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Analysis of the

CINCINNATI, OHIO

HOUSING MARKET

as of March 1, 1965



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A Report by the
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

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September 1965

ANALYSIS OF THE
CINCINNATI, OHIO, HOUSING MARKET
AS OF MARCH 1, 1965

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Foreword

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

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

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

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ANALYSIS OF THE
CINCINNATI, OHIO, HOUSING MARKET
AS OF MARCH 1, 1965

Summary and Conclusions

1. Nonagricultural wage and salary employment in the Cincinnati Housing Market Area (HMA) averaged 393,300 in 1964, an increase of only 4,800 jobs (1.2 percent) since 1958. The small gain in total nonagricultural wage and salary employment during the 1958-1964 period reflects a loss of 9,500 (6.3 percent) jobs in the manufacturing sector, offset by a gain of 14,300 (6.0 percent) in nonmanufacturing. The declining trend in the number of jobs in the HMA since 1962 is expected to be reversed during the March 1, 1965 to March 1, 1968 forecast period, with 2,100 new jobs added each year.

Unemployment in the Cincinnati HMA averaged 17,800 during 1964, equal to 3.9 percent of the work force, the lowest unemployment level, both in rate and number since 1960. The improvement is attributable to a declining work force, since both employment and unemployment have decreased.

2. The current median annual income, after deducting Federal income tax is \$7,150 for all families and \$5,650 for all renter families. Since 1959, the income level in the Cincinnati HMA has risen by about 18 percent.
3. The current population of the Cincinnati HMA is 1,121,000, a gain of 10,050 (0.9 percent) annually since April 1960. Virtually all population growth occurred in the suburban areas in Hamilton County, with the central cities of all three HMA counties having population losses during the April 1960 to March 1965 period. By March 1968, the population of the HMA is projected to total 1,163,000, or an anticipated average annual growth of 14,000 (1.2 percent) from March 1965 to March 1968.
4. At the present time, there are 339,200 households in the Cincinnati HMA, an increase of 2,675 (0.8 percent) annually since April 1960. Household growth, like the population gains, has been concentrated in suburban Hamilton County. By March 1968, there are projected to be 350,300 households in the HMA, representing an anticipated average annual increase of 3,700 (1.1 percent) households between March 1965 and March 1968.
5. As of March 1965, there are 365,500 housing units in the Cincinnati HMA, a net addition of 21,600 units since April 1960. The total number of new units authorized by building permits from 1956 to 1964 has fluctuated from a low of 6,600 in 1956 to a high of 9,800 in 1959. While the number

of single-family units authorized has declined each year, the number of multifamily units authorized annually has been increasing. Demolitions in the HMA, ranging between 2,650 and 3,900 units annually for the 1959-1964 period, have been a stimulant to construction activity.

6. Net available vacancies currently constitute a homeowner vacancy ratio of 1.9 percent and a rental vacancy ratio of 10.2 percent. The present homeowner vacancy ratio represents an increase over 1.5 percent in April 1960 and the current rental vacancy ratio indicates a substantial increase above 6.1 percent in April 1960. Present vacancy levels are substantially above the ratios judged to represent a desirable supply-demand relationship in the Cincinnati HMA.
7. During the March 1, 1965 to March 1, 1968 forecast period, demand for new housing in the Cincinnati HMA will average 3,600 units a year. All of this demand is expected to be for sales housing, of which one-half will be at prices between \$16,000 and \$25,000. A detailed distribution by sales price is shown on page 25. After consideration of the number, quality, and rents of existing available vacant rental units, it is judged that the present rental inventory will be more than adequate to meet the demand for rental units that will develop during the March 1, 1965 to March 1, 1968 projection period. To the end of restoring a sound rental market in the area, it would appear desirable not to encourage the construction of additions to the rental supply of the HMA during the projection period.

ANALYSIS OF THE
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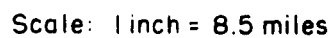
Housing Market Area

The Cincinnati Housing Market Area (HMA) is defined for this report as Hamilton County, Ohio, and Kenton and Campbell Counties in Kentucky. Cincinnati, the central city of the HMA, is located in Hamilton County. Covington is the largest community in Kenton County and Newport is the principal city in Campbell County. With the completion of the Interstate 75 bridge across the Ohio River about a year ago, areas in Boone County, Kentucky, were made more easily accessible from the main employment sources in Hamilton County. However, the improved accessibility now enjoyed by Boone County is not expected to result in significant changes in the pattern of residential development in the HMA, because I-75 also opened undeveloped areas north of Cincinnati in Hamilton County. In the past, consumer preference has favored the northern and western suburban areas of Cincinnati in Hamilton County.

The Hamilton-Middletown, Ohio, Standard Metropolitan Statistical Area (SMSA), Butler County, is contiguous to the HMA on the north. The Dayton SMSA is a little farther north and contiguous to the Hamilton-Middletown SMSA. Dayton is about 60 miles north-northeast of Cincinnati via Interstate 75. Indianapolis is 110 miles northwest and Louisville, Kentucky, is 100 miles southwest of Cincinnati. The Ohio River flows through the HMA; Hamilton County, Ohio, is on the north bank of the river and the Kentucky portion of the HMA is on the south. Gently rolling hills characterize the topography in southern Ohio and offer no serious impediments to development. The Kentucky portion, however, has substantial areas where steep ridges provide some hindrance to development.

Transportation facilities in the HMA are very good. Three interstate routes serve Cincinnati; water transportation is available on the Ohio River; and air transportation is provided by several major airlines at the Greater Cincinnati Airport. Seven major railroads provide the HMA with freight and passenger service.

Data on journey to work in the 1960 census indicated that daily commutation within the HMA is extensive, with a daily net out-commutation of about 30,000 from the Kentucky portion of the HMA to Hamilton County, Ohio. For the entire HMA, net daily in-commutation totaled about 7,500 in 1960. These commutation patterns are judged to have changed little since 1960.



Economy of the Area

Character and History

Cincinnati had its beginning as a frontier town about 1790. Its location on the navigable Ohio River stimulated growth and led to Cincinnati becoming a supplier of tools and goods as the frontier moved west. The significance of the Ohio River to the growth and development of Cincinnati cannot be overemphasized. Cincinnati rose to prominence when water transportation was the only practical way to move goods. Strategically located as a supplier to the expanding western frontier, Cincinnati grew to be the sixth largest city in the Nation in 1860. Cincinnati is the leading machine tool producer in the country and this industry grew from its early function as a supplier of tools for settling the west.

The leadership of Cincinnati in the production of machine tools may have influenced the decision of manufacturers of transportation equipment to locate in the area. Transportation equipment production currently accounts for 16 percent of all employment in manufacturing and is the largest single source of jobs, suggesting that the economy is diversified with no one employer or industry being dominant. The Cincinnati area serves as the trade, service, cultural, and educational center for a region of about a 50 mile radius, which includes southwestern Ohio and portions of Kentucky and Indiana.

Employment

Current Estimate. As of December 1964, nonagricultural wage and salary employment in the Cincinnati HMA totaled 401,600, compared with 398,600 in the previous December. Employment data appearing subsequently are annual averages.

Past Trend. Nonagricultural wage and salary employment averaged 393,300 in 1964. Between 1958 and 1962 changes in nonagricultural wage and salary employment in the HMA have paralleled the economic behavior of the national economy. Since 1962, however, in contrast to the booming national economy, employment in the Cincinnati HMA has declined slightly. Over the 1958-1964 period, average annual nonagricultural wage and salary employment showed a gain of only 4,800 jobs or 1.2 percent. This small gain in total nonagricultural wage and salary employment during the 1958-1964 period reflects a loss of 9,500 (6.3 percent) in the manufacturing sector, off-set by a gain of 14,300 (6.0 percent) in nonmanufacturing.

From the 1958 recession year low of 388,500, nonagricultural wage and salary employment recovered quickly and rose to 400,000 in 1959 and peaked at 402,600 in 1960. The 1961 recession brought a decline to 390,800 followed by only partial recovery. At 393,300 in 1964, nonagricultural wage and salary employment was 9,300 (2.3 percent) below the 1960 peak level.

The trend of changes in the manufacturing and nonmanufacturing sectors were opposite during the 1959-1964 period, with employment declining in manufacturing and increasing in nonmanufacturing (see table I). Since losses in manufacturing employment, severely affected by the 1957-1958 and 1960-1961 recessions, exceeded gains in nonmanufacturing, there was a decline in total nonagricultural wage and salary employment. It is important to note that losses in employment in manufacturing have been associated with an increasing number of hours worked for manufacturing production workers still employed (see table on page 7). Nonmanufacturing employment, however, maintained an upward trend during the 1958-1964 period, except for a decline in 1961.

Major Industry Groups. The transportation equipment industry, with 23,400 employees in December 1964, employs the greatest number of persons in the manufacturing group. A sparkplug manufacturer, formerly employing about 600, has left the area. Gains in the motor vehicle segment of this industry have only partially offset the substantial reductions occurring elsewhere in the transportation equipment industry.

Employment in nonelectrical machinery, more than one-half of which is represented by the machine tool industry, declined by 600 from the 1958 level to 19,100 in 1964. Fluctuations in employment during this period have been small, with a high of 19,800 employed in 1960 and a low of 18,000 in 1962.

Participation Rate. The employment participation rate (the number of workers per 100 population) has been declining since 1950. Currently, this ratio is estimated at 35.08, down from 37.33 in 1959. The lack of employment opportunities in the HMA in the 1960's has accelerated the decline in the rate slightly compared with the trend of the 1950-1960 period. A declining participation rate is typical nationally and is the result of several factors. The requirements for higher education and more job training have delayed the entry of many into the labor force. More liberal retirement programs have resulted in a declining average retirement age. Further, an increasing proportion of the population is composed of very young or elderly persons. Especially in the Cincinnati area, declining employment opportunity has resulted in the delayed entrance into the labor market by some and the withdrawal from the labor market by others. The combined effect of these factors will cause a continued reduction of the participation rate, but an anticipated improvement in employment will slightly reduce the rate of decline over the forecast period.

Unemployment

Unemployment in the Cincinnati HMA averaged 17,800 during 1964, equal to 3.9 percent of the work force. This is the lowest level recorded during the 1960-1964 period (see table II). The number of unemployed persons, as well as the rate of unemployment in the Cincinnati HMA, was at its highest point in 1961 when there were 27,000 persons unemployed, an unemployment rate of 5.7 percent. The rate and the number of unemployed has declined steadily since the 1961 high. A declining number of unemployed persons, at a time when employment opportunities are declining, indicates that workers are leaving the area or dropping out of the work force. In Cincinnati both are occurring, but the bulk of the decline is believed to be the result of out-migration.

Future Employment

Based upon past employment trends, a continued decline in employment would be expected in the Cincinnati HMA during the March 1965-March 1968 projection period. However, much of the employment loss occurring in the manufacturing sector was of a one-time nature which is not expected to continue in the future, while the trend of moderate year-to-year gains is expected to continue in the nonmanufacturing sector. As a result, a reversal of the past trend of declining employment is anticipated and a gain of about 2,100 new jobs annually is projected for each of the next three years, or a total of 6,300 during the March 1965-March 1968 forecast period.

Income

Hours and earnings data for manufacturing production workers in Cincinnati, the State of Ohio, and the United States show that average weekly earnings in Cincinnati have increased faster than either the State or the National rate. Much of the 25 percent gain in the Cincinnati area between December 1959 and December 1964 was due to an increase in the number of hours worked. However, when all three series are converted to a 40-hour week base, the Cincinnati area still shows the greatest gain, but reduced to 18 percent.

Average Gross Weekly Hours and Earnings
of Manufacturing Production Workers
December 1959-December 1964

<u>Year</u>	<u>Cincinnati</u>		<u>Ohio</u>		<u>United States</u>	
	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>
1959	\$97	40.8	\$107	41.1	\$91	40.5
1960	102	41.0	103	39.3	88	38.6
1961	109	42.4	114	41.3	96	40.6
1962	110	41.9	113	40.4	98	40.5
1963	115	42.1	119	41.4	103	40.9
1964	121	43.4	125	42.4	107	41.4

Source: United States Bureau of Labor Statistics.

The current median annual family after-tax income of all families in the Cincinnati HMA is \$7,150, and the current median after-tax income of all renter families is \$5,650. Current income figures include all families of two or more persons (see table III).

A detailed distribution of all family income and renter family income for 1965 and renter family income for 1968 is presented in table III. About 19 percent of all families and 29 percent of renter families currently have after-tax income below \$4,000 annually. At the upper-end of the income spectrum, 23 percent of all families and 10 percent of all renter families have income of \$10,000 or more annually after tax. Since 1959, the level of income in the Cincinnati HMA has risen by about 18 percent.

The 1968 projected median family income after tax in the Cincinnati HMA is expected to be \$7,625 for all families and \$6,100 for all renter families.

Demographic Factors

Population

Current Estimate. As of March 1, 1965, the population of the Cincinnati HMA is 1,121,000, a gain of 10,000 (0.9 percent) annually since April 1, 1960. The city of Cincinnati has a current population of 491,700, representing an average annual decrement of about 2,200 (-0.4 percent) since the 1960 census. Cincinnati currently accounts for about 44 percent of the population of the HMA, down from the 47 percent in 1960. Population changes are shown in detail for the HMA and its geographical components in tables IV and V. Most notable growth in the HMA has occurred in the unincorporated portion of Hamilton County and the community of Sharonville where the population has doubled to 7,825, since 1960.

The Kentucky portion of the HMA had a population gain of only 1,382 (0.7 percent) annually during the April 1960-March 1965 period, raising the population total in that portion of the HMA to 214,300 in March 1965. As shown in table V, the central cities of Newport and Covington in the Kentucky sector have lost population since 1960.

Population Change Cincinnati, Ohio, Housing Market Area April 1, 1950-March 1, 1968

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1, 1950	904,402	-	-
April 1, 1960	1,071,624	16,722	1.8
March 1, 1965	1,121,000	10,000	.9
March 1, 1968	1,163,000	14,000	1.2

Source: 1950 and 1960 Censuses of Population.
1965 and 1968 estimated by Housing Market Analyst.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, the total population of the Cincinnati HMA increased from 904,400 to 1,071,600, an increment of 16,700 (1.8 percent) annually. Cincinnati lost about 1,450 persons during the decade and the loss would have been about 8,800 greater had annexations to Cincinnati City not occurred during the period. Of the total gain of 167,200 in the HMA during the decade, Hamilton County provided 140,200 (84 percent of the total). During the 1950-1960 decennial period, the two-county Kentucky segment of the HMA added only 27,050 persons, or a 1.5 percent annual gain. Newport and Covington both exhibited steady declines during this period.

Estimated Future Population. Based upon the moderate employment gains which are expected in the Cincinnati HMA during the next three years, and the past trend of population changes, the population is expected to rise to 1,163,000 by March 1968. This represents an anticipated annual gain of 14,000 (1.2 percent) during the March 1, 1965 to March 1, 1968 projection period. The distribution of this increase by geographical sub-area is expected to conform very closely to past patterns. As shown in table IV, the bulk of the gain will occur in Hamilton County, with about 13 percent of the total increment expected to be in the Kentucky portion of the HMA. The steady decline in Cincinnati City since 1950 will be reversed by minor gains during the projection period. Because of improved access via new Interstate 71 connections, portions of Boone County, Kentucky, bordering Kenton County are expected to experience increased growth.

Natural Increase and Migration. During the April 1950-April 1960 decade, there was a net natural increase of nearly 150,000 in the population of the Cincinnati HMA (excess of births, over deaths). When compared with total population growth, this indicates an in-migration of over 17,000, 10 percent of the population increase. During this period out-migration occurred in both Kentucky counties (see table VI) and Hamilton County received about 19,500 in-migrants. Since April 1960, however, diminishing economic opportunities in the HMA have resulted in a shift of the pattern to one of out-migration in all three counties. In the April 1960-March 1965 period, the net natural increase was greater than the total population gain indicating that an average of 4,700 persons left the HMA each year. Components of population change are shown on the following page for the HMA and in table VI for each county.

Components of Population Change
Cincinnati, Ohio, Housing Market Area
April 1, 1950 to March 1, 1965

<u>Source of change</u>	<u>April 1, 1950 to April 1, 1960</u>	<u>April 1, 1960 to March 1, 1965</u>
HMA total change	<u>167,222</u>	<u>49,350</u>
Net natural increase	149,985	72,450
Migration	17,237	-23,100

Source: Census of Population Report; Greater Cincinnati Hospital Council; and estimates by Housing Market Analyst.

Age Distribution. Distribution of the 1950 and 1960 population, by age group, (see table below), indicate that the most rapidly growing segments of the population are those under age 20 and those 65 years or older. The increase in the younger group reflects the jump in births during the relatively prosperous period following World War II, while the gain in the older group reflects a national trend toward increasing longevity. The age group 20-34 years old declined by three percent over the decade, reflecting the reduced birth rate during the 1925-1940 period.

Population Distribution by Age
Cincinnati, Ohio, Housing Market Area
April 1960 and April 1960

<u>Age</u>	<u>1950</u>	<u>1960</u>	<u>April 1950 to April 1960</u> <u>change</u>	
			<u>Number</u>	<u>Percentage</u>
Under 5	91,647	128,490	36,843	40.2
5 - 19	182,815	272,967	90,152	49.3
20 - 34	210,248	203,855	-6,393	-3.0
35 - 49	195,221	203,861	8,640	4.4
50 - 64	142,557	159,377	16,820	11.8
65 and over	<u>81,914</u>	<u>103,074</u>	<u>21,160</u>	<u>25.8</u>
Total	904,402	1,071,624	167,222	18.5

Source: 1950 and 1960 Censuses of Population

Households

Current Estimate. As of March 1, 1965, there are 339,200 households in the Cincinnati HMA. Since April 1, 1960, households have increased at an average rate of about 2,675 (0.8 percent) annually. The number of households in Cincinnati City declined by about 1,000 (0.6 percent) annually, from 161,800 on April 1, 1960 to 156,900 on March 1, 1965 off-set by small gains in the Kentucky sector, and the sizable growth in suburban Hamilton County (see table VII) of 3,250 households (3.2 percent) yearly. Similar to the pattern of population growth, the unincorporated part of Hamilton County and Sharonville had the most rapid increase in household number,

Household changes for the HMA as a whole are shown below. Data for counties and individual municipalities are shown in table VIII.

Household Change
Cincinnati, Ohio, Housing Market Area
April 1, 1950 to March 1, 1968

<u>Date</u>	<u>Total households</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percentage</u>
April 1, 1950	276,401	-	-
April 1, 1960	326,009	4,961	1.8
March 1, 1965	339,200	2,675	.8
March 1, 1968	350,300	3,700	1.1

Source: 1950 and 1960 Censuses of Population.
1965 and 1968 estimated by Housing Market Analyst.

Past Trend. The number of households in the HMA increased from 276,400 in 1950 to 326,000 in 1960, representing an average annual gain of about 4,950 (1.8 percent) during the decade, nearly double the numerical rate of growth since April 1, 1960. A conceptual change in the census definition from "dwelling unit" in 1950 to "housing unit" in 1960 accounted for some of the growth during this period, especially in Cincinnati.

The number of households in Cincinnati increased by an average of only 300 (0.2 percent) annually during the decade and gains in the Kentucky portion averaged 800 (1.5 percent) annually. The bulk of growth in households, as in the April 1960-March 1965 period, occurred in Hamilton County outside of Cincinnati City.

Household Size Trends. The average household in the Cincinnati HMA contains 3.24 persons currently. As shown in the following table, the number of persons per household in the HMA increased from 3.16 in 1950 to 3.21 in 1960. The current number of persons per household represents a continuation of the trend toward an increasing household size but at a slower rate of increase. Principal cause of the upward trend, contrary to the downward trend nationally, is judged to be the accelerated suburbanization stimulated by the considerable demolition activity in Cincinnati City. Household size trends for the HMA and selected communities are shown in table VIII.

Average Household Size
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965

<u>Area</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>March 1,</u> <u>1965</u> ..
Total HMA	<u>3.16</u>	<u>3.21</u>	<u>3.24</u>
Hamilton County	3.12	3.19	3.22
Cincinnati	3.02	3.00	3.00
Kentucky counties	3.32	3.33	3.33

Source: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Estimated Future Households. Based on the anticipated increment in the population during the next three years, and on the assumption that the average household size will be 3.24 persons, there will be about 350,300 households in the HMA by March 1, 1968. This represents an expected addition of 3,700 (1.1 percent) new households each year during the March 1, 1965 to March 1, 1968 projection period. As in the past, most of this gain is expected to be concentrated in Hamilton County outside Cincinnati. The past trend of decline in the number of households is expected to be reversed in Cincinnati City during the projection period, with average annual gains of about 250 (0.1 percent) households. In the Kentucky sector, continued small gains of about 550 households yearly are expected during the March 1, 1965 to March 1, 1968 period.

Housing Market Factors

Housing Supply

Current Estimate. As of March 1, 1965, there are 365,500 housing units in the Cincinnati HMA, indicating a net gain since April 1, 1960 of about 21,600 housing units or 4,400 (1.3 percent) a year. Hamilton County currently accounts for nearly 82 percent of the housing units in the HMA. About 90 percent of the total gain in housing units since April 1, 1960 has been in the portion of Hamilton County outside Cincinnati.

Past Trend. During the 1950-1960 decade, the number of dwelling units in the HMA increased by 59,950 or about 6,000 (2.1 percent) a year, considerably higher than the increase during the April 1, 1960-March 1, 1965 period. During the 1950-1960 decade, Hamilton County outside Cincinnati accounted for about 70 percent of housing units added.

Type of Structure. At present, 58 percent of the housing units in the Cincinnati HMA are in single-family structures. This is an increase in the proportion of single-family units in the housing inventory since 1960 when the Census of Housing reported that 56 percent of the housing inventory was in single-family structures. The proportion of units in multifamily dwellings has declined slightly since 1960, largely as a result of the impact of the extensive demolition activity on the inventory of multifamily structures. A slight decline in the proportion of multifamily housing has resulted.

Housing Inventory by Units in Structure Cincinnati, Ohio, Housing Market Area April 1, 1960 and March 1, 1965

<u>Type of structure</u>	<u>April 1, 1960</u>		<u>March 1, 1965</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 family	193,055	56.1	212,000	58.0
2 family	54,873	16.0	55,250	15.1
3 or more family	93,568	27.2	95,900	26.3
Trailer	2,339	.7	2,350	.6
Total	343,835	100.0	365,500	100.0

Source: 1960 Census of Housing; Cincinnati Department of Urban Development; and estimates by Housing Market Analyst.

Year Built. About 214,100 housing units, nearly 59 percent of the current housing inventory in the Cincinnati HMA, were built prior to 1930. This concentration of older units is an indication of the period during which Cincinnati grew rapidly. Housing units constructed since

1954 account for 22 percent of the current inventory and the remaining 19 percent was built between 1930 and 1954.

Distribution of the Housing Inventory by Year Built
Cincinnati, Ohio, Housing Market Area
March 1, 1965

<u>Year built</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1, 1960-March 1, 1965	37,600	10.3
1955-March 31, 1960	42,700	11.7
1950-1954	34,500	9.4
1940-1949	36,600	10.0
1930-1939	35,000	9.6
1929 or earlier	<u>179,100</u>	<u>49.0</u>
Total	365,500	100.0

Source: 1960 Census of Housing, Cincinnati Department of Urban Development, and estimates by Housing Market Analyst.

Condition. Of the 365,500 housing units currently in the Cincinnati HMA, about 41,000 (11.2 percent) are dilapidated or are lacking one or more plumbing facilities. This indicates an improvement in the quality of housing in the HMA since April 1960, when 51,359 housing units, or nearly 15 percent of the inventory, was dilapidated or lacked some plumbing facility, and significant improvement since April 1950 when 30 percent of the housing inventory was so classified. The high level of demolitions has contributed much toward improving the quality of housing.

Value and Rent. The median value of owner-occupied houses in the Cincinnati HMA was reported to be \$15,400 in the 1960 Census of Housing. The median value in Hamilton County was \$16,200 compared with a \$11,600 median in the Kentucky portion. Asking prices of vacant houses were considerably higher, with a median of \$18,600 in April 1960. Median gross monthly rent for renter-occupied units was \$68 in the HMA, as reported by the 1960 Census of Housing. Only a minor variation between Hamilton County, at \$69, and the Kentucky portion, at \$65, existed in April 1960.

Residential Building Activity

Past Trend. The number of new housing units authorized by building permits in the Cincinnati HMA has fluctuated considerably during the 1956-1964 period. Volume declined from 1959 to 1961, increased for

two years and dropped again in 1964. New units authorized totaled 7,625 in 1964, a decline from the two preceding years, and about 2,200 (22 percent) below the peak of 1959. As shown in table IX, building activity in the Cincinnati HMA is heavily concentrated. In 1964, the city of Cincinnati and Colerain, Anderson, Green, and Springfield townships accounted for 61 percent of all new housing units authorized in the HMA. These areas accounted for 69 percent of all housing units authorized in the 1959 peak year.

New Housing Units Authorized by Building Permits
Cincinnati, Ohio, Housing Market Area, 1956-1964

<u>Year</u>	<u>All units</u>	<u>Single family</u>	<u>Duplex</u>	<u>Multifamily</u>	<u>Multifamily Cincinnati City</u>
1956	6,629	5,747	166	716	428
1957	6,955	5,479	136	1,340	885
1958	6,729	5,168	164	1,397	821
1959	9,808	6,621	112	3,075	2,445
1960	8,083	5,165	110	2,808	2,047
1961	7,273	4,303	78	2,892	2,074
1962	8,240	4,579	54	3,607	3,201
1963	8,443	3,999	52	4,392	3,479
1964	7,613	3,780	44	3,789	2,654

Source: Cincinnati Department of Urban Development.

The volume of building permit authorization for single-family houses has declined since 1959. The 3,780 single-family houses authorized in the Cincinnati HMA in 1964 represent a substantial reduction from the 5,750 authorized in 1956 and the peak level of 6,625 authorized in 1959.

In contrast, authorizations of units in multifamily structures have been following an upward trend since 1956, although the 1964 level is about 600 units below that of 1963. Beginning with 1959, Cincinnati City accounted for at least 70 percent of all multifamily units authorized each year reaching a peak of 89 percent in 1962.

Units Under Construction. Based upon building permit data and the March 1965 postal vacancy survey, it is estimated that there are about 2,900 dwelling units under construction in the Cincinnati HMA at the present time, including about 1,900 multifamily units and 1,000 units of single-family housing.

Demolitions. Urban renewal and highway construction activity have maintained demolitions at a very high level in the Cincinnati HMA, reaching peaks of 3,900 and 3,625 units in 1963 and 1964, respectively. Cincinnati City has accounted for virtually all of the demolitions, averaging about 93 percent of the annual totals.

Demolition Trends, 1956-1964
Cincinnati, Ohio, Housing Market Area

<u>Year</u>	<u>Total demolitions</u>	<u>Cincinnati City</u>	<u>Rest of HMA</u>
1956	1,362	1,250	112
1957	1,382	1,281	101
1958	1,459	1,215	244
1959	2,649	2,474	175
1960	3,209	3,127	82
1961	3,021	2,794	227
1962	2,957	2,763	194
1963	3,904	3,680	224
1964	3,634	3,330	304

Source: Cincinnati Department of Urban Development.

A prediction of future demolition activity is difficult and hazardous because of the many variables affecting the removal of housing units. However, based on the best information now available, which indicates that demolitions arising from both urban renewal and highway construction will be reduced substantially from former levels, it is estimated that about 1,000 housing units will be demolished annually in the next three years.

Tenure

Current Estimate. As of March 1, 1965, 58.5 percent (198,500) of the occupied housing stock in the Cincinnati HMA is owner-occupied and 41.5 percent (140,700 units) is renter-occupied. Owner-occupancy in Cincinnati City is much lower at 41.4 percent, while the balance of Hamilton County and the Kentucky portion all have higher ratios of owner-occupancy of 77.6 percent and 65.1 percent, respectively. For the nonwhite segment of the population, owner-occupancy is substantially lower at 28.5 percent.

Trend of Tenure Change
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965

<u>Tenure</u>	<u>Tenure as a percent of all occupied units</u>		
	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>March 1, 1965</u>
Total	100.0	100.0	100.0
Owner	49.1	56.5	58.5
Renter	50.9	43.5	41.5

Source: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Past Trend. The large volume of new rental construction since 1957 would seem to indicate a shift toward greater renter-occupancy. This has not occurred, however, because of the continued high level of demolitions which has involved rental units for the most part and because vacancies in rental units have been rising. Consequently, the trend has been one of steadily increasing owner-occupancy. The 58.5 percent owner-occupancy ratio for the HMA in March 1965, compares with 56.5 percent in April 1960 and 49.1 percent in April 1950.

Vacancy

April 1960 Census. In April 1960, the Census of Housing reported 11,900 vacant, available housing units in the HMA. Of this total, 2,725 were available for sale, equal to a homeowner vacancy ratio of 1.5 percent, and 9,175 were available for rent, equal to a renter vacancy ratio of 6.1 percent. Cincinnati City accounted for 710 of the units available for sale (1.1 percent homeowner vacancy ratio) and 6,480 of the vacant, available rental units (6.3 percent renter vacancy ratio). Of the available vacant housing units in April 1960, the census reported that 3,000 lacked some plumbing facility. Only 90 of the substandard vacancies were for sale, and the remaining 2,900 were for rent, including 2,340 in Cincinnati. Table X shows the trend of vacancies for the major sub-sectors of the HMA.

Postal Vacancy Surveys. A postal vacancy survey was conducted in the HMA in February and March 1965. Two post offices in Boone County, Kentucky were included in the postal vacancy survey, although the area is not a part of the HMA. The survey covered 347,500 possible deliveries, about 95 percent of the units currently in the HMA. The postal vacancy

survey revealed a 2.2 percent vacancy ratio in residences and a 7.6 percent vacancy ratio in apartments. The detailed results of the postal vacancy survey are shown in table XI.

A previous postal vacancy survey was conducted in July 1961 which covered the area under the jurisdiction of the Cincinnati Post Office. This survey covered 261,600 possible deliveries, of which 182,400 were residences, with a 1.8 percent vacancy ratio, and 79,175 were apartments, with a 4.9 percent vacancy ratio. A comparison of these two surveys, although the areas surveyed differ somewhat, indicates that vacancies have increased in both the sales and rental segments of the housing market and that the increase has been much greater for rental vacancies than for sales vacancies.

It should be noted that postal vacancy survey data are not strictly comparable with data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reported units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mail box). These are principally single-family homes, but they include some duplexes and structures with additional units created by conversion. An "apartment" includes all stops where more than one delivery of mail is possible. When used in conjunction with other vacancy data, however, the surveys serve a valuable function in the derivation of estimates regarding local market conditions.

Current Estimate. Based on the postal vacancy survey, other vacancy data, conversation with informed persons in Cincinnati, and personal observation in the HMA, it is estimated that there are about 19,800 vacant housing units available for rent or sale in the Cincinnati HMA as of March 1, 1965. Of this total, 3,900 are available for sale and 15,900 are rental units, for vacancy ratios of 1.9 percent and 10.2 percent, respectively. All of the vacant sales units are judged to have standard plumbing facilities, while about 1,500 of the vacant rental units lack one or more plumbing facilities. About 60 percent of all available rental vacancies are in Cincinnati City. The primary value of the postal vacancy survey data is not the precise ratio shown, but the increase in vacancies indicated when similar data are compared for earlier years.

In the Cincinnati HMA, where the prospective growth in population is reported to be very moderate, the present sales housing vacancy ratio and the rental vacancy ratio appear to be in excess of those needed to provide a reasonable degree of choice to prospective buyers and tenants. This is particularly true in the case of rental housing vacancies.

Vacancies in FHA rental projects in the Cincinnati HMA are high. Based on the annual occupancy survey of FHA rental projects conducted by the Cincinnati Insuring Office in March 1965 and data obtained in the field for several non-reporting projects, there are 801 vacant units in a total of 4,133 FHA-insured units, or a vacancy ratio of 19.4 percent.

Sales Market

General Market Conditions. Although there are no serious problems in the Cincinnati HMA sales market at present, there are indications of weaknesses developing, which, if allowed to go unchecked, could seriously affect the supply-demand equilibrium of the market. As yet, the stability of the price structure appears to be unaffected. However, the increase in the homeowner vacancy ratio between 1960 and 1965, and the results of the January 1964 and 1965 unsold inventory surveys provide indicators of a developing over-supply.

Areas of principal subdivision activity are Colerain, Springfield, and Green townships which are located north and west of Cincinnati City. New housing can be constructed in the HMA for \$10,000 to \$11,000, but very little new construction is in this price class. For the most part, subdivision construction in the HMA is in the \$15,000 to \$20,000 bracket.

Speculative Construction. Based upon the January 1964 and 1965 unsold inventory surveys, speculative building in the HMA accounted for nearly one-third of sales houses completed during 1964 in surveyed subdivisions and about one-fifth of comparable completions in 1963. This can be used only as a general indication of an increase in speculative construction, because the unsold inventory survey included only one-third of single-family units authorized during each of those two years.

Unsold Inventory of New Houses. In January 1964 and 1965 the Cincinnati Insuring Office surveyed all subdivisions in Hamilton County in which five or more sales houses were completed in the preceding twelve months. The January 1965 survey covered 41 subdivisions. A total of 1,600 houses were reported to have been completed, of which 1,075 (67 percent) were sold before construction started and 530 (33 percent) were built speculatively. Of the 530 houses built speculatively during 1964, 385 were sold and 140 remained unsold as of January 1, 1965. The unsold houses represented about 27 percent of the speculative construction. Of the 140 unsold houses, 90 (64 percent) had been on the market between four and twelve months and an additional 36 houses, not included in the above total, had been on the market more than twelve months.

A comparison of the January 1, 1965 survey with the January 1, 1964 survey for Hamilton County shows that the number of units completed and the percentage of speculatively built houses remaining unsold, changed very little, but the number of houses built speculatively increased by about 80 percent. Consequently, even though the percentage unsold was unchanged, the number of speculatively-built units unsold nearly doubled from 1964 to 1965.

The unsold inventory surveys in the Kentucky segment of the HMA showed a reduction of about one-third in the total number of completions and a decline by over two-thirds in the number of speculative completions. The ratio of the number unsold to speculative completions declined sharply from 45 percent on January 1, 1964 to five percent on January 1, 1965. The survey covered 40 percent or less of the single-family unit authorized by building permits in the Kentucky segment during those two years.

Foreclosures. Foreclosures of FHA-insured single-family houses increased substantially during the 1960-1964 period. This is indicative of weakness developing in the sales market, and also is the result of increasingly liberal mortgage terms available in recent years.

Trend of Foreclosures of FHA Section 203(b) Mortgages
Cincinnati, Ohio, Housing Market Area
1960-1964

<u>Year</u>	<u>Hamilton County</u>	<u>Kenton County</u>	<u>Campbell County</u>	<u>Total HMA</u>
1960	5	1	1	7
1961	15	-	1	16
1962	50	1	2	53
1963	71	3	1	75
1964	95	5	2	102

Source: FHA, Division of Research and Statistics.

Rental Market

Current Condition. As indicated by the current renter vacancy ratio of 10.2 percent in the Cincinnati HMA, the rental market is weak. Excess vacancies characterize nearly every segment of the rental market from low rent projects to the newest of the high-rise structures. Generally, two-bedroom rental units have a somewhat poorer occupancy experience than other size units; this is especially true of the new, high-rise structures. In addition to the large projects for which

occupancy data are relatively easy to obtain, there are many very well-located and attractive rental units in the HMA in structures of four, six, or eight units. The 1960 Census of Housing reported slightly over 50 percent of all renter-occupied housing units to be units in structures containing three to nine housing units. A measure of occupancy experience in this type of unit is much more difficult because of the scattered locations and the absence of administrative offices, but personal observation and examination of "for rent" advertisements in local newspapers indicates that vacancies are numerous for this market as well. The reluctance of renters to move from small to large buildings, suggested by the high proportion of rental units in three to nine unit structures in the Cincinnati HMA may offer a partial explanation of the occupancy difficulties of some of the larger rental projects.

New Rental Housing. Since 1960, a number of high-rise rental projects have been marketed in the HMA, including three such projects insured by FHA. Rentals in both FHA- and conventionally-financed projects are commonly \$125-\$150 for efficiencies, \$170-\$230 for one-bedroom units, \$250-\$350 for two-bedroom units, and \$400 or more for three-bedroom units. Occupancy experience in these projects has varied, largely reflecting differences in location, with some projects approaching full occupancy and others having between 50 and 75 percent occupancy a year or more after completion.

In March 1965 there were two conventionally-financed high-rise projects nearing completion with a total of 265 units. Rents in one project are to be lower than most recently completed high-rise projects, while in the other, rentals will be in the upper ranges for two- and three-bedroom units.

Urban Renewal

Urban renewal has been a dynamic force acting to improve the housing supply and the appearance of some of the aging commercial and residential areas in the city of Cincinnati and a number of other communities. Currently, there are twelve urban renewal projects in the HMA in various stages of planning or execution, including projects in Norwood, Newport, and Covington.

Laurel-Richmond (R-42). This project was the first to be completed in Cincinnati. The project includes an area of 58 acres bounded by I-75 on the west and south, Liberty Street on the north, and Linn Street on the east. Richmond Village and Park Town are located in this project. The cleared land has been used for public and residential purposes.

Avondale Coryville (R-6). This is a rehabilitation project which has been in execution since 1961, and includes an area of about 660 acres. bounded by Forest Avenue on the north, the University of Cincinnati and Burnet Woods on the west, Reading Road and Burnet Avenue on the east, and McMillian Street on the south. Street improvements, both completed and in process, a playground, rehabilitation, and a small amount of demolition are the most significant achievements in this project. Nearly all land parcels for a planned shopping center have been acquired.

Fountain Square or Central Business District (R-55). Located in the core of downtown Cincinnati, this 66-acre project is bounded on the north by 6th & 7th Streets, on the east by Sycamore Street, by Elm Street on the west, and by 4th Street on the south. The project is in execution and property is now being acquired. The land re-use plan calls for the project to be predominately commercial, but including some high-rise residential apartment structures.

Central Riverfront (R-60). The many problems which have beset this project have not yet been resolved, so that it is still in the planning stage. The project area is bounded by the Ohio River on the south, 2nd Street on the north, the C & O Bridge on the west, and the L & N Bridge of the east. Plans for the project include about 27 acres of park land and sites for high-rise residential buildings.

Queensgate I (R-5). All of the land in this 300-acre project will be used for light industrial purpose. The project is now in execution and the 1,825 families formerly residing in the project area have been relocated. Project boundaries are I-75 on the east, Lincoln Park on the north, and the railroad yards on the south and west.

Queensgate III (R-82). The re-use purpose of this 11-acre project, which is now in execution, will be as a convention hall site. Central Avenue forms the western boundary of the site, with 6th Street on the north, 5th Street on the south, and Elm Street on the east.

There are two urban renewal projects in Norwood. One (R-83) is in the planning stage and the other (R-71) is in execution and includes about 9 acres devoted entirely to commercial re-use. Newport, Kentucky, has two renewal projects, one of which (2-1) has been completed and is the site of Victoria Gardens. The other project (R-6) is a river front site with plans calling for a high-rise residential building (currently being processed by the Louisville Insuring Office) and a high-rise office building.

Covington, Kentucky, has three redevelopment projects: One (R-29) in execution, and the remaining two (R-52 and R-54) in the planning stage. Virtually all of the site of the R-29 project is devoted to industrial re-use.

Public Housing

According to the December 1964 Public Housing Administration low-rent project directory, there are 7,760 units of public housing in the Cincinnati HMA. Of the total, 6,500 units are in Cincinnati City, 75 units are in Lincoln Heights, 800 units are in Covington, and 375 units are in Newport. At present, there are no public housing units under construction, but 850 units in five separate projects have been approved for Cincinnati City on which construction has not yet begun.

Demand for Housing

Quantitative Demand

The demand for new housing in the Cincinnati HMA is based upon the projected household growth of 3,700 new households annually during the next three years. To this basic growth factor, adjustments are made for changes expected in the tenure of occupancy in the inventory, the anticipated volume of residential demolitions, the current excess number of adequate vacancies, and the current level of new construction. Consideration has also been given to the probability that some part of the demand for rental units will be supplied by single-family houses.

Based upon these considerations, demand for 3,600 new residential housing units is projected for each year during the March 1, 1965 to March 1, 1968 forecast period, all of which should be supplied as single-family houses. This rate of addition of new single-family houses to the inventory is somewhat below the volume of the past maintenance of this level would, however, provide for the reduction of the homeowner vacancy ratio during the forecast period to an equilibrium level judged to reflect a stable demand-supply balance in the Cincinnati HMA sales housing market.

Based on the current demand-supply relationship in the Cincinnati HMA rental market, no new rental units need be added to the rental inventory during the forecast period. The current excess of vacancies in all types of rental units will be adequate to satisfy the demand for rental accommodations that will arise during the three-year forecast period. It is recognized that some new rental units possessing superior location, tenant amenities, and at competitive rents will undoubtedly be built and successfully marketed during this period. However, the effect of the construction of additional rental units on the rental market will be detrimental and will defer the achievement of a reasonable vacancy level in the HMA during the forecast period and promote continued weakness and instability in the Cincinnati HMA rental market.

Future building activity is expected to be distributed within the HMA as in the past. Nearly 400 units of the total annual demand is expected to develop in the Kentucky counties of the HMA, while the bulk of the remainder will be concentrated along the major transportation arteries of the Hamilton County, in the Green, Colerain, Anderson, Sycamore, and Springfield townships.

Qualitative Demand

Sales Housing. The distribution of the annual demand for 3,600 additional new sales housing units is shown in the following table. The distribution is based on the ability to pay, as measured by current family income, and the ratio between net income and purchase price found to be typical in the Cincinnati HMA. Adequate sales housing cannot be produced to sell below \$10,000 in the Cincinnati HMA at present.

Estimated Annual Demand for New Sales Housing, by Price Class
Cincinnati, Ohio, Housing Market Area
March 1, 1965 to March 1, 1968

<u>Sales price</u>	<u>Number</u>	<u>Percent</u>
\$10,000 - \$11,999	180	5
12,000 - 13,999	180	5
14,000 - 15,999	360	10
16,000 - 17,999	360	10
18,000 - 19,999	540	15
20,000 - 24,999	900	25
25,000 - 29,999	540	15
30,000 and over	450	15
Total	3,600	100

Table I

Trend of Nonagricultural Wage and Salary Employment
Cincinnati, Ohio, Housing Market Area
(Annual Averages) in Thousands, 1958-1964^{a/}

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Nonag. wage & salary employ.	388.5	400.0	402.6	390.8	394.3	394.2	393.3
Manufacturing	150.0	156.4	153.1	144.6	146.1	144.7	140.5
Durable goods	87.0	92.9	90.3	83.4	84.9	84.3	80.9
Furn. & fixtures	3.9	4.3	4.2	3.6	3.9	3.8	3.5
Primary metal industries	5.9	6.2	6.3	5.7	5.4	5.5	5.5
Fab. metal products	12.3	13.1	13.0	12.3	12.3	12.5	12.2
Mach., except electrical	19.7	19.6	19.8	18.1	18.0	18.0	19.1
Electrical machinery	9.6	10.0	9.6	8.8	10.7	10.8	8.0
Trans. equipment	24.1	28.1	26.1	23.9	23.6	23.5	22.6
All other durable goods	11.4	11.6	11.3	10.8	10.9	10.2	10.0
Nondurable goods	63.0	63.5	62.8	61.2	61.2	60.5	59.6
Food & kindred prods.	18.8	18.9	18.6	17.9	17.0	16.6	16.2
Apparel & textile prods.	6.1	6.2	6.1	5.3	5.2	5.0	4.8
Paper & allied prods.	4.9	5.0	5.1	5.1	5.6	5.8	5.8
Printing, pub., & allied industries	13.1	12.6	12.6	12.5	12.5	12.5	12.5
Chemicals & allied products	12.0	12.5	12.2	12.2	12.6	12.5	12.4
Petroleum & related industries	2.1	2.1	2.0	2.0	2.0	1.8	1.7
All other nondurable goods	6.0	6.2	6.1	6.2	6.3	6.3	6.2
Nonmanufacturing	238.5	243.6	249.5	246.2	248.2	249.5	252.8
Mining	.3	.3	.3	.3	.3	.3	.3
Contract construction	19.3	20.1	19.2	17.4	17.1	17.0	18.2
Trans. & utilities	32.4	32.4	32.6	31.4	31.0	30.1	30.1
Wholesale & retail trade	79.0	81.2	83.6	81.4	81.4	82.0	82.8
Wholesale trade	23.8	24.2	24.7	24.3	24.5	24.7	24.1
Retail trade	55.1	57.1	58.9	57.0	56.9	57.3	58.7
Fin., insur., & real estate	20.1	20.6	21.7	22.0	22.0	22.0	22.4
Service & miscellaneous	47.5	48.5	50.2	50.8	51.9	53.1	53.5
Government	40.0	40.4	42.0	43.0	44.4	45.0	45.4
Federal	(10.5)	(10.6)	(10.9)	(10.9)	(11.4)	(11.2)	(11.5)
Local	(27.2)	(27.6)	(28.8)	(29.7)	(30.7)	(31.6)	(31.9)

^{a/} Comparable employment data are available for the years 1958-1964 only.

Source: Ohio Bureau of Unemployment Compensation.

Table II

Civilian Work Force Components
Cincinnati, Ohio, Housing Market Area
(Annual Averages) in Thousands, 1960-1964

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Civilian work force	<u>476.0</u>	<u>470.2</u>	<u>465.6</u>	<u>463.3</u>	<u>459.2</u>
Unemployment	21.0	27.0	21.0	19.9	17.8
Percent unemployed	4.4%	5.7%	4.5%	4.3%	3.9%
Total employment	<u>454.9</u>	<u>443.2</u>	<u>444.6</u>	<u>443.5</u>	<u>441.4</u>
Nonag. wage and salary	<u>402.6</u>	<u>390.8</u>	<u>394.3</u>	<u>394.2</u>	<u>393.3</u>
Other nonag. plus agri.	52.3	52.4	50.3	49.3	48.1

Source: Ohio Bureau of Unemployment Compensation.

Table III

Percentage Distribution of Family Income by Tenure
After Deducting Federal Income Tax
Cincinnati, Ohio, Housing Market Area
1965 and 1968

<u>Annual family income</u>	<u>1965 income</u>		<u>1968 income</u>
	<u>All families</u>	<u>Tenant families</u>	<u>Tenant families</u>
Under \$3,000	12	19	18
\$3,000 - 3,999	7	10	8
4,000 - 4,999	8	12	11
5,000 - 5,999	9	14	12
6,000 - 6,999	12	13	13
7,000 - 7,999	12	10	11
8,000 - 8,999	9	7	9
9,000 - 9,999	8	5	6
10,000 - 12,499	11	5	7
12,500 - 14,999	6	3	2
15,000 and over	<u>6</u>	<u>2</u>	<u>3</u>
Total	100	100	100
Median income	\$7,150	\$5,650	\$6,100

Source: Estimated by Housing Market Analyst.

Table IV

Population Change
Cincinnati, Ohio, Housing Market Area
April 1, 1950 to March 1, 1968

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>March 1, 1965</u>	<u>March 1, 1968</u>	<u>Average annual changes</u>					
					<u>April 1950-</u>	<u>April 1960-</u>	<u>March 1965</u>	<u>March 1965</u>	<u>March 1965</u>	<u>March 1968</u>
					<u>Number</u>	<u>Per-</u>	<u>Number</u>	<u>Per-</u>	<u>Number</u>	<u>Per-</u>
						<u>cent</u>		<u>cent</u>		<u>cent</u>
HMA total	<u>904,402</u>	<u>1,071,624</u>	<u>1,121,000</u>	<u>1,163,000</u>	<u>16,722</u>	<u>1.8</u>	<u>10,036</u>	<u>.9</u>	<u>14,000</u>	<u>1.2</u>
Ohio portion	<u>723,952</u>	<u>864,121</u>	<u>906,700</u>	<u>943,300</u>	<u>14,017</u>	<u>1.9</u>	<u>8,654</u>	<u>1.0</u>	<u>12,200</u>	<u>1.3</u>
Cincinnati City	503,998	502,550	491,700	495,500	-145	-	-2,205	-.4	1,267	.3
Suburbs ^{a/}	219,954	361,571	415,000	447,800	14,162	6.4	10,860	3.0	10,933	2.6
Kentucky portion	<u>180,450</u>	<u>207,503</u>	<u>214,300</u>	<u>219,700</u>	<u>2,705</u>	<u>1.5</u>	<u>1,382</u>	<u>.7</u>	<u>1,800</u>	<u>.8</u>
Kenton Co.	104,254	120,700	124,300	127,400	1,645	1.6	732	.6	1,033	.8
Campbell Co.	76,196	86,803	90,000	92,300	1,061	1.4	650	.7	767	.9

^{a/} Rest of Hamilton County.

Source: 1950 and 1960 Censuses of Population and estimates by Housing Market Analyst.

Table V

Population Trends, Selected Communities
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965

Area	April 1, 1950	April 1, 1960	March 1, 1965	Average annual change			
				April 1, 1950- April 1, 1960		April 1, 1960- March 1, 1965	
				Number	Percent	Number	Percent
Cincinnati	503,998	502,550	491,700	-145	-	-2,205	-.4
Amberly	885	2,951	3,600	207	23.4	132	4.5
Cheviot	9,944	10,701	11,675	76	.8	198	1.9
Deer Park	7,241	8,423	8,500	118	1.6	16	.2
Elmwood Place	4,113	3,813	4,375	-30	-.7	114	3.0
Glendale	2,402	2,823	2,850	42	1.7	5	.2
Golf Manor	3,603	4,648	4,875	104	2.9	46	1.0
Green Hills	3,005	5,407	6,025	240	8.0	126	2.3
Harrison	1,943	3,878	4,250	194	10.0	76	2.0
Indian Hill	2,090	4,526	5,125	244	11.7	122	2.7
Lincoln Heights	5,531	7,798	8,200	227	4.1	82	1.1
Lockland	5,736	5,292	5,450	-44	-.8	32	.6
Madeira	2,689	6,744	7,300	406	15.1	113	1.7
Marionmont	3,514	4,120	4,100	61	1.7	-4	-.1
Montgomery	579	3,075	4,100	250	43.1	208	6.8
Mt. Healthy	5,533	6,553	6,875	102	1.8	65	1.0
North College Hill	7,921	12,035	12,500	411	5.2	95	.8
Norwood	35,001	34,580	34,350	-42	-.1	-47	-.1
Reading	7,836	12,832	14,025	500	6.4	242	1.9
St. Bernard	7,066	6,778	6,875	-29	-.4	20	.3
Sharonville	1,318	3,890	7,825	257	19.5	800	20.6
Silverton	4,827	6,682	6,875	186	3.9	39	.6
Woodlawn	1,335	3,007	3,275	167	12.5	54	1.8
Wyoming	5,882	7,736	8,475	185	3.1	150	1.9
Municipalities total	633,992	670,842	673,200	3,685	.6	479	.1
Rest of county	89,960	193,279	233,500	10,332	11.5	8,175	4.2
Hamilton County total	723,952	864,121	906,700	14,017	1.9	8,654	1.0
Bellevue	9,040	9,336	9,150	30	.3	-38	-.4
Highland Heights	1,569	3,491	3,700	192	12.2	42	1.2
Dayton	8,977	9,050	8,900	7	.1	30	.3
Fort Thomas	10,870	14,896	15,400	403	3.7	102	.7
Newport	31,044	30,070	29,550	-97	-.3	-106	-.4
Municipalities total	61,500	66,843	66,700	534	.9	-29	-
Rest of county	14,696	19,960	23,300	526	3.6	679	3.4
Campbell County total	76,196	86,803	90,000	1,061	1.4	650	.7

Table V (continued)

Population Trends, Selected Communities
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965

<u>Area</u>	April 1, 1950	April 1, 1960	March 1, 1965	<u>Average annual change</u>			
				<u>April 1, 1950- April 1, 1960-</u>		<u>April 1, 1960- March 1, 1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Covington	64,452	60,376	58,700	-408	-.6	-341	-.6
Elsmere	3,483	4,607	4,675	112	3.2	14	.3
Erlanger	3,694	7,072	9,350	338	9.1	463	6.5
Park Hills	2,577	4,076	4,175	150	5.8	20	.5
South Fort Mitchell	3,142	4,086	4,000	94	3.0	-17	-.4
Ludlow	6,374	6,233	6,100	-14	.2	-27	-.4
Municipalities total	<u>83,722</u>	<u>86,450</u>	<u>87,000</u>	<u>273</u>	<u>.3</u>	<u>112</u>	<u>.1</u>
Rest of county	20,532	34,250	37,300	1,372	6.7	620	1.8
Kenton County total	<u>104,254</u>	<u>120,700</u>	<u>124,300</u>	<u>1,645</u>	<u>1.6</u>	<u>732</u>	<u>.6</u>
Kentucky portion total	<u>180,450</u>	<u>207,503</u>	<u>214,300</u>	<u>2,705</u>	<u>1.5</u>	<u>1,382</u>	<u>.7</u>
HMA total	<u>904,402</u>	<u>1,071,624</u>	<u>1,121,000</u>	<u>16,722</u>	<u>1.8</u>	<u>10,036</u>	<u>.9</u>

Source: 1950 and 1960 Censuses of Population and estimates by Housing Market Analyst.

Table VI

Components of Population Change
Cincinnati, Ohio, Housing Market Area
April 1, 1950 to March 1, 1965

<u>Source of change</u>	<u>April 1, 1950 to April 1, 1960</u>	<u>April 1, 1960 to March 1, 1965</u>
Total change HMA	<u>167,222</u>	<u>49,376</u>
Net natural increase	149,985	72,447
Migration	17,237	-23,071
Hamilton County change	<u>140,169</u>	<u>42,579</u>
Net natural increase	120,677	59,705
Migration	19,492	-17,126
Kenton County change	<u>16,446</u>	<u>3,600</u>
Net natural increase	17,874	7,651
Migration	- 1,428	-4,051
Campbell County change	<u>10,607</u>	<u>3,197</u>
Net natural increase	11,434	5,091
Migration	- 827	-1,894

Source: Census of Population Report, Greater Cincinnati Hospital Council, and estimates by Housing Market Analyst.

Table VII

Household Change
Cincinnati, Ohio, Housing Market Area
April 1, 1950 to March 1, 1968

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>March 1, 1965</u>	<u>March 1, 1968</u>	<u>Average annual change</u>					
					<u>April 1950- April 1960</u>	<u>April 1960- March 1965</u>	<u>March 1965- March 1968</u>			
					<u>Number</u>	<u>Per- cent</u>	<u>Number</u>	<u>Per- cent</u>	<u>Number</u>	<u>Per- cent</u>
HMA total	<u>276,401</u>	<u>326,009</u>	<u>339,200</u>	<u>350,300</u>	<u>4,961</u>	<u>1.8</u>	<u>2,681</u>	<u>.8</u>	<u>3,700</u>	<u>1.1</u>
Ohio portion	<u>222,811</u>	<u>264,387</u>	<u>275,500</u>	<u>285,000</u>	<u>4,158</u>	<u>1.9</u>	<u>2,259</u>	<u>.9</u>	<u>3,167</u>	<u>1.1</u>
Cincinnati City	158,937	161,827	156,900	157,600	289	.2	-1,001	-.6	233	.1
Suburbs ^{a/}	63,874	102,560	118,600	127,400	3,869	6.1	3,260	3.2	2,933	2.5
Kentucky portion	<u>53,590</u>	<u>61,622</u>	<u>63,700</u>	<u>65,300</u>	<u>803</u>	<u>1.5</u>	<u>422</u>	<u>.7</u>	<u>533</u>	<u>.8</u>
Kenton Co.	31,242	36,059	37,100	37,900	482	1.5	212	.6	267	.7
Campbell Co.	22,348	25,563	26,600	27,400	322	1.4	211	.8	267	1.0

^{a/} Rest of Hamilton County.

Source: 1950 and 1960 Censuses of Housing and estimates by Housing Market Analyst.

Table VIII

Households and Household Size,
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965.

<u>Area</u>	<u>Households</u>			<u>Household size</u>		
	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>March 1,</u> <u>1965</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>March 1,</u> <u>1965</u>
Cincinnati	159,129	161,827	156,900	3.02	3.00	3.00
Amberly	NA	819	1,000	NA	3.60	3.60
Cheviot	3,190	3,660	4,025	3.12	2.92	2.90
Deer Park	2,033	2,473	2,500	3.56	3.40	3.40
Elmwood Place	1,245	1,165	1,350	3.30	3.24	3.24
Glendale	622	753	800	3.86	3.57	3.55
Golf Manor	1,066	1,478	1,575	3.38	3.14	3.10
Greenhills	774	1,351	1,500	3.88	4.00	4.01
Harrison	611	1,119	1,200	3.18	3.46	3.55
Indian Hill	572	1,243	1,425	2.65	3.61	3.60
Lincoln Heights	1,328	1,868	2,000	4.16	4.10	4.10
Lockland	1,744	1,762	1,850	3.29	2.98	2.95
Madeira	745	1,759	1,875	3.61	3.83	3.90
Mariemont	1,058	1,358	1,350	3.32	3.03	3.03
Montgomery	NA	864	1,150	NA	3.56	3.56
Mt. Healthy	1,691	2,069	2,200	3.27	3.16	3.12
North College Hill	2,306	3,487	3,650	3.43	3.43	3.43
Norwood	11,382	11,833	12,050	3.03	2.89	2.85
Reading	2,177	3,562	3,950	3.60	3.56	3.55
St. Bernard	2,144	2,115	2,175	3.30	3.17	3.16
Sharonville	373	1,102	2,250	3.53	3.49	3.48
Silverton	1,462	2,210	2,375	3.30	2.96	2.90
Woodlawn	366	787	850	3.65	3.81	3.85
Wyoming	1,711	2,353	2,650	3.44	3.28	3.20
Municipalities total	NA	213,017	212,650	NA	3.06	NA
Rest of county	NA	51,370	62,850	NA	3.70	3.72
Hamilton County total	222,811	264,387	275,500	3.12	3.19	3.22
Bellevue	2,825	2,930	2,900	3.20	3.17	3.16
Highland Heights	425	927	975	3.69	3.77	3.80
Dayton	2,612	2,581	2,550	3.44	3.49	3.49
Fort Thomas	3,269	4,490	4,800	3.17	3.20	3.21
Newport	9,567	9,421	9,350	3.22	3.17	3.16
Municipalities total	18,698	20,349	20,575	3.22	3.24	3.23
Rest of county	3,650	5,214	6,025	3.75	3.75	3.75
Campbell County total	22,348	25,563	26,600	3.36	3.35	3.34

Table VIII(continued)

Households and Household Size,
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965

<u>Area</u>	<u>Households</u>			<u>Household size</u>		
	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>March 1,</u> <u>1965</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>March 1,</u> <u>1965</u>
Covington	20,115	19,329	19,250	3.15	3.08	3.05
Elsmere	955	1,225	1,250	3.65	3.74	3.75
Erlanger	1,054	2,010	2,600	3.50	3.52	3.60
Park Hills	758	1,117	1,250	3.40	3.36	3.35
South Fort Mitchell	908	1,199	1,200	3.46	3.34	3.34
Ludlow	2,004	2,004	1,975	3.18	3.10	3.09
Municipalities total	<u>25,794</u>	<u>26,944</u>	<u>27,525</u>	<u>3.21</u>	<u>3.17</u>	<u>3.16</u>
Rest of county	5,448	9,115	9,575	3.57	3.73	3.75
Kenton County total	<u>21,242</u>	<u>36,059</u>	<u>37,100</u>	<u>3.29</u>	<u>3.31</u>	<u>3.32</u>
Kentucky portion total	<u>53,590</u>	<u>61,622</u>	<u>63,700</u>	<u>3.32</u>	<u>3.33</u>	<u>3.33</u>
HMA total	<u>276,401</u>	<u>326,009</u>	<u>339,200</u>	<u>3.16</u>	<u>3.21</u>	<u>3.24</u>

Source: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Table IX

Residential Dwelling Units Authorized by Building Permits, for Selected Communities
Cincinnati, Ohio, Housing Market Area a/
1956-1964

<u>Area</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
<u>Municipalities in Hamilton County:</u>									
Cincinnati	1,164	1,441	1,372	3,094	2,689	2,713	3,816	4,118	3,025
Addyston	4	1	1	1	0	0	0	0	2
Amberly	26	27	46	50	33	43	28	38	41
Arlington Heights	2	4	1	6	16	8	0	39	6
Blue Ash	80	62	69	70	23	26	43	21	21
Cheviot	16	16	123	102	70	72	53	53	146
Cleves	0	11	7	5	4	6	7	17	13
Deer Park	27	80	42	43	12	9	11	0	0
Elmwood Place	11	4	1	0	4	2	128	48	8
Evendale	5	7	32	82	16	13	8	23	16
Fairfax	9	3	1	30	3	21	25	24	14
Forest Park	-	-	-	-	-	-	317	243	204
Glendale	9	3	2	3	2	2	6	40	7
Golf Manor	8	88	46	63	4	32	12	25	37
Greenhills	76	24	100	15	53	12	53	22	29
Harrison	169	8	83	10	6	9	19	17	38
Indian Hill	67	74	64	40	37	33	39	40	38
Lincoln Heights	32	0	0	4	98	19	b/	17	7
Lockland	6	10	5	b/	16	35	10	0	20
Loveland	116	110	25	48	64	62	93	52	20
Madeira	36	35	16	10	23	27	25	12	24
Mariemont	13	7	2	4	3	2	3	4	9
Montgomery	101	44	120	142	48	35	62	77	86
Mt. Healthy	31	38	23	50	46	97	7	4	5
Newtown	20	15	9	12	2	7	39	26	65
North Bend	0	0	0	b/	b/	b/	b/	b/	1
North College Hill	158	18	18	32	16	64	96	1	5

Table IX (continued)

Residential Dwelling Units Authorized by Building Permits, for Selected Communities-
Cincinnati, Ohio, Housing Market Area
1956-1964

<u>Area</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
<u>Municipalities in Hamilton County:</u>									
Norwood	47	28	91	37	42	36	50	34	66
Reading	64	84	167	120	84	74	16	34	175
St. Bernard	11	6	2	3	2	6	10	30	4
Sharonville	81	28	58	365	296	209	213	90	283
Silverton	101	37	29	30	14	151	0	5	4
Springdale	-	-	-	-	334	56	44	141	112
Terrace Park	20	24	33	21	16	19	12	8	5
Woodlawn	53	103	15	25	13	10	6	10	8
Wyoming	61	59	55	71	37	52	70	76	58
Municipalities total	2,624	2,499	2,658	4,588	4,126	3,962	5,321	5,389	4,602
<u>Unincorporated townships in Hamilton County:</u>									
Anderson	270	168	215	464	319	254	287	360	371
Colerain	744	684	858	1,440	1,267	803	668	684	655
Columbia	98	96	124	78	70	53	70	24	14
Crosby	16	13	20	8	16	15	5	4	5
Delhi	228	333	385	675	377	414	337	208	217
Green	752	498	667	627	405	433	305	303	307
Harrison	29	15	13	20	20	11	8	12	33
Miami	83	28	53	38	33	26	26	17	204
Springfield	891	772	1,065	1,241	718	640	776	403	329
Sycamore	246	326	316	230	271	177	176	154	153
Symmes	95	84	48	48	27	16	14	26	13
Whitewater	15	19	5	13	16	14	13	12	11
Townships total	3,467	3,036	3,769	4,882	3,539	2,856	2,685	2,207	2,312
Hamilton County total	6,091	5,535	6,427	9,470	7,665	6,818	8,006	7,596	6,734
Kentucky portion	650	599	425	487	532	593	438	1,037	975
HMA total	6,741	6,134	6,852	9,957	8,197	7,411	8,444	8,633	7,709

a/ Includes units added through conversion .

b/ Not reported.

Source: Cincinnati Department of Urban Development.

Table X

Vacancy Trends
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965

<u>Area and tenure</u>	April 1, 1950	April 1, 1960	March 1, 1965	Average annual change			
				1950-1960		1960-1965	
				Number	Percent	Number	Percent
HMA total housing units	<u>283,957</u>	<u>343,886</u>	<u>365,500</u>	<u>5,993</u>	<u>2.1</u>	<u>4,393</u>	<u>1.3</u>
Total vacant	<u>7,556</u>	<u>17,877</u>	<u>26,300</u>	<u>1,032</u>	<u>13.6</u>	<u>1,712</u>	<u>9.6</u>
Available vacant	<u>3,217</u>	<u>11,895</u>	<u>19,800</u>	<u>868</u>	<u>27.0</u>	<u>1,607</u>	<u>13.5</u>
For sale	881	2,729	3,900	185	21.0	238	8.7
Percent	.6%	1.5%	1.9%				
For rent	2,336	9,166	15,900	683	29.2	1,369	14.9
Percent	1.6%	6.1%	10.2%				
Other vacant	4,339	5,982	6,500	164	3.8	105	1.8
Hamilton Co. total housing units	<u>228,833</u>	<u>279,429</u>	<u>298,100</u>	<u>5,060</u>	<u>2.2</u>	<u>3,795</u>	<u>1.4</u>
Total vacant	<u>6,022</u>	<u>15,042</u>	<u>22,450</u>	<u>902</u>	<u>15.0</u>	<u>1,506</u>	<u>10.0</u>
Available vacant	<u>2,531</u>	<u>10,271</u>	<u>17,250</u>	<u>774</u>	<u>30.6</u>	<u>1,418</u>	<u>13.8</u>
For sale	647	2,376	3,250	173	26.7	178	7.5
Percent	.6%	1.6%	2.0%				
For rent	1,884	7,895	14,000	601	31.9	1,240	1.6
Percent	1.6%	6.2%	10.6%				
Other vacant	3,491	4,771	5,200	128	3.7	88	1.8
Cincinnati City total housing units	<u>162,591</u>	<u>171,679</u>	<u>170,800</u>	<u>909</u>	<u>.6</u>	<u>-179</u>	<u>-.1</u>
Total vacant	<u>3,654</u>	<u>9,852</u>	<u>14,300</u>	<u>620</u>	<u>17.0</u>	<u>904</u>	<u>9.2</u>
Available vacant	<u>1,849</u>	<u>7,187</u>	<u>11,400</u>	<u>534</u>	<u>28.9</u>	<u>856</u>	<u>11.9</u>
For sale	284	707	800	42	14.8	19	.3
Percent	.5%	1.1%	1.2%				
For rent	1,565	6,480	10,600	492	31.4	837	12.9
Percent	1.6%	6.3%	10.3%				
Other vacant	1,805	2,665	2,900	86	4.8	48	1.8

Table X (continued)

Vacancy Trends
Cincinnati, Ohio, Housing Market Area
1950, 1960, and 1965

<u>Area and tenure</u>	April 1, <u>1950</u>	April 1, <u>1960</u>	March 1, <u>1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Rest of Hamilton Co. total housing units	<u>66,242</u>	<u>107,750</u>	<u>127,300</u>	<u>4,151</u>	<u>6.3</u>	<u>3,974</u>	<u>3.7</u>
Total vacant	<u>2,368</u>	<u>5,190</u>	<u>8,150</u>	<u>282</u>	<u>11.9</u>	<u>602</u>	<u>11.6</u>
Available vacant	<u>682</u>	<u>3,084</u>	<u>5,850</u>	<u>240</u>	<u>35.2</u>	<u>562</u>	<u>18.2</u>
For sale	363	1,669	2,450	131	36.3	159	9.5
Percent	.8%	2.1%	2.6%				
For rent	319	1,415	3,400	110	34.5	403	28.5
Percent	1.5%	5.7%	11.3%				
Other vacant	1,686	2,106	2,300	42	2.5	39	1.9
Kentucky portion total housing units	<u>55,124</u>	<u>64,457</u>	<u>67,400</u>	<u>933</u>	<u>1.7</u>	<u>598</u>	<u>.9</u>
Total vacant	<u>1,534</u>	<u>2,835</u>	<u>3,850</u>	<u>130</u>	<u>.8</u>	<u>206</u>	<u>7.3</u>
Available vacant	<u>686</u>	<u>1,624</u>	<u>2,550</u>	<u>94</u>	<u>13.7</u>	<u>188</u>	<u>11.6</u>
For sale	452	353	650	-10	-2.2	60	17.0
Percent	.7%	.9%	1.5%				
For rent	234	1,271	1,900	104	44.4	128	10.1
Percent	2.1%	5.5%	7.9%				
Other vacant	848	1,211	1,300	36	4.2	18	1.5

Source: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Table XI

Cincinnati, Ohio-Kentucky, Area Postal Vacancy Survey

February-March, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	351,560	13,192	3.8	11,204	1,988	3,005	249,121	5,408	2.2	4,461	947	1,097	102,439	7,784	7.6	6,743	1,041	1,908	1,291	120	9.3
Ohio Portion																					
Hamilton County	292,104	11,016	3.8	9,367	1,649	2,514	203,688	4,414	2.2	3,623	791	755	88,416	6,602	7.5	5,744	858	1,759	903	104	11.5
Cincinnati	282,059	10,645	3.8	9,022	1,623	2,441	193,816	4,075	2.1	3,310	765	706	88,243	6,570	7.4	5,712	858	1,735	692	96	13.9
Main Office	3,193	408	12.8	262	146	2	863	79	9.2	73	6	2	2,330	329	14.1	189	140	-	-	-	-
Branches:																					
Elmwood Place	4,700	136	2.9	133	3	2	3,623	43	1.2	43	-	2	1,077	93	8.6	90	3	-	-	-	-
Glendale	2,950	103	3.5	72	31	80	2,883	82	2.8	69	13	7	67	21	31.3	3	18	73	1	-	-
Greenhills	4,564	202	4.4	157	45	96	4,539	186	4.1	141	45	26	25	16	64.0	16	-	70	-	-	-
Groesbeck	16,091	513	3.2	399	114	151	14,718	391	2.7	286	105	115	1,373	122	8.9	113	9	36	213	18	8.5
Lockland	11,530	256	2.2	218	38	52	10,294	140	1.4	127	13	28	1,236	116	9.4	91	25	24	137	-	-
Madeira	4,477	90	2.0	69	21	23	4,359	70	1.6	53	17	19	118	20	16.9	16	4	4	80	-	-
Montgomery	4,837	144	3.0	110	34	32	4,810	137	2.8	103	34	32	27	7	25.9	7	-	-	161	57	35.4
Mount Healthy	11,188	439	3.9	281	158	73	10,708	392	3.7	234	158	69	480	47	9.8	47	-	4	28	17	60.7
Newton	3,312	212	6.4	182	30	26	3,262	205	6.3	175	30	26	50	7	14.0	7	-	-	9	2	22.2
Norwood	15,829	294	1.9	257	37	59	10,727	111	1.0	103	8	1	5,102	183	3.6	154	29	58	-	-	-
Saint Bernard	3,088	31	1.0	31	-	-	1,973	11	0.6	11	-	-	1,115	20	1.8	20	-	-	-	-	-
Sharonville	3,121	42	1.3	27	15	126	3,091	41	1.3	26	15	26	30	1	3.3	1	-	100	49	2	4.1
Taft	15,740	332	2.1	263	69	49	12,911	153	1.2	107	46	31	2,829	179	6.3	156	23	18	-	-	-
Westwood	18,325	563	3.1	411	152	336	15,286	186	1.2	129	57	91	3,039	377	12.4	282	95	245	-	-	-
Stations:																					
A	6,049	144	2.4	140	4	4	4,593	113	2.5	109	4	4	1,456	31	2.1	31	-	-	-	-	-
C	3,700	107	2.9	99	8	-	2,506	59	2.4	59	-	-	1,194	48	4.0	40	8	-	-	-	-
D	10,384	124	1.2	123	1	102	4,584	33	0.7	33	-	1	5,800	91	1.6	90	1	101	-	-	-
E	10,591	872	8.2	838	34	44	1,933	185	9.6	185	-	-	8,658	687	7.9	653	34	44	-	-	-
F	4,287	268	6.3	147	121	62	1,964	47	2.4	45	2	-	2,323	221	9.5	102	119	62	-	-	-
I	10,038	530	5.3	503	27	60	4,933	193	3.9	192	1	2	5,105	337	6.6	311	26	58	-	-	-
O	7,629	325	4.3	288	37	103	4,684	95	2.0	91	4	5	2,945	230	7.8	197	33	98	-	-	-
V	10,755	654	6.1	654	-	-	565	14	2.5	14	-	-	10,190	640	6.3	640	-	-	-	-	-
Burnet Woods	6,591	255	3.9	236	19	14	4,120	112	2.7	110	2	-	2,471	143	5.8	126	17	14	-	-	-
College Hill	7,828	181	2.3	154	27	583	6,653	75	1.1	56	19	29	1,175	106	9.0	98	8	554	-	-	-

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

Table XI (continued)

Cincinnati, Ohio-Kentucky, Area Postal Vacancy Survey

February-March, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Madisonville	9,714	379	3.9	331	48	5	7,339	133	1.8	115	18	4	2,375	246	10.4	216	30	1	10	-	-
Mount Washington	11,500	383	3.3	262	121	247	10,158	230	2.3	138	92	107	1,342	153	11.4	124	29	140	4	-	-
Oakley	6,267	290	4.6	202	88	-	3,830	58	1.5	58	-	-	2,437	232	9.5	144	88	-	-	-	-
Post Office Annex	11,957	635	5.3	628	7	5	3,768	117	3.1	117	-	5	8,189	518	6.3	511	7	-	-	-	-
Price Hill	8,072	114	1.4	112	2	2	5,885	64	1.1	62	2	2	2,187	50	2.3	50	-	-	-	-	-
Roselawn	10,309	536	5.2	453	83	27	6,594	51	7.7	46	5	5	3,715	485	13.1	407	78	22	-	-	-
Saylor Park	1,322	43	3.3	35	8	1	1,290	31	2.4	23	8	1	32	12	37.5	12	-	-	-	-	-
Stock Yards	5,709	658	11.5	648	10	-	1,119	44	3.9	41	3	-	4,590	614	13.4	607	7	-	-	-	-
Western Hills	13,352	338	2.5	253	85	74	11,544	172	1.5	114	58	65	1,808	166	9.2	139	27	9	-	-	-
Winston Place	3,060	44	1.4	44	-	1	1,707	22	1.3	22	-	1	1,353	22	1.6	22	-	-	-	-	-
Other Post Offices:	10,045	371	3.7	345	26	73	9,872	339	3.4	313	26	49	173	32	18.5	32	-	24	211	8	3.8
Cleves	1,892	73	3.9	68	5	17	1,862	69	3.7	64	5	17	30	4	13.3	4	-	-	76	4	5.3
Harrison	3,093	110	3.6	104	6	37	2,950	82	2.8	76	6	13	143	28	19.6	28	-	24	135	4	3.0
Loveland	4,399	173	3.9	158	15	18	4,399	173	3.9	158	15	18	-	-	-	-	-	-	-	-	-
Terrace Park	661	15	2.3	15	-	1	661	15	2.3	15	-	1	-	-	-	-	-	-	-	-	-
Kentucky Portion	59,456	2,176	3.7	1,837	339	491	45,433	994	2.2	838	156	342	14,203	1,182	8.4	999	183	149	388	16	4.1
Boone County	4,074	147	3.6	117	30	116	3,839	121	3.2	91	30	19	235	26	11.1	26	-	97	144	12	8.3
Florence	2,947	139	4.7	100	30	116	2,756	113	4.1	83	30	19	191	26	13.6	26	-	97	113	9	8.0
Halton	1,127	8	0.7	8	-	-	1,083	8	0.7	8	-	-	44	-	-	-	-	-	31	3	9.7
Campbell County	22,877	1,024	4.5	805	219	115	17,788	397	2.2	347	50	88	5,089	627	12.3	458	169	27	160	1	0.6
Alexandria	1,682	81	4.8	67	14	20	1,667	71	4.3	58	13	19	15	10	66.7	9	1	1	-	-	-
Newport	21,195	943	4.4	728	205	95	16,121	326	2.0	289	37	69	5,074	617	12.2	449	168	26	160	1	0.6
Main Office	8,749	549	6.3	381	168	28	5,511	125	2.3	116	9	13	3,238	424	13.1	265	159	15	36	-	-
Branches:																					
Bellevue	2,727	94	3.4	94	-	4	1,992	23	1.2	23	-	-	735	71	9.7	71	-	4	90	-	-
Cold Spring-																					
Highland Heights	2,458	97	3.9	78	19	36	2,434	92	3.8	74	18	29	24	5	20.8	4	1	7	-	-	-
Dayton	2,440	99	4.1	97	2	-	2,000	39	2.0	38	1	-	440	60	13.6	59	1	-	34	1	2.9
Port Thomas	4,821	104	2.2	88	16	27	4,184	47	1.1	38	9	27	637	57	8.9	50	7	-	-	-	-

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

Table XI (continued)

Cincinnati, Ohio-Kentucky, Area Postal Vacancy Survey

February-March, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Kenton County																					
Covington	<u>32,505</u>	<u>1,005</u>	<u>3.1</u>	<u>915</u>	<u>90</u>	<u>260</u>	<u>23,806</u>	<u>476</u>	<u>2.0</u>	<u>400</u>	<u>76</u>	<u>235</u>	<u>8,699</u>	<u>529</u>	<u>6.1</u>	<u>515</u>	<u>14</u>	<u>25</u>	<u>84</u>	<u>3</u>	<u>3.6</u>
Main Office	11,254	506	4.5	490	16	29	6,278	159	2.5	150	9	19	4,976	347	7.0	340	7	10	-	-	-
Branches:																					
Erlanger	4,415	126	2.9	78	48	78	4,142	98	2.4	56	42	72	273	28	9.9	22	6	6	84	3	3.6
Ludlow	3,170	54	1.7	51	3	6	2,531	43	1.7	40	3	6	639	11	1.7	11	-	-	-	-	-
South Fort Mitchell	3,319	47	1.4	36	11	128	3,033	39	1.3	28	11	120	286	8	2.8	8	-	8	-	-	-
Stations:																					
Latonia	6,311	120	1.9	108	12	16	4,964	85	1.7	74	11	15	1,347	35	2.6	34	1	1	-	-	-
Rouse	4,036	152	3.8	152	-	3	2,858	52	1.8	52	-	3	1,178	100	8.5	100	-	-	-	-	-

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

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stration.

Analysis of the Cincinnati
Ohio Housing Market...

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