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Analysis of the

COLUMBUS, OHIO HOUSING MARKET

as of January 1, 1971

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

August 1971

FHA Housing Market Analysis
Columbus, Ohio, as of January 1, 1971

Foreword

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

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

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

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

FHA HOUSING MARKET ANALYSIS - COLUMBUS, OHIO
AS OF JANUARY 1, 1971

The Columbus, Ohio, Housing Market Area (HMA) is defined as Franklin County. The Columbus Standard Metropolitan Statistical Area (SMSA) and the Columbus Labor Market Area also include Delaware and Pickaway Counties, but because these two adjacent counties are primarily rural in nature, housing in the two counties is not competitive with accommodations in Franklin County, and they have been excluded from the Columbus HMA. Columbus is the capital of Ohio, and is located in central Ohio, at the junction of the Olentangy and Scioto Rivers. It is 185 miles west of Pittsburgh, 140 miles southwest of Cleveland, 110 miles northeast of Cincinnati, and 320 miles southeast of Chicago. The estimated population of the HMA was 846,300 in January 1971.

The largest manufacturing industries in the HMA are the electrical machinery and the transportation equipment industries. There is also substantial employment in trade, government, and services. Expanding wage and salary employment in the area and growing enrollment at Ohio State University resulted in a substantially expanding population during the 1960's. The sales market has strengthened since 1960 with an overall homeowner vacancy rate of 1.1 percent in January 1971, compared with 2.3 percent in April 1960. Since 1966, multifamily construction has outpaced single-family construction in the number of units built each year. The rental market has strengthened since April 1960; however, new rental units are being built at an accelerated pace and absorption should be closely watched, especially, in north Columbus.

Anticipated Housing Demand

Based on the projected level of household growth during the forecast period, and giving attention to current levels of vacancy, the estimated number of units to be demolished, and new residential construction, it is anticipated that there will be an annual demand for 6,650 new private, nonsubsidized housing units during the two-year period ending January 1, 1973. An additional 200 units of demand are expected to be satisfied by mobile homes. It is estimated that the best demand-supply relationship would be achieved if annual construction consisted of 3,100 single-family houses and 3,550 multifamily units. The qualitative distributions of the projected demand by sales price and by monthly rent and size of unit are presented in table I.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under these programs and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Columbus HMA, the total occupancy potential is estimated to be 3,220 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on January 1, 1971, and on available market experience.^{2/}

Sales Housing Under Section 235. Sales housing can be provided for low-to moderate-income families under the provisions of Section 235. Based on exception income limits, approximately 1,325 houses a year could be absorbed in the HMA during the two-year forecast period; using regular income limits, the potential would be reduced to about 680 units. About 45 percent of the families eligible under this program are five-or more-person households. All families eligible for Section 235 housing also are eligible under Section 236. During 1969, 156 existing properties and 30 new houses were insured under Section 235. During the first nine months of 1970, 257 existing properties and 471 new homes were insured. Section 235 sales housing ranges in price from \$19,000 to \$22,000 for a three or four-bedroom house.

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. The annual occupancy potential for public housing in the HMA is an estimated 1,115 units for families and 590 units for the elderly. Almost none of the families and 19 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent supplement program, the potential for families would be somewhat less than under public housing but the potential for units for the elderly would remain comparatively unchanged.

As of January 1, 1971, the Columbus Metropolitan Housing Authority has 19 low-rent public housing projects with 5,831 units, including 1,500 units for elderly occupancy. The Columbus Metropolitan Housing Authority has a waiting list of 2,429 families and 1,109 elderly. As of January 1, 1971, 155 units for families were under construction to be completed by September 1971 and 139 single-family residences acquired were to be completely rehabilitated by June 1971. Funds are reserved for an additional 200 units for families with an initial completion date in 1972. There

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

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

are two rent supplement projects in the HMA totaling 271 units which have been readily absorbed. An additional 12 units of rent supplement became available in December 1970 and are ready for occupancy. One hundred and forty units of rent supplement housing will become available by January 1972. These 152 units of rent supplement and 294 units of low-rent public housing will reduce the first year occupancy potential for public housing for families to 669 units.

Rental Units under Section 236.^{1/} Moderately priced rental units can be provided under Section 236. With exception income limits there is an annual occupancy potential for 1,630 units of Section 236 housing, including 305 units for elderly households and individuals; based on regular income limits, the potential for families would be reduced by 50 percent, while the potential for elderly households and individuals would be reduced by 25 percent. Almost none of the families eligible for housing under this section are alternatively eligible for public housing, but 35 percent of the elderly households qualify for such accommodations. It should be noted also that in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same households and are, therefore, not additive.

Eight Section 236 projects of 702 units and one 221(d)(3) BMIR project of 164 units for families are under construction and should be completed by January 1972. These projects will reduce the first year potential for families to 561 units. Homes insured under Section 235 also will reduce the potential for rental units insured under Section 236. There have been 686 units constructed under Section 221(d)(3) BMIR; all of these units have been readily absorbed.

Sales Market

The sales market in the HMA has strengthened considerably since April 1960 when the homeowner vacancy rate was 2.3 percent. As of January 1, 1971, the homeowner vacancy rate was 1.1 percent. Annual single-family construction for the years 1965 through 1969 averaged 3,620 units a year, lower than the annual average of 5,190 homes for the years 1960 through 1964. Single-family construction declined from 3,879 in 1968 to 3,120 in 1969.

Partly as a result of high interest rates on conventional mortgages, about 16 percent of new construction activity during the first ten months of 1970 was under Section 235. Single-family construction has increased from 2,750 for the first ten months of 1969 to 3,001 for the same period in 1970.

^{1/} Interest reduction payments also may be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are identical for both tenants and cooperative owner-occupants.

A January 1971 unsold inventory survey conducted by the Columbus Insuring Office indicated that 55 percent of new single-family houses completed in subdivisions with five or more completions during 1970 were sold before construction started, compared with 46 percent in a similar survey covering houses built in 1969. A total of 323 homes (23 percent of speculative completions) were unsold at the end of 1970, compared with 388 (29 percent) in 1969.

In Franklin County single-family construction has been concentrated in southeast and north Columbus and the municipalities surrounding Columbus: Upper Arlington, Worthington and Westerville. Single-family homes range in price from \$19,000 to \$25,000 in southeast Columbus and from \$25,000 to \$35,000 in north Columbus. Sales housing in Upper Arlington varies in price from \$30,000 to \$50,000, while in Worthington the price range is from \$25,000 to \$50,000. In Westerville single-family homes range in price from \$28,000 to \$40,000.

Existing homes usually range in price from \$4,500 to \$8,000 in central Columbus, \$4,500 to \$10,000 in south Columbus, \$18,000 to \$25,000 in east Columbus, and \$15,000 to \$28,000 in north Columbus.

Rental Market

The market for rental housing in the HMA was in balance on January 1, 1971; the rental vacancy rate was 6.7 percent, compared with 8.0 percent in April 1960. Construction volume authorized in the 1965-1969 period averaged 3,750 multifamily units annually, compared with an annual average of 2,590 units in the period from 1960 through 1964. Most new projects were being absorbed at acceptable rates; however, luxury apartments in the upper rental ranges were being absorbed at a slower rate.

The rental market is heavily influenced by the 31,000 students who attend Ohio State University and live off campus. A large number of students live in relatively new apartments west and northwest of the campus. A sizeable number of older furnished garden apartments exist in Columbus. Furnished efficiencies (including all utilities except electricity) range in rent from \$85 to \$100, \$100 to \$125 for a furnished one-bedroom unit, and \$125 to \$145 for a furnished two-bedroom unit. Older unfurnished apartments (including all utilities except electricity) range in rent from \$90 to \$100 for a one-bedroom unit and \$100 to \$125 for a two-bedroom unit.

New garden apartments (excluding all utilities except water) typically range in rent from \$130 to \$150 for a one-bedroom unit, \$150 to \$190 for a two-bedroom unit, and \$190 to \$240 for a three-bedroom unit. New townhouses (including all utilities except electricity) rent from \$175 to \$225 for a two-bedroom apartment and \$225 to \$290 for a three-bedroom apartment. A heavy concentration of new garden apartments and townhouses are under construction or have recently been completed in north Columbus; careful attention should be given to their absorption rates.

Economic, Demographic, and Housing Factors

Employment. Employment data utilized in this analysis were prepared by the State of Ohio for a three-county Labor Market Area consisting of Franklin, Delaware, and Pickaway Counties. These data are indicative of economic activity within the Columbus HMA because about 94 percent of the three-county work force resides in Franklin County. During the first ten months of 1970, nonagricultural wage and salary employment in the three-county area averaged 380,600 workers, an increase of 13,400 over the same period in 1969. The gain was primarily the result of increases in government, services, and wholesale and retail trade (see table III). Wage and salary employment increased each year during the 1960-1969 period at an average annual rate of about 12,700 jobs a year. The largest increases occurred between 1963 and 1964, when 22,000 jobs were added to the labor force, and between 1967 and 1968 when 18,200 jobs were added. Between 1965 and 1969, nonagricultural wage and salary employment increased at an annual rate of 15,000 jobs a year.

About 25 percent of nonagricultural wage and salary employment is in manufacturing. Between 1965 and 1969, manufacturing employment increased by an average of 2,700 jobs annually. The largest employers are in the electrical machinery and transportation equipment industries which are included in the "all other durable goods category." The "all other durable goods category" includes primary metal industries, electrical equipment and supplies, transportation equipment, instruments and related products, and miscellaneous manufacturing. Between 1965 and 1969, the "all other" category of durable goods had an employment increase of 5,900 (17.0 percent), while the machinery, except electrical category had an increase of 1,100 jobs (13.0 percent). The "all other" category of non-durable goods had an employment gain of 2,200 jobs (20.0 percent) between 1965 and 1969. The "all other" category of nondurable goods includes textile mill products, apparel and other textile products, paper and allied products, chemicals and allied products, and leather and leather products.

Nonmanufacturing industries account for about 75 percent of total nonagricultural wage and salary employment in the Columbus HMA. Most of the employment growth in the HMA has been in nonmanufacturing in which the job total increased annually by an average of 12,300 between 1965 and 1969. The largest gains have been in wholesale and retail trade, services, and government. A substantial part of the increase in government employment has been the result of the expansion of the student enrollment at Ohio State University with the concomitant increase in faculty and service personnel at the university. For the 1970-1971 academic year, the faculty and administrative staff totaled 6,425 employees at Ohio State University.

During the next two years, nonagricultural wage and salary employment is expected to increase by an average of 10,500 jobs a year. Nonmanufacturing is expected to grow by 8,400 jobs with increases occurring principally in wholesale and retail trade, services, and government. The main reason for this lower projection, compared with an average annual growth of 12,300 nonmanufacturing jobs between 1965 and 1969, is the lack of growth in employment at Ohio State University during the forecast period because of the limitation set on enrollment of 45,000 full and part-time students. Manufacturing will account for an increase of 2,100 jobs a year, concentrated in the electrical machinery, machinery except electrical, and transportation equipment industries. North American Rockwell Corporation, a major manufacturer of military aircraft has laid off approximately 3,700 employees in the last year and is not expected to increase its employment during the forecast period.

Income. The median annual income, after deduction of federal income tax, of all families in the Columbus HMA was \$9,900 in 1970; the median after-tax income of renter households of two or more persons was \$7,950. These estimates contrast with median after-tax incomes of \$5,650 for all families and \$4,500 for renter households in 1959. Distributions of all families and renter households by income classes for 1959 and 1970 are presented in table IV.

Population and Households. The population of the Columbus HMA reached 846,300 persons in January 1971, including 551,500 in the city of Columbus and 294,800 in the remainder of Franklin County (see table VI).^{1/} The increase in population since 1960 reflects a net in-migration of 4,800 persons a year and a net natural increase (excess of births over deaths) of about 10,400 a year.

During the April 1960-January 1971 period, the nonstudent population in the HMA grew by an average of 13,200 annually to a total of 803,600; it is expected to increase by an average of 14,250 persons annually over the next two years. The student population of Ohio State University grew by an average of 2,000 persons annually in the 1960-1971 period to a total of 42,700 full-time students in January 1971. Present total enrollment is 46,075, including 42,700 full-time students and 3,375 part-time students. The 1960 Ohio legislature set an upper limit of 45,000 students (both full and part-time) to be substantially accomplished within the next two years. As a result of this restriction, full-time student enrollment should fall by 500 persons within the next two years to a January 1973 figure of approximately 42,200.

^{1/} According to the Advance Report of the 1970 Census of Population, the population of Franklin County totaled 833,249 persons in April 1970, while the population of the city of Columbus totaled 539,677 persons.

In January 1971, there were 264,000 households in the Columbus HMA, including 255,900 nonstudent households and 8,100 student households (see table VI).^{1/} A large number of student households are located west and northwest of Ohio State University. Nonstudent household growth is expected to average about 5,225 a year over the next two years. A decrease of 50 student households within the forecast period is estimated because of the enrollment limit set by the Ohio legislature.

Private Residential Construction Trends and Housing Inventory. As measured by building permits, which cover the entire land area of the Columbus HMA, annual single-family house construction for the years 1965 through 1969 averaged 3,620 units a year, lower than the annual average of 5,190 homes for the years 1960 through 1964. From a high for the decade of 5,789 houses in 1962, single-family construction declined each year from 1962 to 1966, reaching a low for the decade of 2,943 units in 1966. Single-family construction increased to 3,629 units in 1967 and to 3,879 units in 1968, but fell to 3,150 units in 1969, including 30 units insured under Section 235. In Franklin County single-family construction activity has been concentrated in southeast and north Columbus and the municipalities surrounding Columbus: Upper Arlington, Worthington, and Westerville. During the first ten months of 1970, a total of 3,001 single-family houses were authorized in the HMA, including approximately 471 homes under Section 235, compared with a total of 2,750 units authorized during the first ten months of 1969.

Private nonsubsidized multifamily construction expanded during the period from 1965 through 1969, averaging 3,750 units annually, compared with an annual average of 2,590 units in the period from 1960 through 1964. From a level of 927 units in 1960, a low for the decade, nonsubsidized multifamily construction increased consistently from 1960 to 1963, reaching a high of 4,494 units in 1963. From 1963 through 1966, multifamily construction varied, reaching a low of 2,557 units in 1966. Multifamily construction rose in 1967 and 1968, reaching a peak for the decade of 4,789 units in 1968. Multifamily construction declined in 1969 to 4,091 units. During the first ten months of 1970, a total of 4,469 units were authorized in the HMA compared with 2,903 units during the first ten months of 1969.

During the period from 1960 through 1967, 8,995 (1,125 annually) dormitory spaces were provided for students at Ohio State University (see table VII). The need for this additional dormitory space is evident in the large increase in student enrollment during this period. Student enrollment increased from 21,305 in the fall of 1960 to 35,789 students in the fall of 1967, averaging 2,070 additional students a year (see table V). As of November 2, 1971, there was a vacancy of 9.0 percent in dormitory spaces out of a total capacity of 12,829 beds. Freshmen and sophomores

^{1/} According to the Advance Report of the 1970 Census of Housing, the number of households in Franklin County was 259,321 in April 1970, while the number of households in the city of Columbus was 173,056.

are required to live in dormitories if they do not live at home. Many students prefer to live off campus in an apartment when they become juniors. No new dormitories are expected to be built during the forecast period.

As of January 1, 1971, there were 276,300 housing units in the Columbus HMA, reflecting a net increase of 62,250 over the April 1, 1960 inventory of 214,050 units. This increase in the housing inventory resulted from the completion of approximately 82,400 units, the loss of 22,050 through demolition and other causes, and the addition of 1,900 mobile homes. Most of the demolitions were caused by urban renewal in Columbus and highway construction in Franklin County.

There were 4,500 units under construction as of January 1, 1971, including about 1,300 single-family houses and 3,200 units in multifamily structures.

Vacancy. Vacancies have decreased in the Columbus HMA during the last ten years. There were 12,300 vacant housing units in the HMA as of January 1, 1971; 1,700 units were available for sale, 7,900 units were available for rent, and 2,700 units were either unsuitable or unavailable. The current available vacant sales and rental units represent ratios of 1.1 percent and 6.7 percent, respectively, compared with corresponding ratios of 2.3 percent and 8.0 percent in April 1960 (see table VIII).

Table I

Estimated Annual Demand for Nonsubsidized Housing
Columbus, Ohio, Housing Market Area
January 1, 1971-January 1, 1973

A. Single-family

| <u>Sales price</u> | <u>Number of units</u> | <u>Percent of total</u> |
|--------------------|----------------------------|-----------------------------|
| Under \$22,500 | 465 | 15 |
| \$22,500 - 24,999 | 465 | 15 |
| 25,000 - 29,999 | 775 | 25 |
| 30,000 - 34,999 | 620 | 20 |
| 35,000 and over | <u>775</u> | <u>25</u> |
| Total | 3,100 | 100 |

B. Multifamily

| <u>Gross Monthly rent^{a/}</u> | <u>Unit size</u> | | | |
|--|-------------------|------------------------|-------------------------|---------------------------|
| | <u>Efficiency</u> | <u>One bedroom</u> | <u>Two bedrooms</u> | <u>Three bedrooms</u> |
| Under \$150 | 75 | - | - | - |
| \$ 150 - 169 | 70 | 400 | - | - |
| 170 - 189 | 25 | 600 | - | - |
| 190 - 209 | 10 | 400 | 530 | - |
| 210 - 229 | - | 20 | 630 | - |
| 230 - 249 | - | 15 | 400 | 120 |
| 250 - 269 | - | - | 65 | 100 |
| 270 - 289 | - | - | - | 70 |
| 290 and over | - | - | - | <u>20</u> |
| Total | 180 | 1,435 | 1,625 | 310 |

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy for Subsidized Rental Housing
Columbus, Ohio, Housing Market Area
January 1, 1971 to January 1, 1973

| | <u>Section 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 | 155 | 0 | 170 | 325 |
| 2 bedrooms | 470 | 5 | 475 | 950 |
| 3 bedrooms | 340 | 0 | 300 | 640 |
| 4+ bedrooms | <u>355</u> | <u>0</u> | <u>165</u> | <u>520</u> |
| Total | 1,320 | <u>5^{b/}</u> | <u>1,110^{b/}</u> | 2,435 |
| B. <u>Elderly</u> | | | | |
| Efficiency | 115 | 75 | 380 | 570 |
| 1 bedroom | <u>80</u> | <u>35</u> | <u>100</u> | <u>215</u> |
| Total | 195 | <u>110^{c/}</u> | <u>480^{c/}</u> | 785 |

a/ Estimates are based upon exception income limits.

b/ Fifty-six percent of these families also are eligible under the rent supplement program.

c/ Fifty-six percent of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Nonagricultural Wage and Salary Employment by Industry
Columbus, Ohio, Housing Market Area 1960-1970
(in thousands)

| <u>Industry</u> | <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>Jan-Oct.</u> <u>1969</u> | <u>Jan- Oct.</u> <u>1970</u> |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------------------------|---------------------------------|
| Total employment | <u>256.7</u> | <u>259.2</u> | <u>269.5</u> | <u>275.9</u> | <u>297.9</u> | <u>311.1</u> | <u>325.0</u> | <u>335.3</u> | <u>353.5</u> | <u>371.1</u> | <u>367.2</u> | <u>380.6</u> |
| Manufacturing | <u>70.8</u> | <u>69.3</u> | <u>72.7</u> | <u>73.8</u> | <u>78.4</u> | <u>81.9</u> | <u>84.6</u> | <u>84.4</u> | <u>89.2</u> | <u>92.7</u> | <u>91.9</u> | <u>91.3</u> |
| Durable goods | <u>49.9</u> | <u>48.8</u> | <u>52.0</u> | <u>53.1</u> | <u>55.1</u> | <u>57.9</u> | <u>59.8</u> | <u>59.4</u> | <u>52.7</u> | <u>65.1</u> | <u>64.6</u> | <u>63.7</u> |
| Stone, clay & glass products | 3.8 | 3.8 | 3.5 | 3.7 | 4.0 | 4.1 | 4.5 | 4.2 | 4.5 | 4.7 | 4.5 | 4.4 |
| Fabricated metal products | 8.6 | 7.9 | 8.3 | 8.2 | 9.4 | 10.7 | 10.9 | 10.6 | 10.2 | 10.3 | 10.1 | 9.2 |
| Machinery, except electrical | 9.5 | 8.3 | 8.4 | 8.4 | 8.1 | 8.6 | 9.5 | 9.5 | 9.1 | 9.7 | 9.6 | 9.7 |
| All other durable goods | 28.0 | 28.7 | 31.8 | 32.8 | 33.6 | 34.5 | 34.8 | 35.1 | 38.9 | 40.4 | 40.4 | 40.4 |
| Nondurable goods | <u>20.9</u> | <u>20.5</u> | <u>20.7</u> | <u>20.7</u> | <u>23.3</u> | <u>24.0</u> | <u>24.9</u> | <u>25.0</u> | <u>26.5</u> | <u>27.6</u> | <u>27.3</u> | <u>27.6</u> |
| Food & kindred products | 7.7 | 7.6 | 7.7 | 7.6 | 8.2 | 8.1 | 8.0 | 7.9 | 8.3 | 8.5 | 8.3 | 8.7 |
| Printing and publishing | 4.4 | 4.4 | 4.4 | 4.4 | 4.7 | 4.8 | 5.0 | 5.3 | 5.5 | 5.8 | 5.7 | 5.9 |
| All other nondurable goods | 8.8 | 8.4 | 8.6 | 8.8 | 10.4 | 11.1 | 11.9 | 11.8 | 12.7 | 13.3 | 13.3 | 13.0 |
| Nonmanufacturing | <u>185.9</u> | <u>189.9</u> | <u>196.8</u> | <u>202.1</u> | <u>219.4</u> | <u>229.2</u> | <u>240.3</u> | <u>250.8</u> | <u>264.3</u> | <u>278.4</u> | <u>275.2</u> | <u>289.2</u> |
| Mining and quarrying | 0.8 | 0.7 | 0.7 | 0.7 | 0.9 | 0.8 | 0.7 | 0.7 | 0.7 | 0.8 | 0.8 | 0.8 |
| Contract construction | 12.5 | 12.1 | 12.8 | 13.8 | 14.9 | 15.5 | 16.3 | 16.4 | 18.5 | 19.0 | 20.0 | 18.8 |
| Transportation & utilities | 18.1 | 17.1 | 17.3 | 17.4 | 18.3 | 18.8 | 19.3 | 19.4 | 19.9 | 20.9 | 20.5 | 22.2 |
| Wholesale & retail trade | 54.6 | 54.0 | 55.5 | 57.5 | 61.9 | 64.4 | 66.8 | 69.0 | 73.5 | 77.6 | 76.0 | 78.9 |
| Finance, insurance & real est. | 15.8 | 16.6 | 17.3 | 17.9 | 18.7 | 19.2 | 20.0 | 21.4 | 22.7 | 24.1 | 23.9 | 25.8 |
| Services & mis. industries | 35.5 | 36.9 | 37.7 | 38.9 | 44.8 | 47.3 | 50.2 | 52.8 | 56.1 | 60.3 | 58.1 | 54.0 |
| Government | <u>48.6</u> | <u>52.5</u> | <u>55.4</u> | <u>56.0</u> | <u>60.0</u> | <u>63.2</u> | <u>67.1</u> | <u>71.2</u> | <u>73.0</u> | <u>75.7</u> | <u>76.0</u> | <u>78.7</u> |
| Federal | 10.1 | 11.4 | 12.4 | 12.9 | 11.6 | 11.5 | 12.4 | 13.3 | 12.5 | 12.5 | 12.6 | 12.4 |
| State | 24.2 | 25.9 | 27.0 | 26.4 | 28.7 | 30.6 | 31.8 | 33.6 | 35.2 | 36.8 | 36.2 | 38.8 |
| Local | 14.3 | 15.3 | 16.0 | 16.7 | 19.6 | 21.1 | 22.9 | 24.3 | 25.3 | 26.4 | 27.2 | 27.5 |

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

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

Table IV

Estimated Percentage Distribution
of All Families and Renter Households^{a/} by Annual Income
After Deduction of Federal Income Tax
Columbus, Ohio, HMA, 1959 and 1971

| <u>Income</u> | | <u>All families</u> | | <u>Renter households</u> | |
|-----------------|----------|---------------------|-------------|--------------------------|-------------|
| | | <u>1959</u> | <u>1971</u> | <u>1959</u> | <u>1971</u> |
| Under | \$ 2,000 | 7 | 3 | 14 | 5 |
| \$2,000 - | 2,999 | 8 | 2 | 12 | 5 |
| 3,000 - | 3,999 | 11 | 4 | 15 | 6 |
| 4,000 - | 4,999 | 13 | 4 | 18 | 7 |
| 5,000 - | 5,999 | 16 | 5 | 15 | 8 |
| 6,000 - | 6,999 | 13 | 7 | 10 | 9 |
| 7,000 - | 7,999 | 10 | 7 | 7 | 11 |
| 8,000 - | 8,999 | 6 | 9 | 3 | 9 |
| 9,000 - | 9,999 | 5 | 10 | 2 | 8 |
| 10,000 - | 12,499 | 6 | 17 | 3 | 16 |
| 12,500 - | 14,999 | 2 | 12 | 1 | 8 |
| 15,000 - | 19,999 | 2 | 13 | 0 | 5 |
| 20,000 and over | | <u>1</u> | <u>7</u> | <u>0</u> | <u>3</u> |
| Total | | 100 | 100 | 100 | 100 |
| Median | | \$5,650 | \$9,900 | \$4,500 | \$7,950 |

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Trend of Student Enrollment at
Ohio State University
Columbus, Ohio, HMA
1960-1970

| <u>Year</u> | <u>Student enrollment^{a/}</u> | <u>Change from previous year</u> |
|-------------|--|--------------------------------------|
| Fall 1960 | 21,305 | - |
| Fall 1961 | 23,246 | 1,941 |
| Fall 1962 | 25,226 | 1,980 |
| Fall 1963 | 27,318 | 2,092 |
| Fall 1964 | 30,007 | 2,689 |
| Fall 1965 | 31,950 | 1,943 |
| Fall 1966 | 33,567 | 1,617 |
| Fall 1967 | 35,789 | 2,222 |
| Fall 1968 | 38,576 | 2,787 |
| Fall 1969 | 41,437 | 2,861 |
| Fall 1970 | 42,712 | 1,275 |

^{a/} Includes all full-time degree-credit students.

Source: Ohio State University.

Table VI

Trend of Population and Household Growth
Columbus, Ohio, Housing Market Area
April 1960-January 1973

| <u>Area and type</u> | <u>April 1960</u> | <u>April 1970</u> | <u>January 1971</u> | <u>January 1973</u> | <u>Average annual change</u> | | |
|----------------------|-----------------------|-----------------------|-------------------------|-------------------------|--|--|--|
| | | | | | <u>1960-1970 Number^{a/}</u> | <u>1960-1971 Number^{a/}</u> | <u>1971-1973 Number^{a/}</u> |
| <u>Population</u> | | | | | | | |
| <u>HMA Total</u> | <u>682,962</u> | <u>833,249</u> | <u>846,300</u> | <u>874,300</u> | <u>15,025</u> | <u>15,200</u> | <u>14,000</u> |
| Columbus | 471,316 | 539,677 | 551,500 | 572,750 | 6,825 | 7,450 | 6,850 |
| Remainder of HMA | 211,646 | 293,572 | 294,800 | 301,550 | 8,200 | 7,750 | 7,150 |
| <u>HMA Total</u> | <u>682,962</u> | <u>833,249</u> | <u>846,300</u> | <u>874,300</u> | <u>15,025</u> | <u>15,200</u> | <u>14,000</u> |
| Student | 21,305 | 41,400 | 42,700 | 42,200 | 2,000 | 2,000 | -250 |
| Nonstudent | 661,657 | 791,849 | 803,600 | 932,100 | 13,025 | 13,200 | 14,250 |
| <u>Households</u> | | | | | | | |
| <u>HMA Total</u> | <u>200,763</u> | <u>259,321</u> | <u>264,000</u> | <u>274,400</u> | <u>5,850</u> | <u>5,880</u> | <u>5,200</u> |
| Columbus | 142,378 | 173,056 | 177,975 | 184,975 | 3,075 | 3,310 | 3,500 |
| Remainder of HMA | 58,385 | 86,265 | 86,025 | 89,425 | 2,775 | 2,570 | 1,700 |
| <u>HMA Total</u> | <u>200,763</u> | <u>259,321</u> | <u>264,000</u> | <u>274,400</u> | <u>5,850</u> | <u>5,880</u> | <u>5,200</u> |
| Student | 4,725 | 7,900 | 8,100 | 8,050 | 310 | 310 | -25 |
| Nonstudent | 19,038 | 251,421 | 255,900 | 266,350 | 5,540 | 5,570 | 5,225 |

^{a/} Rounded.

Sources: 1960 and 1970 Censuses of Population and Housing; 1971 and 1973 estimated by Housing Market Analyst.

Table VII

Housing Units Authorized by Building Permits and Dormitory Spaces Provided
Columbus, Ohio, SMSA
1960-1970

| Area | 1960 | | 1961 | | 1962 | | 1963 | | 1964 | | 1965 | | 1966 | | 1967 | | 1968 | | 1969 | | Jan. - Oct. 1969 | | Jan. - Oct. 1970 | |
|-----------------------------|-------|---------------------|-------|---------------------|-------|-------|-------|---------------------|-------|-------|-------|-------|-------|---------------------|-------|-------|-------|---------------------|-------|---------------------|---------------------|---------------------|---------------------|-------|
| | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF | SF | MF |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| HMA Total | 4,367 | 1,251 | 5,323 | 1,510 | 5,789 | 3,207 | 5,640 | 4,950 | 4,825 | 3,008 | 4,492 | 3,560 | 2,943 | 3,227 | 3,269 | 3,764 | 3,879 | 5,535 | 3,150 | 5,350 | 2,756 | 4,162 | 3,001 ^{b/} | 4,469 |
| Columbus | 2,617 | 1,116 ^{a/} | 3,014 | 1,329 ^{a/} | 3,172 | 2,532 | 3,074 | 3,681 ^{a/} | 2,637 | 2,443 | 2,141 | 2,778 | 1,377 | 2,245 ^{a/} | 1,844 | 3,285 | 2,035 | 4,816 ^{a/} | 1,469 | 4,620 ^{f/} | 1,339 | 3,630 ^{f/} | 1,447 ^{b/} | 3,972 |
| Franklin Co. uninc. area | 712 | - | 1,138 | 36 | 1,252 | 76 | 1,442 | 472 | 1,072 | 233 | 985 | 10 | 754 | 8 | 832 | 18 | 1,033 | 13 | 931 | 2 | 757 | 2 | 878 | 2 |
| Gahanna Village | 115 | 20 | 328 | 12 | 385 | - | 311 | 80 | 285 | - | 383 | - | 120 | 14 | 125 | 4 | 97 | 22 | 110 | 8 | 106 | 17 | 108 | 16 |
| Grove City | 73 | 14 | 127 | 17 | 252 | 176 | 125 | 60 | 105 | 74 | 110 | 190 | 54 | 84 | 61 | 36 | 87 | - | 77 | 46 | 76 | 46 | 88 | 49 |
| Reynoldsburg Village | 316 | 21 | 147 | 8 | 192 | 8 | 53 | 18 | 50 | 16 | 62 | - | 33 | 24 | 76 | 211 | 72 | 76 | 25 | 140 | 25 | 140 | 12 | 306 |
| Upper Arlington | 236 | 10 | 221 | 64 | 225 | 25 | 250 | 10 | 247 | 12 | 217 | 10 | 139 | 461 | 147 | 56 | 160 | 347 | 209 | 72 | 179 | 72 | 128 | 40 |
| Westerville Village | 61 | 2 | 67 | 4 | 64 | 36 | 77 | 41 | 120 | 36 | 211 | 66 | 131 | 6 | 151 | 8 | 132 | 8 | 200 | 182 | 164 | - | 156 | - |
| Whitehall | 29 | - | 85 | 4 | 61 | 203 | 25 | 499 | 37 | 52 | 56 | 420 | 84 | 300 | 84 | - | 23 | 206 | 7 | 253 | 7 | 253 | 4 | - |
| Worthington | 56 | 8 | 65 | - | 95 | 2 | 195 | 16 | 198 | - | 244 | 2 | 210 | 25 | 254 | 59 | 176 | 12 | 79 | - | 76 | - | 113 | - |
| Other Permit-issuing places | 152 | 60 | 131 | 36 | 91 | 149 | 88 | 73 | 74 | 92 | 83 | 84 | 41 | 60 | 55 | 87 | 64 | 55 | 43 | 27 | 21 | 2 | 67 | 84 |
| Dormitory space | | | | | | | | | | | | | | | | | | | | | | | | |
| (no. of beds) | 966 | | 481 | | 516 | | 1,032 | | 1,062 | | 852 | | 2,084 | | 1,992 | | | | | | | | | |

a/ Includes 324 units of public housing.

b/ Includes 188 units of public housing.

c/ Includes 456 units of public housing.

d/ Includes 670 units of public housing.

e/ Includes 706 units of assisted housing, including 446 units under the Turnkey Program, and 60 units under 221(d)(3) BMIR.

f/ Includes 943 units of assisted housing, including 260 units under the Turnkey Program; also 316 units were insured under Section 236.

g/ Includes 30 units under Section 235.

h/ Includes 471 units under Section 235.

Sources: U. S. Bureau of the Census, local permit-issuing places; and Ohio State University.

Table VIII

Tenure and Occupancy in the Housing Inventory
Columbus, Ohio, Housing Market Area
April 1960 to January 1, 1971

| | <u>April</u> <u>1960</u> | <u>April</u> <u>1970</u> | <u>January</u> <u>1971</u> |
|-----------------------------|-----------------------------|-----------------------------|-------------------------------|
| <u>Tenure and occupancy</u> | | | |
| Total housing supply | 214,056 | 271,253 | 276,300 |
| Occupied housing units | 200,763 | 259,321 | 264,000 |
| Owner-occupied | 118,980 | 150,663 | 154,400 |
| Percent of all occupied | 59.3 | 58.1 | 58.5 |
| Renter occupied | 81,783 | 108,658 | 109,600 |
| Percent of all occupied | 40.7 | 41.9 | 41.5 |
| Vacant housing units | 13,293 | 11,932 | 12,300 |
| Available vacant | 9,997 | 9,234 | 9,600 |
| For sale | 2,861 | 1,463 | 1,700 |
| Homeowner vacancy rate | 2.3 | 1.0 | 1.1 |
| For rent | 7,136 | 7,771 | 7,900 |
| Renter vacancy rate | 8.0 | 6.7 | 6.7 |
| Other vacant ^{a/} | 3,296 | 2,698 | 2,700 |

^{a/} Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or other reasons.

Sources: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

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