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DEPARTMENT OF HOUSING  
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*Analysis of the*  
**BALTIMORE, MARYLAND  
HOUSING MARKET**

**as of May 1, 1970**

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

**November 1970**

## FHA Housing Market Analysis

Baltimore, Maryland, as of May 1, 1970

### Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - BALTIMORE, MARYLAND  
AS OF MAY 1, 1970<sup>1/</sup>

As currently defined, the Baltimore, Maryland, Housing Market Area (HMA) includes Baltimore City and the counties of Baltimore, Anne Arundel, Carroll, Harford, and Howard. This area also constitutes the Baltimore Standard Metropolitan Statistical Area (SMSA). Baltimore is located in the approximate center of the Eastern Seaboard at the head of the navigable waters of the Patapsco River. Annapolis, the capital of the state of Maryland, is located in Anne Arundel County on the shores of Chesapeake Bay.

Economic growth in the Baltimore area has slowed since the mid-1960's and employment gains since 1967 have been limited to the nonmanufacturing sector. Nevertheless, economic development in the last few years has been sufficient to stimulate a continued high level of in-migration, including persons employed in the Washington metropolitan area who have moved into Howard and Anne Arundel Counties.

In the Baltimore housing market, an average of about 14,950 units was authorized annually between 1967 and 1969, compared with an average of 16,750 yearly between 1964 and 1966. As a result of continued

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<sup>1/</sup> Data in this report supplement a previous FHA analysis of the Baltimore area as of May 1, 1968.

in-migration and lower levels of new construction, the level of vacancy in the HMA has declined slowly, but steadily, in recent years to 1.4 percent in the sales inventory and 5.1 percent in the rental inventory as of May 1970. These vacancy rates indicate a reasonable balance between demand and supply in the Baltimore area at the present time.

#### Anticipated Housing Demand

The demand for new housing in the Baltimore area during the May 1970-May 1972 forecast period is based primarily on two factors--projected household growth and anticipated inventory losses resulting from demolitions for urban renewal programs and highway construction. After considering these and other factors such as present vacancy levels, recent trends in new construction, and shifts in tenure, it is estimated that there will be a demand for an average of 15,600 new nonsubsidized housing units annually in the HMA during the two-year period ending May 1972. It is judged that the most favorable market balance would be achieved if about 7,300 units were supplied as sales housing and 8,300 as units in multifamily structures. Table I shows the distribution of the nonsubsidized sales demand by price range and the rental demand by unit size and rent for the Baltimore HMA.

The following table presents the estimated annual demand for nonsubsidized housing in Baltimore City and constituent counties of the HMA during the next two years.

Estimated Annual Demand for New Nonsubsidized Housing  
Baltimore, Maryland, Housing Market Area  
May 1, 1970 to May 1, 1972

<u>Area</u>	<u>Single-family</u> <u>units</u>	<u>Multifamily</u> <u>units</u>	<u>Total</u>
Baltimore City	50	1,750	1,800
Baltimore County	2,350	3,800	6,150
Anne Arundel County	2,100	1,275	3,375
Carroll County	450	75	525
Harford County	1,050	250	1,300
Howard County	<u>1,300</u>	<u>1,150</u>	<u>2,450</u>
HMA total	7,300	8,300	15,600

The level of demand shown in the preceding table is somewhat above the average annual volume of new construction in the HMA in recent years. However, there are indications that new construction

locally is beginning to increase and may shortly approximate the housing requirements of the area arising from additional household growth and demolitions. A total of 15,581 housing units were authorized in the HMA in 1969, the highest annual total since 1966 and nearly nine percent above the 1968 level. A continuation of the upward trend is indicated for 1970; units were authorized during the first three months of the year at a rate ten percent above the corresponding period in 1969. In any event, the demand estimates shown above should not be construed as predictions of short-term residential building activity. Instead, they suggest levels of new construction that would, based on the economic, demographic, and housing factors discussed later in the report, maintain a balanced relationship between housing supply and housing demand in the Baltimore area during the next two years.

#### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. As shown in table II, the total occupancy potential in the Baltimore HMA is estimated to be 5,575 units annually, including 1,475 units for the elderly. Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based on 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on May 1, 1970, and on available market experience.<sup>2/</sup>

Sales Housing Under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on exception income limits, it is judged that an average of about 1,950 houses could be absorbed in the HMA each year during the two-year forecast period of this report. As of May 1970 approximately 50 new homes in the HMA, all in Baltimore County, had been insured under Section 235. Because housing costs in the Baltimore area are lower than in most other major metropolitan areas in the east, the further development of housing within the mortgage limitations of Section 235 appears to be feasible in several locations in the HMA. The extent to which the Section 235 potential will be satisfied through additional new construction is dependent upon several factors, including the propensity for home ownership among eligible families and the availability of sites convenient to employment centers, shopping, transportation, and service facilities.

Rental Housing Under the Public Housing and Rent-Supplement Programs. The principal differences between these two programs arise from the manner in which net income is computed and from other eligibility requirements. In the Baltimore HMA, the annual occupancy potential for public housing is estimated at 2,200 units for families and 1,175 units for elderly couples and individuals, a total of 3,375 units. Less than five percent of the families and 30 percent of the elderly also are eligible for housing under Section 236. In the case of the more restrictive rent-supplement program, the potential for families would be about 50 percent of the figure shown above, but the elderly market would be unchanged.

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<sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized housing programs, and absorption rates remain to be tested.

As of May 1970, there were approximately 11,525 public low-rent housing units in the HMA, including 10,850 units in Baltimore City and 675 units in Annapolis. Of this total, only about 75 units, all in Baltimore, are designed for the elderly. However, approximately 20 percent of the units in Baltimore City are occupied by elderly households. An additional 1,300 units, 1,075 in Baltimore and 225 in Annapolis, were under construction in May 1970. In the planning stage are projects totaling 3,525 units, including 2,075 units in Baltimore City and 1,450 units in areas of Anne Arundel County outside Annapolis. As of May 1970 there were approximately 3,200 applications on file for admittance to low-rent public housing units in Baltimore, including 800 elderly and 2,400 nonelderly applicants. In recent months, the vacancy ratio in public housing projects in Baltimore has been below 1.0 percent. Under the federal rent-supplement program approximately 520 units in the HMA were receiving rent-supplement payments as of May 1970, and a 46-unit project was under construction. Construction is expected to begin on an additional 250 units in Annapolis sometime in 1970.

The occupancy experience of public low-rent housing in Anne Arundel County should be observed carefully during the next two years. The calculated annual occupancy potential for public low-rent housing in the county is for approximately 105 units for families and 95 units for the elderly, a total of 200 units. As indicated above, the supply of housing for families and individuals eligible under the public housing and rent-supplement programs is expected to increase by about 1,925 units by the end of 1972, with the bulk of the units expected to be completed in the eighteen-month period of July 1971 through December 1972. The supply of housing expected to be completed includes 1,450 low-rent public housing units (950 family and 500 elderly) for which construction contracts have been awarded, 225 low-rent public housing family units currently under construction, and 250 units of rent-supplement housing for which firm commitments have been made by the FHA. Because the supply of housing to be completed under these programs is substantially above the occupancy potential calculated for the area, and in the absence of prior marketing experience in unincorporated areas of the county, it is judged that a substantial number of these units should be under management and successfully absorbed before approval is given for any additional public low-rent or rent-supplement units.

Rental Housing Under Section 236.<sup>1/</sup> Moderately-priced rental units can be provided in the HMA under the Section 236 program. With exception

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<sup>1/</sup> Interest-reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

income limits, there is estimated to be an annual occupancy potential for 2,620 units of Section 236 housing in the Baltimore HMA, including 670 units for elderly families and individuals; these potentials would be reduced to 880 units for families and 600 units for the elderly if regular income limits are utilized. Less than five percent of the families eligible under this section are also eligible for public housing and 55 percent of the elderly households and individuals would qualify for public housing. It should be noted that the Section 236 potential for families shown in table II and the Section 235 potential draw from essentially the same population and thus are not additive.

As of May 1970, no Section 236 housing had been completed in the HMA. However, five projects with 727 units were under construction, including 156 units in Baltimore City and 571 units in Baltimore County. Of these, 317 units are to be completed in 1970, 111 units in 1971, and 299 units in 1972. Construction of an additional 1,170 units likely will start during 1970; these include 339 units in Baltimore City, 122 units in Baltimore County, 399 units in Anne Arundel County, and 310 units in Harford County. A total of 1,590 units of Section 221(d)(3)BMIR housing had been completed in the HMA as of May 1970, an additional 1,006 units were under construction, and construction of approximately 550 other BMIR units was expected to start in 1970. All of the Section 221(d)(3)BMIR projects completed in the HMA are at or near full occupancy at the present time. The exception allowance for minor children under the Section 236 program effectively raises the limits into the same general range as the Section 221(d)(3)BMIR program, so that virtually the same households are eligible under each program.

#### Submarket Occupancy Potential

It is judged that the occupancy potential shown in table II would be maximized if distributed among the major submarkets of the Baltimore HMA according to the pattern shown in the following table.



Estimated Percentage Distribution of the Occupancy Potential  
for Subsidized Rental Housing, by Submarket  
Baltimore, Maryland, Housing Market Area  
May 1, 1970 to May 1, 1972

<u>Area</u>	<u>Public Housing and Rent Supplement</u>	<u>Section 235 and Section 236</u>	<u>Elderly<sup>a/</sup></u>
HMA total	100	100	100
Baltimore City	78	74	62
Anne Arundel County	6	6	8
Baltimore County	7	11	21
Carroll County	4	3	4
Harford County	4	5	3
Howard County	1	1	2

<sup>a/</sup> Includes those eligible under Section 236 and public housing (which includes rent supplement).

Sales Market

The market for new single-family housing in the Baltimore area has been firm for the last several years. Authorizations for new single-family housing reached a peak of 8,504 in 1965, and averaged 7,075 houses a year during the 1966-1969 period. The combination of lower levels of new construction and increased in-migration is reflected in a decline in the sales vacancy rate to a low of 1.4 percent in 1968 and 1970. The sales vacancy ratio in May 1970 undoubtedly would have been somewhat lower but for the fact that rising interest rates, higher down payments, and other restrictions in the mortgage market have forced some prospective buyers to postpone the purchase of a new home. In addition, the construction of a wide variety of moderately-priced rental accommodations in the HMA in recent years has provided an alternative to the rising costs associated with home purchase and ownership. There are two areas in the HMA (Anne Arundel and Howard Counties) in which the sales vacancy rates are somewhat higher than in other submarkets. However, these areas have the highest rates of growth in the HMA; Howard County, in particular, has the smallest housing supply in the HMA and is just beginning a period of rapid urbanization.

The results of unsold inventory surveys conducted by the Baltimore FHA Insuring Office in recent years provide an indication of trends in the Baltimore single-family house market. The surveys are conducted each January and cover subdivisions in which five or more houses had been completed in the preceding twelve-month period. A comparison of the

January 1969 and January 1970 survey results with 1968 and 1969 building permit data indicates that slightly more than one-half of all new houses completed in the HMA in the last two years were surveyed. The January 1970 survey reported that 11 percent of all units built speculatively during 1969 were unsold at the end of the year, compared with 15 percent in 1968. However, the number of new sales units unsold in recent years has not been especially significant in a metropolitan area as large as Baltimore. The number of unsold speculatively-built new homes in January 1970 (120 units) constituted less than three percent of the total volume of new construction included in the survey results. Higher-priced units are accounting for an increasing proportion of the new single-family construction in the HMA. Over 65 percent of the houses covered in the January 1970 survey were priced at \$25,000 and above, compared with 38 percent of the units covered by the January 1969 survey.

The volume of single-family construction in Baltimore City has not been significant in recent years; an average of only 65 single-family units was authorized annually in the city between 1965 and 1969. Most of the new sales housing in the city is limited to scattered sites because the lack of buildable land precludes large-scale subdivision development. In the last two years, Anne Arundel County has become the largest single-family submarket for new construction in the HMA. New construction in this county includes several large subdivisions in the Crofton, Glen Burnie, and Annapolis areas. In the Crofton area, recent new construction included townhouse units in the \$20,000-\$22,500 price range and single-family detached housing concentrated in the \$30,000-\$35,000 price range. In the Glen Burnie area, new home prices are in the \$20,000-\$30,000 range. In the Annapolis area, a number of new houses completed recently were in the \$20,000-\$25,000 range. With one important exception, new construction in Baltimore County in the last year or so has been concentrated in the \$25,000-\$30,000 price range. Several large subdivisions in this price range are being developed north of Baltimore City in the Randallstown, Timonium, and Reisterstown areas, and in the western part of the county along U.S. Route 40. In the eastern section of the county, there has been a substantial development of homes priced between \$15,000-\$17,500 in the Middle River area. This development includes substantially all of the new houses in the HMA that have been financed under the provisions of Section 235. New construction in Carroll County consists mostly of custom homes built on scattered sites; the few moderate-sized subdivisions that have been developed recently consist mostly of units priced below \$30,000. Most of the new units completed in Harford County in 1969 also were priced below \$30,000; these developments were in the Edgewood, Bel Air, and Joppatowne areas. New residential construction in Howard County in

recent years has been confined principally to the "new town" of Columbia. The first units in Columbia were completed in 1967, and as of January 1970 a total of about 2,700 units had been completed, including 1,750 sales units and 950 units in multifamily structures. According to the latest data available, a total of about 2,900 units (1,600 sales units and 1,300 rental units) will be completed during 1970 and 1971. To date, most of the sales units completed in Columbia have been priced between \$25,000 and \$35,000. Since its inception, Columbia has attracted a number of residents from both the Baltimore and Washington areas. The Baltimore FHA Insuring Office surveyed about 1,250 sales units completed in Howard County in 1969, almost all of which were in Columbia. Of these, only 15 units (one percent) were unsold in January 1970.

### The Rental Market

The rental vacancy rate in the HMA has declined steadily from May 1966 to May 1970. In recent years, the housing needs of young newly-formed households have strengthened the market for rental accommodations. In addition, the rising cost of home ownership has priced some families out of the sales market and has encouraged other families to postpone buying until more favorable mortgage terms become available. A third factor that has tended to strengthen the rental market has been the in-migration of families who work outside the HMA, which has hastened the absorption of rental units in several submarket locations.

The most extensive rental occupancy data in the Baltimore area are compiled annually by a major consulting firm. The October 1969 survey covered 34,015 units, of which 431 (1.3 percent) were vacant. This was the lowest vacancy rate reported for any year during the 1960's, and was significantly below the post-1969 high of 3.6 percent in October 1966. The October 1969 vacancy rate was somewhat below the estimated rental vacancy rate in the HMA as of May 1970 (5.1 percent) because (1) units in the initial occupancy stage (one year for garden apartments and two years for high-rise apartments) were excluded, (2) some owners or managers of projects with high levels of vacancy did not respond to the survey questionnaire, and (3) it is not feasible to collect data regarding the vacancy situation in single-family rental units. Nonetheless, the scope of the surveys had been such that they have provided a good indication of vacancy trends in the overall rental inventory. In addition to these surveys, other vacancy data compiled in the HMA indicate that the rental vacancy rate has been declining since the mid-1960's. The occupancy survey of FHA-insured apartment projects, conducted in March of each year by the Baltimore FHA Insuring Office, showed a steady

decline in vacancy from 4.6 percent in 1965 to 1.4 percent in 1969. Preliminary data from the March 1970 survey suggests that the vacancy rate will be 1.0 percent or less when final results are tabulated. Postal vacancy surveys conducted in the HMA in 1966, 1968, and 1970 also indicate that rental vacancies in the Baltimore area have declined steadily in recent years.

In summary, the market for rental housing is in a balanced condition at the present time; at 5.1 percent, the over-all rental vacancy rate in the HMA probably is lower than in any period during the 1960's. However, there are a few minor market imbalances, principally in Baltimore City, associated with certain localities, rent ranges, and types of structure. In the mid-1960's, the rental market in Baltimore City with respect to high-rise, high-rent projects was considerably over-built. The May 1968 FHA market analysis of the Baltimore area noted some improvement in the high-rise market between 1966 and 1968, but reported that the over-supply had not been eliminated completely. In May 1970 there were indications of further improvement in the Baltimore high-rise market. A comprehensive survey in late 1969 of all high-rise projects completed in the city during the 1960 decade found an occupancy ratio of nearly 89 percent.

Typical shelter rents in the high-rise projects completed in Baltimore in recent years range between \$140-\$155 for efficiencies, \$170-\$200 for one-bedroom units, and \$275-\$310 for two-bedroom units. A few three-bedroom units have been built with monthly rents of \$350 or more. In contrast to the high-rise market, most garden apartments built in residential sections of Baltimore City in recent years have been marketed successfully.

For the past several years, more new rental housing has been completed in Baltimore County than in any other submarket. Authorizations for units in multifamily structures peaked in the mid-1960's, declined by nearly one-half between 1966 and 1968, then rose sharply in 1969. Many of the units authorized in 1969 were still under construction in May 1970. The declining rate of new construction in the last few years, coupled with continued strong demand, led to a decline in the rental vacancy rate from 5.1 percent in May 1966 to 2.4 percent in May 1970. The October 1969 apartment survey referred to previously found that the vacancy rate in apartments surveyed in Baltimore County was less than 1.0 percent. Locations near the Baltimore Beltway (I-695) to the north and west of Baltimore City continue to account for much of the new rental construction in the county. Typical rents in new projects completed in Baltimore County in the last year or so range from about \$150-\$175 for one-bedroom units, \$175-\$215 for two-bedroom units, and \$225-\$265 for three-bedroom units.

Although the annual volume of new apartment construction has declined in recent years, multifamily development in Anne Arundel County has been significant in the Glen Burnie and Annapolis areas. The rental vacancy rate has declined steadily in recent years, as evidenced by postal vacancy survey results and surveys conducted by the FHA. Typical shelter rents in Anne Arundel County are somewhat lower than in Baltimore County at about \$120-\$135 for one-bedroom units, \$130-\$155 for two-bedroom units, and \$175 for three-bedroom units. Following a gradual increase in building activity that peaked in 1967, there was a sharp decline in multifamily construction in Harford County during 1968 and 1969. Most of the multifamily units built in the county during the 1960's were in the Edgewood, Bel Air, and Joppatown areas. Of the projects completed in recent years, monthly shelter rents have ranged from \$105-\$120 for one-bedroom units and \$115-\$140 for two-bedroom units; a limited number of three-bedroom units rent for \$140 a month. Multifamily construction in Carroll County still is quite limited; only about 250 units were completed during the 1960's, all since 1965. In Howard County, multifamily construction increased markedly in the latter half of the decade, from only 38 units authorized in 1965 to 1,084 units in 1969. With the exception of a few projects in Ellicott City, most of the rental construction has been in the "new town" of Columbia. Apartments in Columbia have been completed in a variety of rental ranges, ranging from as low as \$150 a month for one-bedroom units to over \$300 a month for the larger two-bedroom, two-bath units.

#### Economic, Demographic, and Housing Factors

The estimated demand for housing in the Baltimore HMA during the May 1970-May 1972 period is based on the following findings and assumptions regarding employment, income, demographic patterns, and trends in the housing market.

Employment. The mid-1960's were years of rapid economic growth in the Baltimore area. Although the pace of employment growth has slowed somewhat in recent years, increases in nonagricultural wage and salary employment since 1966 compare quite favorably with most other post-World War II periods. Gains in wage and salary employment totaled 24,400 between 1966 and 1967 and 24,600 between 1968 and 1969 (see table III). For the twelve-month April 1969-March 1970 period, wage and salary employment was 23,300 above the average for the twelve-month period ending March 1969. The 1967-1968 increase of 18,600 workers was the only annual gain since 1964 that did not exceed 20,000 workers a year.

Manufacturing employment in the Baltimore area reached a post-1960 high of 209,300 during 1967, but has declined slightly since that time. The average was 206,400 in both 1968 and 1969, and 205,100 during the twelve-month period ending March 1970. In only one manufacturing industry (transportation equipment) in 1968 and 1969 was there an increase in employment significantly greater than that which occurred in the preceding two-year period. Between 1966 and 1969 the largest declines in manufacturing employment occurred in ordnance and fabricated metals (6,300) and primary metals (1,100).

The steady growth in nonmanufacturing employment, particularly in the trade, services, and government sectors, is reflected in the fact that nearly 96 percent of the increase in wage and salary employment in the Baltimore area during the 1960 decade was in nonmanufacturing. In 1969, nonmanufacturing industries provided 74 percent of the total wage and salary employment in the area, compared with 68 percent in 1960. Since 1963, increases in nonmanufacturing employment in the HMA have averaged 24,800 annually, compared with an average gain of only 10,600 a year between 1960 and 1963. During the 1960 decade, employment increases in trade, services, and government accounted for more than 90 percent of the total increase in nonmanufacturing employment in the Baltimore area.

There are five important military installations in the Baltimore area: Fort George G. Meade in Anne Arundel County, Fort Holabird in Baltimore City, Aberdeen Proving Ground and the Edgewood Army Arsenal in Harford County, and the Naval Academy in Annapolis. Based on data obtained from the Defense Department, it is estimated that there were approximately 33,000 uniformed military personnel and 14,300 civilian civil service employees at these installations as of May 1, 1970, excluding civilians employed by the National Security Agency at Fort Meade. Over-all military strength has increased moderately in the HMA in recent years, principally at Fort Meade and Fort Holabird. There have been small declines at Aberdeen Proving Ground and Edgewood Army Arsenal, while the military complement at the Naval Academy has been fairly stable for several years. Civilian civil service employment has declined steadily in recent years at all installations except the Naval Academy, where moderate increases have occurred. Further reductions in the number of uniformed military personnel and civilian employees at military installations are expected in the Baltimore area over the next few years. Moderate reductions in both military and civilian strength during 1970 have already been announced for Fort Meade, Edgewood Army Arsenal, and Aberdeen Proving Ground. In addition, the U.S. Defense Department has announced that the U.S. Army Intelligence School at

Fort Holabird will be relocated by January 1971, and that the entire facility will be closed by mid-1973.

The unemployment ratio in the Baltimore area has stabilized since 1966, following a steadily downward trend between 1961 and 1966. As shown in table III, the rate of unemployment in the HMA has ranged between 2.8 percent and 2.9 percent since 1966. Over the April 1969-March 1970 period, the number of unemployed persons averaged 26,300, the first time since 1965 that the level of unemployment averaged more than 26,000 over a twelve-month period. Moreover, it appears that a further increase in both the number of unemployed persons and the rate of unemployment is in prospect for the Baltimore area in 1970. Paralleling the national trend, unemployment in the HMA averaged about 31,400 (3.5 percent) in the first three months of 1970, compared with 25,500 (3.0 percent) over the corresponding period in 1969.

Economic trends during the 1960 decade in the Baltimore area can be divided into three distinct periods. Between 1960 and 1963, a period that included a national economic recession, wage and salary employment in the HMA increased by an average of 9,600 a year. In the mid-1960's, the economic stimuli of increased defense spending by the government and cuts in personal and business taxes precipitated an increase in employment that averaged 30,150 a year over the three-year 1964-1967 period. However, beginning in 1966, the slowdown in the rate of growth nationally was discernible locally. Manufacturing employment reached a post-1960 high in 1967, and has declined modestly since then. Annual increases in nonmanufacturing employment have been at a somewhat lower rate in recent years than during the mid-1960's.

Assuming that the national economy will expand during 1970 and 1971 at a rate well below that of the mid-1960's and that there will be a moderate increase in unemployment, at least during 1970, an average annual increase in wage and salary employment in the Baltimore area during the next two years of between 18,000-20,000 would appear to be a reasonable expectation. The present level of manufacturing employment in the HMA is unlikely to increase in the next two years, and most likely will decline moderately during 1970 and 1971. Should expenditures for national defense be reduced, the Baltimore area also would be affected adversely because many of the largest manufacturing employers receive a substantial amount of support from military contracts and purchases. In addition, a slowdown in the national economy would have an adverse effect on the demand for products manufactured locally. Substantially all of the increase in wage and salary employment during the next two years will be confined to trade, services, and government.

Income. The median income of all families in the Baltimore area after deduction of federal income tax, was estimated at \$9,225 as of May 1, 1970, and the median after-tax income of renter households of two persons or more was \$7,000. An estimated 15 percent of all families in the HMA currently earn after-tax incomes of less than \$5,000, while 16 percent earn yearly after-tax incomes of \$15,000 or more. For tenant households, an estimated 29 percent earned an annual after-tax income of less than \$5,000 as of May 1970, while an estimated six percent earned \$15,000 or more per year. As shown in table IV, the after-tax income of all families and renter households in Baltimore City and Carroll County is approximately equal, and is substantially below the median annual income in other major HMA submarkets.

Population. Improved economic conditions since the mid-1960's have resulted in increased migration into the HMA. As shown in table V, population growth in the Baltimore area averaged 36,500 a year between May 1966 and May 1968 and 35,500 a year between May 1968 and May 1970. These increases compare with an average gain of 29,950 a year between April 1960 and May 1966. During the 1960 decade one-half of the population growth in the HMA was in Baltimore County. The population of Anne Arundel County, particularly in the northern portion near Baltimore City, increased steadily over the past ten years. Conversely, the population of Baltimore City has declined continuously since 1960. The decline in population in the city has accelerated in recent years because of a combination of lower levels of new construction, demolition activity, out-migration, and a declining birth rate. The highest relative rate of growth in population has occurred in Howard County. This county is relatively close to the city of Baltimore, and the southern portion is adjacent to the Washington, D.C. area. As a result, increased new construction in Howard County in recent years has attracted a number of families from both metropolitan areas.

Although employment growth in the HMA in recent years has been at a rate below that of the mid-1960's, the slightly lower rate of population growth in the last two years resulted from a decline in net natural increase, rather than a lower rate of in-migration. In the HMA, net natural increase (excess of resident births over resident deaths) declined steadily during the last decade, from about 27,000 in 1960 to 15,500 in 1969. During the May 1970-May 1972 forecast period, population growth in the Baltimore area is not expected to differ significantly from that which occurred in the HMA during the 1960's. The over-all level of in-migration also is not expected to differ significantly during the next two years from trends in the recent past. Although a reduced rate of in-migration might be expected because of lower levels of employment growth during the next two years, this is expected to be offset by the continued in-migration of persons who work in the Washington area but



choose to reside in the Baltimore area. See table V for population trends in major submarkets in the HMA since 1960.<sup>1/</sup>

Households. As of May 1, 1970, there were an estimated 612,000 households (occupied housing units) in the Baltimore HMA, an increase of an average of 12,600 a year since May 1968. This increase was almost identical to the average increase of 12,700 a year during the May 1966-May 1968 period. Nearly one-half of the increase in households in the HMA since 1960 has occurred in Baltimore County. However, Anne Arundel and Howard Counties have had the highest relative rates of household growth in recent years because lower land and construction costs and the proximity of portions of these counties to the Washington area have encouraged an increase in new residential construction.

Based on projected population increases and on a small change in the average size of households in the HMA, it is estimated that the number of households will increase by an average of 12,750 a year to a total of 637,500 by May 1972. The decline in the number of households that began in Baltimore City during the late 1960's is expected to accelerate during the forecast period. A moderate increase in the average number of households added yearly is forecast for Baltimore County, and very slight declines in the rate of household growth are expected in Anne Arundel and Harford Counties. The rapid growth that began in Howard County in the latter half of the 1960 decade is expected to continue through 1970 and 1971. Changes in the number of households in the Baltimore area during the April 1960-May 1972 period are shown in table V.

Housing Inventory. As shown in table VI, there were an estimated 649,000 housing units in the Baltimore area as of May 1, 1970, an increase of an average of 12,350 a year since May 1968. This increase compares with average annual gains of 11,700 between May 1966 and May 1968 and 9,675 between April 1960 and May 1966. Nearly 48 percent of the decennial increase in the housing supply was in Baltimore County. Little net change in the housing inventory in Baltimore City occurred during the 1960's, with new construction being offset by an almost equivalent number of units removed from the inventory because of demolitions for urban renewal programs and new highway construction. In the remainder of the HMA the bulk of the new construction in recent years was in Anne Arundel County.

In 1966, when many major metropolitan areas in the nation had rather sharp declines in new construction because of mortgage market conditions, a total of 17,178 housing units was authorized by building permits in the Baltimore area, a yearly high for the 1960 decade. However, the annual total declined to 15,003 in 1967, then to 14,339 in

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<sup>1/</sup> Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

in 1968, the lowest total since 1962 (see table VII). Since then the downward trend has been reversed. A total of 15,581 units was authorized in 1969 and 4,127 in the first three months of 1970, a little above the 3,751 units authorized in the corresponding three-month period in 1969. Baltimore City, which had 43 percent of the HMA population in 1970, accounted for only 16 percent of the housing units authorized in the Baltimore area during the last half of the 1960 decade. Baltimore County had over 40 percent of the housing units authorized in the HMA during the 1965-1969 period.

The number of single-family units authorized by building permits trended upward in the early 1960's to a high of 8,504 in 1965. The trend since the mid-1960's has been quite irregular; the declines in 1966 and 1968 were followed by moderate increases in 1967 and 1969. For many years Baltimore County was the largest single-family submarket in the HMA, but in 1968 and 1969 more single-family units were authorized in Anne Arundel County than in any other area. Multifamily activity in the HMA reached a peak of 10,363 in 1966, then ranged between 7,673 and 8,092 in the succeeding three years. A rather sharp upturn is indicated for 1970; a total of 3,202 units in multifamily structures was authorized in the first three months of 1970, well above the 1,930 units in the first three months of 1969. During the 1960's the suburban areas of the HMA, particularly Baltimore County, surpassed Baltimore City in the construction of multifamily units. The increase in apartment construction in the latter half of the 1960's led to a moderate increase in the proportion of renter occupancy, from 35.1 percent in May 1966 to an estimated 36.4 percent in May 1970. An estimated 1,250 single-family units and 6,400 units in multifamily structures were under construction in the HMA in May 1970. Practically all new construction in the HMA is in areas that require a building permit.

Vacancy. There was only a slight decline in the over-all level of vacancies in the HMA between 1968 and 1970. During this two-year period there was no change in the homeowner vacancy rate in the HMA, and there was a moderate decline of one-half percentage point in the rental vacancy ratio. As shown in table VIII, there were an estimated 17,400 vacant housing units in the Baltimore area available for sale or rent in May 1970, an available vacancy rate of 2.8 percent. Included in this total are 5,400 units for sale and 12,000 units for rent, equaling vacancy ratios of 1.4 percent and 5.1 percent, respectively. The latest vacancy estimate was based on a recent postal vacancy survey and on other vacancy information obtained locally. Vacancy trends in submarket areas between April 1960 and May 1970 are shown in table VIII.

On an over-all basis there was a reasonable balance between demand and supply in the Baltimore HMA in May 1970. The level of vacancies in Baltimore City is somewhat higher than warranted, but a number of these vacancies are in older, substandard units which are no longer competitive. Over-all vacancy rates in the HMA are highest in Howard and Anne Arundel Counties, but these submarkets contain several rapidly developing areas that are usually associated with somewhat higher levels of vacancy.

Table I

Estimated Annual Demand for New Sales Housing  
Baltimore, Maryland, Housing Market Area  
May 1, 1970 to May 1, 1972

<u>Sales price</u>	<u>Number of units</u>	<u>Percentage distribution</u>
Under \$17,500	580	8
\$17,500 - 19,999	880	12
20,000 - 22,499	1,020	14
22,500 - 24,999	1,750	24
25,000 - 29,999	1,320	18
30,000 - 34,999	800	11
35,000 - 39,999	510	7
40,000 and over	440	6
Total	7,300	100

Estimated Annual Demand for New Rental Housing  
Baltimore, Maryland, Housing Market Area  
May 1, 1970 to May 1, 1972

<u>Monthly gross rent a/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$140	265	-	-	-
\$140 - 154	80	1,570	-	-
155 - 169	35	835	-	-
170 - 184	25	440	1,670	-
185 - 199	10	225	945	-
200 - 214	-	125	525	320
215 - 229	-	55	300	190
230 - 244	-	40	165	105
245 - 259	-	20	95	70
260 - 274	-	10	70	40
275 and over	-	-	50	20
Total	415	3,320	3,820	745

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

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Baltimore, Maryland, Housing Market Area  
May 1, 1970 to May 1, 1972

	Number of units			
	<u>Section 236 exclusively</u>	<u>Public housing exclusively</u>	<u>Eligible for both programs</u>	<u>Total for both programs</u>
<b>A. Families</b>				
One bedroom	225	325	-	550
Two bedrooms	760	860	20	1,640
Three bedrooms or more	915	965	30	1,910
Total	1,900 <u>a/</u>	2,150 <u>b/</u>	50	4,100
 <b>B. Elderly</b>				
Efficiency	145	565	280	990
One bedroom	155	240	90	485
Total	300 <u>c/</u>	805 <u>d/</u>	370	1,475

a/ Estimates are based on exception income limits.

b/ About 50 percent of these families are eligible under the rent-supplement program.

c/ Applications and commitments under Section 202 are being converted to Section 236.

d/ All of these elderly couples and individuals also are eligible for rent-supplements.

Table III

Work Force, Unemployment, and Employment by Industry  
Baltimore, Maryland, Housing Market Area, 1966-1970  
 (Annual averages in thousands)

<u>Work force components</u>	1966	1967	1968	1969	<u>Twelve-month</u> <u>Average ending:</u>	
					<u>Mar. 31,</u>	<u>Mar. 31,</u>
					1969	1970
Total civilian work force	<u>828.3</u>	<u>853.4</u>	<u>871.3</u>	<u>895.6</u>	<u>877.6</u>	<u>901.6</u>
Unemployment	23.7	24.3	25.6	24.7	25.5	26.3
Percent of work force	2.9%	2.8%	2.9%	2.8%	2.9%	2.9%
Total employment	<u>804.3</u>	<u>828.4</u>	<u>844.7</u>	<u>869.2</u>	<u>850.8</u>	<u>874.2</u>
Agricultural employment	<u>7.8</u>	<u>7.6</u>	<u>6.5</u>	<u>6.4</u>	<u>6.5</u>	<u>6.3</u>
Nonagricultural employment	<u>796.5</u>	<u>820.8</u>	<u>838.2</u>	<u>862.8</u>	<u>844.3</u>	<u>867.9</u>
Wage and salary employment	<u>733.3</u>	<u>757.7</u>	<u>776.3</u>	<u>800.9</u>	<u>782.5</u>	<u>805.8</u>
Manufacturing	<u>207.3</u>	<u>209.3</u>	<u>206.4</u>	<u>206.4</u>	<u>206.7</u>	<u>205.1</u>
Durable goods	<u>125.2</u>	<u>127.2</u>	<u>123.9</u>	<u>124.9</u>	<u>124.2</u>	<u>124.3</u>
Furniture and fixtures	4.8	4.7	5.0	5.1	5.2	5.0
Stone, clay, and glass	7.1	7.1	6.8	7.3	7.0	7.3
Primary metals	42.4	40.9	39.7	41.3	39.7	41.7
Ordinance and fabricated metals	23.7	23.9	19.3	17.4	20.0	17.3
Nonelectrical machinery	12.4	13.1	12.8	12.7	12.9	12.7
Electrical machinery	13.9	16.1	16.2	14.9	15.9	14.3
Transportation equipment	15.1	15.4	18.4	20.5	17.9	20.4
Other durable goods	5.8	6.0	5.7	5.7	5.6	5.6
Nondurable goods	<u>82.1</u>	<u>82.1</u>	<u>82.5</u>	<u>81.5</u>	<u>82.5</u>	<u>80.8</u>
Food and kindred products	21.3	20.9	21.1	21.4	21.2	21.6
Textiles and apparel	19.0	18.8	18.6	18.0	18.5	17.7
Paper products	6.7	7.1	7.3	7.5	7.3	7.5
Printing and publishing	12.5	12.7	12.9	13.1	13.0	12.8
Chemicals	11.9	11.8	11.7	11.7	11.5	11.7
Rubber and plastics	8.6	8.6	8.6	7.6	8.6	7.4
Other nondurable goods	2.1	2.2	2.3	2.2	2.4	2.1
Nonmanufacturing	<u>526.0</u>	<u>548.4</u>	<u>569.9</u>	<u>594.5</u>	<u>575.8</u>	<u>600.7</u>
Mining	0.3	0.3	0.3	0.3	0.3	0.3
Contract construction	43.5	42.3	41.5	42.2	42.2	42.6
Trans., comm., pub. utilities	53.9	55.1	55.1	55.4	54.8	56.3
Wholesale and retail trade	154.2	158.0	163.2	170.6	164.4	172.2
Finance, ins., real estate	37.1	38.6	40.4	42.2	41.1	42.7
Services and miscellaneous	110.4	117.7	124.8	133.0	126.6	134.8
Government	126.6	136.4	144.6	150.8	146.4	151.8
All other nonagricultural employment <u>a/</u>	<u>63.2</u>	<u>63.1</u>	<u>61.9</u>	<u>61.8</u>	<u>61.9</u>	<u>62.1</u>
Persons involved in labor-management disputes	0.3	0.7	1.0	1.7	1.3	1.1

a/ Includes domestic workers in private households, unpaid family workers, and the self-employed.

Note: Detail may not add to total because of rounding.

Source: Maryland State Department of Employment Security.

Table IV

Percentage Distribution of All Families and Renter Households <sup>a/</sup>  
by Estimated Annual After-Tax Income  
Baltimore, Maryland, Housing Market Area  
1970

Annual income after tax	<u>Baltimore City</u>		<u>Baltimore County</u>		<u>Anne Arundel County</u>		<u>Carroll County</u>	
	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>
Under \$3,000	7	19	2	6	3	11	11	19
\$3,000 - 3,999	9	8	2	6	3	6	6	9
4,000 - 4,999	8	10	2	7	5	9	8	11
5,000 - 5,999	8	12	4	7	6	9	8	12
6,000 - 6,999	9	10	6	12	9	12	10	11
7,000 - 7,999	10	9	9	13	10	11	9	9
8,000 - 8,999	8	7	10	9	9	8	9	8
9,000 - 9,999	7	5	11	8	9	7	9	5
10,000 - 12,499	13	10	19	13	17	13	14	8
12,500 - 14,999	10	5	14	9	12	8	7	4
15,000 - 19,999	6	4	13	7	12	5	5	3
20,000 and over	5	1	8	3	5	1	4	1
Total	100	100	100	100	100	100	100	100

Median income    \$7,825    \$6,100    \$10,450    \$7,925    \$9,575    \$7,250    \$7,800    \$5,925

Annual income after tax	<u>Harford County</u>		<u>Howard County</u>		<u>HMA total</u>	
	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>
Under \$3,000	7	14	5	13	6	13
\$3,000 - 3,999	5	8	4	7	4	7
4,000 - 4,999	6	9	6	8	5	9
5,000 - 5,999	8	12	7	10	7	9
6,000 - 6,999	8	11	7	10	8	12
7,000 - 7,999	9	9	8	9	9	9
8,000 - 8,999	9	7	9	8	9	9
9,000 - 9,999	8	7	8	6	8	6
10,000 - 12,499	16	13	15	14	17	12
12,500 - 14,999	11	8	13	7	11	8
15,000 - 19,999	11	(	11	5	10	4
20,000 and over	2	(2	7	3	6	2
Total	100	100	100	100	100	100

Median income    \$8,800    \$6,675    \$9,500    \$7,200    \$9,225    \$7,000

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends  
Baltimore, Maryland, Housing Market Area  
April 1, 1960 - May 1, 1972

<u>Area</u>	<u>April 1,</u>	<u>May 1,</u>	<u>May 1,</u>	<u>May 1,</u>	<u>May 1,</u>	<u>Average annual changes</u>			
<u>Population</u>	<u>1960</u>	<u>1966</u>	<u>1968</u>	<u>1970</u>	<u>1972</u>	<u>1960-1966</u>	<u>1966-1968</u>	<u>1968-1970</u>	<u>1970-1972</u>
HMA total	1,803,745	1,986,000	2,059,000	2,130,000	2,200,000	29,950	36,500	35,500	35,000
Baltimore City	939,024	929,000	924,000	915,000	903,000	- 1,650	- 2,500	- 4,500	- 6,000
Baltimore County	492,428	584,500	624,000	656,300	690,700	15,150	19,750	16,150	17,200
Anne Arundel County	206,634	260,000	280,000	305,200	327,200	8,775	10,000	12,600	11,000
City of Annapolis	23,385	31,100	32,300	33,800	35,100	1,275	600	750	650
Remainder of county	183,249	228,900	247,700	271,400	292,100	7,500	9,400	11,850	10,350
Carroll County	52,785	62,450	65,850	68,350	70,600	1,575	1,700	1,250	1,125
Harford County	76,722	102,400	112,700	120,600	128,300	4,225	5,150	3,950	3,850
Howard County	36,152	47,650	52,450	64,550	80,200	1,900	2,400	6,050	7,825
 <u>Households</u>									
HMA total	505,335	561,400	586,800	612,000	637,500	9,225	12,700	12,600	12,750
Baltimore City	275,597	276,500	277,500	276,700	275,200	150	500	- 400	- 750
Baltimore County	134,556	162,000	175,300	186,600	198,600	4,500	6,650	5,650	6,000
Anne Arundel County	51,180	66,200	71,650	79,300	86,300	2,475	2,725	3,825	3,500
City of Annapolis	6,834	9,200	9,650	10,200	10,650	390	225	275	225
Remainder of county	44,346	57,000	62,000	69,100	75,650	2,075	2,500	3,550	3,275
Carroll County	14,186	17,200	18,350	19,250	20,100	500	575	450	425
Harford County	20,357	26,800	29,850	32,450	34,900	1,050	1,525	1,300	1,225
Howard County	9,459	12,700	14,150	17,700	22,400	530	725	1,775	2,350

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

Sources: 1960 Censuses of Population and Housing and estimates by Housing Market Analysts.



Table VI

Trend of Household Tenure  
Baltimore, Maryland, Housing Market Area  
April 1, 1960 - May 1, 1970

<u>Occupancy and Tenure</u>	<u>Baltimore City</u>	<u>Baltimore County</u>	<u>Anne Arundel County</u>	<u>Carroll County</u>	<u>Harford County</u>	<u>Howard County</u>	<u>HMA total</u>
<u>April 1, 1960</u>							
Total housing inventory	<u>290,155</u>	<u>142,949</u>	<u>61,278</u>	<u>15,002</u>	<u>22,489</u>	<u>10,156</u>	<u>542,029</u>
Total occupied units	<u>275,597</u>	<u>134,556</u>	<u>51,180</u>	<u>14,186</u>	<u>20,357</u>	<u>9,459</u>	<u>505,335</u>
Owner occupied	<u>149,668</u>	<u>105,037</u>	<u>37,296</u>	<u>9,702</u>	<u>12,388</u>	<u>6,966</u>	<u>321,057</u>
Percent	54.3%	78.1%	72.9%	68.4%	60.9%	73.6%	63.5%
Renter occupied	<u>125,929</u>	<u>29,519</u>	<u>13,884</u>	<u>4,484</u>	<u>7,969</u>	<u>2,493</u>	<u>184,278</u>
Percent	45.7%	21.9%	27.1%	31.6%	39.1%	26.4%	36.5%
Total vacant units	<u>14,558</u>	<u>8,393</u>	<u>10,098</u>	<u>816</u>	<u>2,132</u>	<u>697</u>	<u>36,694</u>
<u>May 1, 1966</u>							
Total housing inventory	<u>292,500</u>	<u>170,500</u>	<u>77,100</u>	<u>18,150</u>	<u>29,100</u>	<u>13,550</u>	<u>600,900</u>
Total occupied units	<u>276,500</u>	<u>162,000</u>	<u>66,200</u>	<u>17,200</u>	<u>26,800</u>	<u>12,700</u>	<u>561,400</u>
Owner occupied	<u>151,800</u>	<u>123,900</u>	<u>48,450</u>	<u>12,450</u>	<u>17,600</u>	<u>10,000</u>	<u>364,200</u>
Percent	54.9%	76.5%	73.2%	72.4%	65.7%	78.7%	64.9%
Renter occupied	<u>124,700</u>	<u>38,100</u>	<u>17,750</u>	<u>4,750</u>	<u>9,200</u>	<u>2,700</u>	<u>197,200</u>
Percent	45.1%	23.5%	26.8%	27.6%	34.3%	21.3%	35.1%
Total vacant units	<u>16,000</u>	<u>8,500</u>	<u>10,900</u>	<u>950</u>	<u>2,300</u>	<u>850</u>	<u>39,500</u>
<u>May 1, 1968</u>							
Total housing inventory	<u>292,500</u>	<u>183,500</u>	<u>82,150</u>	<u>19,250</u>	<u>31,900</u>	<u>15,000</u>	<u>624,300</u>
Total occupied units	<u>277,500</u>	<u>175,300</u>	<u>71,650</u>	<u>18,350</u>	<u>29,850</u>	<u>14,150</u>	<u>586,800</u>
Owner occupied	<u>151,000</u>	<u>128,900</u>	<u>51,050</u>	<u>13,700</u>	<u>19,650</u>	<u>11,100</u>	<u>375,400</u>
Percent	54.4%	73.5%	71.2%	74.7%	65.8%	78.4%	64.0%
Renter occupied	<u>126,500</u>	<u>46,400</u>	<u>20,600</u>	<u>4,650</u>	<u>10,200</u>	<u>3,050</u>	<u>211,400</u>
Percent	45.6%	26.5%	28.8%	25.3%	34.2%	21.6%	36.0%
Total vacant units	<u>15,000</u>	<u>8,200</u>	<u>10,500</u>	<u>900</u>	<u>2,050</u>	<u>850</u>	<u>37,500</u>
<u>May 1, 1970</u>							
Total housing inventory	<u>291,700</u>	<u>194,200</u>	<u>89,600</u>	<u>20,250</u>	<u>34,450</u>	<u>18,800</u>	<u>649,000</u>
Total occupied units	<u>276,700</u>	<u>186,600</u>	<u>79,300</u>	<u>19,250</u>	<u>32,450</u>	<u>17,700</u>	<u>612,000</u>
Owner occupied	<u>150,000</u>	<u>133,300</u>	<u>55,700</u>	<u>14,600</u>	<u>22,000</u>	<u>13,400</u>	<u>389,000</u>
Percent	54.2%	71.4%	70.2%	75.8%	67.8%	75.7%	63.6%
Renter occupied	<u>126,700</u>	<u>53,300</u>	<u>23,600</u>	<u>4,650</u>	<u>10,450</u>	<u>4,300</u>	<u>223,000</u>
Percent	45.8%	28.6%	29.8%	24.2%	32.2%	24.3%	36.4%
Total vacant units	<u>15,000</u>	<u>7,600</u>	<u>10,300</u>	<u>1,000</u>	<u>2,000</u>	<u>1,100</u>	<u>37,000</u>

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

Table VII

New Housing Units Authorized by Building Permits by Type of Structure  
Baltimore, Maryland, Housing Market Area  
Annual totals, 1965 - 1969

<u>Area</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>First three months:</u>	
						<u>1969</u>	<u>1970</u>
HMA total	<u>16,358</u>	<u>17,178</u>	<u>15,003</u>	<u>14,339</u>	<u>15,581</u>	<u>3,751</u>	<u>4,127</u>
Single family	<u>8,504</u>	<u>6,815</u>	<u>7,280</u>	<u>6,666</u>	<u>7,489</u>	<u>1,821</u>	<u>925</u>
Multifamily	<u>7,854</u>	<u>10,363</u>	<u>7,723<sup>a/</sup></u>	<u>7,673<sup>b/</sup></u>	<u>8,092<sup>c/ d/</sup></u>	<u>1,930<sup>e/</sup></u>	<u>3,202</u>
Baltimore City	<u>2,728</u>	<u>3,126</u>	<u>1,644</u>	<u>3,290</u>	<u>1,419</u>	<u>296</u>	<u>171</u>
Single family	<u>143</u>	<u>70</u>	<u>47</u>	<u>45</u>	<u>32</u>	<u>4</u>	<u>1</u>
Multifamily	<u>2,585</u>	<u>3,056</u>	<u>1,597</u>	<u>3,245<sup>b/</sup></u>	<u>1,387<sup>c/</sup></u>	<u>292</u>	<u>170</u>
Baltimore County	<u>7,553</u>	<u>7,566</u>	<u>6,629</u>	<u>4,452</u>	<u>6,292</u>	<u>2,011</u>	<u>2,447</u>
Single family	<u>3,511</u>	<u>2,665</u>	<u>2,882</u>	<u>1,855</u>	<u>2,131</u>	<u>706</u>	<u>229</u>
Multifamily	<u>4,042</u>	<u>4,901</u>	<u>3,747</u>	<u>2,597</u>	<u>4,161</u>	<u>1,305</u>	<u>2,218</u>
Anne Arundel County	<u>3,175</u>	<u>3,645</u>	<u>3,303</u>	<u>3,096</u>	<u>3,374</u>	<u>568</u>	<u>683</u>
Single family	<u>2,365</u>	<u>1,961</u>	<u>1,908</u>	<u>2,085</u>	<u>2,242</u>	<u>371</u>	<u>225</u>
Multifamily	<u>810</u>	<u>1,684</u>	<u>1,395<sup>a/</sup></u>	<u>1,011</u>	<u>1,132<sup>d/</sup></u>	<u>197</u>	<u>458</u>
Carroll County	<u>753</u>	<u>710</u>	<u>652</u>	<u>642</u>	<u>524</u>	<u>114</u>	<u>97</u>
Single family	<u>735</u>	<u>702</u>	<u>650</u>	<u>495</u>	<u>446</u>	<u>112</u>	<u>76</u>
Multifamily	<u>18</u>	<u>8</u>	<u>2</u>	<u>147</u>	<u>78</u>	<u>2</u>	<u>21</u>
Harford County	<u>1,519</u>	<u>1,318</u>	<u>1,803</u>	<u>1,165</u>	<u>1,517</u>	<u>370</u>	<u>139</u>
Single family	<u>1,158</u>	<u>1,003</u>	<u>1,172</u>	<u>1,136</u>	<u>1,267</u>	<u>370</u>	<u>139</u>
Multifamily	<u>361</u>	<u>315</u>	<u>631</u>	<u>29</u>	<u>250</u>	<u>-</u>	<u>-</u>
Howard County	<u>630</u>	<u>813</u>	<u>972</u>	<u>1,694</u>	<u>2,455</u>	<u>392</u>	<u>590</u>
Single family	<u>592</u>	<u>414</u>	<u>621</u>	<u>1,050</u>	<u>1,371</u>	<u>258</u>	<u>255</u>
Multifamily	<u>38</u>	<u>399</u>	<u>351</u>	<u>644</u>	<u>1,084<sup>b/</sup></u>	<u>134<sup>e/</sup></u>	<u>335</u>

<sup>a/</sup> Includes 340 low-rent public housing units.

<sup>b/</sup> Includes 429 low-rent public housing units.

<sup>c/</sup> Includes 516 low-rent public housing units.

<sup>d/</sup> Includes 202 low-rent public housing units and 227 low-rent units in "Turnkey" developments.

<sup>e/</sup> Includes 46 low-rent public housing units.

Source: U. S. Bureau of the Census, Construction Reports C-40 and C-42.

Table VIII

Trends in Vacancy  
Baltimore, Maryland, Housing Market Area  
April 1, 1960 - May 1, 1970

<u>Vacancy characteristics</u>	<u>Baltimore City</u>	<u>Baltimore County</u>	<u>Anne Arundel County</u>	<u>Carroll County</u>	<u>Harford County</u>	<u>Howard County</u>	<u>HMA total</u>
<u>April 1, 1960</u>							
Total vacant housing units	14,558	8,393	10,098	816	2,132	697	36,694
Available vacant units	10,691	4,031	2,421	274	918	339	18,674
For sale only	2,089	2,282	1,269	116	254	231	6,241
Homeowner vacancy rate	1.4%	2.1%	3.3%	1.2%	2.0%	3.2%	1.9%
For rent	8,602	1,749	1,152	158	664	108	12,433
Renter vacancy rate	6.4%	5.6%	7.7%	3.4%	7.7%	4.2%	6.3%
Other vacant units <u>a/</u>	3,867	4,362	7,677	542	1,214	358	18,020
<u>May 1, 1966</u>							
Total vacant housing units	16,000	8,500	10,900	950	2,300	850	39,500
Available vacant units	11,750	4,000	2,950	350	1,100	400	20,550
For sale only	2,350	1,950	1,400	200	300	300	6,500
Homeowner vacancy rate	1.5%	1.5%	2.8%	1.6%	1.7%	2.9%	1.8%
For rent	9,400	2,050	1,550	150	800	100	14,050
Renter vacancy rate	7.0%	5.1%	8.0%	3.1%	8.0%	3.6%	6.7%
Other vacant units <u>a/</u>	4,250	4,500	7,950	600	1,200	450	18,950
<u>May 1, 1968</u>							
Total vacant housing units	15,000	8,200	10,500	900	2,050	850	37,500
Available vacant units	10,500	3,500	2,300	300	850	400	17,850
For sale only	1,900	1,600	1,000	150	300	250	5,200
Homeowner vacancy rate	1.2%	1.2%	1.9%	1.1%	1.5%	2.2%	1.4%
For rent	8,600	1,900	1,300	150	550	150	12,650
Renter vacancy rate	6.4%	3.9%	5.9%	3.1%	5.1%	4.7%	5.6%
Other vacant units <u>a/</u>	4,500	4,700	8,200	600	1,200	450	19,650
<u>May 1, 1970</u>							
Total vacant housing units	15,000	7,600	10,300	1,000	2,000	1,100	37,000
Available vacant units	11,000	2,800	1,900	350	750	600	17,400
For sale only	2,200	1,500	1,000	175	225	300	5,400
Homeowner vacancy rate	1.4%	1.1%	1.8%	1.2%	1.0%	2.2%	1.4%
For rent	8,800	1,300	900	175	525	300	12,000
Renter vacancy rate	6.5%	2.4%	3.7%	3.6%	4.8%	6.5%	5.1%
Other vacant units <u>a/</u>	4,000	4,800	8,400	650	1,250	500	19,600

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

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