower rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition or cost, it is estimated that there would be a demand for about 300 additional rental units in the county during the two-year forecast period. For this added demand to be effective, however, the proposals should be for relatively small projects in appropriate locations.

Annual demand for new sales housing in Baltimore County in the next two years is above the 1960-1964 average of 3,075 single-family units authorized. The forecast of rental demand during each of the next two years is above the six-year 1960-1965 average of 1,825 multifamily units authorized in 1965. However, a comparison of the postal vacancy survey results with multifamily authorizations suggests that construction has not started on roughly 2,000 of the units authorized in the last six months of 1965 and the first part of 1966. During this period, many units were authorized in large garden-type projects that are being developed one section at a time. Thus, some of the units permitted during this period represent authorizations for new multifamily housing that may be built sometime during the forecast period. This overhang of units authorized suggests that some moderation of future construction levels is in order until the ability of the rental market in the county to absorb these units is tested.

Qualitative Demand

Sales Housing. The average annual demand for 3,500 new sales houses in Baltimore County, shown in the following table, is based on current family after-tax incomes and on the proportion of income that county residents typically pay for new sales housing. Unlike the unsold inventory surveys shown in table XVI, which excluded completions in subdivisions of fewer than five starts, the following demand estimate reflects all home building and may indicate a greater concentration in some price ranges than a subdivision survey would reveal. It is likely that some of the lower-priced homes and a portion of the more expensive new housing is concentrated in the numerous small building operations in the county.

Estimated Annual Demand for New Sales Housing by Price Class
Baltimore County, Maryland
May 1966 - May 1968

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$12,500	315	9
\$12,500 - 14,999	560	16
15,000 - 17,499	630	18
17,500 - 19,999	700	20
20,000 - 24,999	525	15
25,000 - 29,999	490	14
30,000 and over	280	8
Total	3,500	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 following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance in land acquisition and cost. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

With market rate financing, the minimum achievable gross monthly rents in the county are judged to be \$85 for efficiencies, \$105 for one-bedroom units, \$125 for two-bedroom units, and \$145 for three- or more-bedrooms.^{1/} The demand for rental units below these levels can be realized only if public benefits or some kind of assistance in financing or land acquisition is utilized, exclusive of public low-rent housing and rent-supplement accommodations.

^{1/} Calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Rental Housing
Baltimore County, Maryland
May 1966 to May 1968

Monthly gross rent ^{a/}	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three-or more- bedrooms</u>
\$ 85 and over	105	-	-	-
90 " "	100	-	-	-
95 " "	95	-	-	-
100 " "	90	-	-	-
105 " "	85	1,020	-	-
115 " "	80	870	-	-
125 " "	65	730	1,205	-
135 " "	35	625	1,160	-
145 " "	20	325	1,120	370
160 " "	5	205	680	240
180 " "	-	135	430	110
200 " "	-	50	200	50
220 " "	-	25	90	30

a/ Gross rent is shelter or contract rent plus the cost of utilities.

Note: The above figures are cumulative and cannot be added vertically.
For example, demand for one-bedroom units at from \$105 to \$125
is 290 units (1,020-730).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family incomes, 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. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

SUMMARY OF THE
ANNE ARUNDEL COUNTY HOUSING MARKET

The Market Area

Anne Arundel County is located southeast of Baltimore City. The southern part of the county, which includes the city of Annapolis, borders on Prince Georges County, Maryland, which is part of the Washington D. C. SMSA. The major population concentrations in Anne Arundel County are in the Glen Burnie area (an unincorporated section close to Baltimore) and in a "corridor" extending from Prince Georges County east to the city of Annapolis along U. S. Routes 50 and 301.

Demographic Factors

Population

Current Estimate and Past Trends. Anne Arundel County has a current population of about 262,000 persons. The population of the county has grown at an average of about 9,100 persons (4.0 percent) annually since April 1960, as compared with a gain of about 8,925 (5.7 percent) yearly between 1950 and 1960 (see table VII).

The only incorporated community in Anne Arundel County is the city of Annapolis, the capital of Maryland, which has a current population of about 31,300. Despite extensive annexation activity by the city of Annapolis during the 1950's, the 1960-1966 average annual population increase of 1,300 persons (4.9 percent) is only slightly below the 1950-1960 average increase of 1,325.

By May 1968, the population of Anne Arundel County is expected to reach 281,000 persons, a gain of about 9,500 annually over the next two years.

Natural Increase and Migration. The population increase in Anne Arundel County between 1950 and 1960 averaged about 8,925 persons annually, the result of an average net natural increase of 2,800 and the average net in-migration of almost 6,125 people yearly. In-migration accounted for about 69 percent of the 1950-1960 population growth; but, since April 1960 the rate of in-migration has been at a lower level, equalling only about 57 percent of the 1960-1966 population growth (see table VIII). Since 1960, net natural increase has averaged about 3,925 persons annually and average net in-migration has dropped to 5,175 yearly.

Households

Current Estimate and Past Trends. There are 66,200 households in Anne Arundel County currently, a gain of about 2,450 a year since April 1960. In comparison, between 1950 and 1960 the number of households in the county increased by 2,325 annually. Part of the gain was the result of the definitional change from "dwelling unit" in 1950 to "housing unit" in 1960. At the present time, there are about 9,200 households in the city of Annapolis (see table IX).

During the May 1966-May 1968 forecast period, the number of households is expected to increase at a rate slightly above 1960-1966 experience to a total of about 71,400 households in Anne Arundel County by May 1968, a gain of 2,600 annually.

Household Size. The average household size in Anne Arundel County increased during the 1950 decade from 3.66 persons per household in 1950 to 3.68 in April 1960. A reduced rate of in-migration and the formation of an increasing number of renter-type households since 1960 has probably halted this upward trend, resulting in a current average household size of slightly less than 3.68 persons per household.

Housing Market Factors

Housing Supply

There are about 77,100 housing units in Anne Arundel County at present, representing an increase of over 15,800 units (26 percent) since 1960 (see table X). The net increase in the inventory resulted from the completion of almost 16,400 new units and a loss of about 575 units through demolition, catastrophe, fire, and other causes. The May 1966 inventory consists of about 9,650 housing units in the city of Annapolis and 67,450 in the unincorporated areas of Anne Arundel County. The 1960-1966 annual addition to the housing stock of about 2,600 units is slightly above the 2,500 yearly average of the previous decade.

Residential Building Activity

Between January 1, 1960 and April 30, 1966, almost 17,500 housing units were authorized in Anne Arundel County, including 100 public and 400 military housing units. About 1,100 units are currently under construction, including 725 single-family units and 375 units in multifamily structures. The following table summarizes private building activity during the 1960-1966 period.

Private Housing Units Authorized by Building Permits
Anne Arundel County, Maryland
January 1960-April 1966

<u>Year</u>	<u>Annapolis</u>		<u>Unincorporated Area</u>		<u>County total</u>	
	<u>Single-family</u>	<u>Multi-family</u>	<u>Single-family</u>	<u>Multi-family</u>	<u>Single-family</u>	<u>Multi-family</u>
1960	83	107	1,523	2	1,606	109
1961	107	5	1,743	2	1,850	7
1962	122	504	1,784	68	1,906	572
1963	81	410	1,979	696	2,060	1,106
1964	75	655	2,288	447	2,363	1,102
1965	96	189	2,030	860	2,126	1,049
1966 (1st 4 months)	26	112	804	184	830	296

Sources: Bureau of the Census, Construction Reports; and local Building Inspectors.

About three-fourths of the units built in the area since 1960 were in single-family structures, an average of 2,000 units yearly. The majority of these units were built in the unincorporated area of the county, with an average of fewer than 100 units a year authorized in the city of Annapolis. Single-family construction in the county reached a peak in 1964, when almost 2,375 units were authorized, then declined slightly in 1965. Data for the first four months of 1966 suggest that the 1964 peak may be equalled this year, however.

Prior to 1962, relatively few multifamily units were built in Anne Arundel County. From a total of 570 units in 1962, authorizations increased sharply to an average of over 1,075 a year during the 1963-1965 period. Of the 4,250 multifamily units authorized in the area since 1960, about 47 percent, or over 1,975, were built in the city of Annapolis. Most of the remaining 2,275 units were constructed in the Glen Burnie area, an unincorporated section of Anne Arundel County close to Baltimore City.

Tenure of Occupancy

Owner-occupied units in Anne Arundel County currently represent 73 percent of all occupied units, about the same ratio as in April 1960 (see table X). During the 1950-1960 decade, however, owner occupancy increased from 63 percent to 73 percent of the occupied inventory. In Annapolis, less than 48 percent of the occupied inventory is owner-occupied, while over 77 percent of the units in the unincorporated parts of the county are owner-occupied.

Vacancy

As of May 1, 1966, there are about 2,950 vacant available housing units in Anne Arundel County (see table XIII). Of this total, there are 1,400 units available for sale only (a homeowner vacancy rate of 2.8 percent) and 1,550 available for rent (a renter vacancy rate of 8.0 percent). It is judged that about 100 of the sales units and 200 of the rental units listed as available are either dilapidated or lacking some plumbing facilities.

The postal vacancy survey conducted in Anne Arundel County in April 1966 covered almost 46,000 housing units, or 60 percent of the current inventory. The survey reported 1,350 vacant residences and 680 vacant apartments, vacancy rates of 3.4 percent in residences and 10.1 percent in apartments, respectively. It is important to note, however, that this portion of the postal survey is subject to the same limitations as the survey totals, as discussed previously. Also, it is likely that some of the units listed as vacant residences by postal carriers, particularly in the Riviera Beach delivery area, are actually seasonal units and are unavailable for year-round occupancy.

While the current homeowner vacancy rate is somewhat lower than the 3.3 percent reported by the 1960 Census, renter vacancy levels have increased from 7.7 percent in April 1960 to 8.0 percent currently. This reflects, in large part, the increase in the number of multifamily units in the county in the past few years.

Sales Market

The number of households in the county has been increasing at a rate of over four percent annually and the bulk of the new sales construction since 1960 has been absorbed well. The over-supply of sales houses which existed in April 1960 has been only partially eliminated, accounting for a large part of the high current homeowner vacancy rate of 2.8 percent. Although this is above the level usually considered to represent a balanced demand-supply relationship, it has apparently not seriously hampered the marketing of the sales houses built in the last six years.

The sales market in Anne Arundel County is characterized by a wide range of price groups and types of projects. Townhouses are for sale between \$15,000 and \$17,000. On the opposite end of the price range, there are scattered single-family subdivisions with homes priced above \$35,000.

Rental Market

In April 1960, well over one-half of all renter-occupied units in Anne Arundel County were single-family units; only about three percent were in structures with ten-or more-units. Since 1960, however, there has been extensive construction of large multifamily developments, typically of garden-apartments. Multifamily construction in Anne Arundel County is concentrated in the Annapolis and Glen Burnie areas. In Annapolis, almost all of the multifamily units built since 1960 have been in a section of the city known as "Eastport". The other concentration of multifamily activity is in the Glen Burnie area in the northern section of the county. Virtually all of the units there are in garden-type structures and rents are similar to those in the Annapolis area.

New rental housing in both of these geographic areas is experiencing vacancy problems. The large number of new apartments built in the past few years has not been completely absorbed. In July 1965, the Baltimore Insuring Office of FHA surveyed absorption of new multifamily construction in the Glen Burnie area. The survey counted nearly 590 units in projects which opened during 1964, of which 140, or 24 percent, were vacant.

Public Housing

As of May 1, 1966, there were about 400 public housing units in Anne Arundel County, all located in the city of Annapolis. The units are in five individual projects, the most recent of which is Annapolis Gardens, a 100-unit duplex project built in 1961. Vacancies are nominal in all of the projects. There are no public housing units under construction at the present time, but the Annapolis Housing Authority has requested authorization for an additional 250 units from the Housing Assistance Administration. Of this number, 100 will be designed for the elderly.

Demand for Housing

Quantitative Demand

Demand for new housing in Anne Arundel County during the two-year period from May 1, 1966 to May 1, 1968 is primarily a function of the projected level of household growth, estimated at 2,600 annually. Consideration also is given to expected losses from the inventory and the current excess of available rental units. Based on these factors, demand for additional housing during the next two years is estimated at 2,850 units annually, including 2,100 sales units and 750 rental units, including 50

units of demand in Annapolis at the lower rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. These units, however, should be in relatively small projects in appropriate locations. This demand estimate does not include public low-rent housing or rent-supplement accommodations.

The demand of 2,850 units represents a slight reduction from construction levels of the past few years. The projected rental demand of 750 units annually is well below recent construction levels. The number of vacant units currently available plus the large number of units now under construction indicate that a reduction of past building volume in rental housing is warranted, despite increasing annual gains in population and households.

Qualitative Demand

Sales Housing. On the basis of the current family incomes and on the relationship of sales price to income typical in the area, the annual demand for new sales housing is expected to approximate the pattern shown in the following table.

Estimated Annual Demand for New Sales Housing
Anne Arundel County
May 1966 to May 1968

<u>Price range</u>	<u>Number of units</u>	<u>Percentage distribution</u>
Under \$12,500	335	16
\$12,500 - 14,999	355	17
15,000 - 17,499	300	14
17,500 - 19,999	210	10
20,000 - 24,999	440	21
25,000 - 29,999	250	12
30,000 and over	210	10
Total	2,100	100

Except for about 75 units in Annapolis, all of the demand will be for housing in the unincorporated area of Anne Arundel County.

Rental Housing. On the basis of current construction and land costs in the Baltimore and Annapolis areas, the minimum achievable gross monthly rents without public benefits or assistance in financing or land purchase are \$85 for efficiencies, \$105 for one-bedroom units, \$125 for two-bedroom units, and \$145 for three-bedroom units.^{1/} At or above these minimum rents there is an annual demand for about 700 units of rental housing.

At the lower rents achievable only with public benefits or assistance in finance or land purchase an additional 50 units of new middle-income rental housing could be absorbed each year in Annapolis. The location factor is of especial importance in the provision of new units at the lower-rent levels. 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. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

The monthly rentals 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 following table. 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.

^{1/} Calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Rental Housing
Anne Arundel County
May 1966 to May 1968

Monthly gross rent ^{a/}	Size of unit			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three-or more- bedroom</u>
\$ 85 and over	25	245	-	-
90 " "	20	240	-	-
95 " "	10	240	-	-
100 " "	5	235	350	-
105 " "	-	230	340	-
115 " "	-	200	330	130
125 " "	-	150	325	130
135 " "	-	75	180	120
145 " "	-	45	105	80
160 " "	-	20	30	40
180 " "	-	5	10	10

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

Note: The figures above are cumulative, that is, the columns cannot be added vertically. For example, the demand for one-bedroom units at from \$115 to \$125 is 50 units (200 minus 150).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family incomes, 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. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

SUMMARY OF THE HOUSING MARKETS
IN CARROLL AND HOWARD COUNTIES

The Market Area

Carroll and Howard Counties are located west of Baltimore County. The two-county area is the least populated and least urban of the sub-areas in the Baltimore SMSA. The population is spread among several villages and unincorporated areas, none of which had a population of as many as 10,000 persons in 1960. The eastern portions of the two counties have the greatest population density because commutation from there to downtown Baltimore is relatively convenient.

Demographic Factors

Population

Carroll County. Carroll County, in the northwest sector of the Baltimore SMSA, currently has a population of about 63,000. Since 1960, the population of Carroll County has grown at a rate well above that of the 1950 decade (see table VII). Between April 1960 and May 1966, the population of the county increased by about 1,675 persons annually, or three percent a year. The population growth of the county during the 1950's was about 790 (1.7 percent annually).

Howard County. Howard County, located to the southwest of the city of Baltimore, has a current population of 48,000. The northern part of Howard County is located closer to downtown Baltimore than portions of Carroll County, and population growth in Howard County was more rapid than in Carroll County until recent years. Housing units authorized annually by building permits in Howard County have been below those authorized in Carroll County since 1963. Since 1950, the population of Howard County has been growing at a rate of just below five percent annually, averaging about 1,300 persons annually during the 1950 decade and 1,950 persons annually between 1960 and 1966.

Estimated Future Population. As Carroll and Howard Counties have become more important as suburban areas, their share of total population growth in the SMSA has increased. During the 1950-1960 period, population growth in the area accounted for only about seven percent of the total; and between 1960 and 1966, 14 percent of the population gain in the SMSA occurred in Carroll and Howard Counties. Based on a continuation of this trend, it is estimated that population increases in each of the two counties should be above past gains during the 1966-1968 forecast period. It is expected that the population will increase to 68,000 in Carroll County and 53,000 in Howard County, or annual increases of 2,500 in each of the counties.

Natural Increase and Migration. During the 1950-1960 period, net natural increase accounted for about 64 percent of the population growth in Carroll County and 37 percent of the gain in Howard County (see table VIII). The remaining growth was the result of migration into the counties, averaging 280 persons annually to Carroll County and 825 to Howard County during the 1950 decade.

Since 1960, the annual rate of in-migration has risen in both of the counties because of their increasing suburban appeal. In Carroll County, net in-migration has averaged about 1,075 persons annually since 1960, accounting for 64 percent of the total population growth. Average annual net in-migration to Howard County was higher, equalling about 1,250 persons, or 65 percent of the population growth between 1960 and 1966.

Households

Carroll County. Currently, there are about 17,200 households in Carroll County, an average annual increase of 500 (3.3 percent) since the 1960 Census enumeration (see table IX). During the previous decade, the annual gain had averaged about 280 (2.3 percent). Part of the 1950-1960 gain was the result of the change in census concept, as discussed previously; however, since the suburban counties had relatively few structures of the type affected by the change, the definitional increments probably were minor in both Carroll and Howard Counties.

Howard County. There are approximately 12,700 households in Howard County at the present time. The number of households has been rising at a rate of five percent annually since 1950, with annual gains of about 370 between April 1950 and April 1960 and 550 during the 1960-1966 period.

Estimated Future Households. Based on the anticipated increment in population growth and on household size trends evident in the area, there will be about 18,700 households in Carroll County and 14,000 in Howard County by May 1968, representing annual gains of about 750 and 650 households, respectively.

Household Size. During the 1950-1960 decade, average household size in each of the two counties decreased, from 3.51 persons to 3.38 in Carroll County and from 3.93 to 3.74 in Howard County. The migration of home-buying families into the area, however, has slowed this downward trend. At the present time, household size is judged to average about 3.37 persons in Carroll County and 3.72 in Howard County. A continuation of this very slow downward trend is expected into the forecast period.

Housing Market Factors

Housing Supply

The May 1, 1966 housing inventory of the two-county area totals 31,700 units, composed of 18,150 units in Carroll County and 13,550 in Howard County (see table X); in April 1960, there were 15,000 housing units in Carroll County and about 10,150 units in Howard County, indicating respective 1960-1966 average annual increases of 520 and 560 units. These increments are well above the 1950-1960 annual increases, which averaged about 310 units in Carroll County and nearly 400 units annually in Howard County.

Residential Building Activity

Inventory growth in the two counties during the 1960-1966 period resulted from the construction of about 6,800 new housing units and the demolition of about 225 units. Since January 1, 1960, 3,500 housing units were authorized for construction in Carroll County, and over 3,650 were authorized in Howard County. Of this total, about 360 units are presently under construction, including 50 multifamily units in Carroll County (the only multifamily units to be authorized in that county since 1960).

Single-family authorizations in Carroll County have increased annually since 1960, except for a decline from 500 in 1961 to fewer than 420 in 1962 (see table XI). Over 750 units were authorized in Carroll County in 1965 and 210 have been authorized in the first four months of 1966. In Howard County, single-family authorizations have averaged about 570 units annually since 1960, reaching a high of nearly 670 in 1963. In the first four months of 1966, almost 160 units were authorized for construction in Howard County. Multifamily construction in Howard County has been negligible, as indicated by the fact that fewer than 70 units have been authorized in the last six years, one-half of which were authorized last year.

Tenure of Occupancy

Of the 29,900 occupied housing units in the two-county area in May 1966, slightly over three-fourths are owner-occupied. Individual owner occupancy ratios are 72 percent in Carroll County and nearly 79 percent in Howard County (see table X). The current owner occupancy ratios represent continuation of trends toward owner occupancy evident in both counties during the 1950's, trends which are typical of suburban areas with a predominance of sales-type housing construction.

Vacancy

There are presently 750 available vacant housing units in the two-county area, of which 500 are available for sale (a homeowner vacancy ratio of 2.2 percent) and 250 are for rent (a renter vacancy ratio of 3.2 percent). Homeowner vacancy ratios in the constituent counties have shown divergent trends since 1960. In Carroll County, the homeowner vacancy rate rose slightly from 1.2 percent in 1960 to 1.6 percent currently. Conversely, the homeowner vacancy ratio in Howard County decreased from 3.2 percent to 2.9 percent between April 1960 and May 1966. Current renter vacancy ratios are below 1960 levels in both counties, having decreased from 3.4 percent to 3.1 percent in Carroll County and from 4.2 percent to 3.6 percent in Howard County (see table XII).

Sales Market

The sales market in the two-county area appears to be in a reasonable demand-supply balance, except for a very slight excess supply in the northern part of Howard County, probably caused by the high rate of sales construction there in the latter part of 1965. The number of permits issued in the first four months of 1966, however, is below that of the comparable 1965 period, indicating that this slight oversupply may soon be corrected. Construction in either county at the present time does not appear to be above desirable levels.

The majority of new homes constructed in Carroll and Howard Counties are built on a contract basis in small subdivisions in the eastern area closest to Baltimore County. Price ranges in Carroll County are generally in the \$20,000-\$25,000 price class, while new homes in Howard County are usually priced above \$27,500.

In late 1963, Community Research and Development, Incorporated, acquired about 14,000 acres of land in eastern Howard County for the purpose of developing a "new town", Columbia. The "new town" concept is an attempt to solve urban growth problems with comprehensive planning that coordinates residential, institutional, commercial, and industrial land uses. Eventually, Columbia will be comprised of ten small villages around a central core; residential sections in each village will contain single-family units, townhouses, and high-rise apartments. Present plans indicate that about 30,000 units will be constructed by 1980, the projected completion date, including 15,000 single-family units, 10,000 apartment units, and 5,000 townhouses. The first portion of the residential development, scheduled to begin in the spring of 1967, will include over 350 single-family lots available to builders for development and a test-project of around 100 townhouses available for sale. Construction of some rental units will be started in mid-1967, with a maximum of 300 units ready for occupancy by the end of 1967. Construction of employment centers (scheduled to provide almost 30,000 jobs by 1980), institutional facilities, and commercial areas has already begun, and will continue throughout the planning period.

Rental Market

The rental housing inventory of the Carroll County-Howard County area is comprised largely of single-family houses. In 1960, over two-thirds of all renter households were in single-family structures. Very few multifamily units have been built in the area since 1960. The current low renter vacancy levels (3.1 percent in Carroll County and 3.6 percent in Howard County) serve as an indication that the rental market is in balance in both counties.

Demand for Housing

Quantitative Demand

Based on the expected increment of about 1,300 households during each of the next two years, on anticipated demolition activity, and on other minor adjustments within the market, there will be an annual demand for about 1,400 new housing units during each of the next two years, including 550 sales and 75 rental units in Howard County and 750 sales and 25 rental units in Carroll County. The rental demand estimates does not include public low-rent housing or rent-supplement accommodations.

The expected level of sales housing demand in Carroll County of 750 units annually is equal to the 1965 authorization level, but well above the 1960-1965 average of less than 540 units authorized annually. Based on building trends evident in the last few years, Carroll County should continue to grow a little faster than Howard County during the forecast period. However, Howard County may again surpass Carroll County after "Columbia" become more developed in the late 1960's and early 1970's. The number of single-family units expected to be in demand each year in Howard County is approximately equal to the 1960-1965 level of authorizations. The annual demand of 550 units is below the 1965 level of 600, however, reflecting the slight excess supply of sales-type housing which currently exists in Howard County. This excess housing is likely to be absorbed in the next two years.

The rental demand of about 100 units per year is only slightly below the total number of multifamily units authorized in the area during the entire January 1960-April 1966 period. In the past, almost all of the rental demand has been met by single-family units. The supply of vacant rental units in the two counties, however, is currently at a very low level, equalling only about 3.2 percent of the available rental inventory. Future demand for rental units should surpass past levels as those portions of the two counties nearest the city of Baltimore become increasingly urbanized because of improved highway systems, a low tax base, and relatively low land and construction costs. At least 75 units of the 100 unit total should be in demand in Howard County near two major arterial highways, U.S. Routes 29 and 40.

These estimates do not take account of the possible construction of as many as 700 dwellings (400 sales, 300 rental) in "Columbia" in Howard County by the end of 1967. Should this development proceed on schedule and be successful in attracting new residents, total demand will, of course, be substantially higher than indicated. Depending on where Columbia residents are drawn from, demand elsewhere in the Baltimore and Washington metropolitan areas may be slightly reduced.

Qualitative Demand

Sales Housing. On the basis of the current level of family incomes and on the relationship of sales price to income typical in the area, the annual demand for new sales houses in the two-county area is expected to approximate the pattern presented in the following table.

Estimated Annual Demand for New Sales Housing
Carroll and Howard Counties, Maryland
May 1966 to May 1968

<u>Price range</u>	<u>Number of units</u>	<u>Percentage distribution</u>
Under \$12,500	90	6
\$12,500 - 14,999	140	10
15,000 - 17,499	125	9
17,500 - 19,999	110	8
20,000 - 24,999	390	28
25,000 - 29,999	350	25
30,000 and over	<u>195</u>	<u>14</u>
Total	1,400	100

The bulk of the demand above \$25,000 is expected to be in Howard County, contiguous to Baltimore County.

Rental Housing. The monthly rentals at which privately-owned net additions to the aggregate rental housing inventory might best be absorbed in the rental market are indicated by unit size in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals. Virtually all of the demand is expected to be concentrated in that section of Howard and Carroll Counties closest to Baltimore. Demand for efficiency units likely will be negligible; persons demanding these smaller units usually prefer accommodations much closer to the downtown area.

Estimated Annual Demand for New Rental Units
Carroll and Howard Counties, Maryland
May 1966 to May 1968

<u>Unit size</u>	<u>Gross monthly rent</u> ^{a/}	<u>Number of units</u>
One-bedroom	\$105 - \$119	10
	120 - 139	15
	140 and over	10
Two-bedroom	\$125 - 149	20
	150 - 179	15
	180 and over	10
Three-or more- bedrooms	\$145 - 179	15
	180 and over	5

a/ Gross rent is shelter rent plus the cost of utilities. The minimum rent for each unit size is calculated on the basis of a long-term mortgage (40 years) at $5\frac{1}{4}$ percent interest and $1\frac{1}{2}$ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

The preceding distribution of average annual demand for new apartments is based on projected tenant-family incomes, 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 submarket requirements.

APPENDIX TABLES

Table I

Relative Employment Concentration of Major Nonagricultural Industries
and Comparison of Baltimore SMSA with United States total
1956 and 1965

Industry	1956		1965		Percentage relationship, Baltimore/U.S.	
	Percent of total nonfarm jobs		Percent of total nonfarm jobs		1956 1965	
	Baltimore	U.S.	Baltimore	U.S.	1956	1965
Total wage and salary workers	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	-	-
Manufacturing	<u>34.9</u>	<u>32.9</u>	<u>28.7</u>	<u>29.8</u>	<u>106.1</u>	<u>96.3</u>
Durable goods	<u>21.8</u>	<u>18.8</u>	<u>17.3</u>	<u>17.2</u>	<u>116.0</u>	<u>100.6</u>
Primary metals	<u>6.5</u>	<u>2.6</u>	<u>6.3</u>	<u>2.1</u>	<u>250.0</u>	<u>300.0</u>
Transportation equipment	<u>6.4</u>	<u>3.5</u>	<u>2.1</u>	<u>2.9</u>	<u>182.9</u>	<u>72.4</u>
Other durable goods	<u>8.9</u>	<u>12.7</u>	<u>8.9</u>	<u>12.2</u>	<u>70.1</u>	<u>73.0</u>
Nondurable goods	<u>13.1</u>	<u>14.1</u>	<u>11.4</u>	<u>12.6</u>	<u>92.9</u>	<u>90.5</u>
Food and kindred products	<u>4.1</u>	<u>3.5</u>	<u>3.2</u>	<u>2.9</u>	<u>117.1</u>	<u>110.3</u>
Apparel	<u>3.0</u>	<u>2.3</u>	<u>2.4</u>	<u>2.2</u>	<u>130.4</u>	<u>109.1</u>
Other nondurable goods	<u>6.0</u>	<u>8.3</u>	<u>5.8</u>	<u>7.5</u>	<u>72.3</u>	<u>77.3</u>
Nonmanufacturing	<u>65.1</u>	<u>67.1</u>	<u>71.3</u>	<u>70.2</u>	<u>97.0</u>	<u>101.6</u>
Mining	<u>0.2</u>	<u>1.6</u>	<u>0.1</u>	<u>1.1</u>	<u>12.5</u>	<u>9.1</u>
Contract construction	<u>7.6</u>	<u>5.7</u>	<u>6.0</u>	<u>5.3</u>	<u>133.3</u>	<u>113.2</u>
Transportation and public util.	<u>9.6</u>	<u>8.1</u>	<u>7.9</u>	<u>6.7</u>	<u>118.5</u>	<u>117.9</u>
Wholesale and retail trade	<u>19.4</u>	<u>20.7</u>	<u>21.3</u>	<u>20.8</u>	<u>93.7</u>	<u>102.4</u>
Fin., ins., and real estate	<u>5.0</u>	<u>4.6</u>	<u>5.2</u>	<u>5.0</u>	<u>108.7</u>	<u>104.0</u>
Service and miscellaneous	<u>11.4</u>	<u>12.5</u>	<u>15.1</u>	<u>14.7</u>	<u>91.2</u>	<u>102.7</u>
Government	<u>11.9</u>	<u>13.9</u>	<u>15.7</u>	<u>16.6</u>	<u>85.6</u>	<u>94.6</u>

Sources: U.S. Bureau of Labor Statistics and Maryland Department of Employment Security.

Table II

Civilian Work Force Components
Baltimore, Maryland, SMSA
Annual Averages, 1956-1965
(in thousands)

<u>Year</u>	<u>Civilian work force</u>	<u>Unemployment</u>		<u>Workers on strike</u>	<u>Total employment</u>	<u>Agricultural employment</u>	<u>Nonagricultural employment</u>		
		<u>Number</u>	<u>Percent</u>				<u>Total</u>	<u>Wage and salary</u>	<u>Other a/</u>
1956	706.4	17.6	2.5	2.5	686.3	9.4	676.9	611.3	65.6
1957	719.7	21.4	3.0	0.7	697.6	9.1	688.5	622.8	65.7
1958	717.3	48.7	6.8	0.2	668.4	8.9	659.5	594.2	65.3
1959	723.5	42.9	5.9	7.5	673.1	8.5	664.6	600.8	63.8
1960	721.5	40.4	5.6	1.5	679.6	8.1	671.5	608.8	62.7
1961	728.1	46.0	6.3	0.6	681.5	7.8	673.7	610.5	63.2
1962	733.9	41.6	5.7	0.3	692.0	7.5	684.5	623.3	61.2
1963	740.8	37.3	5.0	0.6	702.9	7.2	695.7	634.7	61.0
1964	749.1	34.2	4.6	1.2	713.7	6.8	706.9	644.2	62.7
1965	763.4	29.5	3.9	0.9	733.0	6.6	726.4	665.0	61.4
<u>First</u>									
<u>three mos.</u>									
1965	743.6	31.7	4.3	2.3	709.6	5.7	703.9	643.5	60.4
1966 <u>b/</u>	766.1	27.2	3.6	0.2	738.7	5.5	733.2	673.8	59.4

a/ Includes domestics, self-employed persons, and unpaid family workers.

b/ Preliminary.

Source: Maryland State Department of Employment Security.

Table III

Nonagricultural Wage and Salary Employment by Type of Industry
Baltimore, Maryland, SMSA
Annual Averages, 1956-1965
(in thousands)

Industry	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	First three months	
											1965	1966 ^{a/}
Total wage and salary employment	611.3	622.8	594.2	600.8	608.8	610.5	623.3	634.7	644.2	665.0	643.5	673.8
Manufacturing	213.3	215.0	194.4	192.6	194.9	191.7	188.4	189.0	186.6	190.7	187.3	194.8
Durable goods	133.3	137.7	121.6	119.0	119.8	117.2	114.2	115.5	112.8	114.7	112.9	118.4
Lumber and wood products	1.9	1.8	1.8	1.9	1.8	1.6	1.6	1.6	1.5	1.7	1.6	1.6
Furniture and fixtures	4.4	4.3	4.3	4.7	4.5	4.3	4.3	4.2	4.5	4.3	4.3	4.3
Stone, clay, glass	6.5	6.3	5.6	6.1	6.0	5.7	5.6	5.7	5.9	6.0	5.9	6.0
Primary metal industries	39.9	43.4	40.1	37.1	41.9	38.5	38.7	39.2	41.0	42.0	43.1	40.7
Ordnance and fabricated metals	17.8	16.7	15.0	15.2	22.1	29.5	25.6	24.6	21.4	20.1	19.2	22.0
Non-electrical machinery	10.4	10.3	8.4	9.0	9.1	9.1	9.5	9.7	10.2	11.2	10.6	11.6
Electrical machinery	9.9	11.3	9.6	10.4	11.2	11.4	11.7	13.2	12.3	11.7	11.2	13.2
Transportation equipment	39.2	40.4	33.5	31.2	19.7	13.4	13.3	13.5	12.2	13.9	13.2	14.9
Other durable goods	3.3	3.2	3.3	3.4	3.5	3.7	3.9	3.8	3.8	3.8	3.8	4.0
Nondurable goods	80.0	77.3	72.8	73.6	75.1	74.5	74.2	73.5	73.8	76.0	74.4	76.5
Food and kindred products	25.3	24.3	23.1	22.5	22.4	22.2	21.6	21.1	20.9	21.2	20.1	20.5
Textile mill products	2.4	2.3	2.1	2.1	2.0	1.8	1.6	1.5	1.7	1.7	1.6	1.8
Apparel	18.0	17.1	15.6	15.8	16.2	16.2	16.3	16.0	15.9	16.5	16.6	16.7
Paper and allied products	5.4	5.5	5.4	5.6	5.8	5.9	6.1	6.0	5.9	6.2	6.0	6.4
Printing and publishing	9.8	10.0	9.9	10.2	10.6	10.8	11.2	11.4	11.6	12.0	11.9	12.4
Chemicals	11.1	10.8	10.0	10.5	11.0	10.8	10.6	10.6	10.7	10.8	10.6	10.8
Rubber and miscellaneous plastics	3.8	3.9	3.9	4.2	4.3	4.3	4.4	4.7	5.2	5.6	5.6	5.8
Leather and leather products	1.8	1.6	1.6	1.6	1.7	1.5	1.4	1.3	1.0	1.2	1.2	1.2
Other nondurable goods	2.4	1.8	1.2	1.1	1.1	1.0	1.0	0.9	0.9	0.8	0.8	0.8
Nonmanufacturing	398.0	407.8	399.8	408.2	413.9	418.8	434.9	445.7	457.6	474.3	456.2	478.9
Mining	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
Contract construction	46.3	42.9	36.5	36.5	35.7	34.5	37.4	37.4	38.9	40.0	34.1	35.6
Transportation and public utilities	58.8	60.2	54.4	54.0	54.6	53.0	53.0	52.5	52.2	52.4	51.3	52.9
Wholesale and retail trade	118.7	121.9	120.5	122.3	124.1	123.9	128.6	132.6	135.8	141.8	137.1	142.5
Finance, insurance, real estate	30.7	31.8	31.8	32.4	32.2	32.1	33.0	34.1	34.4	34.8	33.9	35.0
Service and miscellaneous	69.9	74.1	76.1	79.8	82.0	85.8	89.7	92.4	96.0	100.3	96.4	102.3
Government	72.6	75.9	79.5	82.3	84.4	88.6	92.3	95.8	99.4	104.1	102.5	109.7

^{a/} Preliminary.

Note: Subtotals may not add to totals because of individual rounding.

Source: Maryland State Department of Employment Security.

Table IV

Major Manufacturing Concerns
Baltimore, Maryland, SMSA

<u>Company</u>	<u>Industry group(s)</u>	<u>Employment</u>
Bethlehem Steel Corporation	Primary, fab. metals; trans. equip.	32,890
Westinghouse Electric Corporation	Ordinance, elec. and nonelec. machinery	8,531
Western Electric Company	Electrical machinery	6,099
Martin Company	Fabricated metal products	5,900
The Bendix Corporation	Electrical machinery; instruments	4,208
The Black and Decker Manufacturing Company	Nonelectrical machinery	3,081
Bata Shoe Company	Rubber products	2,674
Anchor Post Products	Fabricated metal products	2,435
Koppers Company, Incorporated	Electrical and nonelectrical machinery	2,062
General Motors Corporation	Transportation equipment	1,910

Source: Maryland Department of Economic Development,
Directory of Maryland Manufacturers, 1965-1966 Edition.

Table V

Assigned Military Strength and Military-Connected Civil Service Employment
Baltimore, Maryland, SMSA
January 1, 1960-March 1, 1966

<u>January</u>	<u>Army</u>						<u>Navy^{a/}</u>	
	<u>Fort George G. Meade</u>		<u>Fort Holabird</u>		<u>All other Army</u>		<u>On-board strength</u>	
	<u>Military</u>	<u>Civilian^{b/}</u>	<u>Military</u>	<u>Civilian</u>	<u>Military</u>	<u>Civilian</u>	<u>Military</u>	<u>Civilian</u>
1960	13,013	2,978	470	1,124	176	450	NA	NA
1961	12,742	2,848	357	1,064	236	448	NA	NA
1962	15,746	3,180	2,063	1,126	278	570	NA	NA
1963	8,758	2,843	1,627	1,060	258	638	5,554	2,478
1964	8,600	2,834	1,780	992	302	889	5,535	2,483
1965	11,456	2,849	1,779	633	272	992	5,458	2,590
1965 (October)	8,273	2,811	2,072	1,064	330	896	NA	NA
1966	NA	NA	NA	NA	NA	NA	5,525	2,691
1966 (March)	8,148	2,842	2,675	1,145	573	955	NA	2,718

a/ Includes the Naval Academy, Naval Station, Naval Hospital, and Marine Engineering Laboratory in Annapolis and the Oceanographic Office and Bureau of Naval Weapons in Baltimore.

b/ Excludes civilians employed by the National Security Agency.

Sources: Departments of the Army and Navy.

Table VI

Percentage Distribution of All Families and Renter Households^{a/} by Estimated Annual Income
After Deduction of Federal Income Tax
Baltimore, Maryland, SMSA, 1966 and 1968

Annual family income	Baltimore City				Baltimore County				Anne Arundel County			
	1966		1968		1966		1968		1966		1968	
	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households
Under \$2,000	7	14	7	13	2	3	2	3	4	6	4	6
\$2,000 - 2,999	6	8	5	8	2	4	2	3	4	5	4	4
3,000 - 3,999	7	10	7	10	4	5	3	4	5	7	4	6
4,000 - 4,999	9	12	8	10	5	9	5	9	7	10	6	10
5,000 - 5,999	10	13	10	11	8	13	7	10	9	14	8	13
6,000 - 6,999	11	10	10	11	11	12	9	13	12	12	11	10
7,000 - 7,999	9	9	9	9	12	12	11	10	10	10	10	10
8,000 - 8,999	8	7	8	7	9	9	10	10	9	9	9	10
9,000 - 9,999	7	7	7	5	9	9	8	9	8	8	8	8
10,000 -14,999	18	6	20	12	26	18	29	22	23	15	26	18
15,000 and over	8	4	9	4	12	6	14	7	9	4	10	5
Total	100	100	100	100	100	100	100	100	100	100	100	100
	Carroll County				Howard County				Baltimore SMSA total			
	1966		1968		1966		1968		1966		1968	
	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households
Under \$2,000	7	10	7	9	4	6	4	6	6	11	5	10
\$2,000 - 2,999	7	8	6	8	4	5	4	5	4	8	4	7
3,000 - 3,999	7	10	7	9	6	7	4	6	6	9	6	10
4,000 - 4,999	9	11	8	11	6	9	6	8	8	12	7	11
5,000 - 5,999	10	11	9	10	8	10	7	9	9	12	8	11
6,000 - 6,999	10	11	9	10	9	10	8	9	10	10	10	10
7,000 - 7,999	9	12	9	11	8	9	8	9	10	9	10	10
8,000 - 8,999	9	8	8	10	7	9	8	9	8	8	8	7
9,000 - 9,999	9	5	9	6	8	8	8	8	9	6	8	6
10,000 -14,999	16	9	20	11	27	20	27	23	22	10	24	13
15,000 and over	7	5	8	5	13	7	16	8	8	5	10	5
Total	100	100	100	100	100	100	100	100	100	100	100	100

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analysts.

Table VII

Population Trends
Baltimore, Maryland, SMSA
April 1, 1950-May 1, 1966

<u>Area</u>	<u>Number of persons</u>			<u>Average annual change</u>			
	<u>April 1,</u>	<u>April 1,</u>	<u>May 1,</u>	<u>1950-1960</u>		<u>1960-1966</u>	
	<u>1950</u>	<u>1960</u>	<u>1966</u>	<u>Number</u>	<u>Rate^{a/}</u>	<u>Number</u>	<u>Rate^{a/}</u>
Baltimore SMSA total	<u>1,405,399</u>	<u>1,727,023</u>	<u>1,890,000</u>	<u>32,162</u>	<u>2.1</u>	<u>26,800</u>	<u>1.5</u>
Baltimore City	949,708	939,024	930,000	-1,068	-0.1	-1,475	-0.2
Baltimore County	270,273	492,428	587,000	22,215	6.0	15,550	3.0
Anne Arundel County	<u>117,392</u>	<u>206,634</u>	<u>262,000</u>	<u>8,924</u>	<u>5.7</u>	<u>9,100</u>	<u>4.0</u>
Annapolis	10,047	23,385	31,300	1,334	8.5	1,300	4.9
Rest of County	107,345	183,249	230,700	7,590	5.3	7,800	3.9
Carroll County	44,907	52,785	63,000	788	1.7	1,675	3.0
Howard County	23,119	36,152	48,000	1,303	4.5	1,950	4.8

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

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

Table VIII

Components of Population Change
Baltimore, Maryland, SMSA
April 1, 1950-May 1, 1966

<u>Area</u>	<u>Population change</u>	<u>Net natural increase</u>	<u>Net migration</u>	<u>Average annual net migration</u>
<u>SMSA total</u>				
April 1, 1950-April 1, 1960	321,624	234,472	87,152	8,715
April 1, 1960-May 1, 1966	163,000	143,200	19,800	3,250
Baltimore City				
April 1, 1950-April 1, 1960	-10,684	126,876	-137,560	-13,756
April 1, 1960-May 1, 1966	- 9,025	63,800	- 72,850	-11,950
Baltimore County				
April 1, 1950-April 1, 1960	222,155	69,642	152,513	15,251
April 1, 1960-May 1, 1966	94,550	47,600	46,950	7,725
Anne Arundel County				
April 1, 1950-April 1, 1960	89,242	28,104	61,138	6,114
April 1, 1960-May 1, 1966	55,350	23,900	31,450	5,175
Carroll County				
April 1, 1950-April 1, 1960	7,878	5,070	2,808	281
April 1, 1960-May 1, 1966	10,200	3,700	6,500	1,075
Howard County				
April 1, 1950-April 1, 1960	13,033	4,780	8,253	825
April 1, 1960-May 1, 1966	11,850	4,200	7,650	1,250

Note: Components of 1960-1966 population change do not add to totals because of rounding.

Sources: 1950-1960 data from Bureau of the Census report, series P-23, No.7.
1960-1966 population changes estimated by Housing Market Analysts;
net natural increase estimated by Housing Market Analysts based on
vital statistics from the Maryland State Department of Health.

Table IX

Household Trends
Baltimore, Maryland, SMSA
April 1, 1950-May 1, 1966

Area	Number of households			Average annual change			
	April 1,	April 1,	May 1,	1950-1960		1960-1966	
	<u>1950</u>	<u>1960</u>	<u>1966</u>	<u>Number</u>	<u>Rate^{a/}</u>	<u>Number^{b/}</u>	<u>Rate^{a/}</u>
Baltimore SMSA total	<u>386,359</u>	<u>484,978</u>	<u>533,600</u>	<u>9,862</u>	<u>2.3</u>	<u>8,000</u>	<u>1.6</u>
Baltimore City	268,722	275,597	276,000	688	0.3	70	-
Baltimore County	72,627	134,556	161,500	6,193	6.2	4,425	3.1
Anne Arundel County	<u>27,876</u>	<u>51,180</u>	<u>66,200</u>	<u>2,330</u>	<u>6.1</u>	<u>2,450</u>	<u>4.3</u>
Annapolis	2,883	6,834	9,200	395	8.6	375	5.0
Rest of County	24,993	44,346	57,000	1,935	5.8	2,075	4.2
Carroll County	11,336	14,186	17,200	285	2.3	500	3.3
Howard County	5,798	9,459	12,700	366	4.9	550	5.0

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

b/ Subtotals may not add to totals because of rounding.

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

Table X

Trend of Household Tenure
Baltimore, Maryland, SMSA
April 1, 1950-May 1, 1966

<u>Occupancy and tenure</u>	<u>Baltimore City</u>	<u>Baltimore County</u>	<u>Anne Arundel County</u>			<u>Carroll County</u>	<u>Howard County</u>	<u>SMSA total</u>
			<u>Annapolis City</u>	<u>Rest of county</u>	<u>County total</u>			
<u>April 1, 1950</u>								
Total housing inventory	277,880	78,038	2,959	33,386	36,345	11,902	6,205	410,370
Total occupied units	<u>368,722</u>	<u>72,627</u>	<u>2,883</u>	<u>24,993</u>	<u>27,876</u>	<u>11,336</u>	<u>5,798</u>	<u>386,359</u>
Owner occupied	138,817	46,472	1,016	16,661	17,677	6,975	3,673	213,614
Percent owner occupied	51.7	64.0	35.2	66.7	63.4	61.5	63.3	55.3
Renter occupied	129,905	26,155	1,867	8,332	10,199	4,361	2,125	172,745
Percent renter occupied	48.3	36.0	64.8	33.3	36.6	38.5	36.7	44.7
Total vacant units	9,158	5,411	76	8,393	8,469	566	407	24,011
<u>April 1, 1960</u>								
Total housing inventory	290,155	142,949	7,206	54,072	61,278	15,002	10,156	519,540
Total occupied units	<u>275,597</u>	<u>134,556</u>	<u>6,834</u>	<u>44,346</u>	<u>51,180</u>	<u>14,186</u>	<u>9,459</u>	<u>484,978</u>
Owner occupied	149,668	105,037	3,858	33,438	37,296	9,702	6,966	308,669
Percent owner occupied	54.3	78.1	56.5	75.4	72.9	68.4	73.6	63.6
Renter occupied	125,929	29,519	2,976	10,908	13,884	4,484	2,493	176,309
Percent renter occupied	45.7	21.9	43.5	24.6	27.1	31.6	26.4	36.4
Total vacant units	14,558	8,393	372	9,726	10,098	816	697	34,562
<u>May 1, 1966</u>								
Total housing inventory	292,500	170,500	9,650	67,450	77,100	18,150	13,550	571,800
Total occupied units	<u>276,000</u>	<u>161,500</u>	<u>9,200</u>	<u>57,000</u>	<u>66,200</u>	<u>17,200</u>	<u>12,700</u>	<u>533,600</u>
Owner occupied	151,800	123,500	4,400	44,050	48,450	12,450	10,000	346,200
Percent owner occupied	55.0	76.5	47.8	77.3	73.2	72.4	78.7	64.9
Renter occupied	124,200	38,000	4,800	12,950	17,750	4,750	2,700	187,400
Percent renter occupied	45.0	23.5	52.2	22.7	26.8	27.6	21.3	35.1
Total vacant units	16,500	9,000	450	10,450	10,900	950	850	38,200

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

Table XI

Housing Units Authorized by Building Permits by Type of Structure
Baltimore, Maryland, SMSA
January 1, 1960 to April 30, 1966

	Private units						Jan. 1,- April 30, 1966	Jan. 1960 through April 1966 total authorizations		
	1960	1961	1962	1963	1964	1965		Private units	Public units	Total
Baltimore SMSA total	<u>7,121</u>	<u>9,855</u>	<u>11,003</u>	<u>14,836</u>	<u>15,373</u>	<u>14,843</u>	<u>5,238</u>	<u>78,269</u>	<u>1,260</u>	<u>79,529</u>
Single-family	6,100	6,274	6,750	6,543	7,250	7,127	2,190	42,234	400	42,634
Multifamily	1,021	3,581	4,253	8,293	8,123	7,716	3,048	36,035	860	36,895
Baltimore City	<u>1,607</u>	<u>3,931</u>	<u>3,438</u>	<u>4,660</u>	<u>4,187</u>	<u>2,728</u>	<u>1,468</u>	<u>22,019</u>	<u>760</u>	<u>22,779</u>
Single-family	793	526	469	255	399	143	14	2,599	-	2,599
Multifamily	814	3,405	2,969	4,405	3,788	2,585	1,454	19,420	760	20,180
Baltimore County	<u>2,905</u>	<u>3,050</u>	<u>4,079</u>	<u>5,750</u>	<u>6,544</u>	<u>7,557</u>	<u>2,228</u>	<u>32,113</u>	-	<u>32,113</u>
Single-family	2,815	2,883	3,373	2,980	3,315	3,511	980	19,857	-	19,857
Multifamily	90	167	706	2,770	3,229	4,046	1,248	12,256	-	12,256
Anne Arundel County	<u>1,715</u>	<u>1,857</u>	<u>2,478</u>	<u>3,166</u>	<u>3,465</u>	<u>3,175</u>	<u>1,126</u>	<u>16,982</u>	<u>500</u>	<u>17,482</u>
Single-family	1,606	1,850	1,906	2,060	2,363	2,126	830	12,741	400	13,141
Multifamily	109	7	572	1,106	1,102	1,049	296	4,241	100	4,341
Carroll County	<u>367</u>	<u>499</u>	<u>415</u>	<u>583</u>	<u>618</u>	<u>753</u>	<u>260</u>	<u>3,495</u>	-	<u>3,495</u>
Single-family	367	499	415	583	618	753	210	3,445	-	3,445
Multifamily	-	-	-	-	-	-	50	50	-	50
Howard County	<u>527</u>	<u>518</u>	<u>593</u>	<u>677</u>	<u>559</u>	<u>630</u>	<u>156</u>	<u>3,660</u>	-	<u>3,660</u>
Single-family	519	516	587	665	555	594	156	3,592	-	3,592
Multifamily	8	2	6	12	4	36	-	68	-	68

Sources: Bureau of the Census, Construction Reports, C-40 and C-42;
 Building departments of Baltimore City and Baltimore, Anne Arundel, Carroll, and Howard Counties.

Table XII

Vacancy Trends
Baltimore, Maryland, SMSA
April 1, 1950-May 1, 1966

<u>Vacancy characteristics</u>	<u>Baltimore City</u>	<u>Baltimore County</u>	<u>Anne Arundel County</u>			<u>Carroll County</u>	<u>Howard County</u>	<u>SMSA total</u>
			<u>Annapolis City</u>	<u>Rest of county</u>	<u>County total</u>			
<u>April 1, 1950</u>								
Total vacant units	<u>9,158</u>	<u>5,411</u>	<u>76</u>	<u>8,393</u>	<u>8,469</u>	<u>566</u>	<u>407</u>	<u>24,011</u>
Available vacant units	<u>5,093</u>	<u>1,433</u>	<u>45</u>	<u>745</u>	<u>790</u>	<u>102</u>	<u>72</u>	<u>7,490</u>
For sale	1,492	673	5	247	252	34	18	2,469
Homeowner vacancy rate	1.1	1.4	0.5	1.5	1.4	0.5	0.5	1.1
For rent	3,601	760	40	498	538	68	54	5,021
Rental vacancy rate	2.7	2.8	2.1	5.6	5.0	1.5	2.5	2.8
Other vacant units ^{a/}	4,065	3,978	31	7,648	7,679	464	335	16,521
<u>April 1, 1960</u>								
Total vacant units	<u>14,558</u>	<u>8,393</u>	<u>372</u>	<u>9,726</u>	<u>10,098</u>	<u>816</u>	<u>697</u>	<u>34,562</u>
Available vacant units	<u>10,691</u>	<u>4,031</u>	<u>239</u>	<u>2,182</u>	<u>2,421</u>	<u>274</u>	<u>339</u>	<u>17,756</u>
For sale	2,089	2,282	66	1,203	1,269	116	231	5,987
Homeowner vacancy rate	1.4	2.1	1.7	3.5	3.3	1.2	3.2	1.9
For rent	8,602	1,749	173	979	1,152	158	108	11,769
Rental vacancy rate	6.4	5.6	5.5	8.2	7.7	3.4	4.2	6.3
Other vacant units ^{a/}	3,867	4,362	133	7,544	7,677	542	358	16,806
<u>May 1, 1966</u>								
Total vacant units	<u>16,500</u>	<u>9,000</u>	<u>450</u>	<u>10,450</u>	<u>10,900</u>	<u>950</u>	<u>850</u>	<u>38,200</u>
Available vacant units	<u>12,250</u>	<u>4,500</u>	<u>400</u>	<u>2,550</u>	<u>2,950</u>	<u>350</u>	<u>400</u>	<u>20,450</u>
For sale	2,350	2,300	100	1,300	1,400	200	300	6,550
Homeowner vacancy rate	1.5	1.8	2.2	2.9	2.8	1.6	2.9	1.9
For rent	9,900	2,200	300	1,250	1,550	150	100	13,900
Rental vacancy rate	7.4	5.5	5.9	8.8	8.0	3.1	3.6	6.9
Other vacant units ^{a/}	4,250	4,500	50	7,900	7,950	600	450	17,750

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

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

Table XIII

Baltimore, Maryland, Area Postal Vacancy Survey

April 15-25, 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.	%
The Survey Area Total	346,898	10,466	3.0	7,553	2,913	5,532	246,667	4,686	1.9	3,772	914	2,201	100,231	5,780	5.8	3,781	1,999	3,331	1,456	39	2.7
Baltimore City	208,715	6,514	3.1	4,923	1,591	2,625	130,155	2,209	1.7	2,124	85	389	78,560	4,305	5.5	2,799	1,506	2,236	32	1	3.1
Main Office	19,510	1,320	6.8	882	438	400	3,756	342	9.1	342	-	-	15,754	978	6.2	540	438	400	-	-	-
Stations:																					
Arlington	13,573	392	2.9	201	191	290	8,875	86	1.0	84	2	55	4,698	306	6.5	117	189	235	-	-	-
Carroll	10,547	170	1.6	166	4	40	8,272	87	1.1	87	-	-	2,275	83	3.6	79	4	40	-	-	-
Clifton	8,674	139	1.6	139	-	-	8,203	123	1.5	123	-	-	471	16	3.4	16	-	-	-	-	-
Druid	28,035	734	2.6	696	38	65	9,384	204	2.2	193	11	2	18,651	530	2.8	503	27	63	-	-	-
East End	5,911	294	5.0	94	200	-	4,872	92	1.9	92	-	-	1,039	202	19.4	2	200	-	-	-	-
Franklin	12,287	397	3.2	397	-	-	8,720	194	2.2	194	-	-	3,567	203	5.7	203	-	-	-	-	-
Govans	11,126	232	2.1	162	70	12	8,907	109	1.2	103	6	2	2,219	123	5.5	59	64	10	-	-	-
Gwynn Oak	12,294	307	2.5	187	120	552	7,901	68	0.9	47	21	40	4,393	239	5.4	140	99	512	-	-	-
Hamilton	5,381	80	1.5	61	19	-	4,309	27	0.6	25	2	-	1,072	53	4.9	36	17	-	-	-	-
Hampden	4,432	117	2.6	117	-	279	3,525	69	2.0	69	-	1	907	48	5.3	48	-	278	-	-	-
Highlandtown	16,339	159	1.0	159	-	4	12,947	142	1.1	142	-	4	3,392	17	0.5	17	-	-	-	-	-
Mount Washington	3,346	323	9.7	114	209	295	1,863	24	1.3	14	10	4	1,483	299	20.2	100	199	291	-	-	-
Patterson	8,791	233	2.7	233	-	-	4,937	119	2.4	119	-	-	3,852	114	3.0	114	-	-	-	-	-
Raspeburg	13,425	409	3.0	372	37	405	10,222	116	1.1	87	29	275	3,203	293	9.1	285	8	130	32	1	3.1
Roland Park	3,578	335	9.4	107	228	82	1,367	13	1.0	9	4	1	2,211	322	14.6	98	224	81	-	-	-
South Station	7,566	246	3.3	246	-	2	6,778	152	2.2	152	-	2	788	94	11.9	94	-	-	-	-	-
Walbrook	8,124	154	1.9	154	-	129	6,395	73	1.1	73	-	3	1,729	81	4.7	81	-	126	-	-	-
Waverly	15,776	473	3.0	436	37	70	8,922	169	1.9	169	-	-	6,854	304	4.4	267	37	70	-	-	-
Baltimore County ^{1/}	81,260	1,649	2.0	1,084	565	1,638	67,027	872	1.3	581	291	995	14,233	777	5.5	503	274	643	1,187	24	2.0
Baltimore Post Office	65,828	1,301	2.0	893	408	766	53,002	618	1.2	483	135	431	12,826	683	5.3	410	273	335	1,187	24	2.0
Brooklyn-Curtis Bay	8,726	182	2.1	164	18	80	6,985	126	1.8	108	18	80	1,741	56	3.2	56	-	-	300	21	7.0
Catonsville	6,084	81	1.3	41	40	53	5,277	53	1.0	33	20	53	807	28	3.5	8	20	-	-	-	-
Dundalk	12,960	198	1.5	114	84	23	11,020	83	0.8	71	12	19	1,940	115	5.9	43	72	4	50	-	-
Essex	7,657	176	2.3	172	4	6	4,367	41	0.9	37	4	6	3,290	135	4.1	135	-	-	38	-	-
Halethorpe	5,942	61	1.0	57	4	201	5,736	33	0.6	33	-	201	206	28	13.6	24	4	-	175	-	-
Middle River	3,188	114	3.6	77	37	14	2,415	92	3.8	64	28	14	773	22	2.8	13	9	-	464	1	0.2
Parkville	10,764	262	2.4	133	129	232	9,086	87	1.0	59	28	21	1,678	175	10.4	74	101	211	160	2	1.3
Pikesville	3,736	57	1.5	42	15	47	3,059	31	1.0	19	12	23	677	26	3.8	23	3	24	-	-	-
Sparrows Point	1,241	29	2.3	27	2	8	1,206	29	2.4	27	2	8	35	-	-	-	-	-	-	-	-
Towson	5,530	141	2.5	66	75	102	3,851	43	1.1	32	11	6	1,679	98	5.8	34	64	96	-	-	-

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).

^{1/} Includes portions of the Baltimore postal service areas in order to reflect vacancy data by major housing areas.

Table XIII (cont'd)

Baltimore, Maryland, Area Postal Vacancy Survey

April 15-25, 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.	%
Other Post Offices	15,432	348	2.3	191	157	872	14,025	254	1.8	98	156	564	1,407	94	6.7	93	1	308	-	-	-
Lutherville-Timonium	6,151	46	0.7	8	38	79	6,151	46	0.7	8	38	79	-	-	-	-	-	-	-	-	-
Owings Mills	2,525	105	4.2	101	4	130	1,919	65	3.4	61	4	10	606	40	6.6	40	-	120	-	-	-
Randallstown	3,498	144	4.1	32	112	364	3,034	128	4.2	16	112	242	464	16	3.4	16	-	122	-	-	-
Reisterstown	3,258	53	1.6	50	3	299	2,921	15	0.5	13	2	233	337	38	11.3	37	1	66	-	-	-
Anne Arundel County	45,995	2,030	4.4	1,399	631	802	39,240	1,350	3.4	938	412	508	6,755	680	10.1	461	219	294	214	3	1.4
Annapolis	13,766	645	4.7	420	225	71	9,274	286	3.1	145	141	71	4,492	359	8.0	275	84	-	76	3	3.9
Fort George G. Meade	2,389	123	5.1	123	-	-	1,971	96	4.9	96	-	-	418	27	6.5	27	-	-	-	-	-
Glen Burnie	14,526	459	3.2	288	171	249	13,075	193	1.5	157	36	12	1,451	266	18.3	131	135	237	-	-	-
Linthicum Heights	2,821	12	0.4	7	5	6	2,749	12	0.4	7	5	4	72	-	-	-	-	2	80	-	-
Odenton	1,667	64	3.8	49	15	193	1,520	43	2.8	28	15	143	147	21	14.3	21	-	50	58	-	-
Pasadena	7,477	569	7.6	446	123	176	7,477	569	7.6	446	123	176	-	-	-	-	-	-	-	-	-
Severna Park	3,349	158	4.7	66	92	107	3,174	151	4.8	59	92	102	175	7	4.0	7	-	5	-	-	-
Carroll County																					
Westminster	5,281	144	2.7	105	39	153	4,707	131	2.8	92	39	107	574	13	2.3	13	-	46	23	11	47.8
Howard County																					
Ellicott City	5,647	129	2.3	42	87	314	5,538	124	2.2	37	87	202	109	5	4.6	5	-	112	-	-	-

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).

Table XIV

Vacancy in FHA-Insured Multifamily Projects
Baltimore, Maryland, SMSA
March 1960-March 1966

<u>Year</u>	<u>Baltimore City</u>			<u>Rest of SMSA</u>			<u>SMSA total</u>		
	<u>Number of units surveyed</u>	<u>Number vacant</u>	<u>Percent vacant</u>	<u>Number of units surveyed</u>	<u>Number vacant</u>	<u>Percent vacant</u>	<u>Number of units surveyed</u>	<u>Number vacant</u>	<u>Percent vacant</u>
1960	7,977	157	2.0	5,239	169	3.2	13,216	326	2.5
1961	7,805	84	1.1	5,062	215	4.2	12,867	299	2.3
1962	6,536	249	3.8	4,319	233	5.4	10,855	482	4.4
1963	5,323	187	3.5	4,175	313	7.5	9,498	500	5.3
1964	5,089	194	3.8	2,188	42	1.9	7,277	236	3.2
1965	4,981	263	5.3	1,662	41	2.5	6,643	304	4.6
1966	4,596	194	4.2	2,380	168	7.1	6,976	362	5.2

Source: Annual Occupancy Surveys of FHA-insured projects,
conducted by the FHA Baltimore Insuring Office.

Table XV

Summary of Annual Rental Occupancy Surveys
October 1959-1965

Monthly rent range	Total housing units reported		Total units reported vacant		Percent vacant	Total housing units reported		Total units reported vacant		Percent vacant
	Number	Percent	Number	Percent		Number	Percent	Number	Percent	
	<u>1959</u>					<u>1963</u>				
Under \$100	8,435	76.9	204	88.8	2.4	13,802	68.3	199	70.8	1.4
\$100 - 124	1,600	14.6	7	3.0	0.4	3,957	19.6	55	19.6	1.4
125 - 149	293	2.7	3	1.3	1.0	1,066	5.3	15	5.3	1.4
150 - 199	334	3.0	10	4.3	3.0	808	4.0	10	3.5	1.2
200 and over	305	2.8	6	2.6	2.0	574	2.8	2	0.8	0.3
Total	10,967	100.0	230	100.0	2.1	22,207	100.0	281	100.0	1.4
	<u>1960</u>					<u>1964</u>				
Under \$100	12,133	79.6	316	80.9	2.6	14,158	65.5	227	54.0	1.6
\$100 - 124	1,868	12.3	28	7.2	1.5	4,592	21.3	102	24.3	2.2
125 - 149	414	2.7	26	6.6	6.3	1,370	6.3	44	10.5	3.3
150 - 199	478	3.1	11	2.8	2.3	904	4.2	34	8.1	3.7
200 and over	351	2.3	10	2.5	2.8	584	2.7	13	3.1	2.2
Total	15,244	100.0	391	100.0	2.6	21,608	100.0	420	100.0	1.9
	<u>1961</u>					<u>1965</u>				
Under \$100	14,137	76.9	335	80.4	2.4	13,153	55.0	352	42.5	2.7
\$100 - 124	2,972	16.2	64	15.3	2.2	6,100	25.5	204	24.7	3.3
125 - 149	447	2.4	12	2.9	2.7	2,212	9.2	74	9.0	3.3
150 - 199	470	2.6	3	0.7	0.6	1,322	5.5	106	12.8	8.0
200 and over	349	1.9	3	0.7	0.9	1,149	4.8	91	11.0	7.9
Total	18,375	100.0	417	100.0	2.3	23,936	100.0	827	100.0	3.4
	<u>1962</u>									
Under \$100	12,282	71.3	347	70.7	2.8	Note: Units for which monthly rent was not reported were not tabulated.				
\$100 - 124	3,267	19.0	111	22.6	3.4					
125 - 149	781	4.5	25	5.1	3.2					
150 - 199	589	3.4	6	1.2	1.0					
200 and over	329	1.8	2	0.4	0.6					
Total	17,248	100.0	491	100.0	2.8	Source: Annual rental occupancy surveys, prepared by Morton Hoffman Company, Urban and Economic Consultants.				

Table XVI

New Homes Completed in Selected Subdivisions a/
Baltimore, Maryland, SMSA
As of January 1, of 1964, 1965, and 1966

<u>Sales price</u>	<u>Total completions</u>		<u>Pre-sold</u>	<u>Speculative construction</u>			
	<u>Number</u>	<u>Percent</u>		<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
<u>Houses completed in 1963</u>							
Under \$12,500	282	11	279	3	0	3	100
\$12,500 - 14,999	388	15	273	115	93	22	19
15,000 - 17,499	925	36	756	169	154	15	9
17,500 - 19,999	469	19	307	162	145	17	10
20,000 - 24,999	233	9	166	67	58	9	13
25,000 and over	242	10	200	42	30	12	29
Total	2,539	100	1,981	558	480	78	14
<u>Houses completed in 1964</u>							
Under \$12,500	-	-	-	-	-	-	-
\$12,500 - 14,999	518	32	416	102	99	3	3
15,000 - 17,499	388	24	262	126	126	0	0
17,500 - 19,999	287	18	150	137	129	8	6
20,000 - 24,999	181	11	86	95	66	29	31
25,000 and over	232	15	132	100	77	23	23
Total	1,606	100	1,046	560	497	63	11
<u>Houses completed in 1965</u>							
Under \$12,500	-	-	-	-	-	-	-
\$12,500 - 14,999	398	14	260	138	137	1	1
15,000 - 17,499	615	21	351	264	224	40	15
17,500 - 19,999	788	27	668	120	85	35	29
20,000 - 24,999	426	14	342	84	64	20	24
25,000 and over	716	24	537	179	126	53	30
Total	2,943	100	2,158	785	636	149	19

a/ Covers all subdivisions in which five or more houses were completed in the preceding twelve months.

Source: Annual Unsold Inventory Surveys of New Homes, conducted by the Baltimore FHA Insuring Office.

Table XVII

Urban Renewal Projects Currently in Execution
City of Baltimore, Maryland
As of April 1966

<u>Project name</u>	<u>Major land use</u>		<u>Property acquisition</u>		<u>Household displacement</u>		<u>Number of housing units</u>		
	<u>Before renewal</u>	<u>After renewal</u>	<u>Parcels to be acquired</u>	<u>Parcels acquired as of March 1966</u>	<u>Total</u>	<u>Number relocated as of Jan. 1966</u>	<u>Before renewal</u>	<u>After renewal</u>	<u>New construction</u>
Harlem Park II	Res. & Comm.	Same	1	847	458	455	4,564	4,140	183
Charles Center	Comm.	Office-Comm.	1	215	0	0	0	400	400
Shot Tower	Res. & Comm.	Post office	13	303	207	207	420	0	0
Camden	Res. & Comm.	Ind. & Comm.	29	1,097	846	846	1,173	0	0
University of Maryland II	Comm. & Ind.	Univ. use	0	127	74	74	125	0	0
University of Maryland III	Comm. & Ind.	Univ. use	47	38	94	52	58	0	0
Mt. Royal Plaza	Res. & Comm.	Office & Res.	0	843	1,664	1,664	1,488	770	742
Madison-Park South	Res.	Same	4	337	1,186	1,150	3,261	2,258	919
Madison-Park North	Res. & Comm.	Same	252	419	1,427	488	2,881	2,466	1,260
Mount Vernon	Res. & Comm.	Same	78	6	340	0	2,044	2,117	645
Total			425	4,232	6,296	4,936	16,014	12,151	4,149

Source: Baltimore Urban Renewal and Housing Authority.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

Washington, D. C. 20411

NEWS

FHA INFORMATION 382-4693

FOR RELEASE SATURDAY
APRIL 1, 1967

MC-FHA-MA-67-18
Poston

The Federal Housing Administration today released its analysis of the Baltimore, Maryland, housing market as of May 1, 1966. The market area includes the city of Baltimore and Baltimore, Anne Arundel, Carroll, and Howard Counties.

Demand for new housing in the area is estimated at 13,700 units a year during the two years beginning in May 1966. The estimate includes 7,025 sales units and 6,675 rental units. It excludes public housing and rent-supplement housing, but 675 units of the rental total would have to have the lower rents possible with the below-market-interest rate financing.

Over 78,250 private housing units have been authorized for construction in the area since January 1960, of which 46 percent were in multifamily structures. The present housing inventory stands at 571,800 units. "The postal vacancy survey conducted in April 1966 counted 2,200 residences and 3,325 apartments under construction."

Available vacancies as of May 1966 totaled 20,450 units, 6,550 for sale and 13,900 for rent. The homeowner vacancy rate of 1.9 percent was unchanged from 1960, but the rental vacancy rate of 6.9 percent was slightly higher.

"Nonagricultural wage and salary employment has increased by an average of 10,100 a year since 1958." About 733,200 were employed in the first three months of 1966, and the number of jobs is expected to increase by 14,500 a year over the next two years. Past gains have been concentrated in nonmanufacturing, and future growth is expected to occur in this portion of the economy. During 1965, 3.9 percent of the work force was unemployed, the lowest level since 1957.

As of May 1966, the median income of all families in the area was \$7,700 after deduction of Federal income tax. For tenant households of two or more persons it was \$5,800. By 1968 the figures are expected to increase to \$8,100 and \$6,150, respectively.

- more -

The Baltimore area had a population of 1,890,000 as of the date of the study, an increase of 26,800 a year since 1960. By May 1, 1968 the population is expected to be 1,961,000, an average yearly increase of 35,500.

There were 533,000 households in the area on May 1, 1966, an increase of about 8,000 a year since the Census of April 1960. The total is expected to increase by 9,950 a year during the next two years.

Copies of the analysis can be obtained from Allen T. Clapp, Director, Federal Housing Administration, 404 North Bond Street, Baltimore, Maryland 21231.

* * * *

4/1/67

Library
Dept. of Housing and Urban Development
Room 103, Normandy Bldg.

HUD