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**DEPARTMENT OF HOUSING
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Analysis of the

CINCINNATI, OHIO-KENTUCKY HOUSING MARKET

as of September 1, 1972

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

March 1973

Housing Market Analysis

Cincinnati, Ohio-Kentucky, as of September 1, 1972

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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
Economic and Market Analysis Division
Washington, D. C.

HOUSING MARKET ANALYSIS - CINCINNATI, OHIO-KENTUCKY
AS OF SEPTEMBER 1, 1972

For the purpose of this analysis, the Cincinnati, Ohio-Kentucky, Housing Market Area (HMA) is defined to include Hamilton and Clermont Counties in Ohio; the three northern Kentucky Counties: Boone, Campbell, and Kenton; the southwestern quadrant of Warren County; and the southeastern tip of Butler County, Ohio. This delineation differs from the Cincinnati SMSA definition in that it excludes Dearborn County, Indiana and a substantial portion of Warren County, while incorporating part of Butler County in the market area. Justification for these differences in area definition is based on the predominantly rural nature and the limited level of residential activity in Dearborn County, the proximity to and influence of the Dayton SMSA on Northern Warren County, and the increasing social and economic ties between southeastern Butler County and Cincinnati (Hamilton County). To facilitate discussion, the HMA has been divided into four broad geographic areas which have been termed the Cincinnati, Eastern, Western, and Northern Kentucky submarkets. As of September 1, 1972, the population of the HMA was 1,361,000, with the submarkets sharing as follows: Cincinnati, 442,000; Eastern submarket, 334,150; Western submarket, 329,450; and the Northern Kentucky submarket, 225,400 persons. (See Appendix A for a distribution of the cities, townships, and counties in the HMA by submarket area.)

Closely paralleling national experience, the economy of the HMA expanded rapidly throughout the mid- and late 1960's. The rapid employment growth, combined with a stable rate of new residential construction and

increasing housing inventory losses, resulted in a substantial decline in sales and rental vacancies by 1969. In 1970, however, employment growth in the HMA slowed to the lowest rate of increase since the early 1960's, with a net reduction in jobs occurring in 1971. Despite this decline in employment, local unemployment remains below the national level and the market for nonsubsidized housing (both sales and rental) is in reasonable demand-supply balance.

Anticipated Housing Demand

In the Cincinnati HMA, an average annual demand for 9,000 new, unsubsidized housing units is anticipated for the two-year forecast period ending September 1, 1974. This estimate is based on the estimated increase in the number of households, past levels of residential construction, current family income, anticipated inventory losses, and the number of units presently under construction. After taking into account such factors as the current demand-supply relationships in the housing market and an expected continuation of the shift toward renter-occupancy, it is suggested that the most favorable market balance would be achieved through the provision of 4,000 single-family houses, 4,600 units in multifamily structures, and 400 mobile homes yearly.

The forecast multifamily demand, while consistent with construction levels achieved in the mid-1960's, is significantly below the rate of development that has occurred since 1971. Rising rental vacancies, coupled with a substantial number of units currently under construction, indicate that the construction rate of the past two years has been excessive. Continued vacancy increases may suggest the need for a further reduction in the demand forecast. (Qualitative distributions of demand for single-family houses by price class and for multifamily units by gross monthly rents and unit size, for each submarket, are presented in tables I and II.)

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new or substantially rehabilitated housing for low- or moderate-income families has been authorized through a number of different programs administered by HUD: 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 could be served under the program and (2) the proportion of these households that could 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 supplements; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplement. Some families may be alternatively eligible for assistance under one or more 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 is estimated to be 8,600 new or rehabilitated units annually, including 2,800 units designed for occupancy by elderly couples and individuals. Over the past three years an annual average of nearly 4,000 new or rehabilitated units have been placed on the market under subsidy programs, a level of programming that was below past estimates of annual occupancy potential. In addition, the number of housing units available to low income families has not increased recently as the demolition of low-cost units has kept pace with subsidized construction. It is not unlikely, therefore, that the capacity of the HMA to absorb subsidized housing during the two-year forecast period is substantially higher than the production levels of the past two years. Detailed distributions of the occupancy potentials for subsidized rental housing are presented in table III. Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials are based upon 1972 incomes, the occupancy of substandard housing, estimates of the elderly population, and on current income limits. They have been calculated to reflect the strength of the market in view of current conditions. Their successful attainment may well depend upon construction in suitable accessible locations, as well as upon an appropriate distribution among the various programs encompassing the complete range of rents and sales prices attainable.^{1/}

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains provisions for subsidized rental units for elderly households. Based on regular

^{1/} These estimates are not affected by the January 1973 "hold" on additional commitments for these programs; they will be applicable if funding is resumed or as a guide to local decisions with regard to the use of special revenue sharing or other alternatives for housing subsidies.

income limits, it is estimated that, for the period September 1, 1972-September 1, 1974, there will be an annual potential for a total of 2,600 subsidized family units, utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 950 units of Section 236 rental housing for elderly couples and individuals. About 400 of the families and 550 of the elderly also are eligible for public housing.

From the inception of the program through August 1, 1972, about 2,000 houses (1,450 new and 550 existing) had been insured under Section 235. In addition, there are about 1,100 new and 1,092 rehabilitated units insured under Section 236, along with 143 units of Section 202 elderly housing and 1,133 units insured under Section 221(d)(3) BMIR. The units produced under these programs have generally had good market experience.

Following recent trends, about 600-700 houses would be insured under Section 235 annually over the forecast period. There are approximately 1,250 units of Section 236 housing presently under construction in the HMA, including 328 designed for elderly occupancy. In addition, there are 114 family units firmly committed. Approximately 750 units are undergoing rehabilitation under Section 236, 558 of which will be in elderly oriented projects. The current activity under Section 235 and Section 236 would satisfy 70 to 80 percent of one year's occupancy potential.

Rental Units Under the Public Housing and Rent Supplement Programs. These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Cincinnati HMA, the annual occupancy potential for public housing is estimated to be 3,600 units for families and 2,400 units for the elderly, a total of 6,000 units. However, 400 of the families and 550 of the elderly households are also eligible for housing under Section 235 and Section 236. About 60 percent of the families and all of the elderly households also are eligible for assistance under the rent supplement program.

There are about 8,250 units of low-rent public housing under management in the HMA as of September 1, 1972. In Ohio, the city of Cincinnati had about 6,800 units and Lincoln Heights had 75 units. Housing authorities in Covington and Newport, Kentucky, manage about 1,375 units. About half of the existing public housing in the HMA is occupied by elderly couples and individuals. Local housing authorities have extensive waiting lists for both family and elderly units.

As of September 1, 1972, there were 82 units of family public housing under construction. Under the rent-supplement program, 119 new units were under construction and another 94 new units firmly committed, most of which will be occupied by elderly households.

An extensive rehabilitation program in Cincinnati has revitalized a substantial number of heretofore substandard units, utilizing the

rent-supplement and Section 236 program. As of September 1, 1972, there were 3,242 completed rent supplement units in 93 rehab projects. While overall occupancy experience has been good, some projects have experienced vacancy difficulties. Local city and rehab industry personnel indicate that strong demand exists for these units with most vacancies resulting from tenant turnover, primarily caused by evictions and tenant dissatisfaction. Approximately 800 units are presently undergoing rehabilitation under the rent supplement program. Two- and three-bedroom units predominate in most of the projects.

The rehabilitation program in Cincinnati is an outgrowth of a coordinated effort among city personnel, numerous local sponsors, local contractors, and the FHA office, and is designed to increase the stock of decent low-income housing while reducing the number of habitually vacant, but structurally sound buildings. The existence of a substantial stock of well-constructed but badly deteriorated, brick and masonry buildings facilitated the development of an ongoing rehabilitation industry in Cincinnati.

Expected development of low income housing under these programs is well within the estimated annual occupancy potential for both families and elderly households.

Sales Market

The market for both new and existing sales housing is strong in the Cincinnati HMA. The current strength extends to all segments of the market, including nearly all price ranges and locations. The homeowner vacancy rate, estimated at 1.1 percent of the inventory, was only slightly higher than the April 1970 rate. Starts of new single-family homes increased markedly in 1971, after declining in both 1969 and 1970. The limited supply of mortgage funds along with high interest rates combined to restrain effective demand for sales housing in the later 1960's, causing numerous potential homebuyers to seek rental units. Local mortgage interest rates, presently ranging from 7 1/4 to 7 3/4 percent, have shown a substantial decrease from 1970 when rates above eight percent were prevalent. Building permits for one-family houses rose from 3,058 units in 1970 to 4,593 homes in 1971. Approximately 350 of the homes constructed in 1970 and 650 houses built in 1971 were insured under Section 235.

New single-family homes currently being marketed in the HMA range in price from \$20,000 to \$50,000. However, high land and labor costs preclude the construction of homes priced below \$22,500, except in outlying areas of the HMA. Prices are generally highest in Hamilton County, with less expensive homes being built in eastern Clermont County and the three counties in northern Kentucky.

A scarcity of suitable land for large-scale single-family development within Cincinnati has limited construction of sales housing in the city to custom built homes on scattered sites or multifamily condominium units. Tract development on a contract basis has dominated

single-family construction outside Cincinnati, with the few speculatively built homes experiencing rapid sale. The major portion of single-family activity is in unincorporated areas throughout the HMA, with the western portions of Hamilton and Clermont Counties, along with southeastern Butler County, being the most active.

Condominium developments have had mixed market experience within the Cincinnati HMA. The three or four small projects located within the city have experienced severe market difficulties. Many of the units, generally priced above \$30,000, have been converted to rental property. The only known suburban project, located in Fairfield (southeastern Butler County), sold 140 units within five and one-half months, all with two bedrooms. All units are being sold prior to construction, with buyers showing a definite preference for the larger size units, and for flats instead of townhouses.

Rental Market

The rental market in the Cincinnati HMA is in reasonable demand-supply balance as of September 1, 1972. However, increasing levels of multifamily construction activity and recent employment cutbacks have led to some increases in vacancies in nearly all locations and rent ranges. The renter vacancy rate was estimated to be 7.2 percent of the inventory, contrasted with a 6.8 percent rate enumerated by the 1970 Census. Local property management sources indicate that new units marketed recently have generally been absorbed well, and with few exceptions acceptable occupancy has been maintained in existing units. However, in view of the large number of units presently being prepared for marketing, and the increasing vacancy rates, it is judged that multifamily construction, over the forecast period, should be at a level below that of the past two years. In addition, the markets should be closely monitored, with further cutbacks in the level of multifamily production warranted if additional softening of the rental market occurs.

New rental units have been constructed throughout the HMA, with outlying areas receiving an increasing share of activity. Low-density townhouse and walkup garden apartment complexes dominate suburban development. One- and two-bedroom units predominate with minimum gross monthly rents of \$150 and \$180, respectively. Slow absorption experienced in recently marketed large-scale projects in the suburban city of Fairfield (southeastern Butler County), along with continued high levels of multifamily construction, indicates an excessive supply of rental units in this portion of the Western submarket. Recent levels of construction in western Clermont County suggest that this area should be closely watched for signs of saturation.

Comparatively high vacancy ratios in the city of Cincinnati and in northern Kentucky have resulted largely from the concentration of older poor quality units in these submarkets. With increased residential clearance activity in Cincinnati the supply of vacant units of marginal

quality has leveled off, while the growing supply of low cost subsidized housing in northern Kentucky has contributed to rising vacancies in older noncompetitive units.

Economic, Demographic, and Housing Factors

The estimated demand for new nonsubsidized housing in the Cincinnati HMA is based on current findings and assumptions concerning trends in economic, demographic, and housing market patterns summarized below.

Economic Factors. Nonagricultural wage and salary employment in the Cincinnati Labor Market Area averaged 499,200 jobs for the twelve months ending June 30, 1972, 8,000 below the level of the previous twelve month period. The loss represented a continuation of a downturn which began late in 1970. This was the only instance since 1964 that the total number of jobs showed a year to year decline. Between 1964 and 1970 wage and salary employment showed a sustained strong rate of expansion, increasing by a total of 88,800 jobs. Virtually all of the employment growth since 1964 has occurred in the nonmanufacturing sectors of the economy which now provide almost 70 percent of the employment in the area, in contrast to 1964 when 65 percent of the employment was in nonmanufacturing. (Table IV provides detailed employment data for the Labor Market Area.)^{1/}

Manufacturing employment averaged 153,200 jobs for the twelve month period ending June 30, 1972, a decrease of 11,700 jobs from the average of the previous year. The level of manufacturing employment has been declining since 1970, reflecting labor disturbances and the reduced level of demand nationally for locally manufactured durable goods, primarily in the fabricated metal and electrical equipment industries. This contrasts with a gain of some 23,100 jobs between 1964 and 1969, in virtually all industrial sectors.

Nonmanufacturing employment has increased yearly since 1964, with the greatest growth recorded between 1965 and 1970, when an average of nearly 12,000 jobs were added annually. Most of the growth has been in the trade, services, and government components reflecting the influence of significant population growth on these local market oriented industries. The construction of three major interstate highways through the Cincinnati area has encouraged rapid growth of regional trade and distribution facilities. Much of the increase in governmental employment in the mid-1960's occurred as local governments rapidly expanded educational services in response to population pressures on existing facilities. Data for the twelve months ending June 30, 1972 indicate an increase of 3,600 nonmanufacturing jobs over the average for the comparable period ending June 30, 1971. The lessening of job growth in the nonmanufacturing sector reflected a pause in

^{1/} Employment data utilized in this analysis were prepared for the entire SMSA. These data are indicative of economic activity within the Cincinnati HMA because about 95 percent of the SMSA work force resides in the HMA.

expansion of regional wholesaling functions, slowed growth in governmental employment, and the generally depressing effect of sharp reductions in manufacturing employment.

Nonagricultural wage and salary employment is expected to increase by an average of 5,400 jobs annually over the two-year forecast period (September 1, 1972-September 1, 1974). Employment gains are expected to be concentrated in the nonmanufacturing categories of government, trade and services. Employment of 1,000 persons at a new bulk mail handling facility will stimulate job growth in the nonmanufacturing sector. Little or no change in manufacturing employment is anticipated as employment losses in the near-term future are offset by limited expansion in the latter part of the forecast period. Increased demand nationally for locally manufactured durable goods, including those in the transportation equipment, electrical equipment, and fabricated metal industries, along with settlement of local labor-management disputes, should restore stability to the Cincinnati economy.

The 1972 median annual income of all families in the Cincinnati HMA, after deduction of federal income tax, was \$10,900. The median after-tax income of renter households of two or more persons was \$7,925. An estimated nine percent of all families and 19 percent of renter households earn less than \$4,000 annually, after deduction of federal income taxes. Incomes in the HMA are highest in the western submarket and lowest in the city of Cincinnati. (Detailed distributions of all families and renter households by 1972 incomes for geographic submarkets are presented in table V.)

Demographic Factors. The population of the Cincinnati HMA, was estimated at 1,361,000 persons as of September 1972, an average increase of 10,875 annually since April 1970. Modest population growth, averaging 11,400 annually since 1960, reflects substantial out-migration combined with moderate levels of net natural increase. Paralleling the pattern of local economic opportunities, recent population growth has been somewhat below the level of the past decade, reflecting increased out-migration and a stable rate of net natural increase. Migration, closely linked to economic conditions, has played a significant role in population changes in the HMA. Employment declines in the early 1960's resulted in high levels of out-migration, while the rapid growth in job opportunities exhibited between 1964 and 1970 reversed the trend, leading to limited in-migration and rising levels of population growth. Recent population increases were smaller in all areas of the suburban submarkets and there was a continued decline in the city of Cincinnati. This decline coincided with a trend toward smaller size households in the city and has been accompanied by minimal increases in the city's housing supply.

Based on anticipated economic recovery, limited out-migration, and a slowly declining birth rate, population growth for the HMA is expected to average 11,000 a year over the next two years. The distribution of growth is expected to follow recent trends with most of the increase occurring in the eastern and western submarkets, with the city of Cincinnati continuing to lose population.

There were 428,700 households in the HMA in September 1972. Despite declining population growth, an average annual gain of 5,200 households has occurred since 1970. This annual level of increase was slightly greater than the average level achieved between 1960 and 1970, and reflects declining average household size. Household increases, since 1970, have occurred in every geographic submarket, including the city of Cincinnati which has experienced severe population losses. An analysis of local and national population trends indicates that average household size may decline at an increasing rate over the forecast period, resulting in an HMA increase of 5,350 households annually, through September 1974. (Demographic trends for the HMA and its submarkets are presented in tables VI and VII.)

Housing Factors. The housing inventory of the Cincinnati HMA totaled 451,550 units in September 1972, a net gain of 14,209 units (5,880 annually) since April 1970. The recent annual rate of net additions to the inventory is slightly above the annual rate of the 1960-1970 period, when the inventory increased by an average of 5,155 units annually. The change in the inventory, since April 1970, results from the completion of about 23,550 new units, the removal of 10,150 units, largely through demolition activities, and the addition of 825 mobile homes. High levels of construction activity caused the inventory to increase substantially in all suburban areas, while increased clearance of old nonfunctional units led to a slight decline in Cincinnati's inventory. (Housing inventory and tenure trends are presented by submarket in table VIII.)

There were 8,075 housing units under construction in the HMA in September 1972, including 2,300 single-family homes and 5,775 units in multifamily structures. The estimate of multifamily units under construction included 82 units of low-rent public housing and 1,369 units of federally assisted multifamily housing insured under Sections 236 and 221(d)(3). Approximately 1,625 units of housing to be insured under Section 221(d)(4) are also under construction.

Residential Construction. Despite substantial year-to-year fluctuations in household growth the annual level of unsubsidized residential construction varied very little throughout the 1960 decade. The level of construction activity tends to fluctuate somewhat with changes in the mortgage market. The shortage of mortgage funds and the high interest rates that prevailed throughout 1966 and again in 1969-1970 resulted in the lowest levels of construction activity for the decade. The current high rate of construction activity is partially a reflection of easing in the mortgage market.

With the exception of modest increases in 1967 and 1968, the level of authorized single-family construction activity declined on a yearly basis from 6,380 homes in 1960 to 3,058 houses in 1970. The limited availability and rising cost of land have contributed to this general decline. Substantial declines in 1966 and again in 1969-1970 are partially attributable to an overall tightening of the mortgage market, while the short-term increase that occurred during 1967 and 1968 was in response

to easing mortgage market conditions and the backlog in demand from the previous period of credit squeeze. During 1971 and 1972 the level of single-family construction increased sharply, reflecting both the state of the mortgage market and the increased level of activity under Section 235 throughout the HMA. The post-1970 increase in single-family construction is concentrated mainly in suburban areas.

In recent years units in multifamily structures have constituted an increasing percentage of the total volume of residential activity, providing the major share of new construction every year since 1966. The increasing proportion of multifamily construction, a minimal amount of which is in units designed for sale, resulted in a moderate increase in the incidence of renter-occupancy. Apartment construction has recently had increased acceptance in suburban areas, with almost half of current construction activity in suburban Ohio in multifamily units. (Levels of building permit authorizations are presented in table IX.)

Vacancy. Household growth throughout the last half of the 1960's outpaced the growth in the housing inventory and led to substantial reductions in overall housing vacancies from the high levels recorded in the earlier 1960's. However, increasing levels of inventory growth since 1970, coupled with substantial employment losses have resulted in increased vacancy rates throughout the HMA. As of September 1, 1972, there were an estimated 16,200 housing units in the HMA available for sale or rent, representing 3.6 percent of the inventory. Comparable vacancy rates from April 1960 and April 1970 were, 3.5 percent and 3.4 percent, respectively. It is estimated that this rate was in excess of five percent in 1965. The current available units included 2,875 units for sale and 13,325 for rent, indicating respective vacancy rates of 1.1 percent and 7.2 percent. The sales vacancy rate remains relatively low, but record high levels of multifamily construction have increased the renter vacancy rate from the 6.8 percent level enumerated in April 1970. Vacancies have declined in the city of Cincinnati, with increases recorded in the three suburban submarkets. A substantial portion of the rental vacancies are in older noncompetitive units, concentrated in Cincinnati, the older urban centers of northern Kentucky, and isolated rural poverty pockets. (Table X presents vacancy trends by submarkets.)

Appendix A

Submarkets in the Cincinnati Housing Market Area

1. Cincinnati. The city of Cincinnati.
2. Eastern Submarket. Includes those areas of Hamilton County east of the Mill Creek Industrial Valley, exclusive of the city of Cincinnati, all of Clermont County, and the four southwestern townships in Warren County, (Deerfield, Hamilton, Turtle Creek, and Union).
3. Western Submarket. Incorporates areas of Hamilton County to the west of the Mill Creek Valley outside the city of Cincinnati, the city of Fairfield, and Union Township in southeastern Butler County.
4. Northern Kentucky Submarket. Includes all of Boone, Campbell, and Kenton Counties.

Table I

Estimated Annual Demand for New Unsubsidized Single-Family Houses
Cincinnati, Ohio-Kentucky, Housing Market Area
September 1, 1972 - September 1, 1974

<u>Price class</u>	<u>HMA total</u>	<u>Cincinnati</u>	<u>Eastern submarket</u>	<u>Western submarket</u>	<u>Northern Kentucky submarket</u>
Under \$25,000	785	15	220	310	240
\$25,000 - 29,999	810	20	260	360	170
30,000 - 34,999	650	20	210	290	130
35,000 - 39,999	500	10	170	230	90
40,000 and over	1,255	35	440	610	170
Total	4,000	100	1,300	1,800	800

Source: Estimated by EMAD.

Table II

Annual Demand for New Unsubsidized Multifamily Units
Cincinnati Housing Market Area
September 1, 1972 to September 1, 1974

Gross monthly rent ^{a/}	HMA total				Cincinnati				Eastern submarket				Western submarket				Northern Kentucky submarket			
	Eff.	1 BR	2 BR	3 BR	Eff.	1 BR	2 BR	3 BR	Eff.	1 BR	2 BR	3 BR	Eff.	1 BR	2 BR	3 BR	Eff.	1 BR	2 BR	3 BR
Under \$140	105	-	-	-	50	-	-	-	20	-	-	-	20	-	-	-	15	-	-	-
\$140 - 159	95	680	-	-	45	290	-	-	20	175	-	-	20	150	-	-	10	65	-	-
160 - 179	40	740	-	-	20	305	-	-	10	190	-	-	10	170	-	-	-	75	-	-
180 - 199	10	320	890	-	10	130	315	-	-	80	265	-	-	75	205	-	-	35	105	-
200 - 219	-	135	500	55	-	55	185	15	-	30	145	15	-	35	120	10	-	15	50	15
220 - 239	-	60	290	80	-	25	105	25	-	15	85	25	-	10	70	20	-	10	30	10
240 - 259	-	40	165	50	-	20	60	15	-	10	50	15	-	10	35	15	-	-	20	5
260 - 279	-	-	95	45	-	-	40	15	-	-	25	15	-	-	20	10	-	-	10	5
280 - 299	-	-	50	30	-	-	20	10	-	-	15	10	-	-	10	5	-	-	5	5
300 and over	-	-	60	65	-	-	25	20	-	-	15	20	-	-	15	15	-	-	5	10
Total	250	1,975	2,050	325	125	825	750	100	50	500	600	100	50	450	475	75	25	200	225	50

a/ Includes cost of utilities.

Source: Estimated by EMAD.

Table III

Annual Occupancy Potential for Subsidized Rental Housing
Cincinnati, Ohio-Kentucky, Housing Market Area
September 1, 1972 to September 1, 1974

	<u>Section 235 and 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	275	100	500	875
2 bedrooms	850	200	1,325	2,375
3 bedrooms	575	75	875	1,525
4+ bedrooms	500	25	500	1,025
Total	<u>2,200</u>	<u>400^{b/}</u>	<u>3,200^{b/}</u>	<u>5,800</u>
B. <u>Elderly</u>				
Efficiency	150	225	825	1,200
1 bedroom	<u>250</u>	<u>325</u>	<u>1,025</u>	<u>1,600</u>
Total	<u>400</u>	<u>550^{c/}</u>	<u>1,850^{c/}</u>	<u>2,800</u>

a/ Estimates are based upon regular income limits. Section 235 for families only.

b/ Approximately 60 percent of these families are eligible under the rent supplement program.

c/ All of these elderly households are eligible for rent supplement payments.

Source: Estimated by EMAD.

Table IV

Work Force and Employment Trends
Cincinnati, Ohio-Kentucky, Labor Market Area^{a/}
Annual averages (in thousands)
1964-1972

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>12 mos average end.</u>	
									<u>June 30</u>	<u>June 30</u>
									<u>1971</u>	<u>1972</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>569.0</u>	<u>584.1</u>	<u>581.6</u>	<u>587.9</u>	<u>579.3</u>
Unemployment	24.0	20.3	15.9	16.7	16.6	16.0	22.3	30.4	27.0	29.7
Pct. of work force	4.8	4.0	3.0	3.1	3.0	2.8	3.8	5.2	4.6	5.1
Total employment	479.2	488.8	508.7	524.9	539.7	553.0	561.8	551.3	560.9	549.6
Nonag. wage & salary	418.8	430.8	455.5	471.3	487.1	500.7	507.6	501.3	507.2	499.2
Manufacturing	148.6	152.3	162.2	165.1	169.9	171.7	169.3	159.1	164.9	153.2
Durable goods	83.4	85.3	92.4	93.5	96.2	96.4	93.3	85.0	90.0	79.8
Nondurable goods	65.2	67.0	69.9	71.6	73.6	75.2	76.0	74.1	74.9	73.4
Nonmanufacturing	270.3	278.5	293.2	306.2	317.3	329.1	338.3	342.2	342.3	345.9
Wholesale & ret. trade	86.5	89.1	92.9	98.2	101.9	104.9	106.9	107.6	107.7	108.2
Sers. & misc.	57.3	59.5	63.3	66.6	70.4	75.5	78.8	81.1	80.1	83.2
Government	52.1	54.9	59.3	62.5	63.9	64.4	69.8	71.4	70.9	72.0
Other nonmfg.	74.4	75.0	77.7	78.9	81.1	84.3	82.8	82.1	83.6	82.5
Other nonag. employment plus agri. empl.	60.4	58.0	53.2	53.6	52.6	52.3	54.2	50.0	53.7	50.4

^{a/} The area of coverage includes Hamilton, Clermont and Warren Counties in Ohio; Boone, Campbell and Kenton Counties in Kentucky; and Dearborn County in Indiana.

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

Source: Ohio Bureau of Unemployment Compensation.

Table V

Percentage Distribution of All Families and Renter Households^{a/}
by Estimated Annual After-Tax Income
Cincinnati, Ohio-Kentucky, Housing Market Area
As of September 1, 1972

Annual income after tax	HMA total		City of Cincinnati		Eastern Submarket		Western Submarket		Northern Kentucky submarket	
	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households	All families	Renter households
Under \$ 3,000	6	13	9	14	3	10	3	9	5	14
\$ 3,000 - 3,999	3	6	5	6	3	5	2	5	3	6
4,000 - 4,999	4	7	6	7	3	5	2	6	4	7
5,000 - 5,999	5	8	6	9	3	6	2	6	7	8
6,000 - 6,999	5	9	6	9	4	7	2	6	6	10
7,000 - 7,999	6	8	8	8	5	8	2	8	8	9
8,000 - 8,999	7	7	7	7	6	7	7	7	9	8
9,000 - 9,999	8	6	10	6	7	7	8	6	7	6
10,000 - 12,499	15	13	11	13	18	14	20	15	16	13
12,500 - 14,999	12	9	10	9	13	11	15	11	13	9
15,000 - 19,999	17	9	11	7	24	13	21	14	14	6
20,000 and over	12	5	11	5	11	7	16	7	8	4
Total	100	100	100	100	100	100	100	100	100	100
Median	\$10,900	\$7,925	\$9,500	\$7,475	\$12,225	\$9,100	\$12,700	\$9,400	\$10,025	\$7,400

a/ Excludes one-person renter households.

Source: Estimated by EMAD.

Table VI
Population Trends
Cincinnati, Ohio-Kentucky, Housing Market Area
April 1, 1960 - September 1, 1974

<u>Date</u>	<u>HMA total</u>	<u>Cincinnati</u>	<u>Eastern submarket</u>	<u>Western submarket</u>	<u>Northern Kentucky submarket</u>
April 1, 1960	1,219,229	502,550	269,716	217,520	229,443
April 1, 1970	1,334,700	452,524	321,860	309,563	250,753
September 1, 1972	1,361,000	442,000	334,150	329,450	255,400
September 1, 1974	1,383,000	433,450	345,600	344,850	259,100
<u>Average annual change:</u>					
1960-1970	11,550	- 5,000	5,225	9,200	2,125
1970-1972	10,875	- 4,350	5,075	8,225	1,925
1972-1974	11,000	- 4,275	5,725	7,700	1,850

Sources: 1960 and 1970 Censuses of Population and estimates by EMAD.

Table VII

Household Trends
Cincinnati, Ohio-Kentucky, Housing Market Area
April 1, 1960 - September 1, 1974

<u>Date</u>	<u>HMA total</u>	<u>Cincinnati</u>	<u>Eastern submarket</u>	<u>Western submarket</u>	<u>Northern Kentucky submarket</u>
April 1, 1960	365,305	161,827	76,336	59,524	67,618
April 1, 1970	416,109	159,838	93,794	85,924	76,553
September 1, 1972	428,700	159,900	98,150	91,900	78,750
September 1, 1974	439,375	160,000	102,250	96,575	80,550
<u>Average annual change:</u>					
1960-1970	5,075	200	1,750	2,650	900
1970-1972	5,200	25	1,800	2,475	900
1972-1974	5,350	50	2,050	2,350	900

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

Sources: 1960 and 1970 Censuses of Housing and estimates by EMAD.

Table VIII

Trends in Housing Inventory and Household Tenure
Cincinnati, Ohio-Kentucky, Housing Market Area
April 1, 1960 - September 1, 1972

Area and date	Total housing inventory	Occupied housing units					Total vacant units
		Total	Owner Occupied		Renter Occupied		
			Number	Pct.	Number	Pct.	
HMA total							
April 1, 1960	385,793	365,305	215,169	58.9	150,136	41.1	20,488
April 1, 1970	437,341	416,109	251,474	60.4	164,635	39.6	21,232
Sept. 1, 1972	451,550	428,700	257,100	60.0	171,600	40.0	22,850
Cincinnati							
April 1, 1960	171,679	161,827	65,338	40.4	96,489	59.6	9,852
April 1, 1970	172,551	159,838	61,504	38.5	98,334	61.5	12,713
Sept. 1, 1972	172,400	159,900	59,800	37.4	100,100	62.6	12,500
Eastern submarket							
April 1, 1960	80,937	76,336	56,923	74.6	19,413	25.4	4,601
April 1, 1970	96,800	93,794	70,243	74.9	23,551	25.1	3,006
Sept. 1, 1972	101,500	98,150	72,900	74.3	25,250	25.7	3,350
Western submarket							
April 1, 1960	62,429	59,524	48,398	81.3	11,126	18.7	2,905
April 1, 1970	87,587	85,924	69,031	80.3	16,893	19.7	1,663
Sept. 1, 1972	94,500	91,900	72,525	78.9	19,375	21.1	2,600
Northern Kentucky submarket							
April 1, 1960	70,748	67,618	44,510	65.8	23,108	34.2	3,130
April 1, 1970	80,403	76,553	50,696	66.2	25,857	33.8	3,850
Sept. 1, 1972	83,150	78,750	51,875	65.9	26,875	34.1	4,400

Sources: 1960 and 1970 Censuses of Housing and estimates by EMAD.

Table IX

New Housing Units Authorized by Building Permits, by Type of Structure
Cincinnati, Ohio-Kentucky, Housing Market Area
1960-1972

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972^{a/}</u>
HMA total (public & private)	9,357	8,561	9,255	9,417	8,660	8,495	7,364	8,958	9,121	8,413	8,218	12,736	8,434
Single-family	6,380	5,459	5,350	4,929	4,618	4,116	3,415	3,880	4,176	3,526	3,058	4,593	3,651
Multifamily	2,977	3,102	3,905	4,488	4,042	4,379	3,949	5,078	4,945	4,887	5,160	8,143	4,783
HMA total (private only) ^{b/}	9,065	8,120	8,527	9,232	8,536	8,215	7,221	8,494	8,887	8,234	6,656	11,214	7,749
Single-family	6,380	5,459	5,530	4,929	4,618	4,116	3,415	3,880	4,176	3,526	3,058	4,593	3,651
Multifamily	2,685	2,661	3,177	4,303	3,918	4,099	3,806	4,614	4,711	4,708	3,598	6,621	4,098
Cincinnati ^{b/}	2,323	2,233	2,991	3,994	2,854	2,696	2,420	2,698	1,961	1,703	1,174	2,935	566
Single-family	493	504	489	502	316	250	175	126	133	73	82	143	80
Multifamily	1,830	1,729	2,502	3,492	2,538	2,446	2,245	2,572	1,828	1,630	1,092	2,792	486
Northern Kentucky submarket ^{b/}	520	683	693	1,123	1,259	1,437	1,076	1,347	1,268	1,684	1,320	1,234	580
Single-family	439	577	530	719	866	831	563	625	789	727	628	800	269
Multifamily	81	106	163	404	393	606	513	722	479	957	692	434	311
Eastern & Western submarkets ^{b/c/}	6,222	5,204	4,843	4,115	4,423	4,082	3,725	4,449	5,658	4,847	4,162	7,045	6,603
Single-family	5,448	4,378	4,331	3,708	3,436	3,035	2,677	3,129	3,254	2,726	2,348	3,650	3,302
Multifamily	774	826	512	407	987	1,047	1,048	1,320	2,404	2,121	1,814	3,395	3,301
HMA total (federally assisted multifamily)	292	441	728	185	124	280	143	464	234	179	1,562	1,522	685
Low rent public housing	292	441	-	-	124	280	-	464	-	-	605	308	-
Sections 202, 221(d)(3) BMIR, 236, and rent supplement	-	-	728	185	-	-	143	-	234	179	957	1,214	685
Cincinnati	292	441	728	-	124	280	-	266	138	179	1,362	894	404
Low rent public housing	292	441	-	-	124	280	-	266	-	-	405	308	-
Sections 202, 221(d)(3) BMIR, 236, and rent supplement	-	-	728	-	-	-	-	-	138	179	957	586	404
Northern Kentucky submarket	-	-	-	185	-	-	143	198	96	-	200	557	159
Low rent public housing	-	-	-	-	-	-	-	198	-	-	200	-	-
Sections 202, 221(d)(3) BMIR, 236, and rent supplement	-	-	-	185	-	-	143	-	96	-	-	557	159
Eastern & Western submarkets	-	-	-	-	-	-	-	-	-	-	-	71	122
Sections 202, 221(d)(3) BMIR, 236, and rent supplement	-	-	-	-	-	-	-	-	-	-	-	71	122

Note: Virtually all residential construction in Hamilton and Butler Counties is covered by building permits. In the remaining counties, permits accounted for 88 percent of new building between 1960 and 1970 and a larger proportion since 1970.

a/ First eight months.

b/ Excludes federally assisted multifamily--includes approximately 1,450 new homes insured under Section 235 between 1969 and 1972: Hamilton County - 1,000; Clermont County - 175; Warren County (part) - 50; Butler County (part) - 40; Boone County - 25; Campbell County - 10; Kenton County - 150.

c/ Eastern and Western submarkets are combined because permit data for Hamilton County cannot be separated by locations (i.e.: Eastern portion - Western portion). It is estimated that 40 percent of the permits issued within these two submarkets were for units in the Eastern submarket with 60 percent issued for the West.

Table X

Trends in Vacancy
Cincinnati, Ohio-Kentucky, Housing Market Area
April 1, 1960 - September 1, 1972

Area and date	Total vacant units	Available vacant housing units					Other vacant units ^{a/}
		Total	For sale		For rent		
			Number	Pct.	Number	Pct.	
HMA total							
April 1, 1960	20,488	14,133	3,486	1.6	9,658	6.0	7,344
April 1, 1970	21,232	14,531	2,504	1.0	12,027	6.8	6,701
Sept. 1, 1972	22,850	16,200	2,875	1.1	13,325	7.2	6,650
Cincinnati							
April 1, 1960	9,852	7,187	707	1.1	6,480	6.3	2,665
April 1, 1970	12,713	9,312	1,040	1.7	8,272	7.8	3,401
Sept. 1, 1972	12,500	9,100	1,000	1.6	8,100	7.5	3,400
Eastern submarket							
April 1, 1960	4,601	2,485	1,412	2.4	1,073	5.2	2,116
April 1, 1970	3,006	1,656	623	0.9	1,033	4.2	1,350
Sept. 1, 1972	3,350	2,065	700	1.0	1,365	5.1	1,285
Western submarket							
April 1, 1960	2,905	1,716	940	1.9	776	6.5	1,189
April 1, 1970	1,663	1,053	407	0.6	646	3.7	610
Sept. 1, 1972	2,600	1,985	660	0.9	1,325	6.4	615
Northern Kentucky submarket							
April 1, 1960	3,310	1,756	427	1.0	1,329	5.4	1,374
April 1, 1970	3,850	2,510	434	0.8	2,076	7.4	1,340
Sept. 1, 1972	4,400	3,050	515	1.0	2,535	8.6	1,350

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

Sources: 1960 and 1970 Censuses of Housing and estimates by EMAD.

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