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Analysis of the
**COLUMBUS, OHIO
HOUSING MARKET**

as of November 1, 1965

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

May 1966

ANALYSIS OF THE
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AS OF NOVEMBER 1, 1965

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FIELD MARKET ANALYSIS SERVICE
FEDERAL HOUSING ADMINISTRATION
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Foreword

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

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, 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
COLUMBUS, OHIO, HOUSING MARKET
AS OF NOVEMBER 1, 1965

Summary and Conclusions

1. Nonagricultural wage and salary employment in the Columbus HMA averaged 290,400 during the first eight months of 1965, reflecting an increase of 12,000, or 4.3 percent, over the average employment level for the first eight months of 1964. Nonagricultural wage and salary employment has increased during each of the past six years, including 1961, a year in which employment declined in many labor market areas. Nonagricultural wage and salary employment is projected to increase by approximately 7,100 a year during the November 1, 1965 to November 1, 1968 forecast period. Principal gains are expected in trade and services, stimulated by continued expansion of jobs in state and local government, and moderate increases in existing manufacturing industries, led by the electrical machinery and fabricated metal products groups.
2. Median family income, after deduction of Federal income taxes, is up about 20 percent since 1959, with a current median of \$7,250 for all families in the HMA, and \$5,800 for renter families. Median family income is expected to increase by an additional 11 percent by 1968 to a level of \$8,000 for all families and \$6,300 for renter families.
3. The population of the Columbus HMA as of November 1, 1965 is about 795,000, reflecting an increase of 112,000, or 16.4 percent, since April 1, 1960. It is estimated that the population will increase by about 65,000, or 21,650 annually, during the next three years, reaching a level of 865,000 by November 1, 1968.
4. As of November 1, 1965, the number of households in the HMA totals about 232,800, which is 32,000 more than reported by the census in April 1960. Based on population projections and the assumption that the average household size will decline slightly during the next three years, it is estimated that households will increase by an average of 6,400 a year, reaching a level of 252,000 by November 1, 1968.
5. There are now about 252,400 housing units in the HMA, an increase of 38,400 units since April 1960. The net increase in the inventory results from the construction of 43,700 new units and the loss of about 5,300 units through demolition, conversion, and catastrophe. A three-year rise in building activity culminated in the peak authorization of 10,150 privately-financed housing units during 1963, of which 44 percent were in multifamily structures. Authorizations for new housing units dropped by about 23 percent in 1964, to 7,850 units as vacancy rates, particularly in rental housing, began to rise.

6. Currently, there are about 4,000 vacant housing units available for sale in the HMA, reflecting a homeowner vacancy rate of 2.8 percent, compared with 2.3 percent in 1960. Vacant units available for rent total 10,750, a rental vacancy rate of 10.4 percent, compared with 8.0 percent in 1960. While the homeowner vacancy rate is only a little above a reasonable level at present, the rental vacancy rate is substantially above that which would represent a balanced demand-supply relationship in the Columbus area.
7. Demand for new housing units in the Columbus HMA during the November 1, 1965 to November 1, 1968 forecast period is calculated at about 5,250 units a year. The demand for new sales housing is projected at 4,500 a year. Considering the present level of rental vacancies, the demand for new rental units during the next three years is calculated to be about 600 units during the first year, 750 units during the second year, and 900 units during the third year, the demand increasing as the current inventory of vacancies and units under construction is reduced. A portion of the total demand for new rental housing, about 600 units, excluding public low-rent housing and rent-supplement accommodations, will become effective only at the lower rents made possible through subsidy, tax abatement, or aid in financing or land acquisition. A demand for a total of an additional 225 nursing home beds is projected for the forecast period; however, the ability of the newer and higher-cost homes to maintain satisfactory occupancy should be observed carefully as differences in the cost of care between existing homes and new projects may inhibit the successful marketing of new facilities. Demand increments are distributed by price ranges on pages 31 and 32 of the text.

ANALYSIS OF THE
COLUMBUS, OHIO, HOUSING MARKET
AS OF NOVEMBER 1, 1965

Housing Market Area

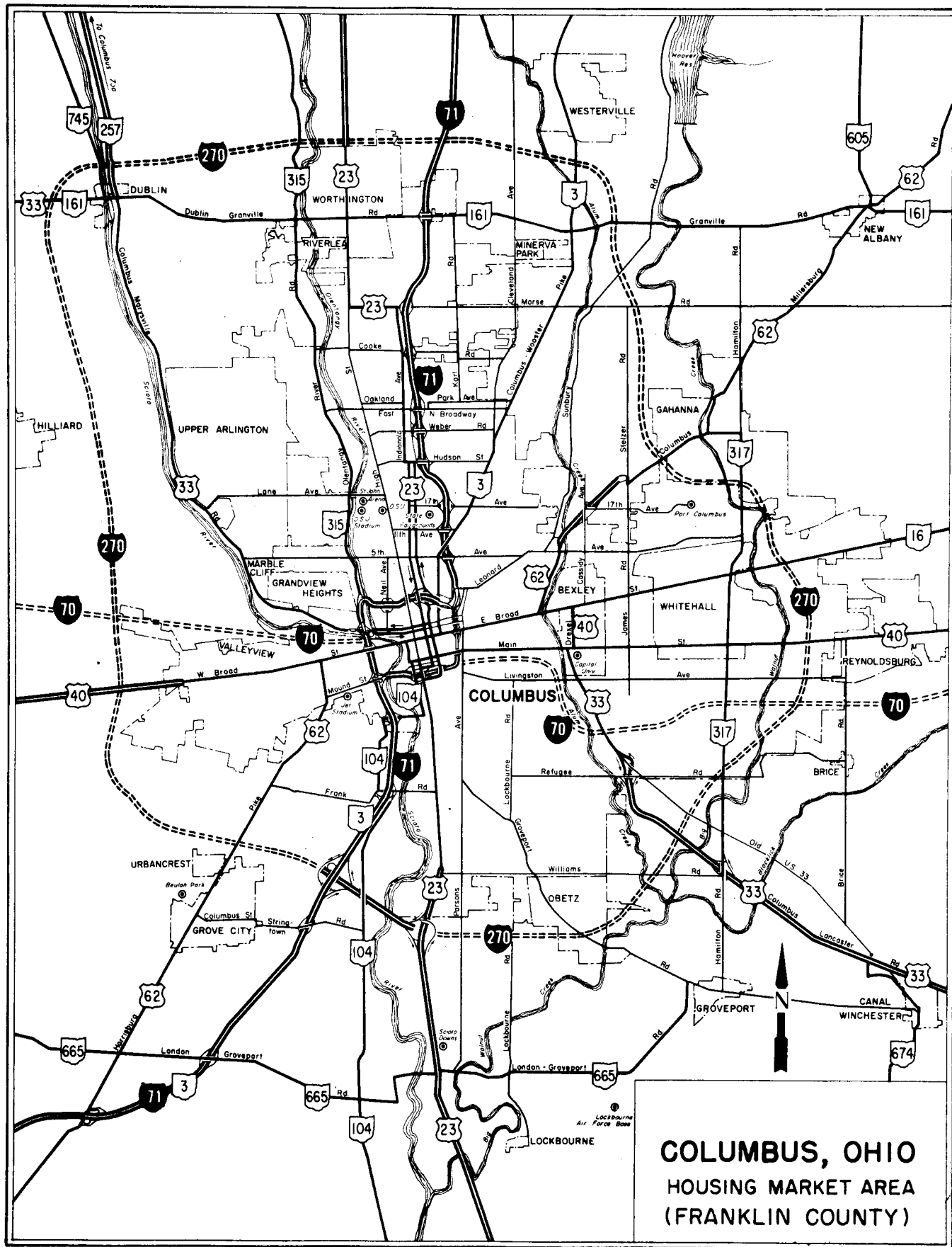
For purposes of this report, the Columbus, Ohio Housing Market Area (HMA) is defined as Franklin County, Ohio. The HMA as thus delineated is identical to the Columbus, Ohio Standard Metropolitan Statistical Area (SMSA) as used in the 1960 Censuses of Population and Housing. The HMA had a 1960 population of 683,000.^{1/} Delaware County and Pickaway County were added to the SMSA by the Bureau of the Budget in October 1963, but are not included in the housing market area as defined for this analysis.

The city of Columbus, which occupies about 17 percent of the land area of the HMA, had a 1960 population of 471,300, accounting for about 70 percent of the HMA population. Only two other communities in the HMA had populations in excess of 10,000 in 1960; Upper Arlington (28,500), and Whitehall (20,800).

The housing market area is located in central Ohio, at the junction of the Olentangy and Scioto Rivers (see map on page 2). It is 185 miles west of Pittsburgh, 140 miles southwest of Cleveland, 110 miles northeast of Cincinnati, and 320 miles southeast of Chicago. Columbus is served by five railroads, seven bus lines, and over 100 motor-freight lines. Five transcontinental and two regional airlines provide service (including jet flights) from Port Columbus, which is conveniently located on the eastern edge of the city. Motor transportation is facilitated by a total of 13 highways serving the HMA; Interstate Highways 70 and 71, U.S. Highways 23, 33, 40 and 62, and State Routes 3, 16, 104, 161, 315, 317, and 665.

According to the 1960 Census of Population, 20,400 persons who lived outside Franklin County commuted to work in the housing market area and 6,050 residents of the housing market area traveled to places of employment outside Franklin County, indicating a net in-commutation of 14,350 workers. People commuting to work in the HMA came, primarily, from five of the six counties bordering on the HMA; Licking (3,300), Fairfield (2,900), Delaware (2,700), Pickaway (2,400) and Madison (2,100). Residents of the HMA with jobs in other counties included 550 working in Delaware County, 400 in Licking County, and 350 in Pickaway County.

^{1/} Inasmuch as the rural farm population of the Columbus HMA constituted less than one percent of the total population in 1960 all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.



Economy of the Area

Character and History

General Description. Central Ohio was originally settled in the late 1790's by farm migrants from Virginia, Pennsylvania, the New England states, and Canada. Land grants encouraged settlement by men who had served in the military, and by refugees from Canada and Nova Scotia who had supported the Colonies during the Revolution. The first settlement in the area which is now Columbus was made in 1797 on the lowlands west of the Scioto River, and was known as Franklinton. By giving the state 1,200 acres of land on the east bank of the Scioto, a group of Franklinton citizens induced the State Legislature to establish the permanent state capital at this location, which satisfied the principal requirement for a site near the center of the state. Columbus was laid out in 1812 and was the first planned state capital in the United States.

Principal Economic Activities. Inadequate transportation facilities and lack of basic raw materials limited early economic development to commercial activities closely related to agriculture and the conduct of the state government. Until the National Road was extended to Columbus in 1833, transportation in central Ohio was limited to waterways, Indian trails, and a few local roads. The first railroad did not reach Columbus until 1850.

However, expansion of the railroads after 1870 gave Columbus access to the coal, iron ore, and lumber of southeastern Ohio and led to the establishment of foundries, iron shops, and a thriving carriage industry. Rails, railroad cars, and other supplies were produced for the railroad industry, and mining machinery and rotary drills were manufactured for the coal industry. A change from iron to steel in the late 1890's curtailed the growth of the metals industry in the Columbus area since the nearby ore was not of sufficient quality or quantity to support an extensive steel industry. The production of foundry products, structural steel, railroad cars, metal castings, anvils, bolts, and other items continued to be important, however.

Although industry expanded and diversified after 1900, there was no stimulus comparable to that provided by the arrival of the railroad in 1850 until the second World War when the Federal government established a plant for the manufacture of naval aircraft in the area.

This plant, which was operated by Curtiss-Wright, employed more than 25,000 workers during the war-time peak. Following the war, the availability of plant and transportation facilities, and experienced labor attracted new industries to Columbus, including the Ternstedt Division of General Motors in 1946, North American Aviation in 1950, Westinghouse Electric in 1953, and Western Electric in 1957. The expansion of manufacturing, and the continued growth of wholesale and retail trade serving the prosperous agricultural area surrounding Columbus, have contributed to a strong, diversified economy. Despite the growth of these industries, the operation of the state government continues to be the major economic activity in the HMA.

Employment

Current Estimate. Nonagricultural wage and salary employment in the Columbus HMA averaged 290,400 during the first eight months of 1965, reflecting an increase of 12,000, or 4.3 percent, over the average of 278,400 for the first eight months of 1964. The most significant gains were made in government employment, and retail trade, which were up by 2,900 and 2,700, respectively. Substantial gains also were made in services, in which employment increased by 2,000, and in fabricated metal products, in which the number of jobs increased by 1,200.^{1/}

Past Trend. Data for the period 1958 to 1964 indicate that nonagricultural wage and salary employment in the HMA has increased during each of the past six years, including 1961 which was a time of economic decline in many areas of the country. Although the trend in employment has been consistently upward, year-to-year gains have fluctuated substantially in magnitude. The largest gain since 1958 was achieved during 1962 when wage and salary employment increased by 10,300, or 4.0 percent. The smallest gain occurred following the nationwide recession of 1960-1961, with an increase of only 2,500, or 1.0 percent, reported for 1961. The over-all increase in employment during 1961 was primarily a result of gains in government employment (3,900), services (1,400), and finance insurance, and real estate (800); which offset losses in manufacturing industries (1,500) and in transportation (1,100).

^{1/} HMA data for 1965 estimated by Housing Market Analyst, based on data published by the Division of Research and Statistics, Bureau of Unemployment Compensation of the State of Ohio for a three-county Labor Market Area consisting of Franklin, Delaware, and Pickaway Counties. The HMA represents about 94 percent of the three-county work force.

Nonagricultural Wage and Salary Employment Trend
Columbus, Ohio, HMA, 1958-1964
(Annual averages in thousands)

<u>Year</u>	<u>Employment</u>	<u>Year-to-year changes</u>	
		<u>Number</u>	<u>Percent</u>
1958	243.7	-	-
1959	252.2	8,500	3.5
1960	256.7	4,500	1.8
1961	259.2	2,500	1.0
1962	269.5	10,300	4.0
1963	275.9	6,400	2.4
1964	280.8	4,900	1.8

Source: Division of Research and Statistics, Ohio
Bureau of Unemployment Compensation.

Distribution by Industry. Employment in the Columbus HMA continues to be concentrated in nonmanufacturing activities. Based on averages for the first eight months of 1965, about 74 percent of all nonagricultural wage and salary employment falls into this category. Federal, state, and local government accounts for over 20 percent of all nonagricultural wage and salary employment, and provides more jobs than any other industry group. Retail trade and services are next in importance in number of jobs provided, accounting for 15.3 percent and 14.7 percent, respectively. Finance, insurance, and real estate activities account for 6.7 percent of wage and salary employment and wholesale trade accounts for 5.3 percent.

Manufacturing employment represents about 26 percent of all nonagricultural wage and salary employment in the first eight months of 1965. Electrical machinery and supplies, and other durable goods, which includes transportation equipment, constitute the largest sources of manufacturing employment, accounting for 11.4 percent of all nonagricultural wage and salary employment. Fabricated metal products account for 3.2 percent of nonagricultural wage and salary jobs in the HMA and miscellaneous nondurable goods account for 3.1 percent.

Changes in the distribution of employment by industry have been relatively minor in the HMA in recent years. Following the national trend, however, employment generally has increased more rapidly in services and government than it has in other industries. Based on averages for the first eight months of 1965, government now accounts

for 20.5 percent of total nonagricultural wage and salary employment compared with 18.7 percent in 1958, services currently represent 14.7 percent of the total compared with 13.5 percent in 1958, and finance, insurance, and real estate, now at 6.7 percent, is up from 6.2 percent in 1958. The most significant change, however, has been the increase in employment in the electrical machinery and supplies manufacturing industry (appliances, telephone equipment) which increased to 4.3 percent of total nonagricultural wage and salary employment during 1964 (separate 1965 data are not available for this industry) compared with 2.1 percent in 1958. The number of workers employed in this industry increased by 7,000 (135 percent) between 1958 and 1964, a numerical increase exceeded only by the 11,700 (26 percent) increase in government, and the 8,200 (25 percent increase) in services. The distribution of nonagricultural wage and salary employment by major industry groups is shown in table I for selected years from 1958 to 1965.

Participation Rate. The ratio of employment to population of the area constitutes the employment participation rate. The participation rate in the Columbus HMA declined from 39.02 in 1950 to 37.20 in 1960, as measured by resident employment in nonagricultural industries as reported by the census. Although it is estimated that the decline has continued since 1960, it appears to have been at a slower rate. Calculated on the basis of nonagricultural wage and salary employment (by location of the jobs rather than residence of the workers), the participation rate is estimated to have declined from 36.93 in 1959 to 36.34 at the present time. The decline in the proportion of the population that is gainfully employed is explained, in part, by the relatively greater increase in the younger segment of the population that is normally not a part of the labor force, and by an increase in the number of aged persons in the population who are past working age.

Principal Employers

Manufacturing. The 1963 Census of Manufactures indicates that there were 884 manufacturing establishments in the Columbus HMA of which 321 were reported to have had 20 or more employees. Local sources indicate that, at present, there are 13 manufacturing firms in the HMA that each employ 1,000 or more workers, including five that have more than 2,500 employees each.^{1/}

The Columbus Chamber of Commerce reports that North American Aviation is the largest manufacturing employer in the area with a current work force of about 9,000 in the HMA. This company is one of the largest industrial organizations in the country, ranking 16th in total employees (100,700) and 20th in total sales (\$2.2 billion) in 1964. Diversified operations of the company include electronics, aviation, life sciences, space flight, atomic energy, rocketry, and basic research. In the Columbus area, North American produces military aircraft and parts, utilizing the

^{1/} All data on employment in individual firms have been obtained from the Columbus Area Chamber of Commerce.

huge government-owned plant adjacent to the city airport, which the company has been leasing since December 1950. In 1953 the firm employed 17,000 workers in the Columbus area, reflecting the increase in military orders occasioned by the Korean Conflict. Employment in the Columbus area by North American is greatly affected by military contracts which must be obtained in competition with many other major manufacturers.

Western Electric Company is the second largest manufacturing employer in the HMA with a current area work force of about 6,000 indicated by the Chamber of Commerce. The Columbus Works, which began operations in 1957, produces central office equipment for the Bell Telephone Companies. Increased production, primarily of Electronic Switching System frames, boosted company employment by about 1,100 workers during 1964. Nationally, Western Electric ranked 6th in total employees (157,600) and 11th in total sales (\$3.1 billion) among the leading industrial corporations in the country in 1964.

Westinghouse Electric established a plant in Columbus in 1953 and now employs about 5,700 workers in the manufacture of refrigerators, freezers, washer and dryer combinations, water heaters, and dishwashers. The Columbus plant was originally planned for the production of jet aircraft for the Navy. Westinghouse also is one of the largest industrial firms in the country, ranking 11th in total employees (113,800) and 17th in total sales (\$2.3 billion) in 1964.

The fourth major manufacturing employer in the Columbus area is the Ternstedt Division of General Motors, which currently employs about 4,900 workers in the production of auto body hardware. The Columbus plant was opened in 1946. General Motors is, of course, the largest industrial organization in the country with a total of 661,000 employees and sales of almost \$17 billion in 1964. Finished products from the Ternstedt Division in Columbus are shipped to more than 20 other General Motors plants throughout the country.

Nonmanufacturing. The 1963 Census of Business indicates that there were 5,227 retail trade establishments with 39,043 paid employees, 1,068 wholesale trade establishments with 14,958 paid employees, and 3,850 selected service establishments with 15,913 paid employees in the HMA.

The State of Ohio, including Ohio State University, is the largest single employer in the HMA with an average of 28,600 employees during the first eight months of 1965. In addition to the many administrative departments of the state government and Ohio State University, employment is boosted by a number of other state institutions located in the

Columbus area, which include the State Penitentiary, Blind School, Deaf School, and the Columbus State Hospital. The Ohio State University Hospital, as an example, plays a distinct role in the local economy, providing jobs for over 2,700 persons.

Local government, which includes Franklin County, the city of Columbus, and about a dozen other incorporated cities, provides about 19,000 jobs at present, second only to state government as a source of employment. Most of the jobs from this source are in the field of education.

Federal government employment in the HMA totals about 11,600, with the majority of the jobs accounted for by the Post Office Department, the Defense Supply Agency (Defense Construction Supply Center), the Department of the Air Force (Lockbourne Air Force Base), and the Department of the Army (Fort Hayes).

F. & R. Lazarus & Company Department Store is the largest nonmanufacturing employer in the HMA other than the Federal, State, and local government. The store employs a total of about 5,000 people in downtown Columbus and two suburban shopping centers. The Battelle Memorial Institute, a private research organization, also is an important source of employment, having a current payroll of about 2,400 persons; as is the Nationwide Insurance Company with about 2,250 employees.

Military. There are three military installations in the Columbus HMA. These installations have a military strength of 7,475 and employ about 6,100 civilians.

The Defense Construction Supply Center, which is a major installation of the Defense Supply Agency of the Department of Defense, was constituted in 1963 by the reorganization of the Columbus Army Depot, which prior to 1962 was known as the Columbus General Depot. The supply center is located near the east edge of Columbus, about seven miles from downtown. This installation was originally established as a storage and supply base in 1918. During the 1930's the depot was a central supply point for Civilian Conservation Corps camps in Ohio and West Virginia. During World War II the base employed more than 10,000 civilians. At present, this installation reports about 125 military personnel and about 4,950 civilian employees. The Defense Construction Supply Center employs about 4,350 civilians, six small tenant units of the Defense Supply Agency account for about 350, and three Army units account for about 250 civilian employees.

Lockbourne Air Force Base, located 12 miles south of Columbus, was opened in June 1942. During World War II the base was used primarily as a pilot training school. The First Air Force assumed command of the base in 1946 and used it as a fighter wing base until it was deactivated in 1949. Lockbourne was reactivated in February 1951, as a result of the Korean Conflict; and, following a \$38 million building and renovation program during 1952-1953, it was designated a permanent Air Force installation. From April 1951 to July 1965 the base was under the jurisdiction of the Strategic Air Command and was utilized for various bomber, reconnaissance, and refueling units. Since July 1965, Lockbourne has been under the control of the Tactical Air Command. Current units include an air division headquarters, a troop carrier wing, an air refueling wing, and a fighter interceptor squadron. The base also is used by a tactical fighter wing of the Ohio Air National Guard. Current military strength is reported by base authorities to be about 6,750 and civilian employment includes about 400 civil service workers and about 375 nonappropriated fund employees.

Fort Hayes is a relatively small installation located within the city of Columbus, in the north-central part of the city. Originally established in 1863 as Columbus Barracks, the installation has served a variety of troop and administrative missions. The current function of the post is primarily the administration and training of Army Reserve and National Guard units. A proposed reorganization of Reserve and National Guard units called for deactivation and disposal of Fort Hayes by July 1, 1965, but the closing date has been extended, at least until July 1966. Current strength includes about 350 military personnel and 375 civilian employees. It is estimated that about half of the military and civilian personnel now at Fort Hayes would continue to be assigned to the Columbus area after the closing of the base, so that it is anticipated that the net loss in military and military-connected civilian households will total about 300, if the reorganization is carried out as planned.

Unemployment

It is estimated that unemployment in the Columbus HMA has averaged about 2.9 percent for the first eight months of 1965. Data published by the Bureau of Unemployment Compensation of the State of Ohio for 1965 include Delaware and Pickaway Counties. The unemployment rate for the three-county labor market area is believed to be representative of the one-county HMA which represents about 94 percent of the three-county work force. Unemployment in the HMA has not been as high as in other areas of the country in recent years. In the 1961 recession year, for example, the local ratio was 4.6 percent compared with over six percent nationally. The unemployment trend in the HMA as shown by U.S. Department of Labor data for recent years is shown in the following table.

Unemployment Trend Columbus, Ohio, HMA 1960-1964

<u>Year</u>	<u>Number</u> <u>unemployed</u>	<u>Percent of</u> <u>civilian</u> <u>work force</u>
1960	12,400	4.1
1961	14,200	4.6
1962	11,100	3.5
1963	11,000	3.4
1964	10,400	3.2

Source: U.S. Department of Labor.

Estimated Future Employment

Assuming that there will be no decline in the economy, nationally, it is estimated that nonagricultural wage and salary employment in the HMA will increase by approximately 7,100 annually throughout the three-year forecast period, resulting in an employment level of about 310,100 as of November 1968.

Principal employment increases are expected to occur in trade and services stimulated by the expansion of jobs in state and local government, particularly Ohio State University. Moderate increases are expected in existing manufacturing industries, especially in the electrical machinery and fabricated metal products groups.

Income

Manufacturing Wages. Weekly earnings of manufacturing production workers in the Columbus HMA averaged \$117.20 in August 1965 for an average work week of 40.8 hours at an average hourly wage of \$2.87. The August 1965 average weekly earnings were 22 percent above average weekly earnings in 1959. The rise in average weekly earnings since 1959 results from a 21 percent gain in average hourly earnings and a slight increase in hours worked. The trend in average hours and earnings from 1959 to 1964 is shown in the following table.

Average Hours and Earnings of Production Workers
on Manufacturing Payrolls
Columbus, Ohio, HMA, 1959-1964

<u>Year</u>	<u>Average hourly earnings</u>	<u>Average weekly hours worked</u>	<u>Average weekly earnings</u>
1959	\$2.38	40.5	\$96.25
1960	2.47	40.3	99.40
1961	2.54	40.2	102.23
1962	2.61	40.6	106.07
1963	2.69	40.7	109.60
1964 ^{a/}	2.76	41.0	113.22

^{a/} Data for 1964 includes Delaware and Pickaway Counties, prior years pertain to Franklin County only.

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

Family Income. The current median family income, after deduction of Federal income taxes, is approximately \$7,250 for all families in the HMA, and about \$5,800 for renter families. Current income is about 20 percent above the 1959 level and is expected to increase by an additional 11 percent by 1968, at which time rental housing projects now being planned will be coming on the market. Estimated median after-tax family income for 1965 and 1968 are shown in the following table. More detailed distributions of families by income are presented in table II.

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Median Family Income After Deduction
of Federal Income Tax
Columbus, Ohio, HMA, 1965 and 1968

<u>Year</u>	<u>Median family income</u>	
	<u>All families</u>	<u>Renter families</u>
1965	\$7,250	\$5,800
1968	8,000	6,300

Source: Estimated by Housing Market Analyst.

Demographic Factors

Population

Current Estimate. The population of the Columbus HMA as of November 1, 1965 is approximately 795,000. About 67 percent of the population, 534,000 people, lives in the city of Columbus. The current population includes approximately 7,500 military personnel and about 14,400 dependents of military personnel who, together, represent 2.8 percent of the population of the area.

Past Trend. The current population of 795,000 reflects an increase of 21.6 percent, since April 1960, when the census reported a population of 650,000. Growth since the census has averaged 20,050 a year, representing an average annual rate of growth of 2.8 percent.^{1/} During the 1950 to 1960 decade the average annual increase in the population was about 17,950, reflecting an average annual rate of growth of 2.1 percent.

Currently, there are about 62,700 more people residing in the city of Columbus than there were at the time of the 1960 census, when the population of the city was 471,300. The growth in the population of the city has averaged 11,200 a year since April 1960, an average annual rate of growth of 2.3 percent. Between 1950 and 1960, the population of Columbus increased by 95,400, but about 80 percent of the population gain was the result of annexations which added a total of 104,400 people to the population of the city.

Estimated Future Population. It is estimated that the population of the HMA will increase by 65,000 (21,650 a year) during the next three years, reaching a level of about 860,000 as of November 1968. About half of the population growth will be absorbed by the city of Columbus which is expected to grow by about 33,000 persons, or 11,000 annually, reaching a population of 504,000 by November 1968. Population trends and projections for major segments of the HMA are summarized in table III.

^{1/} All average annual percentage changes as used in this analysis are derived through the use of a formula designed to calculate the effect of change on a compound basis.

Population Trend
Columbus, Ohio, HMA, 1950-1968

<u>Date</u>	<u>Total population</u>	<u>Average annual change</u>	
		<u>Number</u>	<u>Rate^{a/}</u>
April 1, 1950	503,410	-	-
April 1, 1960	682,962	17,955	3.1%
November 1, 1965	795,000	20,050	2.8
November 1, 1968	860,000	21,650	2.7

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

Sources: 1950 and 1960 U. S. Censuses of Population.
1965 and 1968 estimated by Housing Market Analyst.

Natural Increase and Migration. From April 1960 to the present time there has been an average of 17,650 births and 6,100 deaths in the Columbus HMA each year, resulting in a net natural increase of about 11,550 annually. Comparison of net natural increase with the estimate of total population growth during the same period indicates that net migration into the HMA has averaged 8,500 persons each year since 1960. The current rate of in-migration is a little higher than that recorded during the 1950-1960 period, when the average increase in the population resulting from in-migration was 7,575 a year.

In-migration is projected to continue throughout the 1965 to 1968 forecast period of this analysis and at a slightly higher rate than that which was reported for the 1960 to 1965 period. During the next three years net in-migration is expected to add about 10,000 people to the population of the area each year as job opportunities in the HMA continue to expand. The newcomers to the Columbus area will include about 1,500 additional college students each year as enrollment at Ohio State University and other area schools continues to increase. Net natural increase during the next three years will average about 11,700 each year. The components of population changes are shown in table III.

Age Distribution. The most notable change in the age composition of the HMA since 1960 has been the great increase in the number of persons under 20 years old. This group has accounted for 60 percent of the population growth since 1960. By comparison, the increase in persons in the 20 to 39 year old group represented 13 percent of total growth during the same period. The bulge in the number of persons under 20 at the present time will bring about a greater increase in the number of persons reaching the household forming ages (the early twenties) in the next few years. The age distribution of the HMA population is shown in table IV.

Households

Current Estimate. The number of households in the Columbus HMA as of November 1, 1965 is approximately 232,800 which is 32,000 more than reported by the census in April 1960, indicating an average increase of about 5,750 households a year. There are now about 160,650 households within the city of Columbus and about 72,150 households in the remaining portions of the HMA. Since 1960, the number of households in the city of Columbus has increased by 18,200 and the number in the remainder of the HMA has increased by 13,800.

Past Trends. The number of households in the HMA increased by an average of 5,500 each year between 1950 and 1960, from 145,650 to 200,750, representing a ten year gain of 38 percent. Households in the city of Columbus increased by an average of 3,225 a year, while those in the remainder of the HMA increased by an average of 2,275 a year. As was true of the increase in population, much of the increase in households in the city of Columbus between 1950 and 1960 was the result of annexations. The increase in the number of households between 1950 and 1960 also reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Estimated Future Households. Based on the population increments projected previously and on the assumption that the average household size will decline slightly during the next three years, it is estimated that there will be 252,000 households in the Columbus HMA as of November 1, 1968. Households, three years hence, will total about 170,550 in the city of Columbus and about 81,450 in the remainder of the HMA. Net household additions in the HMA will average 6,400 a year during the forecast period, 3,300 annually in the city of Columbus and 3,100 in the remainder of the area.

Household Size. The average household size in the HMA is calculated to be about 3.26 persons at the present time, reflecting no change from the average household size reported by the 1960 Census. Between 1950 and 1960, average household size in the HMA increased slightly from 3.24 persons to 3.26 persons.

Military and Military-Connected Civilian Households. At present, there are about 4,700 military households in the Columbus HMA, about 4,400 associated with Lockbourne AFB, 250 with Fort Hayes and 50 with the Defense Construction Supply Center. Approximately 1,050 military households live on base: 950 in government-owned family housing units, and about 100 in privately-owned trailers. Of the 3,650 military households living off base, about 1,100 have purchased homes, 350 own trailers, and 2,200 rent dwelling units within the Columbus HMA. Discounting unmarried individuals and allowing for some households where more than one member is employed by the military, it is estimated that there are 5,500 military-connected civilian households in the HMA, all of whom reside off base.

Housing Market Factors

Housing Supply

Current Estimate. As of November 1, 1965, there are 252,400 housing units in the Columbus HMA. The current inventory represents an increase of about 38,400 over the April 1960 count of 214,000 units reported by the census. The net increase in the inventory results from the construction of 43,700 new units and the loss of about 5,300 units through demolition, conversion, and catastrophe.

There are now about 174,750 housing units in the city of Columbus, which is about 22,800 more than there were in April 1960 when the census reported a count of 151,950 units. Housing units in the remainder of the HMA now total about 77,650, reflecting an increase of about 15,600 units since April 1960 when the census reported an inventory of 62,050 units in this segment of the HMA.

Past Trend. The current housing inventory reflects an average net addition of 6,875 units each year since 1960 with an average of 4,000 units added annually in the city of Columbus, and an average of 2,800 units added each year in the remainder of the HMA. The average annual increase in the housing stock since 1960 is four percent above the average annual increase of 6,600 units a year recorded for the 1950 to 1960 decade which included 4,025 units in the city of Columbus and 2,575 in the remainder of the HMA.

Type of Structure. The present composition of the housing inventory by size of structure is virtually unchanged since 1960. Multifamily structures have accounted for almost 40 percent of all new housing units completed since 1961, but demolitions of this type of structure also have been extensive.

Housing Inventory by Units in Structure
Columbus, Ohio, HMA
April 1, 1960 and November 1, 1965

<u>Units in structure</u>	<u>April 1, 1960</u>		<u>November 1, 1965</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
One	157,713	73.7	182,700	72.4
2 to 4	30,868	14.4	34,000	13.5
5 or more	22,059	10.3	32,200	12.7
Trailer	3,382	1.6	3,500	1.4
Total	214,022 ^{a/}	100.0	252,400	100.0

^{a/} Differs slightly from count of all units because units in structure were enumerated on a **sample** basis.

Sources: 1960 U.S. Census of Housing.
1965 estimated by Housing Market Analyst.

Year Built. About 35 percent of the current housing inventory is less than 10 years old, 23 percent is between 10 and 25 years old, and the remaining 42 percent is more than 25 years old.

Housing Inventory by Year Built
Columbus, Ohio, HMA
As of November 1, 1965^{a/}

<u>Year built</u>	<u>Number of units</u>	<u>Percent of inventory</u>
Apr. 1960-Nov. 1965	43,700	17.3
1955-March 1960	43,400	17.2
1950-1954	29,900	11.9
1940-1949	27,500	10.9
1930-1939	20,300	8.0
1929 or earlier	87,600	34.7
Total	252,400	100.0

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

Source: Estimated by Housing Market Analyst based on 1960 Census of Housing and local building permit and demolition data.

Condition and Plumbing Facilities. Assuming that all of the new units added to the housing inventory since 1960 were of good quality and that most of the units removed by demolition were substandard, it is estimated that, currently, there are about 11,000 housing units that are dilapidated or lack some plumbing facilities, equal to about 4.4 percent of the total housing stock of the HMA. As of April 1, 1960, the U.S. Census of Housing indicated that approximately 22,850 housing units (10.7 percent of the inventory) were dilapidated or lacked some plumbing facility. Over 87 percent of the units thus classified were occupied; 4,950 by owners, and 15,100 by renters. In April 1950 the Census of Housing enumerated approximately 38,850 housing units that were dilapidated or that lacked some or all plumbing facilities, equal to 26 percent of the housing inventory at that time. Because the 1950 Census of Housing did not identify "deteriorating" units, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" on the basis of the 1960 enumeration procedures.

Value and Rent. The median value of owner-occupied houses in the Columbus HMA was reported by the census to be about \$14,300 in 1960. The median value was \$13,300 in the city of Columbus, \$16,800 in the balance of the urban area, and \$16,500 in the rural portion of the HMA. The median price asked for vacant houses available for sale was \$17,200 with a median of \$16,500 in the city of Columbus, \$18,200 in the balance of the urban area, and \$19,400 in the rural segment of the HMA. Median gross rent was reported to be \$84 a month for occupied units and the median price asked for vacant units available for rent was \$75 a month.

Median Value and Rent
Columbus, Ohio, HMA
April 1, 1960

<u>Area</u>	<u>Median value</u>		<u>Median gross rent</u>	
	<u>Owner-occupied</u>	<u>For sale</u>	<u>Renter-occupied</u>	<u>For rent</u>
HMA	\$14,300	\$17,200	\$84	\$75
Columbus	13,300	16,500	81	71
Urban balance	16,800	18,200	105	85
Rural area	16,500	19,400	88	97

Source: 1960 U.S. Census of Housing.

Residential Building Activity

Past Trend. As measured by building permits issued, residential building activity for the first eight months of 1965 is about 2.8 percent above the level for the first eight months of 1964, with 5,700 units authorized so far this year compared with 5,550 for the equivalent period in 1964. The small rise in the volume of new construction this year follows a 26 percent decline in 1964 from the peak of 10,600 units authorized in 1963. The 1963 peak was the culmination of a three year rise in building activity from 5,625 units authorized in 1960. An earlier peak had been reached in 1958 when 8,900 units were authorized (see tables V and VI).

The volume of privately-financed multifamily construction increased substantially in 1961, 1962, and 1963, then dropped by about 23 percent in 1964. Two-or-more unit structures accounted for 38.4 percent of all private housing units authorized by building permits in 1964, compared with 19.9 percent in 1961. Approximately 2,500 multifamily units have been authorized during the first eight months of 1965, accounting for over 44 percent of all new construction. New single-family construction was fairly stable from 1961 to 1963, averaging about 5,600 units each year. Single-family authorizations dropped about 15 percent in 1964, and are down about 13 percent for the first eight months of 1965.

About 65 percent of all new housing units completed in the HMA since 1960 have been in the city of Columbus. Gahanna has accounted for about four percent of all new units, Upper Arlington, Whitehall, and Grove City, each have accounted for about three percent, and Worthington and Reynoldsburg each about two percent. Year-to-year construction activity as measured by building permits is shown for major communities in table VI.

Units Currently Under Construction. There are now about 2,900 housing units under construction in the HMA, made up of about 1,200 single-family houses and 1,700 multifamily units. Units under construction within the city of Columbus total 2,100 at present, which includes about 700 single-family homes and 1,400 multifamily units. Current construction in the remainder of the HMA totals about 800 units, 500 single-family houses and 300 units in multifamily structures.

Demolitions. Approximately 5,300 housing units have been removed from the housing stock of the area as a result of demolitions and catastrophes since April 1960. About 1,550 housing units have been removed as a result of urban renewal activities, 550 in the Goodale project area, 500 in the Market-Mohawk area, 350 in the Children's Hospital area, and about 150 in the Ohio State University North area.

Based on anticipated urban renewal activity, highway construction, code enforcement and other removals, it is estimated that demolitions, coupled with other losses, will result in a net inventory loss of about 2,250 housing units during the next three years, or 750 annually.

Tenure

Current Estimate. As of November 1, 1965 about 60.4 percent of all occupied housing units in the HMA are owner-occupied and 39.6 percent are renter-occupied.

Past Trend. Owner-occupancy at the present time is just a little higher than it was in April 1960 when the rate was about 59.3 percent. Although the rate is much slower, increase in owner-occupancy since 1960 is a continuation of the 1950 to 1960 trend when owner-occupancy increased from 53.7 percent to 59.3 percent. Tenure trends for the 1950 to 1965 period are shown in table VII.

Vacancy

1960 Census. As of April 1, 1960, the U.S. Census of Housing reported that there were 10,000 vacant housing units in the Columbus HMA which were available for sale or rent reflecting an overall vacancy ratio of 4.7 percent. There were 2,850 vacant units available for sale, indicating a homeowner vacancy rate of 2.3 percent, and 7,150 vacant units available for rent, reflecting a rental vacancy rate of 8.0 percent. In the city of Columbus, there were 1,675 vacant units available for sale and 5,875 vacant units available for rent producing vacancy rates of 2.2 percent and 7.9 percent, respectively.

About 20 percent (1,415 units) of all vacant units available for rent lacked some or all plumbing facilities. Less than two percent (45 units) of the vacant units available for sale lacked plumbing facilities.

Postal Vacancy Surveys. A postal vacancy survey was conducted in the Columbus HMA in March 1965, covering 233,800 possible deliveries, or about 92 percent of the estimated housing inventory of the area. The survey revealed an over-all vacancy rate of 4.6 percent, with a 2.8 percent vacancy rate in residences and a 14.6 percent vacancy rate in apartments. The results of this survey are shown in greater detail in table VIII.

Post offices in the Columbus area have conducted similar vacancy surveys in the past at intervals of approximately a year. This series of surveys indicates an apartment vacancy rate just under nine percent for the years 1961 and 1962, rising to 10.7 percent as of October 1963 and to 14.6 percent as of the most recent survey in March 1965. The surveys show residence vacancy rates fluctuating slightly above or below 2.5 percent between 1961 and 1963. The latest report shows an increase in the residence vacancy rate to 2.8 percent.

Vacancy Trends
As Indicated by Postal Vacancy Surveys
Columbus, Ohio, HMA, 1960-1965

<u>Date</u>	<u>Vacancy rates</u>		
	<u>Total</u>	<u>Residences</u>	<u>Apartments</u>
June 1960	3.7%	2.9%	7.7%
June 1961	3.2	2.4	8.7
March 1962	3.3	2.6	8.9
October 1963	3.7	2.3	10.7 ^{a/}
March 1965	4.6	2.8	14.6

^{a/} 'Corrected data.

Source: Postal vacancy surveys conducted by collaborating postmasters.

It is important to note that postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Vacancies in FHA-Insured Rental Projects. Annual occupancy reports as of March 15, 1965 for FHA-insured rental projects indicated a vacancy rate of 15.2 percent with 740 vacancies reported in a total of 4,875 units insured under various sections of the National Housing Act. The March 15, 1965 ratio compares with 13.2 percent in March 1964 and 8.6 percent in March 1963.

Current Estimate. As of November 1, 1965, there are about 14,750 housing units available for sale or rent in the Columbus HMA, reflecting a total available vacancy rate of 6.0 percent. Currently, there are about 4,000 vacant units available for sale, a homeowner vacancy rate of 2.8 percent, and 10,750 vacant units available for rent, a rental vacancy rate of 10.4 percent. It is estimated that about 100 of the vacant units available for sale and about 2,150 of the vacant units available for rent lack some or all plumbing facilities. Vacancy trends are shown in table VII.

The current vacancy estimate is somewhat higher than that indicated by the post office vacancy survey of last March. Some part of the difference is explained by the difference in method and concept described above. In this connection, it should be noted that the postal survey of June, 1960 revealed a 3.7 percent vacancy rate, compared with a census rate of 4.7 percent just three months earlier. The present estimate **assumes** that the discrepancy noted in 1960 still exists and that vacancies have increased slightly in the past seven months.

For an area where the growth in population is moderate, the current vacancy levels are excessive. The high level of multifamily construction since 1962 has resulted in a rental vacancy level that is substantially above that which would represent a balanced demand-supply relationship in the rental market.

Sales Market

General Market Conditions. The market for sales housing in the Columbus HMA continues to be very good, although the volume of new single-family construction has been declining since the peak production of almost 5,800 new units in 1962. The volume of speculative construction has declined with most builders currently limiting speculative starts to two or three units at one time.

The number of new single-family structures authorized by building permits for the first eight months of 1965 was running about 13 percent below the number of permits for the first eight months of 1964. Permits for single-family units were down about 15 percent in 1964 compared with 1963. The market for new sales housing may be expected to hold firm at about the 1964 to 1965 level over the next several years. Although the over-all vacancy level in sales housing is above what is considered reasonable, the current inventory of unsold new sales houses is not excessive.

Major Subdivision Activity. There were 13 subdivisions in the Columbus HMA with more than 100 completions each in 1964, including three in which 200 or more new units had been completed. These subdivisions accounted for about 40 percent of all new construction. Building is widely scattered throughout the area but, at present, the most active subdivisions are located along the northern edge of the city, generally north of the Dublin Granville Road (Route 161). New homes in this area are mostly in the higher price ranges. Builders also have been active in an area along the southeastern edge of Columbus, generally along the Noe-Bixby Road south of Refugee Road. Several subdivisions in this area are offering homes in the \$15,000 to \$18,000 price range.

Unsold Inventory of New Homes. In January 1965, the Columbus insuring office surveyed a total of 57 subdivisions in the HMA in which five or more houses had been completed in 1964. The survey revealed a total of about 3,575 houses completed in these subdivisions during the year, of which about 2,150 had been sold before construction had been started. Of the 1,425 houses built on a speculative basis, 330 (23 percent) remained unsold at the time of the survey.

Seventy percent of the houses completed in these 57 subdivisions were priced to sell below \$20,000 with the highest proportion (26 percent) of completions in the \$15,000 to \$17,500 price group. Over 12 percent of the new units were priced to sell between \$20,000 and \$25,000 and about 10 percent were priced to sell between \$25,000 and \$30,000.

A comparable survey of unsold new houses for the year 1963 reported approximately 2,900 completions in 35 subdivisions, of which 1,600 had been sold before construction had started. A higher percentage of the speculatively built units remained unsold at the end of 1963 than at the end of 1964. The higher percentage in 1963 reflects almost 400 houses remaining unsold out of a total of 1,300 units built on a speculative basis during the year. Relatively more homes were built in the lower price ranges during 1963 than in 1964. Seventy-five percent of all 1963 completions were priced to sell below \$20,000.

New Sales Houses Completed in the Past Twelve Months
Number Sold and Number Unsold
Columbus, Ohio, HMA, January 1, 1965

<u>Sales price</u>	<u>Total completions</u>	<u>Pre-sold</u>	<u>Speculative construction</u>			
			<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
\$10,000 - \$12,499	214	176	38	21	17	45
12,500 - 14,999	860	583	277	223	54	19
15,000 - 17,499	938	519	419	347	72	17
17,500 - 19,999	482	298	184	146	38	21
20,000 - 24,999	452	284	168	109	59	35
25,000 - 29,999	372	164	208	163	45	22
30,000 - 34,999	145	78	67	49	18	27
35,000 and over	114	49	65	35	30	46
Total	3,577	2,151	1,426	1,093	333	23

Source: FHA Inventory of Unsold New Homes, January 1965.

Rental Market

General Market Conditions. As previously noted, the current rental vacancy rate in the Columbus HMA is substantially above that which would represent a balanced demand-supply relationship. The surge in multi-family construction that began in 1962 has subsided only partially and new rental units are being built faster than they can be absorbed. The March 1965 postal vacancy survey reported almost 1,500 new apartments that were vacant and had never been occupied. Upgrading of accommodations has aided in the absorption of new rental units, but, as a result, local realtors report increasing difficulty in renting older units. Rental projects that are several years old are offering one-bedroom apartments for as low as \$69.50 a month, plus electricity and heat. A few new projects also are listing units at rents this low, but these do not meet the minimum property standards required by FHA.

General Marketing Experience. About 50 percent of the current occupied rental stock was built prior to 1939 and is now at least 25 years old. As of the 1960 Census, 47 percent of all occupied rental units were in single-family structures and about 30 percent were in structures of two to four units. The remaining 23 percent, in multifamily structures of five or more units, totaled about 18,700 units. Since 1960, about 13,275 new rental units have been added to the HMA housing stock, approximately 3,125 units in structures of two to four units, and 10,150 in multifamily buildings of five or more units. These new units represent an increase of about 25 percent in the multifamily inventory. With few exceptions, all new multifamily housing completed in the HMA since 1960 is in garden-type projects.

Typical rents for garden-type apartments are now about \$69.50 to \$89.50 a month for one-bedroom units, \$79.50 to \$99.50 a month for two-bedroom units, and \$109.50 to \$119.50 for three-bedroom units. Rents generally exclude all utilities. The average cost of utilities is about \$18.50 for one-bedroom units, \$20 for two-bedroom units, and \$22 for three-bedroom units, which includes about \$8.50 for electricity. Many of the new projects have separate water meters for each apartment.

Rental Housing Under Construction. There are currently about 1,700 rental units under construction in the Columbus HMA.

for periods of 20 years to borrowers with good credit ratings who could put up a one-third down payment. The November interest rates reflected a recent increase of 1/4 percent as lenders began to be more cautious in view of the high volume of building over the past several years and signs of increasing vacancy levels.

Urban Renewal

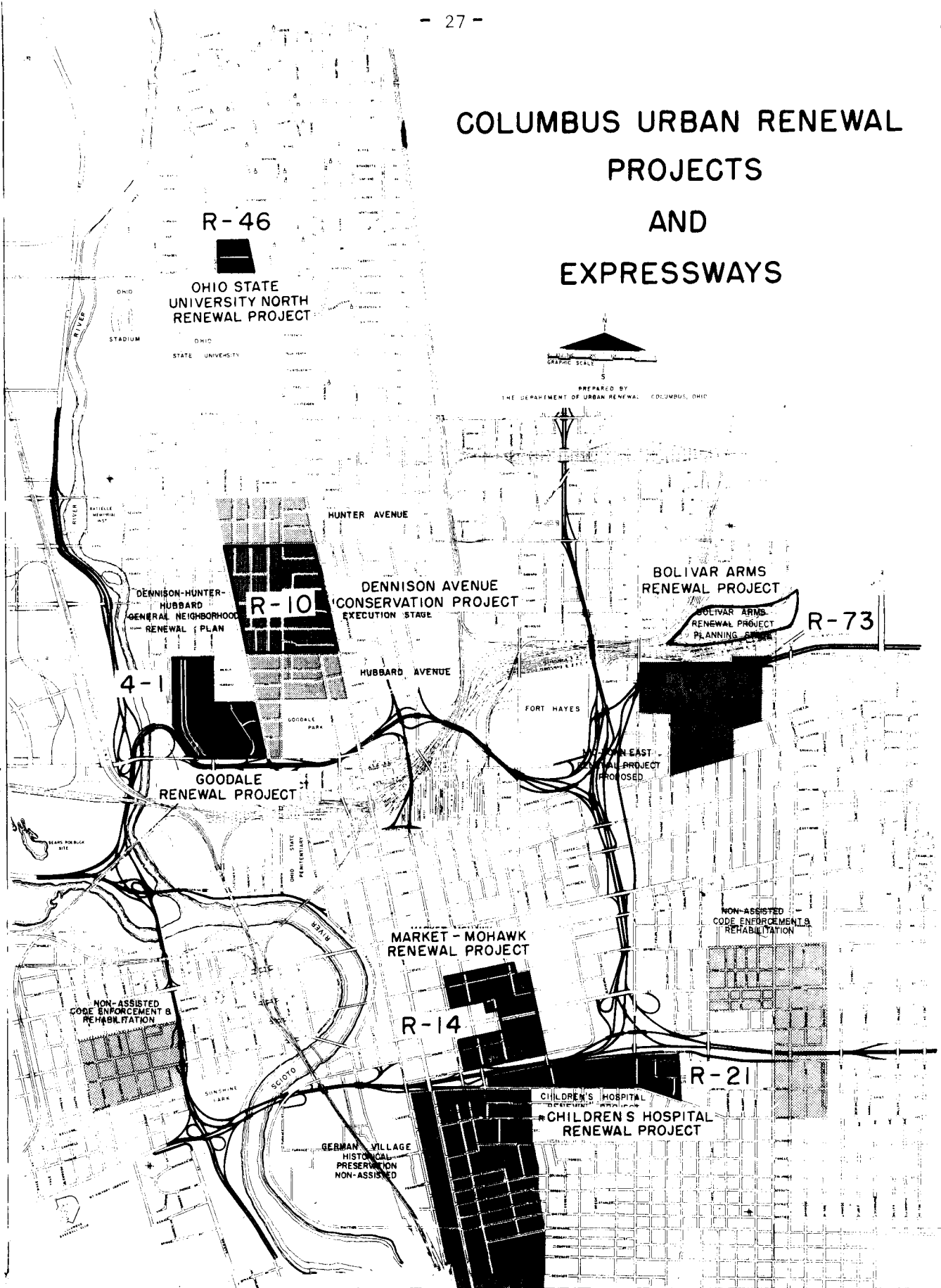
Columbus has made wide use of urban renewal programs to eliminate large areas of blight in the older parts of the city. A community renewal program, a general neighborhood renewal plan, and six renewal projects have been undertaken to date. The locations of the renewal projects are shown on the map on page 27.

Goodale (4-1). The 112-acre Goodale project is primarily a clearance project intended for predominantly residential redevelopment. Ninety percent of the 726 structures in this area were found to be in a blighted condition. All 943 families and 73 businesses in the area have been relocated and all demolition has been completed. The city of Columbus has spent \$700,000 for improvements in sanitary and water services, storm sewers, streets, lighting, tree planting, and parks in the area. New construction includes a neighborhood shopping center, offices and apartments. New housing units include a 224-unit apartment project and a 150-unit retirement and nursing home.

Dennison Avenue Conservation Area (R-10). The city of Columbus has spent approximately \$1 million for improvements in this rehabilitation project. The city has rehabilitated one residential property in this area to demonstrate the possibilities of the conservation program to area residents. The rehabilitated structure also is used as an office by the Conservation Staff which consists of two full-time and two part-time advisers. The Division of Housing Inspection is presently making a house-by-house inspection of all structures in the area, and many owners have begun improvements.

Market-Mohawk (R-14). This 85-acre project, in the heart of downtown Columbus, is primarily a clearance project with the land slated for both residential and commercial redevelopment. As of the end of 1964, a total of 486 structures had been demolished and contracts had been made for the removal of the 35 units remaining at that time. The city has received credit for almost \$3 million of improvements in the area, including a new fire station, new school, and improvements to the Grant Hospital. A new motel was completed in the renewal area this year and plans have been submitted for a new auto center, parking facility, and several apartment buildings.

COLUMBUS URBAN RENEWAL PROJECTS AND EXPRESSWAYS



Children's Hospital (R-21). A 55-acre area which was predominantly residential, the Children's Hospital project will be redeveloped primarily for public, light industrial, and commercial uses. Plans have been developed for expansion of the Children's Hospital complex. A total of 415 structures in the area were scheduled to be demolished. Demolitions were 85 percent completed by the end of 1964 and the remaining units were under contract for demolition. Approximately 400 families, 77 individuals, and 80 businesses have been relocated. City improvements in this area total about \$550,000.

Ohio State University North (R-46). This 18-acre area, containing 90 structures (139 dwelling units) has been cleared and the land has been sold to Ohio State University for the extension of its physical facilities. Three new dormitories and a dining hall have been completed, and three additional dormitories are now under construction. Seventy-three families, 76 individuals, and 22 businesses have been relocated.

Bolivar Arms (R-73). This 60-acre project was selected primarily to provide additional land for the Public Housing Authority, for school, and for the relocation of Leonard Avenue. Tentative plans have been made for the acquisition of property to begin toward the end of 1965, after completion of inspection and classification of units, determinations in regard to the re-use of land, and final approval of a federal loan. Work is now proceeding on schedule.

Public Housing

The Columbus Metropolitan Housing Authority currently has 2,615 units under management in six locations. Four projects, totaling 1,352 units, were built between 1939 and 1942. A total of 64 units, of four and five bedroom size, were added to three of these projects in 1961. Four more projects, totaling 1,199 units, have been completed since 1959. These include Poindexter Towers, a 116-unit, ten-story, high-rise completed in 1961, and Sunshine Terrace, a 185-unit, eleven story, high-rise completed in 1963, both designed for the elderly. The newest public housing project in Columbus is Bolivar Arms, a 456-unit project, which includes 280 units in two 14-story high-rise structures.

Bolivar Arms provides much needed units for large families; 28 two-bedroom units, 280 three-bedroom units, 96 four-bedroom units, 46 five-bedroom units, and 6 six-bedroom units. Four new projects totaling 1,179 units are in the preconstruction stage. These include a 278-unit project designed for the elderly, and a 225-unit project to be built in cooperation with the State Department of Mental Hygiene for low-income families and for discharges of the State Hospital. The latter project is to be located on land adjacent to the hospital which has been purchased from the State.

Military Housing

There are 958 government-owned family housing units located on the three military installations in the HMA, 882 at Lockbourne AFB, 48 at Fort Hayes, and 28 at the Defense Construction Supply Center. Fourteen of the units at the Supply Center are considered inadequate and are scheduled to be removed in the near future. No additional military family housing is planned for the Columbus area at this time.

Demand for Housing

Quantitative Demand

The demand for new housing in the Columbus HMA during the three-year period from November 1, 1965 to November 1, 1968 is based on the expected increase of about 19,200 households, on the need to replace housing units expected to be lost from the inventory, and on the need to reduce vacancies to a level that reflects the long-term needs of the market. Consideration is given also to the current tenure composition of the inventory, to the current trend from renter-occupancy to owner-occupancy, and to the shift of single-family houses from the sales inventory to the rental inventory. Based on these factors, it is calculated that demand for new housing units in the HMA will average about 5,250 units a year during the three-year forecast period. The demand for new sales housing is projected at 4,500 units each year. Considering the present level of rental vacancies, the demand for new rental units during the next three years is calculated to be about 600 units during the first year, 750 units during the second year, and 900 units during the third year, the demand increasing as the current inventory of vacancies and units under construction is reduced. A portion of the triennial demand for new rental housing, about 600 units, will become effective only at the lower rents made possible through the use of public benefits, or assistance through subsidy, tax abatement, or aid in financing or land acquisition. This demand estimate does not include public low-rent housing or rent-supplement accommodations.

The annual demand for 4,500 new sales houses just about equals the number of new single-family units built and sold during 1964 (4,825 units authorized by permits less those units remaining unsold at the end of the year) and 1965 (approximately 4,600 permits for single-family units anticipated, based on actual volume through October). Although the projected demand for new rental units calls for a substantial cut in the level of multifamily construction (which averaged about 3,200 units a year for 1964 and 1965), only a drastic reduction will absorb the excess of rental units now under construction and assist in achieving a reasonable balance between demand and supply by the end of the forecast period. Continued construction of new rental housing at recent levels undoubtedly would have an adverse effect on the existing rent structure.

Qualitative Demand

Sales Housing. Based on current family income after deduction of Federal income tax, the relationship between net family income and purchase price found to be typical in the Columbus HMA, and on recent market experience, the annual demand for 4,500 units of new sales housing would be absorbed most readily if distributed by price as suggested in the following table. Housing priced to sell below \$12,000 generally cannot be produced in this area at present.

Estimated Annual Demand for New Sales Housing
Columbus, Ohio, HMA
November 1, 1965 to November 1, 1968

<u>Sales price</u>	<u>Units</u>	
	<u>Number</u>	<u>Percent</u>
\$12,000 - \$13,999	100	2
14,000 - 15,999	800	18
16,000 - 17,999	800	18
18,000 - 19,999	675	15
20,000 - 24,999	900	20
25,000 - 29,999	675	15
30,000 - 34,999	450	10
35,000 and over	100	2
Total	4,500	100

The foregoing distribution differs from that on page 24, which reflects only selected subdivision experience during the year 1964. It must be noted that the 1964 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-value homes are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. The monthly rental at which privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions exclude requirements for public low-rent housing and rent-supplement accommodations and may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

The satisfaction of rental demand during each of the next three years would be accomplished most satisfactorily by a sharp cut in new rental construction, followed by progressively increased increments of production as indicated previously in the quantitative demand section. Of the total three year demand indicated in the following table about 27 percent should be produced during the first year of the forecast period, about 33 percent during the second year, and about 40 percent during the third year. The application of these proportions in specific monthly gross rent ranges appears feasible with only minor adjustment. Considering current construction and land costs in the HMA, it is estimated that the minimum gross rents achievable without public benefits or assistance in financing are \$85 for efficiencies, \$105 for

one-bedroom units, \$125 for two-bedroom units, and \$145 for three-bedroom units. The demand increments at and above these minimum achievable rents during each of the next three years will be about 440 units during the first year, 550 units during the second, and 660 units during the final year; while the demand increments at the lower rents achievable with public assistance in financing or land acquisition will be 160, 200, and 240 units, respectively.

Estimated Total Demand for New Rental Housing
By Gross Monthly Rent and Size of Unit
Columbus, Ohio, HMA
November 1, 1965 to November 1, 1968

Monthly gross rent ^{a/}	Number of units			
	Efficiency	One bedroom	Two bedroom	Three bedroom
\$70 and over	270	-	-	-
80 " "	255	-	-	-
85 " "	240	900	-	-
90 " "	225	855	-	-
95 " "	210	810	-	-
100 " "	195	765	780	-
105 " "	180	720	750	-
110 " "	- 165 - - - - -	675 - - - - -	675 - - - - -	-
115 " "	150	660	645	300
120 " "	135	645	585	270
125 " "	120	615	540	240
130 " "	105	585	465	225
135 " "	90	555	450	195
140 " "	75	495	405	180
145 " "	60	480	390	150
150 " "	- 45 - - - - -	435 - - - - -	375 - - - - -	135
160 " "	30	345	285	120
170 " "	15	285	225	90
180 " "	-	210	180	75
200 " "	-	135	120	45
220 " "	-	90	75	30
240 " "	-	60	60	15
280 " "	-	30	30	-

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

Note: The foregoing figures are cumulative, i.e., the columns cannot be added vertically. For example, during the three-year forecast period demand for two-bedroom units at rents from \$125 to \$150 is 165 units (540 minus 375). As indicated in the text above, about 27 percent (45 units) would be effective in the coming year, 33 percent (55 units) the following year, and 40 percent (65 units) in the third year.

The preceding distribution of demand for new apartments is based on projected tenant-family incomes, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements.

The location factor is of especial importance in the provision of new units at lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Nursing Homes

Existing Nursing Homes. As of November 1, 1965 there were 66 nursing homes in the HMA which were licensed by the State of Ohio. These homes provided a total of 2,854 nursing home beds. Only 800 beds were in homes which were classified by the State Department of Health as "suitable", however. A suitable home, as defined by the State, is one which is in a fire-resistive structure which conforms to State laws and regulations and where the physical arrangement is conducive to efficient operation and effective control of infections. Approximately 58 percent of the existing beds were in proprietary nursing homes.

There are very few vacancies in existing homes. A survey covering twelve of the largest homes in the area with a total capacity of 680 beds reveals 28 vacant units, indicating a current occupancy level of 96 percent in these larger homes. The homes surveyed included both "suitable" and "unsuitable" facilities; there was little variation in occupancy experience.

Units Under Construction or Proposed. A 200-bed nursing home project is now under construction in Grove City, about three miles south of Columbus. Completion is scheduled for mid-1966. A 150-bed project has been proposed for location near the Grant Hospital, in the Market-Mohawk Urban Renewal Area. Other proposals, at present, are in an early planning stage. Also, several elderly housing projects are considering the feasibility of converting some of their units into nursing care units.

Demand for New Proprietary Nursing Home Beds. Based on the projected growth of the elderly population during the November 1, 1965 to November 1, 1968 forecast period, the number of suitable beds now existing or under construction, the ratio of proprietary beds to total beds found to be typical in the area, and adjustments to reflect income levels in the area, it is calculated that there is a demand for 225 additional proprietary nursing home beds in the HMA.

Competitive factors must be taken into consideration in anticipating the market for nursing home facilities. The rates charged in proprietary nursing homes vary greatly from facility to facility depending upon the scope, quality, and type of care required by the patient. Many of the existing facilities, although not originally designed as nursing homes, provide care at comparatively low cost and are considered acceptable by many of the current patients. Differences in the cost of care between existing homes and new projects, therefore, may inhibit the successful marketing of new facilities, and the ability of the newer and higher-cost homes to maintain satisfactory occupancy must be observed carefully.

Table I

Nonagricultural Wage and Salary Employment
Columbus, Ohio, HMA, 1958-1965
(in thousands)

<u>Industry</u>	<u>1958</u>	<u>1960</u>	<u>1962</u>	<u>1964</u>	<u>First 8 mo.</u> <u>1964</u>	<u>First 8 mo.</u> <u>1965</u>
<u>Total</u>	<u>243.7</u>	<u>256.7</u>	<u>269.5</u>	<u>280.8</u>	<u>278.4</u>	<u>290.4</u> ^{b/}
<u>Manufacturing</u>	<u>66.8</u>	<u>70.8</u>	<u>72.7</u>	<u>72.9</u>	<u>73.4</u>	<u>75.8</u>
Durable Goods	<u>45.0</u>	<u>49.9</u>	<u>52.0</u>	<u>52.0</u>	<u>52.4</u>	<u>54.7</u>
Stone, clay, and glass prod.	3.5	3.8	3.5	3.9	3.8	4.0
Fabricated metal prod.	9.4	8.6	8.3	8.2 ^{a/}	8.2	9.4
Machinery, except electrical	8.5	9.5	8.4	8.3	8.3	8.2
Electrical machinery, supplies	5.2	9.9	10.8	12.2	12.2)
All other durables	18.4	18.1	21.0	19.6	19.9) <u>33.1</u>
Nondurable Goods	<u>21.8</u>	<u>20.9</u>	<u>20.7</u>	<u>20.9</u>	<u>21.0</u>	<u>21.1</u>
Food and kindred prod.	8.3	7.7	7.7	7.7	7.6	7.7
Printing, pub., and allied indust.	4.5	4.4	4.4	4.2 ^{a/}	4.2 ^{a/}	4.4
All other nondurables	9.0	8.8	8.6	9.0	9.2	9.0
<u>Nonmanufacturing</u>	<u>176.9</u>	<u>185.9</u>	<u>196.8</u>	<u>207.9</u>	<u>205.0</u>	<u>214.6</u>
Mining and Quarrying	.7	.8	.7	.7	.8	.7
Contract Construction	13.9	12.5	12.8	14.2	13.6	14.0
Transportation	11.8	11.4	10.5	10.5	10.4	10.9
Communication, electric, gas services	6.7	6.7	6.8	7.2	7.2	7.5
Wholesale Trade	12.8	14.0	14.2	15.1	15.1	15.4
Retail Trade	37.8	40.6	41.2	42.9	41.6	44.3
Finance, Ins., and Real Estate	15.0	15.8	17.3	19.1	18.9	19.5
Services and Misc.	32.8	35.5	37.7	41.0	40.8	42.8
Government	<u>45.5</u>	<u>48.6</u>	<u>55.4</u>	<u>57.2</u>	<u>56.6</u>	<u>59.5</u>
Federal	9.9	10.1	12.4	11.9	11.9	11.6
State (includes O.S.U.)	22.5	24.2	27.0	27.3	27.0	28.6
Local (includes schools)	13.2	14.3	16.0	18.0	17.7	19.0

Note: Detail may not add because of rounding.

^{a/} Affected by labor-management disputes.

^{b/} Estimated by Housing Market Analyst on basis of data for three-county labor market area.

Source: Division of Research and Statistics.
Ohio Bureau of Unemployment Compensation.

Table II

Estimated Percentage Distribution of Families by Income
After Deduction of Federal Income Tax
Columbus, Ohio, HMA, 1965 and 1968

	<u>All families</u>		<u>Renter families</u>	
	<u>1965</u>	<u>1968</u>	<u>1965</u>	<u>1968</u>
Under \$2,000	6	4	11	10
\$2,000 - 2,999	4	5	8	7
3,000 - 3,999	4	5	9	8
4,000 - 4,999	9	7	11	10
5,000 - 5,999	10	9	14	12
6,000 - 6,999	11	11	11	11
7,000 - 7,999	10	3	10	10
8,000 - 8,999	10	9	8	8
9,000 - 9,999	8	9	6	7
10,000 - 12,499	12	15	8	10
12,500 - 14,999	6	8	2	5
15,000 - 24,999	5	6	1	1
25,000 and over	<u>2</u>	<u>3</u>	<u>1</u>	<u>1</u>
Total	100	100	100	100
Median	\$7,250	\$8,000	\$5,800	\$6,300

Source: Estimated by Housing Market Analyst.

Table III

Population Trends
Columbus, Ohio, HMA, 1950-1968

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>November</u> <u>1965</u>	<u>November</u> <u>1968</u>
HMA	503,410	682,962	795,000	860,000
Columbus	375,901	471,316	534,000	567,000
Remainder of HMA	127,509	211,646	261,000	293,000

<u>Area</u>	<u>Average annual change^{a/}</u>					
	<u>1950-1960</u>		<u>1960-1965</u>		<u>1965-1968</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
HMA	17,955	3.1	20,050	2.8	21,650	2.7
Columbus	9,540	2.3	11,200	2.3	11,000	2.0
Remainder of HMA	8,415	5.1	8,850	3.9	10,650	3.9

<u>Component</u>	<u>Components of change</u>					
	<u>1950-1960</u>		<u>1960-1965</u>		<u>1965-1968</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total change	179,600	100.0	112,000	100.0	65,000	100.0
Net natural inc.	104,000	57.9	64,500	57.6	35,000	53.8
Migration	75,600	42.1	47,500	42.4	30,000	46.2

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

Sources: 1950 and 1960 U.S. Censuses of Population, National Office of Vital Statistics. 1965 and 1968 estimated by Housing Market Analyst.

Table 1V

Age Distribution of the Population
Columbus, Ohio, HMA, 1950-1960-1965

Age group	Distribution					
	April 1950		April 1960		November 1965	
	Number	Percent	Number	Percent	Number	Percent
Under 10	88,592	17.6	155,099	22.7	192,400	24.2
10 - 19	61,926	12.3	105,645	15.4	135,150	17.0
20 - 29	94,301	18.7	103,041	15.1	112,100	14.1
30 - 39	77,528	15.4	100,482	14.7	106,500	13.4
40 - 49	65,396	13.0	79,139	11.6	93,800	11.8
50 - 59	52,831	10.5	62,050	9.1	68,400	8.6
60 - 69	37,569	7.5	43,615	6.4	47,700	6.0
70 and over	25,267	5.0	33,891	5.0	38,950	4.9
Total	503,410	100.0	682,962	100.0	795,000	100.0
65 and over	42,369	8.4	53,703	7.9	60,400	7.6
Age group	Changes					
	1950-1960		1960-1965		Average annual	
	Number	Percent	Number	Percent	1950-1960	1960-1965
Under 10	66,507	75.1	37,301	24.0	6,651	6,681
10 - 19	43,719	70.6	29,505	27.9	4,372	5,285
20 - 29	8,740	9.3	9,059	8.8	874	1,623
30 - 39	22,954	29.6	6,018	6.0	2,295	1,078
40 - 49	13,743	21.0	14,661	18.5	1,374	2,626
50 - 59	9,219	17.4	6,350	10.2	922	1,137
60 - 69	6,046	16.1	4,085	9.4	605	732
70 and over	8,624	34.1	5,059	14.9	862	906
Total	179,552	35.7	112,038	16.4	17,955	20,068
65 and over	11,334	26.8	6,697	12.5	1,133	1,200

Sources: 1950 and 1960 U.S. Censuses of Population.
1965 estimated by Housing Market Analyst.

Table V

Number of Private Housing Units Authorized by Building Permits and
Publicly-Financed Housing Units Put Under Contract, by Size of Structure
Columbus, Ohio, HMA, 1960-1965

<u>Year</u>	<u>Private housing units</u>					<u>Publicly-fin. housing units</u>	<u>Total housing units</u>
	<u>One- family</u>	<u>Two-to-four family</u>	<u>5-family or more</u>	<u>Total privately- financed units</u>	<u>Percent two- family or more</u>		
1960	4,367	220	707	5,294	17.5	324	5,618
1961	5,323	512	810	6,645	19.9	188	6,833
1962	5,789	1,339	1,868	8,996	35.6		8,996
1963	5,644	1,185	3,309	10,138	44.3	456	10,594
1964	4,825	669	2,339	7,833	38.4		7,833
1964(Jan-Aug)	3,657	557	1,332	5,546	34.1		5,546
1965(Jan-Aug)	3,169	447	2,084	5,700	44.4		5,700

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

Table VI

New Housing Units Authorized by Permits
by Major City Location
Columbus, Ohio, HMA, 1955-1965

<u>Year</u>	<u>Columbus</u>	<u>Upper Arlington</u>	<u>Whitehall</u>	<u>Worthington</u>	<u>Grove City</u>	<u>Reynoldsburg</u>	<u>Gahanna</u>	<u>Remainder of HMA</u>	<u>HMA total</u>
1955	2,290	646	343	66	521	-	-	2,825	6,691
1956	2,967	507	279	177	399	17	55	2,240	6,641
1957	2,972	500	111	116	71	210	48	1,182	5,210
1958	5,669	490	199	256	79	238	55	1,914	8,900
1959	4,838	426	233	205	193	-	-	1,688	7,583
1960	3,733	246	29	64	87	337	135	987	5,618
1961	4,343	285	89	65	144	155	340	1,412	6,833
1962	5,704	250	264	97	428	200	385	1,668	8,996
1963	6,755	260	524	211	185	71	391	2,197	10,594
1964	5,130	259	89	198	179	66	285	1,627	7,833
1965 ^{a/}	3,733	171	261	180	119	50	293	893	5,700

^{a/} January through August.

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

Table VII

Tenure and Vacancy in the Housing Inventory
Columbus, Ohio, HMA
April 1, 1950, April 1, 1960, and November 1, 1965

<u>Tenure and vacancy</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>November 1, 1965</u>	<u>Average annual changes</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Rate^{a/}</u>	<u>Number</u>	<u>Rate^{a/}</u>
Total housing supply	147,928	214,056	252,400	6,613	3.7	6,875	3.0
Occupied housing units	145,664	200,763	232,800	5,510	3.2	5,750	2.8
Owner occupied	78,150	118,980	140,500	4,083	4.2	3,850	3.1
Percent of total occ.	53.7	59.3	60.4	-	-	-	-
Renter occupied	67,514	81,783	92,300	1,427	1.9	1,875	2.2
Percent of total occ.	46.3	40.7	39.6	-	-	-	-
Vacant housing units	2,264	13,293	19,600	1,103	17.7	1,125	7.1
Available	1,046	9,997	14,750	895	22.4	850	2.6
For sale	548	2,861	4,000	231	16.4	200	6.1
Homeowner vacancy rate	.7	2.3	2.8	-	-	-	-
For rent	498	7,136	10,750	664	26.2	650	7.5
Rental vacancy rate	.7	8.0	10.4	-	-	-	-
Other vacant ^{b/}	1,218	3,296	4,850	208	10.0	275	7.1

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

^{b/} Includes vacant units in the following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off market.

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

Table VIII

Columbus, Ohio, Area Postal Vacancy Survey

March 19-25, 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	233,842	10,811	4.6	8,356	2,455	2,119	196,907	5,420	2.8	4,462	958	1,183	36,935	5,391	14.6	3,894	1,497	936	3,573	57	1.6
Columbus	206,468	9,919	4.8	7,800	2,119	1,472	170,950	4,680	2.7	4,031	649	579	35,518	5,239	14.8	3,769	1,470	893	3,315	45	1.4
Main Office	7,678	662	8.6	532	130	175	4,552	202	4.4	202	-	-	3,126	460	14.7	330	130	175	-	-	-
Branches:																					
Bexley	10,724	772	7.2	752	20	26	7,859	112	1.4	106	6	14	2,865	660	23.0	646	14	12	-	-	-
Lincoln Village	6,616	280	4.2	230	50	103	4,672	101	2.2	76	25	34	1,944	179	9.2	154	25	69	338	-	-
Lockbourne Air Force Base	987	1	0.1	1	-	-	883	1	0.1	1	-	-	104	-	-	-	-	-	-	-	-
Oakland Park	16,056	590	3.7	337	253	275	13,928	305	2.2	147	158	95	2,128	285	13.4	190	95	180	263	5	1.9
Upper Arlington	12,054	207	1.7	140	67	131	11,553	193	1.7	129	64	121	501	14	2.8	11	3	10	-	-	-
Whitehall	8,843	520	5.9	470	50	61	6,962	324	4.7	296	28	41	1,881	196	10.4	174	22	20	334	-	-
Stations:																					
A	16,402	924	5.6	879	45	143	12,955	552	4.3	544	8	9	3,447	372	10.8	335	37	134	-	-	-
B	9,448	410	4.3	363	47	23	6,424	187	2.9	187	-	-	3,024	223	7.4	176	47	23	41	3	7.3
C	11,100	236	2.1	235	1	8	10,931	225	2.1	224	1	7	169	11	6.5	11	-	1	262	11	4.2
E	10,770	1,035	9.6	966	69	2	8,225	412	5.0	412	-	-	2,545	623	24.5	554	69	2	-	-	-
F	12,282	556	4.5	543	13	8	11,398	368	3.2	361	7	8	884	188	21.3	182	6	-	36	2	5.6
G	13,068	591	4.5	512	79	60	11,552	332	2.9	255	77	60	1,516	259	17.1	257	2	-	718	20	2.8
Beechwood	10,103	152	1.5	136	16	38	9,308	109	1.2	94	15	31	795	43	5.4	42	1	7	114	-	-
Hilltop	13,325	282	2.1	254	28	16	12,865	220	1.7	202	18	16	460	62	13.5	52	10	-	187	-	-
Livingston	12,007	770	6.4	370	400	143	10,213	462	4.5	240	222	119	1,794	308	17.2	130	178	24	-	-	-
Mount Vernon	6,973	646	9.3	362	284	1	4,266	159	3.7	159	-	1	2,707	487	18.0	203	284	-	-	-	-
Point	12,172	355	2.9	340	15	31	11,225	233	2.1	229	4	1	947	122	12.9	111	11	30	532	-	-
Shepard	6,527	335	5.1	144	191	19	5,834	139	2.4	124	15	19	693	196	28.3	20	176	-	490	4	0.8
Tri-Village	8,932	595	6.7	234	361	209	5,344	44	0.8	43	1	3	3,588	551	15.4	191	360	206	-	-	-
University	401	-	-	-	-	-	1	-	-	-	-	-	400	-	-	-	-	-	-	-	-
Rest of Franklin County	27,374	892	3.3	556	336	647	25,957	740	2.9	431	309	604	1,417	152	10.7	125	27	43	258	12	4.7
Canal Winchester	1,392	82	5.9	76	6	13	1,276	50	3.9	44	6	13	116	32	27.6	32	-	-	12	6	50.0
Gahanna	3,348	216	6.5	94	122	78	3,208	179	5.6	77	102	54	140	37	26.4	17	20	24	1	1	100.0
Grove City	5,639	136	2.4	90	46	44	5,358	105	2.0	59	46	44	281	31	11.0	31	-	-	79	4	5.1
Groveport	1,355	-	-	-	-	-	1,279	-	-	-	-	-	76	-	-	-	-	-	14	-	-
Hilliard	2,461	60	2.4	56	4	2	2,435	60	2.5	56	4	2	26	-	-	-	-	-	-	-	-
Reynoldsburg	3,840	142	3.7	92	50	37	3,765	135	3.6	85	50	29	75	7	9.3	7	-	8	149	1	0.7
Westerville	4,634	132	2.8	90	42	126	4,188	106	2.5	71	35	115	446	26	5.8	19	7	11	-	-	-
Worthington	4,705	124	2.6	58	66	347	4,448	105	2.4	39	66	347	257	19	7.4	19	-	-	3	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

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

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