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*Analysis of the*

**CINCINNATI, OHIO-KENTUCKY**

**HOUSING MARKET**

**as of September 1, 1970**

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

March 1971

## FHA Housing Market Analysis

Cincinnati, Ohio-Kentucky, as of September 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  
CINCINNATI, OHIO-KENTUCKY  
AS OF SEPTEMBER 1, 1970

The Cincinnati Housing Market Area (HMA) is comprised of Hamilton County, Ohio and Boone, Campbell, and Kenton Counties in northern Kentucky. The four-county HMA contains the city of Cincinnati (in Hamilton County) and the smaller cities of Covington (in Kenton County) and Newport (in Campbell County). As of September 1, 1970, the Cincinnati HMA had an estimated total population of 1,169,000 persons.

Manufacturing activities play a very important role in the economy of the Cincinnati area; employment in manufacturing industries accounts for more than one-third of the total wage and salary employment. There is an emphasis on durable goods, especially transportation equipment, machinery, and fabricated metals. However, the bulk of the recent growth in the area's population is attributable to a rapid rate of increase in employment opportunities in nonmanufacturing industries. Employment growth has been particularly evident in the categories of services and trade. Housing demand has been generally strong since 1966, but the rising costs of labor, materials, and financing have tended to retard residential construction.

Estimates for the two-year period ending September 1, 1972 anticipate continued increases in employment and population in the HMA. During the forecast period, economic growth and demand for additional housing will be sustained primarily by continued expansion in the area's nonmanufacturing industries.

Anticipated Housing Demand

The demand for new, unsubsidized housing in the Cincinnati Housing Market Area is based upon an anticipated annual increase of about 6,000 households during the forecast period (September 1, 1970 to September 1,

1972). Consideration has been given to other factors, including the number of housing units currently vacant, the present level of construction activity, anticipated demolitions of housing units, and the current level of family incomes in the HMA. It is concluded that there will be an annual demand for 7,000 units of new, unsubsidized housing in the HMA during the two-year period ending September 1, 1972. Housing marketed to meet this demand would be most readily absorbed if the annual volume of new units included about 3,000 single-family houses, and 4,000 multifamily units.

Hamilton County, Ohio (including the city of Cincinnati) could be expected to absorb, annually, about 2,280 single-family houses and 2,900 multifamily units. In the Kentucky portion of the market (Boone, Campbell, and Kenton Counties), the estimated total annual demand is for 720 single-family houses and 1,100 multifamily units. The total estimated annual demand for 7,000 units of unsubsidized housing during the forecast period is somewhat above the actual production levels of recent years, when construction did not keep pace with demand for housing in the area. The forecast demand for single-family houses is distributed by price range in table I; multifamily demand, by monthly gross rent and unit-size, is shown in table II.

#### 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. For the Cincinnati HMA, the total occupancy potential during the forecast period is estimated to be 7,550 units annually, including 6,150 units in Ohio (Hamilton County) and 1,400 units in Kentucky (Boone, Campbell, and Kenton Counties). The actual achievement of these potentials would require an unprecedented high volume of subsidized production which is contingent upon numerous factors including the availability of funds and appropriate sites. Currently, a significant increase in the number of rent-supplement units may be anticipated and as these units and other subsidized units are completed and marketed their absorption should receive careful attention as a guide to the capacity of the area to utilize additional subsidized housing. The occupancy potentials by unit size and geographic area are shown in table III.

The annual occupancy potentials for subsidized housing in the Cincinnati HMA are based on 1970 incomes, the proportion of households occupying substandard housing, estimates of the elderly population, income limits in effect on September 1, 1970, and on available market experience; the limited number of currently available vacant units also has been a consideration. The successful attainment of the calculated potential for all subsidized housing may well depend upon construction or rehabilitation in suitable accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable for housing under specified programs. In the Cincinnati HMA, it is anticipated that rent-supplement units in rehabilitated structures will provide a large portion of the housing marketed for occupancy by low-income households in the next two years.

Section 235 Sales Housing. Sales housing can be provided for families with low- or moderate-incomes under Section 235. It is estimated that, using exception income limits, the Cincinnati Housing Market Area could absorb about 1,000 units under this program during each of the next two years. Hamilton County (Ohio) has a potential for 600 units annually; about 400 units annually could be absorbed by the Kentucky Counties. Use of regular income limits would reduce these potentials by about 25 percent (to a total of 750 with 450 in Hamilton County and 300 in the Kentucky Counties). Families eligible for Section 235 housing are alternatively eligible for housing under Section 236 and vice versa; the potentials for the two programs, of course, cannot be added. As of September 1, 1970, about 350 mortgages in the HMA had been insured under Section 235; about 270 of these were in Ohio and about 80 were in Kentucky. About three-fourths of the Section 235 activity in the Cincinnati HMA has involved existing houses since the cost of producing new housing generally results in a mortgage in excess of the \$20,000 maximum. The constraints imposed by costs and the maximum mortgage will make it difficult for the area's full potential for new Section 235 housing to be realized during the forecast period.

Rental Housing Under Public Housing and Rent Supplement. These two programs serve households in essentially the same low-income group. The principal differences are in the eligibility requirements and in the manner in which net income is computed. Therefore, as additional units are made available under either program, the occupancy potential for both programs is diminished. For the Cincinnati HMA, the annual occupancy potential for public housing is estimated at 3,500 units for families and 1,800 units

for the elderly. Under the more restrictive rent supplement program, the potential for families is about 2,800 units, annually; the potential among the elderly is the same as for public housing.

There were 8,035 units of low-rent public housing under management in the Cincinnati HMA as of September 1, 1970. In Ohio, the city of Cincinnati had 6,588 units and Lincoln Heights had 76 units. In Kentucky, housing authorities in Covington and Newport managed 798 and 573 units, respectively. About 40 percent of the existing public housing in the HMA is occupied by elderly tenants. Currently, there are over 2,000 households on the waiting lists for low-rent public housing in the HMA.

As of September 1, 1970, there were plans in the HMA for public housing totaling about 430 units for families (130 in Ohio and 300 in Kentucky) and about 770 units for the elderly (370 in Ohio, 400 in Kentucky) but only 28 family-type turnkey units were actually being built under the low-rent public housing program.

Under the rent-supplement program, there were about 254 new units under construction and another 194 new units proposed; all of these were located in or near the city of Cincinnati. Elderly tenants will occupy 108 of the 194 new units proposed. The 254 units under construction are for families.

An extensive rehabilitation program in Cincinnati is expected to produce a substantial number of units in existing structures which will be operated under the rent-supplement program. As of September 1970, there were about 160 rent-supplement units completed and occupied in nine rehabilitated projects. About 498 units were undergoing rehabilitation, another 383 units had received firm commitments, and there were 123 units in projects awaiting firm commitments. More than 1,200 additional proposed rehabilitation units were undergoing feasibility study or were in the pre-application stage; completion of these units is expected within the next two years. Practically all of the rehabilitated units are expected to be occupied by families.

The rehabilitation program in Cincinnati is the result of a coordinated effort among the city of Cincinnati, numerous local non-profit or limited dividend sponsors, contractors, and the FHA. The prospects for large scale rehabilitation in Cincinnati are enhanced by the city's substantial stock of well-constructed older structures which lend themselves to economically feasible restoration. When the programs described above as likely to result in additions to the supply of either low-rent public housing or rent-supplement accommodations within the next two years (including rehabilitated units) are compared with the estimated occupancy potential detailed in table III, it will be seen that these programs would provide about two-thirds of the Ohio portion's potential for family-type units in public housing or rent-supplement projects for one year.

Rental Housing Under Section 236<sup>1/</sup>. Moderately priced-rental units can be provided under Section 236. With exception income limits, there is an annual potential in the Cincinnati HMA for about 2,100 units for families and about 450 units for elderly couples or individuals. Utilizing regular income limits, the potentials would be reduced to about 1,575 units for families and about 350 units for the elderly. About five percent of the families eligible for Section 236 could qualify for admission to public housing; however, about 45 percent of the elderly eligible for Section 236 housing could also qualify for public housing. As noted previously, the Section 236 potential for families and the Section 235 potential are not additive since both programs draw from the same low-income group.

As of September 1, 1970, there were about 1,131 units of Section 221(d)(3) BMIR housing (similar to Section 236) in the Cincinnati HMA, including 747 in Hamilton County, Ohio and 384 in Campbell County, Kentucky. There were also 96 newly-built family-type units operating under Section 236 in Campbell County. About 340 new units of Section 236 housing were under construction and another 313 were being rehabilitated; all of these were in Hamilton County. These units will satisfy about two-fifths of the Hamilton County potential for the next twelve months. To date, housing made available under Sections 221(d)(3) BMIR or 236 in the Cincinnati HMA has been quickly rented and has been continuously at or near full occupancy.

#### The Sales Market

The homeowner vacancy rate in the entire Cincinnati HMA was estimated at 1.0 percent as of September 1, 1970, which is indicative of a sound demand-supply relationship in the sales market. However, this balanced market condition has been achieved at a low level of activity. The production of single-family housing reached its lowest level in more than a decade during 1969. In part because of the rising cost of new housing and in part because of the shifting demographic distribution of the population, there has been a nearly parallel reduction in demand, especially for new houses. Many potential homebuyers, at least temporarily, have sought rental units or other housing accommodations as alternatives to the purchase of new houses. The market for existing homes of competitive quality is stronger because of the significant price advantages held by older structures.

The price of new single-family sales housing currently being marketed in the HMA ranges from about \$18,000 to \$40,000; however, very few new homes priced below \$20,000 are offered in the Ohio portion because of higher land and labor costs in that section of the HMA. Most of the current sales activity is found in suburban Hamilton County; very few single-family houses are built in Cincinnati because of land prices in the city. In the Kentucky segment of the market, Boone County has been an area of especially fast growth and continues to be an active location for new sales housing.

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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.

### The Rental Market

As of September 1970, the strength of the rental market in the Cincinnati HMA was indicated by a relatively low renter vacancy rate of 3.9 percent (compared to 6.1 percent recorded by the Census Bureau in 1960). Postal vacancy surveys conducted in 1966, 1968, and 1970 have shown successive decreases in the number of vacant apartments. During 1970, apartment surveys were conducted in Hamilton County by the Cincinnati FHA Office and in northern Kentucky by the Louisville FHA Office which show that newly constructed units have been rapidly absorbed throughout the HMA and, that among apartments built since 1965, vacancy rates are generally below 2.0 percent. The area rental market has maintained low vacancy rates and rapid absorption rates despite the substantial volume of new apartments marketed in 1969 and early 1970. In the period since 1965, the multifamily rental unit has become the predominant type of new housing marketed in the HMA, a pattern which is evident in both the Ohio and Kentucky portions of the market. The gross monthly rents on recently marketed apartments have been concentrated in the range of about \$125 to \$150 for efficiencies, \$150 to \$200 for one-bedroom units, \$175 to \$250 for two-bedroom units, and \$225 to \$300 for three-bedroom units.

### Economic, Demographic, and Housing Factors

The following findings and assumptions form the primary basis for the conclusions regarding the requirements for housing in the Cincinnati Housing Market Area.

Employment. An average of 559,100 persons were employed in the Cincinnati Labor Market Area<sup>1/</sup> during the twelve-month period ending July 31, 1970. The total consisted of 507,600 nonagricultural wage and salary workers and 51,500 other workers who were either self-employed, domestics, unpaid family workers, or employed in agriculture. The current employment level has been achieved as a result of new job opportunities since 1964; annual increases in this period have ranged from about 10,000 to 16,000 jobs. In the 1960-1964 period, employment in the Cincinnati area had declined by about three percent. **Currently, nonmanufacturing activities provide two-thirds of the wage and salary jobs in the Cincinnati area and manufacturing industries provide one-third. Employment in durable goods industries provides a little over half the jobs in manufacturing.**

Average wage and salary employment in the twelve-month period ending July 1970 was 10,100 jobs higher than in the 12 months ending July 1969. The net gain was registered despite losses in manufacturing and reflects a continuation of the pattern of growth in nonmanufacturing employment which has been characteristic of the Cincinnati area in recent years. Nonmanufacturing employment increased by 12,800 jobs while the manufacturing sector recorded a loss of about 2,700. Growth was particularly evident in the services, trade, and government sectors. The manufacturing losses were concentrated in

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<sup>1/</sup> See table IV for area definition and employment trends by industry.



durable goods, particularly among the producers of machinery, transportation equipment, and ordnance which have been affected by a reduced demand for aircraft components and other defense-related equipment.

During the two-year forecast period (September 1, 1970 to September 1, 1972) it is anticipated that nonagricultural wage and salary employment in the Cincinnati Labor Market Area will increase by an average of 12,400 jobs, annually. Most of the new employment opportunities are expected to result from growth in the nonmanufacturing categories of trade, services, government, and contract construction. Little or no net gain in manufacturing employment is anticipated as this sector of the local economy is expected to remain at its currently reduced level during the early part of the forecast period followed by a recovery to the approximate level of 1969.

Income. As of September 1970, the estimated median annual income of all families in the Cincinnati HMA was \$9,300 after the deduction of federal income taxes. Renter households of two or more persons had an estimated median annual after-tax income of \$7,500. For comparison, the median after-tax incomes in 1968 for all families and for renter households, respectively, were \$8,350 and \$6,800. Percentage distributions of families and renter households by after-tax income for 1968 and 1970 are presented in table V.

Population and Households. The population of the Cincinnati Housing Market Area was estimated to be 1,169,000 persons<sup>1/</sup> as of September 1, 1970 reflecting an average increase of about 7,180 persons annually since April 1960. The modest average annual population gain in the past decade reflects the declining employment and out-migration which was characteristic of the Cincinnati HMA in the early sixties. Most of the area's population growth is judged to have occurred since 1965 coincident with increasing employment levels. In the period since September 1965, the population is estimated to have increased by about 14,000 persons per year. The population increase in the HMA followed a pattern of suburban growth with suburban Hamilton County accounting for the largest portion of the gain. Kentucky's Boone County, with the smallest population in the HMA, registered the highest rate of growth over the 1960-1970 period (3.8 percent per year). Over the past decade, the city of Cincinnati lost population; the average decline amounted to about 4,960 persons annually between April 1960 and September 1970. This decline reflected a market trend toward smaller size households in the city and coincided with a period in which the city's housing inventory registered very little net gain because of extensive demolitions.

During the two-year forecast period, September 1970 to September 1972, the population of the HMA is expected to increase by an average of 12,800 persons (1.1 percent), annually. It is anticipated that during this period

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<sup>1/</sup> Preliminary population and housing counts from the 1970 Census have been utilized in deriving some of the estimates presented in this report. These preliminary results showed that the four-county Cincinnati HMA had 1,164,424 persons and 389,414 housing units as of April 1, 1970.

the city of Cincinnati will maintain approximately its current population and that growth will be concentrated in suburban Hamilton County. The forecast anticipates that net in-migration will continue to contribute substantially to the area's population growth, but that the annual rate of in-migration will be lower than in the 1965-1970 period.

The total number of households in the Cincinnati Housing Market Area was estimated at 389,300 as of September 1, 1970. In the period from April 1960 to September 1970, the number of households in the HMA increased by 4,310 annually; however, the greatest annual increases are judged to have occurred in the period since 1965. Gains in households between 1960 and 1970 were registered in every major geographic component of the HMA, including the city of Cincinnati which lost population during the period. Average household size in the HMA is judged to have declined over the 1960-1970 period and it is anticipated that this trend will continue during the forecast period. In the two years ending September 1972, it is expected that the total number of households will increase by an average of 6,000 per year.

Population and household trends for the HMA and its major geographic components are presented in table VI.

Housing Factors. Practically all new residential construction activity in the Cincinnati HMA is included in records of building permits. Data for the period from 1960 through August 1970 show an average construction volume of about 7,700 new privately financed housing units per year with a peak of 8,714 units in 1963 and a low of 6,841 units in 1969. Units in multifamily structures have constituted the major share of new housing production in the HMA every year since 1965. Apartment construction has long predominated in the city of Cincinnati; however, in the past five years a marked shift toward this type of new housing has been evident in suburban Hamilton County and in the Kentucky counties.

Since 1960, a total of about 1,325 new housing units have been constructed for subsidized occupancy under Sections 235, 236 or 221(d)(3); another 1,493 units have been built under the low-rent public housing program.

As of September 1, 1970 there were about 3,900 new housing units under construction; 700 of these were single-family houses and 3,200 were units in multifamily projects. About 750 of the multifamily units were in projects financed under Section 236 or the rent supplement program<sup>1/</sup>. It is estimated that about ten percent of the single-family houses currently under construction may be occupied by subsidized households under Section 235.

Since 1966, the volume of residential construction in the Cincinnati HMA has generally not kept pace with the housing requirements of this area's growing population. New housing construction has been negatively affected

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<sup>1/</sup> In addition, a substantial number of existing units in old structures were undergoing rehabilitation for occupancy under subsidized programs (see page 4).

by rising costs, high interest rates, and the reluctance of lenders to commit funds to residential enterprises. Residential construction trends are evident from the record of building permits which is presented in table VII.

As of September 1, 1970, the Cincinnati Housing Market Area had an estimated total housing inventory of 392,300 units. The current total reflects a gain of about 42,100 units since April 1960. The net increase resulted from the addition of 83,550 units (including 1,400 mobile home units) and the loss of about 41,450 units through demolitions, fire, condemnation or other causes. The losses were concentrated in the city of Cincinnati where about 26,200 units were removed from the inventory; many of these units were demolished in connection with highway construction programs and urban renewal. In the period from April 1960 to September 1970, the largest net inventory increase occurred in suburban Hamilton County where the gain amounted to 28,850 units; the city of Cincinnati, in the same period, gained only 2,700 units. The total housing inventory in the three Kentucky Counties increased by about 10,550 units. The components of the housing inventory in the HMA and its major sub-areas are presented in table VIII.

Vacancy. As of September 1, 1970 there were about 15,000 vacant housing units in the Cincinnati Housing Market Area. There were about 8,650 units available for occupancy and 6,400 units that were unsuitable for occupancy or unavailable for other reasons. The available units included 2,300 units for sale and 6,300 units for rent. Postal vacancy surveys conducted in 1966, 1968, and 1970 show successive decreases in the number of vacant units even though total deliveries included in the survey increased each time. The September 1, 1970 homeowner vacancy rate was estimated to be 1.0 percent for the HMA as a whole; by sub-areas, the rate varied from 1.3 percent in the city of Cincinnati to 0.8 percent in Kenton County, Kentucky. The vacancy rate among all rental units in the HMA was 3.9 percent, in the Hamilton County portion the renter vacancy rate was 4.0 percent, and in the Kentucky portion the rate was 3.1 percent. Additional vacancy data are presented in table VIII.

Table I

Annual Demand for New Unsubsidized Single-Family Houses  
Cincinnati Housing Market Area<sup>a/</sup>  
September 1, 1970 to September 1, 1972

<u>Price class</u>		<u>HMA</u> <u>total</u>	<u>Hamilton</u> <u>County, Ohio</u>	<u>Kentucky</u> <u>Counties</u>
Under	\$20,000	170	100	70
\$20,000	- 22,499	280	180	100
22,500	- 24,999	270	150	120
25,000	- 27,499	290	200	90
27,500	- 29,999	570	470	100
30,000	- 34,999	440	360	80
35,000	- 39,999	350	280	70
40,000	- 44,999	300	250	50
45,000	and over	330	290	40
Total		3,000	2,280	720

a/ Consists of Hamilton County, Ohio, and Boone, Campbell, and Kenton Counties in Kentucky.

Source: Estimates by Housing Market Analyst.

Table II

Annual Demand for New Unsubsidized Multifamily Units  
Cincinnati Housing Market Area<sup>a/</sup>  
September 1, 1970 to September 1, 1972

Gross monthly rent <sup>b/</sup>	HMA total				Hamilton County, Ohio				Kentucky Counties			
	Efficiency	One bedroom	Two bedrooms	Three bedrooms	Efficiency	One bedroom	Two bedrooms	Three bedrooms	Efficiency	One bedroom	Two bedrooms	Three bedrooms
Under \$140	120	-	-	-	85	-	-	-	35	-	-	-
\$140 - 159	85	700	-	-	75	450	-	-	10	250	-	-
160 - 179	35	540	-	-	30	435	-	-	5	105	-	-
180 - 199	10	230	775	-	10	190	555	-	-	40	220	-
200 - 219	-	105	450	45	-	90	325	-	-	15	125	45
220 - 239	-	45	230	90	-	35	165	65	-	10	65	25
240 - 259	-	30	130	70	-	25	95	45	-	5	35	25
260 - 279	-	-	85	50	-	-	50	35	-	-	35	15
280 - 299	-	-	50	30	-	-	30	20	-	-	20	10
300 and over	-	-	30	65	-	-	30	60	-	-	-	5
Total	250	1,650	1,750	350	200	1,225	1,250	225	50	425	500	125

a/ Consists of Hamilton County in Ohio and Boone, Campbell, and Kenton Counties in Kentucky.

b/ Includes costs of utilities.

Source: Estimates by Housing Market Analyst.

Table III

Annual Occupancy Potential for Subsidized Rental Housing  
Cincinnati Housing Market Area  
September 1, 1970 to September 1, 1972

<u>Housing market area total</u>				
	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<u>A. Families</u>				
1 bedroom	125	30	525	680
2 bedrooms	750	50	1,450	2,250
3 bedrooms	525	20	950	1,495
4+ bedrooms	600	-	475	1,075
Total	2,000	100 <sup>b/</sup>	3,400 <sup>b/</sup>	5,500
<u>B. Elderly</u>				
Efficiency	150	125	1,175	1,450
1 bedroom	100	75	425	600
Total	250	200	1,600 <sup>c/</sup>	2,050
<u>Hamilton County, Ohio</u>				
	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<u>A. Families</u>				
1 bedroom	75	25	475	575
2 bedrooms	600	40	1,300	1,940
3 bedrooms	425	10	825	1,260
4+ bedrooms	500	-	400	900
Total	1,600	75 <sup>b/</sup>	3,000 <sup>b/</sup>	4,675
<u>B. Elderly</u>				
Efficiency	110	90	850	1,050
1 bedroom	65	60	300	425
Total	175	150	1,150	1,475
<u>Kentucky Counties</u>				
	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<u>A. Families</u>				
1 bedroom	50	5	50	105
2 bedrooms	150	10	150	310
3 bedrooms	100	10	125	235
4+ bedrooms	100	-	75	175
Total	400	25 <sup>b/</sup>	400 <sup>b/</sup>	825
<u>B. Elderly</u>				
Efficiency	40	35	325	400
1 bedroom	35	15	125	175
Total	75	50	450 <sup>c/</sup>	575

a/ Estimates are based on exception income limits.

b/ About 80 percent of these families also are eligible for the rent supplement program.

c/ All of these elderly also are eligible for the rent supplement program.

Table IV

Civilian Work Force Components  
Cincinnati Labor Market Area<sup>a/</sup>  
(in thousands)

	Annual averages						Average, 12 mos. ending	
	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>July 1969</u>	<u>July 1970</u>
Civilian work force	<u>503.2</u>	<u>509.1</u>	<u>524.6</u>	<u>541.6</u>	<u>556.3</u>	<u>568.5</u>	<u>564.7</u>	<u>577.6</u>
Unemployed	24.0	20.3	15.9	16.7	16.6	15.9	15.7	18.5
Percent of work force	4.8%	4.0%	3.0%	3.1%	3.0%	2.8%	2.8%	3.2%
Nonag. wage & salary employment	<u>418.8</u>	<u>430.1</u>	<u>456.0</u>	<u>471.3</u>	<u>487.1</u>	<u>501.8</u>	<u>497.5</u>	<u>507.6</u>
Manufacturing	<u>147.9</u>	<u>151.7</u>	<u>162.6</u>	<u>165.1</u>	<u>169.8</u>	<u>171.5</u>	<u>172.6</u>	<u>169.9</u>
Durable goods	<u>83.0</u>	<u>84.8</u>	<u>92.9</u>	<u>93.5</u>	<u>96.2</u>	<u>96.5</u>	<u>97.8</u>	<u>94.7</u>
Furniture & fixtures	3.8	3.5	3.7	3.8	3.9	4.2	4.1	4.1
Primary metals	4.2	4.0	3.8	3.5	3.7	3.9	3.8	3.6
Fabricated metals	13.3	13.7	14.6	14.6	15.0	15.9	15.8	15.7
Nonelec. machinery	19.7	21.2	22.7	23.2	23.2	23.0	23.1	22.7
Electrical equipment	8.3	8.3	9.5	9.8	9.3	9.5	9.4	9.4
Transportation equipment	22.6	23.3	26.8	26.4	28.2	26.9	28.1	27.5
Other durables	11.1	10.8	11.8	12.2	12.9	13.1	13.5	11.7
Nondurable goods	<u>64.9</u>	<u>67.0</u>	<u>69.7</u>	<u>71.6</u>	<u>73.6</u>	<u>75.0</u>	<u>74.8</u>	<u>75.2</u>
Food & kindred products	18.8	19.1	19.3	19.4	20.1	20.2	20.1	20.2
Apparel & textiles	4.8	4.7	4.9	4.7	4.9	4.9	4.9	4.9
Paper & allied products	6.1	6.4	6.9	7.1	7.0	7.1	7.1	7.2
Printing & publishing	12.8	12.9	13.4	13.9	14.0	14.1	14.2	13.9
Chemicals	14.3	15.1	16.0	17.1	17.6	18.4	18.2	18.5
Petroleum & coal products	1.8	1.9	1.9	2.0	2.1	2.2	2.2	2.1
Other nondurables	6.3	6.9	7.3	7.4	7.9	8.1	8.1	8.4
Nonmanufacturing	<u>270.9</u>	<u>278.3</u>	<u>293.4</u>	<u>306.2</u>	<u>317.3</u>	<u>330.3</u>	<u>324.9</u>	<u>337.7</u>
Mining	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Contract construction	18.0	18.4	19.8	20.8	21.3	22.8	22.3	22.9
Transportation & utilities	32.2	32.7	33.6	33.4	34.4	35.6	35.1	36.4
Trade	87.7	90.1	93.5	98.2	101.9	106.0	104.4	107.6
Finance, insurance & real estate	23.3	23.3	23.5	24.3	24.9	25.2	25.0	25.9
Services & miscellaneous	57.2	58.5	63.9	66.6	70.4	73.6	72.0	77.6
Government	52.1	54.9	58.7	62.5	63.9	66.7	65.7	67.1
Other employment	60.4	58.7	52.7	53.6	52.6	50.8	51.5	51.5

<sup>a/</sup> Includes Clermont, Hamilton, and Warren Counties in Ohio; Dearborn County, Indiana; and Boone, Campbell, and Kenton Counties in Kentucky.

<sup>b/</sup> Includes agricultural workers, domestics, unpaid family workers, the self employed, and persons involved in labor-management disputes.

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

Source: Ohio Bureau of Employment Services.

Table V

Estimated Percentage Distribution of All Families and Renter Households  
By Annual Income After Deduction of Federal Income Tax  
Cincinnati Housing Market Area<sup>a/</sup>  
1968 and 1970

Annual income	Cincinnati Housing Market Area, total				City of Cincinnati			
	1968		1970		1968		1970	
	All families	Renter households <sup>b/</sup>	All families	Renter households <sup>b/</sup>	All families	Renter households <sup>b/</sup>	All families	Renter households <sup>b/</sup>
Under \$3,000	9	16	8	13	12	19	10	15
\$3,000 - 3,999	5	8	3	6	7	8	5	7
4,000 - 4,999	6	8	4	7	7	9	6	7
5,000 - 5,999	8	11	6	9	9	10	7	8
6,000 - 6,999	9	11	8	9	9	10	8	10
7,000 - 7,999	9	10	8	11	9	10	9	10
8,000 - 8,999	9	9	10	10	8	8	9	10
9,000 - 9,999	8	6	8	8	7	7	7	7
10,000 - 12,499	16	12	18	13	14	10	15	13
12,500 - 14,999	10	5	11	8	7	5	10	6
15,000 and over	11	4	16	6	11	4	14	7
Total	100	100	100	100	100	100	100	100
Median income	\$8,350	\$6,800	\$9,300	\$7,500	\$7,650	\$6,400	\$8,600	\$7,200

Annual income	Suburban Hamilton County				Kentucky portion			
	1968		1970		1968		1970	
	All families	Renter households <sup>b/</sup>	All families	Renter households <sup>b/</sup>	All families	Renter households <sup>b/</sup>	All families	Renter households <sup>b/</sup>
Under \$3,000	4	9	1	7	11	17	7	14
\$3,000 - 3,999	3	6	2	4	5	9	5	8
4,000 - 4,999	3	9	2	6	7	11	5	9
5,000 - 5,999	6	10	4	7	10	13	8	13
6,000 - 6,999	8	10	5	10	11	13	9	13
7,000 - 7,999	11	10	7	12	11	11	10	8
8,000 - 8,999	9	9	9	10	11	8	12	7
9,000 - 9,999	8	9	10	8	8	6	9	6
10,000 - 12,499	18	14	20	18	13	8	16	14
12,500 - 14,999	13	7	14	8	7	3	9	5
15,000 and over	17	7	26	10	6	1	10	3
Total	100	100	100	100	100	100	100	100
Median income	\$9,650	\$7,600	\$11,100	\$8,300	\$7,600	\$6,000	\$8,500	\$6,500

<sup>a/</sup> Includes Hamilton County in Ohio and Boone, Campbell, and Kenton Counties in Kentucky.

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

Source: Estimated by Housing Market Analyst.



Table VI

Population and Household Trends  
Cincinnati Housing Market Area<sup>a/</sup>  
April 1960-September 1972

Component	April 1960	September 1970	September 1972	Average annual change			
				1960-1970		1970-1972	
				Number	Rate <sup>b/</sup>	Number	Rate <sup>b/</sup>
<u>Population</u>							
HMA total population	<u>1,093,564</u>	<u>1,169,000</u>	<u>1,194,600</u>	<u>7,180</u>	0.6	<u>12,800</u>	1.1
Hamilton County	<u>864,121</u>	<u>918,500</u>	<u>938,700</u>	<u>5,180</u>	0.6	<u>10,100</u>	1.1
Cincinnati	<u>502,550</u>	<u>450,500</u>	<u>450,800</u>	-4,960	-1.0	150	-c/
Remainder of Hamilton Co.	361,571	468,000	487,900	10,140	2.5	9,950	2.1
Kentucky Counties	<u>229,443</u>	<u>250,500</u>	<u>255,900</u>	<u>2,000</u>	0.8	<u>2,700</u>	1.1
Boone County	21,940	32,600	35,600	1,010	3.8	1,500	4.4
Campbell County	86,803	88,300	88,700	140	0.2	200	0.2
Kenton County	120,700	129,600	131,600	850	0.7	1,000	0.8
<u>Households</u>							
HMA total households	<u>332,005</u>	<u>377,300</u>	<u>389,300</u>	<u>4,310</u>	1.2	<u>6,000</u>	1.6
Hamilton County	<u>264,387</u>	<u>298,500</u>	<u>307,500</u>	3,250	1.2	<u>4,500</u>	1.5
Cincinnati	161,827	165,000	167,000	300	0.2	1,000	0.6
Remainder of Hamilton Co.	102,560	133,500	140,500	2,950	2.5	3,500	2.5
Kentucky Counties	<u>67,618</u>	<u>78,800</u>	<u>81,800</u>	<u>1,060</u>	1.5	<u>1,500</u>	1.9
Boone County	5,996	9,750	10,750	360	4.6	500	4.9
Campbell County	25,563	25,750	26,150	20	0.1	200	0.7
Kenton County	36,059	43,300	44,900	680	1.7	800	1.8

<sup>a/</sup> Consists of Hamilton County in Ohio and Boone, Campbell and Kenton Counties in Kentucky.

<sup>b/</sup> Average annual percentage change computed on a compound basis.

<sup>c/</sup> Less than 0.1 percent.

Sources: 1960 Censuses of Population and Housing; 1970 and 1972 estimated by Housing Market Analyst.

Table VII

New Housing Units Authorized by Building Permits  
by Location and Type of Structure  
Cincinnati Housing Market Area<sup>a/</sup>  
January 1960-August 1970

<u>Year</u>	<u>City of Cincinnati</u>			<u>Remainder of Hamilton County</u>			<u>Kentucky Counties</u>			<u>Cincinnati HMA, total</u>		
	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total units</u>
1960	494	2,123	2,617	4,248	710	4,958	442	87	529	5,184	2,920	8,104
1961	503	2,112	2,615	3,370	707	4,077	430	154	584	4,303	2,973	7,276
1962	489	3,231	3,720	3,733	358	4,091	554	72	626	4,776	3,661	8,437
1963	502	3,515	4,017	3,067	339	3,406	701	590	1,291	4,270	4,444	8,714
1964	316	2,662	2,978	2,894	792	3,686	924	382	1,306	4,134	3,836	7,970
1965	246	2,936	3,182	2,662	1,033	3,695	788	614	1,402	3,696	4,583	8,279
1966	175	2,245	2,420	2,355	685	3,040	698	707	1,405	3,228	3,637	6,865
1967	126	2,686	2,812	2,571	881	3,452	494	648	1,142	3,191	4,215	7,406
1968	133	1,999	2,132	2,459	1,823	4,282	491	869	1,360	3,083	4,691	7,774
1969	72	1,810	1,882	2,158	1,141	3,299	728	932	1,660	2,958	3,883	6,841
1970(8 mos.)	61	1,729	1,790	954	816	1,770	370	499	869	1,385	3,044	4,429

<sup>a/</sup> The Cincinnati HMA consists of Hamilton County in Ohio and Boone, Campbell, and Kenton Counties in northern Kentucky.

Note: Data include units subsidized under Section 235, 236, 221(d)(3); excludes low-rent public housing.

Source: Ohio-Kentucky-Indiana Regional Planning Authority; University of Cincinnati Institute for Urban Information Systems.

Table VIII

Components of the Housing Inventory  
Cincinnati Housing Market Area  
April 1960-September 1970

<u>April 1960</u>	<u>Hamilton County, Ohio</u>			<u>Kentucky Counties</u>				<u>HMA</u>
	<u>Cincinnati</u>	<u>Remainder</u>	<u>Total</u>	<u>Boone</u>	<u>Campbell</u>	<u>Kenton</u>	<u>Total</u>	<u>total</u>
Total housing supply	<u>171,679</u>	<u>107,750</u>	<u>279,429</u>	<u>6,291</u>	<u>26,714</u>	<u>37,743</u>	<u>70,748</u>	<u>350,177</u>
Occupied housing units	<u>161,827</u>	<u>102,560</u>	<u>264,387</u>	<u>5,996</u>	<u>25,563</u>	<u>36,059</u>	<u>67,618</u>	<u>332,005</u>
Owner-occupied	65,338	79,065	144,403	4,771	16,979	22,760	44,510	188,913
Percent	40.4%	77.1%	54.6%	79.6%	66.4%	63.1%	65.8%	56.9%
Renter-occupied	96,489	23,495	119,984	1,225	8,584	13,299	23,108	143,092
Percent	59.6%	22.9%	45.4%	20.4%	33.6%	36.9%	34.2%	43.1%
Vacant housing units	<u>9,852</u>	<u>5,190</u>	<u>15,042</u>	<u>295</u>	<u>1,151</u>	<u>1,684</u>	<u>3,130</u>	<u>18,172</u>
Available vacant	7,187	3,084	10,271	132	629	995	1,756	12,027
For sale	707	1,669	2,376	74	153	200	427	2,803
Homeowner vacancy rate	1.1%	2.1%	1.6%	1.5%	0.9%	0.9%	1.0%	1.5%
For rent	6,480	1,415	7,895	58	476	795	1,329	9,224
Renter vacancy rate	6.3%	5.7%	6.2%	4.5%	5.3%	5.6%	5.4%	6.1%
Other vacant <sup>a/</sup>	2,665	2,106	4,771	163	522	689	1,374	6,145
<u>September 1970</u>								
Total housing supply	<u>174,400</u>	<u>136,600</u>	<u>311,000</u>	<u>10,150</u>	<u>26,650</u>	<u>44,500</u>	<u>81,300</u>	<u>392,300</u>
Occupied housing units	<u>165,000</u>	<u>133,500</u>	<u>298,500</u>	<u>9,750</u>	<u>25,750</u>	<u>43,300</u>	<u>78,800</u>	<u>377,300</u>
Owner-occupied	61,700	106,400	168,100	7,775	18,350	26,250	52,400	220,500
Percent	37.4%	79.7%	56.3%	79.7%	71.3%	60.6%	66.5%	58.4%
Renter-occupied	103,300	27,100	130,400	1,975	7,400	17,050	26,400	156,800
Percent	62.6%	20.3%	43.7%	20.3%	28.7%	39.4%	33.5%	41.6%
Vacant housing units	<u>9,400</u>	<u>3,100</u>	<u>12,500</u>	<u>400</u>	<u>900</u>	<u>1,200</u>	<u>2,500</u>	<u>15,000</u>
Available vacant	5,350	1,900	7,250	150	500	700	1,350	8,600
For sale	800	1,000	1,800	100	175	225	500	2,300
Homeowner vacancy rate	1.3%	0.9%	1.1%	1.3%	0.9%	0.8%	0.9%	1.0%
For rent	4,550	900	5,450	50	325	475	850	6,300
Renter vacancy rate	4.2%	3.2%	4.0%	2.5%	4.2%	2.7%	3.1%	3.9%
Other vacant <sup>a/</sup>	4,050	1,200	5,250	250	400	500	1,150	6,400

<sup>a/</sup> Includes seasonal units, dilapidated units, units sold or rented awaiting occupancy, and units held off the market.

Sources: 1960 Census of Housing; 1970 estimated by Housing Market Analyst.

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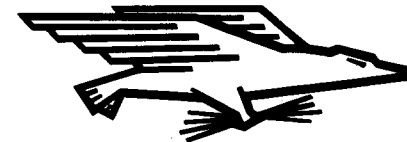
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