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Analysis of the Housing Market
November 1972

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ERIE, PENNSYLVANIA HOUSING MARKET

as of April 1, 1972

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

November 1972

Housing Market Analysis
Erie, Pennsylvania, as of April 1, 1972

Foreword

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

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

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

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

HOUSING MARKET ANALYSIS - ERIE, PENNSYLVANIA
AS OF APRIL 1, 1972

The Erie Housing Market Area (HMA) is defined as Erie County, Pennsylvania. The HMA is located in the northwestern corner of Pennsylvania and is adjacent to New York State to the east and Ohio to the west. Erie has the only port facilities in Pennsylvania located on the Great Lakes. As of April 1, 1972, the estimated population of the HMA was 266,850 persons, of whom approximately 128,700 resided within the city of Erie.

The economic experience of the HMA was favorable from 1961 through 1970. Nonagricultural wage and salary employment increased every year during that period, except 1963, when it remained unchanged from the previous year. Nonmanufacturing provided about 56 percent of nonagricultural wage and salary jobs as of April 1, 1972, with wholesale and retail trade, services, and government as the principal job sources. Housing vacancies in the Erie HMA dropped between 1960 and 1970--the homeowner vacancy rate from 1.2 percent in 1960 to 0.8 percent in 1970, and the renter vacancy rate from 8.9 percent to 5.7 percent. Since 1970, the housing market has remained fairly stable. The homeowner vacancy rate has remained at 0.8 percent, and the renter vacancy rate increased slightly to 5.9 percent. Anticipated employment gains and an increase in households should sustain the demand for both sales and rental housing during the forecast period.

Anticipated Housing Demand

It is estimated that there will be an annual demand for about 1,225 privately-financed, nonsubsidized housing units in the Erie HMA during the two-year forecast period ending April 1, 1974. For optimum absorption

annual production should consist of 650 single-family homes, 450 multi-family units, and 125 mobile homes. This demand estimate has taken into consideration current housing market conditions, projected economic trends, expected population growth and household formation, and anticipated losses to the housing inventory. Further considerations were current vacancies and current levels of construction.

The projected annual demand for single-family sales housing during the forecast period is about the same as the 1971 permit volume (see table I). The annual demand for 450 multifamily units is somewhat below the 1971 volume but above all prior years since 1960. A slight increase in the rental vacancy rate since 1970 indicates that a close watch should be kept on the absorption of new rental units to insure maintenance of a properly balanced rental market.

Table I shows the distribution of demand for sales houses by price class and the demand for multifamily units by gross monthly rents.

Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Erie HMA, the total occupancy potential is estimated to be 715 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed in the following paragraphs are based upon 1972 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect as of April 1, 1972, and on available market experience.^{2/}

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Erie HMA, it is estimated (based on regular income limits) that, for the period April 1, 1972-April 1, 1974, there is an occupancy potential for an annual total of 220 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 100 units of Section 236 rental housing for elderly couples and individuals.

There have been about 100 houses purchased under Section 235 in the HMA, most of which are in the city of Erie. Of these 100 units, about 90 were new and 10 were existing structures. In addition to these units, there are program reservations for 60 houses scheduled to be completed by September 1972. Erie has two Section 236 projects for the elderly; Conrad House has a total of 133 units and is fully occupied, and construction has just begun on Methodist Towers with its 140 units. Upon completion, these units should satisfy the occupancy potential for the elderly for the first year of the forecast period. Two projects for families have recently been approved under Section 236, one of 144 units and the other of 204 units. Rent supplements will be available for 20 percent of these units. These units, together with the housing likely to be provided under Section 235, should satisfy about 70 percent of the potential during the forecast period. Absorption of the Section 236 projects should be regularly monitored for indications of distribution of demand by rent ranges as well as the strength of total rental demand.

^{1/} The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable, accessible locations, as well as upon the distribution of rents and selling 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. However, little or no housing has been provided under some of the subsidized housing programs and absorption rates remain to be tested.

Public Housing and Rent Supplement. These programs serve families in essentially the same low-income group. The primary differences arise from the manner in which net income is computed and from other eligibility requirements. For the Erie HMA, the annual occupancy potential for public housing is 490 units, 280 for families and 210 for the elderly. As indicated by table II, about 10 percent of the families and 30 percent of the elderly who qualify for public housing units are eligible also for Section 236 housing.

There were 34 units of rent supplement housing in Erie as of April 1, 1972. In addition, about 40 units of one of the recently approved Section 236 projects are planned for use by rent supplement tenants. There is an annual occupancy potential for 155 rent supplement units for families and 210 units for the elderly during the two-year forecast period ending April 1, 1974. Most of the families who qualify for rent supplement also are eligible for public housing, and all elderly couples and individuals who qualify for rent supplement payments are eligible for public housing.

There were 1,700 units of public housing in the city of Erie, as of April 1, 1972, 400 of which were specifically designed and built for the elderly. These 400 units were full and an additional 140 units also were being occupied by elderly couples and individuals. There were 1,130 units occupied by families, and the remaining 30 units, of the 1,700 total, were vacant.

An additional 180 units have been allocated, but construction has begun on only 100 of these units. The waiting list for public housing in the city of Erie totaled nearly 840 applicants, 130 of whom were elderly. There is an annual occupancy potential for 280 units of public housing for families and 210 units for the elderly in Erie during the two-year forecast period. Thirty of the families and 65 of the elderly couples and individuals are eligible for Section 236 (see table II).

Sales Market

The sales market in the Erie HMA has tightened since 1960. The homeowner vacancy rate dropped from 1.2 percent in 1960 to 0.8 percent in 1970, and has remained at that level to the present. Since 1969, the number of new single-family houses built per year has gradually been increasing. According to Unsold Inventory Surveys available from FHA, the trend recently has been away from speculative building. About half of the houses that were built speculatively were priced below \$27,500 in 1971 whereas three years ago over half of the speculative building was being done over the \$30,000 price range. Most of the single-family construction activity is located in the townships adjacent to Erie.

Because of increasing construction costs and the limited supply of existing homes for sale, the market for lower priced housing has continued to be fairly tight. During the two-year forecast period, demand for new sales housing should be spread out among all the various price ranges with slight emphasis in the \$25,000-\$35,000 range.

Rental Market

The number of multifamily units built in the Erie HMA averaged less than 25 per year between 1960 and 1964, inclusively. However, since 1964, the number of multifamily units produced has increased more than tenfold, averaging over 260 units annually. In spite of this surge in apartment building, the renter vacancy rate declined between 1960 and 1970, from 8.9 percent to 5.7 percent. Many of these newer units are higher priced, luxury-type units, and absorption continues to be good. In the past the low to middle rent range market has been met substantially by single-family rental units and duplexes.

The greatest demand for rental units in the Erie HMA has been in the area adjacent to the city of Erie. Gross monthly rents (shelter cost plus utilities) for new units coming onto the market are about \$190-\$200 for one-bedroom units and about \$225-\$235 for two-bedroom apartments. Most newly constructed units have two bedrooms. Existing units rent for somewhat less with gross monthly rents at about \$140 for one-bedroom units and \$170 for two-bedroom units.

During the two-year forecast period most of the demand will be for one- and two-bedroom units. Gross monthly rents for new one-bedroom apartments should be around \$175 and for two bedrooms it should be around \$200. Construction of these units should continue to be in and around the city of Erie. See table I for a detailed breakdown of estimated demand by rent range.

Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based upon the employment, income, population and housing factors discussed below.

Employment. Nonagricultural wage and salary employment increased every year during that period between 1963 and 1970, declined a little in 1971, and seems to have continued to drop in early 1972. Since 1960, unemployment has ranged from a high of 10,200 (10.5 percent) in 1961 to a low of 3,100 (2.9 percent) in 1966. For the twelve-month period ending March 31, 1972, nonagricultural wage and salary employment averaged 97,300,

a decrease of 1,100 (1.1 percent) from the average of 98,400 for a 12-month period ending March 31, 1971, and unemployment increased from 4,800 (4.2 percent of the work force) to 5,700 (5.0 percent of the work force). Table III presents trends in work force and employment by industry since 1960.

Growth in nonmanufacturing employment accounted for two-thirds of the increase in nonagricultural wage and salary employment between 1963 and 1970. Jobs in government, services and trade accounted for nearly 80 percent of the increase in nonmanufacturing employment. Employment in contract construction, which increased between 1963 and 1969 dropped off sharply from an average 4,100 in 1969 to 3,200 in 1971. However, this downward trend seems to have run its course and employment in contract construction is expected to be more stable during the two-year forecast period.

Growth in the manufacturing sector has been sporadic since 1960, with the most consistent growth occurring between 1963 and 1966. From 1966 to 1971, manufacturing employment fluctuated in annual rates of expansion and decline, with the net result of 500 fewer jobs in manufacturing in 1971 than there were in 1966. Employment in electrical machinery decreased most since 1966, averaging a drop of 380 jobs per year during the five-year period. Job gains in nonelectrical machinery and transportation equipment (increasing by an average of 400 per year) were the largest in any segment of the manufacturing sector during the period from 1966 through 1971.

Nonagricultural wage and salary employment in the HMA is expected to increase by about 3,000 jobs (1,500 annually) during the two-year forecast period ending April 1, 1974. Employment increases are expected to be greatest in wholesale and retail trade, government, services and miscellaneous, and nonelectrical machinery and transportation equipment.

The employment forecast suggests a reversal in the downward trend of the past few years, on the basis of an indicated expansion of some size in jobs at General Electric's Erie plant during the next year. These employees will be primarily involved in the production of mass transit cars.

Income. In April 1972, the median annual income of all families in the Erie HMA was about \$9,650 after deduction of federal income taxes. The median after-tax income of renter households with two or more persons was \$8,050. These figures reflect increases of 89 percent over the 1959 median after-tax income of all families (5,100), and 88 percent over the 1959 median after-tax income of renter households with two or more persons (\$4,275).

Demographic Factors. The population of the Erie, Pennsylvania, HMA reached about 266,850 persons as of April 1972. This represents an average annual increase of 1,600 persons (0.6 percent) since April 1970. Between April 1960 and April 1970 population in the HMA increased by an average of 1,300 persons (0.5 percent) annually. A comparison of net natural increase (resident births minus resident deaths) between 1960 and 1970 with population growth for the same period indicates that there was out-migration averaging over 1,325 persons annually. However, annual net natural increase figures declined throughout the 1960-1970 period, while the economy improved as the unemployment rate dropped from 10.5 percent in 1961 to 2.9 percent in 1969. It is likely, therefore, that the major portion of out-migration took place in the early 1960's. Since April 1970, out-migration has averaged about 725 persons annually.

Within the city limits of Erie, population decreased by 9,200 persons between 1960 and 1970. Since the 1970 Census, population in Erie has dropped by approximately 275 persons annually to a level of about 128,700 persons.

The remainder of Erie County experienced population growth between 1960 and 1970 that amounted to almost 2,225 persons annually. Much of the growth was in Millcreek Township which borders on the city of Erie on two sides. Since April 1970, growth in population of the HMA outside of the city of Erie has amounted to almost 1,875 persons annually. Once again much of this growth occurred in areas adjacent to the city of Erie.

Based upon economic conditions in the area and past growth and migrat trends, it is estimated that population growth in the Erie HMA will amount to approximately 1,900 persons annually during the forecast period ending April 1, 1974. This growth will be concentrated mainly in the areas that surround the city of Erie.

There were about 80,700 households in the Erie HMA as of April 1972, reflecting an average annual increase of about 725 since April 1970. This compares with an average annual increase of 650 households between the censuses of 1960 and 1970. Based upon a continued slight decline in house hold size and anticipated growth in population, it is estimated that the number of households in the Erie HMA will increase by approximately 800 per year during the two-year forecast period.

Housing Factors. The housing inventory in the Erie HMA totaled approximately 85,500 units as of April 1972, reflecting average annual increases of about 500 units between April 1960 and April 1970 and about 800 units since the 1970 Census. The increase of 6,575 units since 1960 was a result of the addition of 12,875 new units (including 1,475 mobile homes) minus about 6,300 units lost through demolitions and other causes. There were about 425 privately financed housing units under construction in the HMA, of which about 125 were single-family units and 300 units were in multi-family structures.

Private residential building activity as measured by permits issued^{1/} increased from fewer than 600 units a year in 1960 and 1961 to a peak of nearly 1,100 units in 1965. Activity was somewhat lower in the next four years, 1966 to 1969, when permit activity averaged about 800 units a year. In 1970 and 1971, however, there was a sharp increase in activity to a new peak of 1,150 units in 1971. Single-family activity has been comparatively stable; the 1965 peak and the recent increase have reflected sharp increases in the number of units authorized in multifamily structures.

As of April 1972, there were approximately 4,800 vacant units in the Erie HMA, of which about 1,900 were nonseasonal, nondilapidated units available for sale or rent. The total of 1,900 vacant available units is about 100 units higher than the figure enumerated by the 1970 Census, partially a result of increased construction activity in 1970 and 1971 (see table VI). Between 1960 and 1970 the homeowner vacancy rate fell from 1.2 percent to 0.8 percent and has remained at that level to the present. The renter vacancy rate also declined from 8.9 percent in 1960 to 5.7 percent in 1970. This is a result of a general improvement in the rental stock and an increasing tendency to rent rather than purchase housing. Since April 1970, the rental vacancy rate has risen slightly to about 5.9 percent, primarily a result of a record high number of rental units built during 1971.

^{1/} Residential building permits, as enumerated in table VI, are estimated to cover about 92 percent of all residential construction in the Erie HMA.

Table I

Estimated Annual Demand for Nonsubsidized Housing
Erie, Pennsylvania, Housing Market Area
April 1, 1972 - April 1, 1974

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$20,000	40	6
\$20,000 - 22,499	50	8
22,500 - 24,999	110	17
25,000 - 29,999	150	23
30,000 - 34,999	125	19
35,000 - 44,999	100	15
45,000 and over	<u>75</u>	<u>12</u>
Total	650	100

B. Multifamily Units

<u>Gross monthly rent</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$140	20	-	-	-
\$140 - 159	10	-	-	-
160 - 179	-	130	-	-
180 - 199	-	50	90	-
200 - 219	-	20	65	-
220 - 229	-	-	35	10
240 and over	-	-	<u>10</u>	<u>10</u>
Total	<u>30</u>	<u>200</u>	<u>200</u>	<u>20</u>

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Erie, Pennsylvania, Housing Market Area
April 1, 1972 - April 1, 1974

	<u>Sections 235 and 236 exclusively^{a/}</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	30	5	45	80
2 bedrooms	85	20	105	210
3 bedrooms	55	5	65	125
4+ bedrooms	20	-	35	55
Total	<u>190</u>	<u>30^{b/}</u>	<u>250^{b/}</u>	<u>470</u>
B. <u>Elderly</u>				
Efficiency	15	40	115	170
1 bedroom	20	25	30	75
Total	<u>35</u>	<u>65^{c/}</u>	<u>145^{c/}</u>	<u>245</u>

^{a/} Estimates based on regular income limits.

^{b/} Fifty-five percent of the families are eligible under the rent supplement program.

^{c/} All of the elderly couples and individuals are eligible for rent supplement.

Source: Estimated by Housing Market Analyst.

Table III

Civilian Work Force Components
Erie, Pennsylvania, Housing Market Area
1960 - 1972
(in thousands)

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>Twelve months ending March 31</u>	
													<u>1971</u>	<u>1972</u>
Total civilian work force	<u>98.1</u>	<u>97.6</u>	<u>98.2</u>	<u>97.9</u>	<u>99.8</u>	<u>102.6</u>	<u>105.5</u>	<u>107.2</u>	<u>108.5</u>	<u>110.5</u>	<u>113.7</u>	<u>114.3</u>	<u>114.2</u>	<u>113.8</u>
Unemployment	9.1	10.2	7.7	7.5	5.9	4.2	3.1	3.8	3.3	3.2	4.3	5.5	4.8	5.7
Percent of work force	9.3%	10.5%	7.8%	7.7%	5.9%	4.1%	2.9%	3.5%	3.0%	2.9%	3.8%	4.8%	4.2%	5.0
Total civilian employment	<u>89.0</u>	<u>87.4</u>	<u>90.5</u>	<u>90.4</u>	<u>93.9</u>	<u>98.4</u>	<u>102.4</u>	<u>103.4</u>	<u>105.2</u>	<u>107.3</u>	<u>109.4</u>	<u>108.8</u>	<u>109.4</u>	<u>108.1</u>
Nonagr. wage & salary	<u>76.8</u>	<u>74.8</u>	<u>77.8</u>	<u>77.8</u>	<u>80.9</u>	<u>85.5</u>	<u>90.4</u>	<u>91.8</u>	<u>93.9</u>	<u>96.0</u>	<u>98.3</u>	<u>97.9</u>	<u>98.4</u>	<u>97.3</u>
Manufacturing	<u>35.8</u>	<u>34.1</u>	<u>36.7</u>	<u>36.4</u>	<u>38.7</u>	<u>40.9</u>	<u>43.6</u>	<u>42.7</u>	<u>42.9</u>	<u>42.7</u>	<u>43.5</u>	<u>43.1</u>	<u>43.5</u>	<u>42.1</u>
Durable goods	<u>27.3</u>	<u>26.1</u>	<u>28.3</u>	<u>28.2</u>	<u>30.1</u>	<u>32.2</u>	<u>34.3</u>	<u>33.3</u>	<u>33.3</u>	<u>33.2</u>	<u>34.3</u>	<u>33.8</u>	<u>34.5</u>	<u>33.4</u>
Furniture & fixtures	1.2	1.1	1.2	1.1	1.2	1.3	1.3	1.3	1.4	1.5	1.4	1.2	1.3	1.3
Primary metals	4.1	3.9	4.1	3.6	4.0	4.1	4.5	4.6	4.5	4.5	4.3	4.3	4.2	4.0
Fabricated metals	4.7	4.3	4.5	4.5	4.7	5.3	5.6	5.9	5.6	6.1	6.1	5.5	6.1	5.7
Nonelec. mach. & transp. equip.	9.0	8.5	9.0	9.2	9.9	10.7	10.9	10.5	11.0	10.5	11.7	12.9	12.1	12.6
Electrical machinery	4.4	4.4	4.9	5.1	5.2	5.9	7.1	6.8	6.2	5.9	5.9	5.2	5.9	5.0
Other durables	9.9	3.9	4.6	4.7	5.1	4.9	4.9	4.2	4.6	4.7	4.9	4.7	4.9	4.8
Nondurable goods	<u>8.5</u>	<u>8.0</u>	<u>8.4</u>	<u>8.2</u>	<u>8.6</u>	<u>8.7</u>	<u>9.3</u>	<u>9.4</u>	<u>9.6</u>	<u>9.5</u>	<u>9.2</u>	<u>9.3</u>	<u>9.0</u>	<u>8.9</u>
Food products	2.1	2.1	2.1	2.0	1.9	1.9	2.0	2.0	2.0	1.8	1.9	2.0	2.0	2.0
Paper prod., print. & publishing	3.2	3.0	3.1	3.1	3.1	3.0	3.1	3.0	3.1	3.0	3.0	3.1	2.9	3.0
Rubber & misc. plastics	2.6	2.4	2.7	2.7	3.0	3.2	3.6	3.8	4.0	4.2	3.8	3.6	3.6	3.4
Other nondurables	.6	.5	.5	.4	.6	.6	.6	.6	.5	.5	.5	.6	.5	.5
Nonmanufacturing	<u>41.0</u>	<u>40.7</u>	<u>41.1</u>	<u>41.4</u>	<u>42.2</u>	<u>44.6</u>	<u>46.8</u>	<u>49.1</u>	<u>51.0</u>	<u>53.3</u>	<u>54.8</u>	<u>54.8</u>	<u>54.9</u>	<u>55.2</u>
Contract construction	2.2	2.3	2.2	2.3	2.4	2.9	3.6	3.6	3.9	4.1	3.8	3.2	3.8	3.6
Transp. & public utilities	5.3	5.0	4.9	4.7	4.6	4.9	5.0	5.3	5.3	5.3	5.5	5.6	5.5	5.5
Wholesale & retail trade	14.3	13.5	13.7	13.6	14.0	14.9	15.4	16.3	16.3	16.9	17.8	17.9	17.7	17.6
Fin., insurance & real estate	2.4	2.5	2.5	2.6	2.5	2.6	2.7	2.9	3.1	3.4	3.4	3.5	3.4	3.5
Service & miscellaneous	9.7	9.8	9.9	10.2	10.6	10.9	11.2	11.5	12.2	12.8	13.2	13.3	13.3	13.7
Government	<u>7.1</u>	<u>7.6</u>	<u>7.9</u>	<u>8.0</u>	<u>8.1</u>	<u>8.4</u>	<u>8.9</u>	<u>9.5</u>	<u>10.2</u>	<u>10.8</u>	<u>11.1</u>	<u>11.3</u>	<u>11.2</u>	<u>11.3</u>
Federal	1.0	1.0	1.1	1.1	1.0	1.1	1.2	1.2	1.2	1.2	1.3	1.2	1.3	1.2
State & local	6.1	6.6	6.8	6.9	7.1	7.3	7.7	8.3	9.0	9.6	9.8	10.1	9.9	10.1
All other nonagr. employment	9.3	9.8	10.1	10.1	10.6	10.5	9.6	9.3	9.0	9.2	9.2	9.1	9.2	9.0
Agricultural	2.9	2.8	2.6	2.5	2.4	2.4	2.4	2.3	2.3	2.1	1.9	1.8	1.8	1.8

Source: Pennsylvania Bureau of Employment Security.

Table IV

Estimated Percentage Distribution of All Families
and Renter Households by Income
After Deducting Federal Income Taxes
Erie, Pennsylvania, Housing Market Area
1959 and 1972

Annual after- tax income	1959		1972	
	All families	Renter households ^{a/}	All families	Renter households ^{a/}
Under \$2,000	9	14	4	6
\$2,000 - 2,999	8	10	2	4
3,000 - 3,999	13	18	3	5
4,000 - 4,999	17	26	4	6
5,000 - 5,999	17	12	6	7
6,000 - 6,999	13	8	7	9
7,000 - 7,999	7	5	8	13
8,000 - 8,999	4	2	9	10
9,000 - 9,999	4	1	10	9
10,000 - 12,499	4	1	18	15
12,500 - 14,999	2	1	11	8
15,000 - 19,999	1	1	11	5
20,000 and over	<u>1</u>	<u>1</u>	<u>7</u>	<u>3</u>
Total	100	100	100	100
Median	\$5,100	\$4,275	\$9,650	\$8,050

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Erie, Pennsylvania, Housing Market Area
April 1, 1960 - April 1, 1972

	April 1960	April 1970	April 1972	Average annual change			
				1960-1970		1970-1972	
<u>Population</u>				<u>Number</u>	<u>Percent^{a/}</u>	<u>Number</u>	<u>Percent^{a/}</u>
HMA total	<u>250,682</u>	<u>263,654</u>	<u>266,850</u>	<u>1,300</u>	0.5	<u>1,600</u>	0.6
City of Erie	138,440	129,231	128,700	-925	-0.7	-275	-0.2
Remainder	112,242	134,423	138,150	2,225	1.8	1,875	1.4
<u>Households</u>							
HMA total	<u>72,821</u>	<u>79,249</u>	<u>80,700</u>	<u>650</u>	0.8	<u>725</u>	0.9
City of Erie	41,465	41,036	41,000	-40	-0.1	- 15	0.0
Remainder	31,356	38,213	39,700	690	2.0	740	1.9

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

Source: 1960 and 1970 Censuses of Housing and Population and estimates by Housing Market Analyst.

Table VI

Housing Units Authorized by Building Permits
Erie, Pennsylvania, Housing Market Area
1960 - 1972

<u>Unsubsidized</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>1970</u>	<u>1971</u>	<u>1972^{a/}</u>
Erie County	<u>530</u>	<u>594</u>	<u>663</u>	<u>654</u>	<u>745</u>	<u>1,097</u>	<u>782</u>	<u>842</u>	<u>804</u>	<u>779</u>	<u>987</u>	<u>1,151</u>	<u>117</u>
Single-family	<u>526</u>	<u>588</u>	<u>641</u>	<u>639</u>	<u>684</u>	<u>743</u>	<u>621</u>	<u>697</u>	<u>691</u>	<u>574</u>	<u>590</u>	<u>653</u>	<u>81</u>
Multifamily	<u>4</u>	<u>6</u>	<u>22</u>	<u>15</u>	<u>61</u>	<u>354</u>	<u>161</u>	<u>145</u>	<u>113</u>	<u>205</u>	<u>397</u>	<u>498</u>	<u>36</u>
City of Erie	<u>222</u>	<u>257</u>	<u>257</u>	<u>240</u>	<u>281</u>	<u>420</u>	<u>315</u>	<u>234</u>	<u>124</u>	<u>117</u>	<u>184</u>	<u>263</u>	<u>40</u>
Single-family	<u>222</u>	<u>257</u>	<u>253</u>	<u>240</u>	<u>262</u>	<u>277</u>	<u>168</u>	<u>145</u>	<u>92</u>	<u>68</u>	<u>115</u>	<u>203</u>	<u>30</u>
Multifamily	<u>-</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>19</u>	<u>143</u>	<u>147</u>	<u>89</u>	<u>32</u>	<u>49</u>	<u>69</u>	<u>60</u>	<u>10</u>
Remainder	<u>308</u>	<u>337</u>	<u>406</u>	<u>414</u>	<u>464</u>	<u>677</u>	<u>467</u>	<u>608</u>	<u>680</u>	<u>662</u>	<u>803</u>	<u>888</u>	<u>77</u>
Single-family	<u>304</u>	<u>331</u>	<u>388</u>	<u>399</u>	<u>422</u>	<u>466</u>	<u>453</u>	<u>552</u>	<u>599</u>	<u>506</u>	<u>475</u>	<u>450</u>	<u>51</u>
Multifamily	<u>4</u>	<u>6</u>	<u>18</u>	<u>15</u>	<u>42</u>	<u>211</u>	<u>14</u>	<u>56</u>	<u>81</u>	<u>156</u>	<u>328</u>	<u>438</u>	<u>26</u>
<u>Subsidized</u>													
HMA total	<u>-</u>	<u>-</u>	<u>-</u>	<u>122</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>200</u>	<u>89</u>	<u>292</u>	<u>367</u>	<u>271</u>
Public housing	<u>-</u>	<u>-</u>	<u>-</u>	<u>122</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>200</u>	<u>77</u>	<u>122</u>	<u>350</u>	<u>71</u>
Section 221(d)(3) RS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12</u>	<u>23</u>	<u>-</u>	<u>-</u>
Section 235	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14</u>	<u>17</u>	<u>60</u>
Section 236	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>133</u>	<u>-</u>	<u>140</u>

^{a/} January through March for Erie City and Millcreek Township only.

Sources: Bureau of the Census, C-40 Construction Reports, and local building records.

Table VII

Housing Inventory, Tenure, and Vacancy
Erie, Pennsylvania, Housing Market Area
April 1960 - April 1972

<u>Component</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>April</u> <u>1972</u>	<u>Average annual change^{a/}</u>			
				<u>1960-1970</u>		<u>1970-1972</u>	
				<u>Number</u>	<u>Percent^{b/}</u>	<u>Number</u>	<u>Percent^{b/}</u>
Total housing inventory	<u>78,926</u>	<u>83,898</u>	<u>85,500</u>	<u>500</u>	0.6	<u>800</u>	0.9
Occupied units	72,821	79,249	80,700	640	0.8	725	0.9
Owner occupied	50,760	56,717	57,600	600	1.1	440	0.8
Percent	69.7	71.6	71.4	-	-	-	-
Renter occupied	22,061	22,532	23,100	50	0.2	280	1.2
Vacant units	6,105	4,649	4,800	-150	-2.7	75	1.6
Available vacant	2,790	1,801	1,900	-100	-4.4	50	2.7
For sale	625	436	450	-20	-3.6	10	1.6
Homeowner vacancy rate	1.2%	0.8%	0.8%				
For rent	2,165	1,365	1,450	-80	-4.6	40	3.0
Renter vacancy rate	8.9%	5.7%	5.9%	-	-	-	-
Other vacant ^{c/}	3,315	2,848	2,900	-50	-1.5	25	0.9

^{a/} Components may not add to totals because of rounding.

^{b/} Based on a formula designed to compute rate of change on a compound basis.

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

Sources: 1960 and 1970 Census of Housing and estimates by Housing Market Analyst.

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