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Hamilton-
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1971

Analysis of the
**HAMILTON-
MIDDLETOWN, OHIO
HOUSING
MARKET**

as of April 1, 1971

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

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Housing Market Analysis

Hamilton-Middletown, Ohio, as of April 1, 1971

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.

FHA HOUSING MARKET ANALYSIS - HAMILTON-MIDDLETOWN, OHIO
AS OF APRIL 1, 1971

The Hamilton-Middletown, Ohio, Housing Market Area (HMA) is defined as Butler County, Ohio, and is coextensive with the Hamilton-Middletown SMSA as defined by the Office of Management and Budget. Butler County is a part of the southwest Ohio urban complex and is adjacent to the Cincinnati SMSA directly south and to the Dayton SMSA to the north. There were an estimated 228,700 persons in the HMA as of April 1, 1971.

Employment in the Hamilton-Middletown HMA has grown steadily since 1960. Manufacturing employment is predominant in the local economy, with employment in steel and paper production comprising about one-third of total employment covered under the Ohio Unemployment Compensation Law. Single-family construction levels have not changed significantly since 1960 and the sales market has improved. However, multifamily construction activity has out-paced demand for apartment units since 1960 and the rental market has loosened somewhat.

Anticipated Housing Demand

Considering the projected employment levels for the HMA during the two-year forecast period, the expected gain in the number of households, current demand-supply relationships, and the anticipated loss of units through demolition and other causes, there will be an estimated demand for about 1,375 new nonsubsidized housing units a year during the period from April 1, 1971 to April 1, 1973. The most desirable demand-supply balance would be achieved if annual construction volume included about 700 single-family houses, 75 mobile homes, and 600 multifamily units. Annual demand distributions for single-family houses by price classes and for multifamily units by gross monthly rents are shown in table I.

The estimated annual demand for 1,375 units of nonsubsidized housing is below the levels of construction authorized by building permits in the HMA in the preceeding 1968-1970 period, reflecting a decline in 1970 and an increase during the first three months of 1971, compared to the first three months of 1970.

The estimates of demand discussed above are not intended to be predictions of short-term residential construction activity, but rather suggested levels of construction that are likely to maintain a balanced relationship between supply and demand during the forecast period.

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 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 the program and (2) the proportion of these households that reasonably can 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 Hamilton-Middle-town HMA, the total occupancy potential is estimated to be 900 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based on 1971 incomes, the occupancy of substandard housing,

^{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 calculated potential for subsidized housing may well depend upon construction in suitably accessible locations, as well as a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

estimates of the elderly population, income limits in effect on April 1, 1971, and on available market experience.^{1/}

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Hamilton-Middle-town HMA, it is estimated (based on regular income limits) that, for the April 1, 1971-April 1, 1973 period, there is an occupancy potential for an annual total of 255 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is a potential for about 80 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase the potential for families to 360 units and decrease the elderly potential to 75 units. About 45 percent of families eligible for Section 235 are five- or more-person households.

As of April 1, 1971, 73 units had been financed under Section 235 in the HMA, including 41 new homes. There are no Section 236 projects recently completed or under construction in the HMA, but there are about 10 units reserved under the Section 235 program.

Rental Housing 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 other eligibility requirements. The annual occupancy potential for public housing is an estimated 445 units for families and 180 units for the elderly. Less than five percent of the families and about 20 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 reduced to about 340 units, but the market for accommodations for the elderly would remain comparatively unchanged.

As of April 1, 1971, the stock of low-rent public housing in the Hamilton HMA totaled 533 units, including 100 units designed for the elderly. As of April 1, 1971, the 100-unit project designated for the elderly had no vacancies and a waiting list of about 130 eligible applicants. The remaining 433 units designed for families had about five vacancies and a waiting list of about 335 eligible applicants. No public housing units are currently planned or under construction in the HMA.

^{1/} 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.

The Sales Market

The sales market in the Hamilton-Middletown HMA is considered to be strong, indicated by the estimated homeowner vacancy rate of 0.6 percent as of April 1, 1971. Increased building costs have resulted in lower levels of building activity in the area and the market for new sales housing is tight, especially in the \$15,000 to \$20,000 price range. As a result, the market for existing homes in similar price ranges is also tight throughout the entire HMA.

Most new home construction in the HMA is on a contract basis. The most active areas in the HMA are Union Township (the southeastern corner of the HMA adjacent to the Cincinnati (SMSA), the general area just east of Hamilton, the general area just south of Middletown, and the city of Oxford. The most active price ranges appear to be between \$25,000 and \$35,000 in the active areas.

The Rental Market

The rental market in the Hamilton-Middletown HMA is currently considered to be sound, reflecting a vacancy rate of 5.4 percent. The cities of Hamilton and Middletown have similar vacancy rates of over 5.0 percent and most vacancies are concentrated in units converted from older sales housing, and structures with two to four units. Most of the older rental units are concentrated in the older urban areas of the two cities.

After 1964, virtually all multifamily unit construction was of two-story garden-type structures. Absorption of these units was satisfactory; however, demand for existing rental accommodations declined. At present, absorption of new units has been slower than in recent years with a simultaneous decline in available job opportunities. The demand for older units remains low.

The major portion of multifamily units built during the past five years in Hamilton City are located north of the Great Miami River. In Middletown, the majority of multifamily units are located in the northern half of the city. Other areas of development include the northwest corner of the HMA and the area south of Hamilton. Gross monthly rents for recently built apartment units generally range from \$130 to \$160 for efficiency units, from \$160 to \$240 for one-bedroom units, from \$190 to \$300 for two-bedroom units, and from \$230 to \$310 for three-bedroom units. Rents in older units range from \$70 to \$90 for one-bedroom units, from \$100 to \$150 for two-bedroom units, and from \$125 to \$175 for single-family homes.

Economic, Demographic, and Housing Factors

The estimated demand for new nonsubsidized housing units is based on the trends in employment, income, population, and housing factors summarized below.

Employment. The economy of the HMA is dominated by manufacturing, primarily iron, paper products, automobile body stampings, and banking and office equipment and is heavily dependent upon trends in the national economy. Total nonagricultural wage and salary employment is not available in terms of its components, except for those workers covered under the Ohio Unemployment Compensation Law. The proportion of the total employment figure that is covered employment, however, has remained at approximately sixty-eight percent since 1965 and is, therefore, a good indicator of employment trends in manufacturing and in the various sectors of nonmanufacturing employment.

The most recent year for which both total and covered employment figures are available is 1969. Total employment in 1969 was 76,100 workers, of whom 51,360 (67.5 percent) were covered nonagricultural wage and salary workers. Total employment has increased every year since 1962, except for 1968 when there was a drop of about 100 jobs. Increases since 1962 have averaged 1,470, although a low gain of 100 was recorded in 1963 and a high gain of 3,100 was recorded in 1965. The unemployment rate decreased between 1967 and 1969 and, despite the 400 jobs added to total employment, the unemployment rate increased to 4.5 percent of the labor force in September 1970.

Covered employment in the manufacturing sector, which comprised about 56 percent of covered wage and salary employment in the HMA in September 1969, compared to 61 percent in 1960, has declined since 1960 because of several plant cutbacks and economic influences of the national economy. Employment losses in the nonelectrical machinery, food and kindred products, and paper and allied products industries because of the closing of several plants in the early 1960's, offset gains in the primary and fabricated metal products industries between 1960 and 1969. And, reflecting trends in the national economy, covered employment in the manufacturing sector as a whole has declined by an annual average of about 160 jobs since 1966.

Covered employment in the nonmanufacturing sector has increased since 1960 (430 annually) primarily because of substantial gains in the wholesale and retail trade category, with annual average gains in trade of about 300 since 1961. Several large shopping centers have opened in recent years which is indicative of the growth of trade in the area. Increases in other categories of the nonmanufacturing sector, including transportation, finance, insurance and real estate, and services have been offset by losses in the contract construction category of about 800 annually since 1966.

Reflecting expansion of an existing iron production plant and increases in wholesale and retail trade, covered nonagricultural wage and salary employment in the HMA is expected to increase by about 300 jobs annually to a total of about 51,900 covered jobs by April 1, 1973. Covered employment in manufacturing should increase by about 50 workers annually and employment in nonmanufacturing is expected to increase by about 250 annually.

Income. As of April 1, 1971, the estimated median annual income of all families in the Hamilton-Middletown HMA was \$10,400, after deduction of federal income tax. Renter households of two or more persons had an estimated median annual after-tax income of \$8,350. In 1959, the median after-tax incomes for all families and for renter households were \$5,800 and \$4,650, respectively. Distributions of families and renter households by after-tax incomes are presented in table IV.

Demographic Factors. Total population of the HMA was estimated to be 228,700 persons as of April 1, 1971, a gain of about 2,675 since April 1970. The 1970 Census reported a population of 226,027 as of April 1, 1970, an average annual increase of about 2,700 since April 1960, reflecting a net in-migration of about 1,450 annually. The population of the city of Hamilton decreased between 1960 and 1970 by about 450 annually from 72,354 to 67,865, reflecting an average annual out-migration of about 1,290. It is estimated that as of April 1, 1971, the population of Hamilton City was 67,400, a decrease of about 465 since April 1, 1970. The population of Middletown City increased from 42,115 to 48,767, an average annual increase of about 670 between April 1960 and April 1970. This increase includes about 3,500 persons located in areas annexed by the city during the 1960-1970 decade. If the annexations had not occurred, the population would have increased by about 315 annually. As of April 1, 1971, the population of Middletown was estimated to be about 49,050, an increase of about 280 since April 1970. In the HMA outside the cities of Hamilton and Middletown, the population as of April 1, 1970 was 109,395, reflecting an increase of about 2,480 annually since 1960. As of April 1971, the population of the area outside the central cities is estimated to be about 112,250, an increase of about 2,850 since April 1970.

It is expected that the population of the HMA will increase by an average of 2,450 annually during the two-year forecast period, to about 233,600 persons as of April 1, 1973. The average annual increase is smaller in the forecast period than during the 1960-1970 decade because of reduced new employment opportunities expected in the area. It is estimated that the population of Hamilton City will decrease to about 66,525, reflecting an average annual decrease between April 1, 1971 and April 1, 1973 of about 440 persons. The population of the city of Middletown is expected to increase by about 350 annually during the forecast period to about 49,750 persons as of April 1, 1973. The decrease in the population of Hamilton

City compared to the increase in the population of Middletown City reflects the lack of employment opportunities in Hamilton compared to the availability of employment opportunities in Middletown, which is the location of the largest employer in the HMA. As of April 1, 1973, the population of the area outside the central cities is expected to increase by about 2,540 annually to about 117,325 persons, reflecting the increasing propensity of the population of the HMA to locate outside the central cities.

The number of households in the HMA totaled 67,110 as of April 1, 1970, reflecting an average annual increase of about 1,110 since April 1960. It is estimated that the number of households in the HMA is 68,250 as of April 1, 1971, a gain of about 1,140 since April 1970. As of April 1, 1970, the number of households in Hamilton City was 22,114, an average annual increase of about 25 since April 1960. As of April 1, 1971, the number of households in the city of Hamilton is estimated to be 22,125, a gain of about 10 since April 1970. As of April 1, 1970, the number of households in Middletown was about 16,048, an average increase of about 310 annually since April 1960. The household figures for Middletown include approximately 1,200 households located in areas annexed by the city during the 1960-1970 decade. If these households were not annexed, the average annual household gain for the ten year period would have been about 190. As of April 1, 1971, it is estimated that the number of households in Middletown City increased by about 150 to about 16,200 households. In the HMA outside the central cities of Hamilton and Middletown, the number of households was 28,948 as of April 1, 1970, reflecting an increase of about 770 since April 1960. It is estimated that the number of households outside the central cities increased by about 975 since April 1, 1970, to about 29,925 as of April 1, 1971.

The number of households in the HMA is expected to increase by about 1,075 annually during the forecast period to about 70,400 as of April 1, 1973. In Hamilton, the number of households is expected to increase to about 22,175, reflecting an average gain of about 25 annually during the next two years. The number of households in Middletown City is estimated to be about 16,500 as of April 1, 1973, reflecting an increase of about 150 annually on the average over the current April 1971 figure. In the HMA outside the cities of Hamilton and Middletown, the number of households is expected to increase by about 900 annually to about 31,725 as of April 1, 1973.

Housing Factors. The housing inventory of the Hamilton-Middletown HMA totaled about 70,375 units on April 1, 1971, reflecting an increase of about 11,830 units over the April 1960 housing inventory of about 58,545. The increase resulted from the construction of about 14,160 housing units, the loss of about 3,075 units through demolition or other causes, and the net addition to the inventory of about 745 mobile homes. There were about 900 units under construction as of April 1, 1971, including 300 single-family houses and 600 units in multifamily structures. The city of Hamilton had an estimated 22,925 housing units on April 1, 1971, an increase of about 165

units since April 1960. Middletown City had about 16,800 housing units as of April 1, 1971; reflecting an increase of about 3,325 units since April 1, 1960, including about 1,200 units added to the inventory through annexations.

As measured by building permits issued, which cover the entire HMA, residential construction activity varied substantially between 1960 and 1970, ranging between a low of 956 units in 1963, which reflected a local economic recession and a high of 2,057 units in 1969, which reflected the construction of several multifamily projects (see table VI). After 1965, the proportion of multifamily units authorized compared to total units authorized began to increase and multifamily unit construction levels peaked in 1969 at 1,278 units. Single-family home construction declined to the lowest level of the decade in 1966 (634 homes) reflecting the restrictive mortgage market at that time. Construction of single-family houses then increased to 870 in 1968 as mortgage money became more available, although at somewhat higher interest rates than pre-1966 levels. However, due to increasing construction and development costs of single-family construction, authorizations of single-family houses after 1968 decreased to 772 in 1970. Totals for the first three months of 1971 indicate a slight upturn in single-family construction because of the increasing supply of single-family attached townhouses being offered by local builders. Generally, new construction activity has taken place in areas outside the city limits of Hamilton and Middletown, primarily in the southeast and northeast areas of the HMA, including Union, Madison, and Oxford townships.

Vacancy. There were about 1,490 vacant housing units available for occupancy in the HMA as of April 1, 1971, an increase of about 35 since April 1960 (see table VII). Of these, approximately 300 were available for sale and 1,190 were available for rent, indicating homeowner and renter vacancy rates of 0.6 percent and 5.4 percent, respectively, compared with corresponding ratios of 1.3 percent and 5.1 percent in April 1960. Increases in demand for single-family sales units without corresponding increases in building activity have been the primary cause of the reduced homeowner vacancy rate.

Table I

Annual Demand for New Nonsubsidized Housing
Hamilton-Middletown, Ohio, Housing Market Area
April 1, 1971 to April 1, 1973

<u>A. Single-family</u>		<u>Number of units</u>	<u>Percent</u>
<u>Price class</u>			
Under	\$22,000	80	10.0
\$22,000 -	23,999	45	6.0
24,000 -	25,999	70	9.0
26,000 -	28,999	130	17.0
29,000 -	33,999	165	21.0
34,000 -	43,999	175	23.0
44,000	and over	<u>110</u>	<u>14.0</u>
Total		775	100.0

<u>B. Multifamily</u>					
<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>	
Under \$140	10	-	-	-	
\$140 - 159	10	-	-	-	
160 - 179	-	110	-	-	
180 - 219	-	70	165	-	
220 - 249	-	20	100	35	
250 and over	-	-	<u>35</u>	<u>45</u>	
Total	20	200	300	80	

a/ Gross rent is shelter rent plus utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Hamilton-Middletown, Ohio, Housing Market Area
April 1971-April 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing^{b/}</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
1 bedroom	25	5	60	90
2 bedrooms	80	15	180	275
3 bedrooms	65	0	120	185
4+ bedrooms	<u>65</u>	<u>0</u>	<u>65</u>	<u>130</u>
Total	235	20	425	680
B. <u>Elderly</u>				
Efficiency	25	25	95	145
1 bedroom	<u>15</u>	<u>15</u>	<u>45</u>	<u>75</u>
Total	40	40	140	220

^{a/} Estimates are based upon regular income limits.

^{b/} About 80 percent of the families eligible for public housing are eligible for rent supplement.

Source: Estimated by Housing Market Analyst.

Table III
Civilian Work Force Components
Hamilton-Middletown, Ohio, Housing Market Area
1960-1970 ^{a/}

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	Month of September 1969	Month of September 1970
Total labor force ^{b/}	N/A	N/A	<u>71,600</u>	<u>71,200</u>	<u>72,300</u>	<u>74,500</u>	<u>76,800</u>	<u>78,900</u>	<u>78,600</u>	<u>78,900</u>	N/A	<u>80,000</u> ^{d/}
Total employment	N/A	N/A	65,800	65,900	68,000	71,100	74,100	75,800	75,700	76,100	N/A	76,500 ^{d/}
Total unemployment	N/A	N/A	5,800	5,300	4,400	3,400	2,700	3,100	2,900	2,800	N/A	3,600 ^{d/}
Rate	N/A	N/A	8.1	7.5	6.0	4.5	3.5	3.9	3.7	3.5	N/A	4.5 ^{d/}
Covered nonag. wage & salary employment	<u>48,200</u>	<u>44,825</u>	<u>43,340</u>	<u>43,390</u>	<u>45,060</u>	<u>48,050</u>	<u>51,040</u>	<u>52,090</u>	<u>51,190</u>	<u>51,360</u>	<u>52,190</u>	<u>52,730</u>
Manufacturing	<u>29,575</u>	<u>27,110</u>	<u>25,810</u>	<u>25,775</u>	<u>26,660</u>	<u>28,110</u>	<u>29,330</u>	<u>28,590</u>	<u>28,645</u>	<u>28,845</u>	<u>29,440</u>	<u>29,950</u>
Durable goods	<u>19,370</u>	<u>17,705</u>	<u>16,855</u>	<u>16,990</u>	<u>17,830</u>	<u>19,005</u>	<u>20,105</u>	<u>19,370</u>	<u>19,600</u>	<u>19,890</u>	<u>20,375</u>	N/A
Primary metal	7,765	7,525	7,050	7,375	7,710	8,515	8,655	8,350	8,220	8,400	8,500	N/A
Fabricated metal	5,370	4,860	5,485	5,525	5,765	5,675	5,985	5,610	5,965	5,965	6,315	N/A
Nonelec. machinery	2,310	1,720	1,750	1,970	2,110	2,300	2,420	2,180	2,100	1,975	2,015	N/A
Other	3,925	3,600	2,570	2,120	2,245	2,515	3,045	3,230	3,315	3,550	3,545	N/A
Nondurable goods	<u>10,210</u>	<u>9,405</u>	<u>8,955</u>	<u>8,785</u>	<u>8,835</u>	<u>9,040</u>	<u>9,225</u>	<u>9,220</u>	<u>9,045</u>	<u>8,960</u>	<u>9,065</u>	N/A
Food & kindred products	1,045	1,060	1,015	1,075	1,090	1,080	1,010	1,020	875	755	790	N/A
Paper & allied products	8,015	7,245	6,860	6,650	6,620	6,730	6,915	7,060	7,220	7,275	7,315	N/A
Other	1,150	1,100	1,080	1,060	1,125	1,230	1,300	1,140	950	930	960	N/A
Nonmanufacturing	<u>18,625</u>	<u>17,715</u>	<u>17,530</u>	<u>17,615</u>	<u>18,400</u>	<u>19,940</u>	<u>21,710</u>	<u>23,500</u>	<u>22,545</u>	<u>22,515</u>	<u>22,570</u>	<u>22,610</u>
Contract construction	3,545	2,975	2,645	2,440	2,680	3,400	4,485	6,030	4,620	3,730	3,680	3,600
Trans. & utilities	1,500	1,480	1,525	1,575	1,600	1,680	1,730	1,755	1,885	1,965	2,035	2,075
Wholesale & retail trade	8,830	8,355	8,515	8,730	9,105	9,545	9,855	9,920	10,215	10,745	10,855	10,775
Finance, insur. & real est.	2,095	2,170	2,210	2,250	2,245	2,310	2,420	2,440	2,385	2,440	2,510	2,635
Services	2,625	2,615	2,600	2,615	2,605	2,860	3,080	3,210	3,295	3,475	3,490	3,525

^{a/} Labor force, total employment, and unemployment figures are total annual averages as estimated by the Division of Research and Statistics, Ohio Bureau of Employment Services. Nonagricultural wage and salary manufacturing and nonmanufacturing employment and its components, are annual averages of those workers covered under the Ohio Unemployment Compensation Law.

^{b/} Subtotals may not add to totals because of rounding. Employment includes workers involved in labor-management disputes.

^{c/} Sum of industrial divisions may not equal total for year due to exclusion of minor divisions and those with fewer than three employers.

^{d/} Annual average for 1970.

Source: Ohio Bureau of Employment Services.

Table IV

Estimated Percentage Distribution of Families by Annual Income^{a/}
Hamilton-Middletown, Ohio, Housing Market Area
1959 and 1971

<u>Income class</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households^{b/}</u>	<u>All families</u>	<u>Renter households^{b/}</u>
Under \$ 3,000	14.5	23.5	11.5	10.5
\$ 3,000 - 3,999	9.0	14.5	(5.0
4,000 - 4,999	14.0	19.0	(6.0
5,000 - 5,999	16.0	16.0	4.5	7.5
6,000 - 6,999	15.0	11.0	6.0	8.0
7,000 - 7,999	10.0	6.0	6.5	8.5
8,000 - 8,999	6.0	3.5	8.5	10.5
9,000 - 9,999	4.0	1.5	9.0	9.0
10,000 - 11,999	6.0	(16.0	13.5
12,000 - 13,999	((13.0	8.5
14,000 - 16,999	5.5	5.0	9.0	6.0
17,000 and over	((16.0	6.0
Total	100.0	100.0	100.0	100.0
Median	\$5,800	\$4,650	\$10,400	\$8,350

a/ After deduction of federal income tax.

b/ Renter households of two or more persons.

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

Table V

Population and Household Trends
Hamilton-Middletown, Ohio, Housing Market Area
1960-1973

	April 1, 1960	April 1, 1970	April 1, 1971	April 1, 1973	Average annual change			
					1960-1970		1971-1973	
					Number ^{a/}	Percent	Number ^{a/}	Percent
<u>Population</u>								
Hamilton	72,354	67,865	67,400	66,525	-450	0.6	-440	0.6
Middletown	42,115	48,767	49,050	49,750	670	1.5	350	0.4
Remainder	<u>84,607</u>	<u>109,395</u>	<u>112,250</u>	<u>117,325</u>	<u>2,480</u>	2.6	<u>2,540</u>	2.2
HMA Total	199,076	226,027	228,700	233,600	2,700	1.3	2,450	1.1
<u>Households</u>								
Hamilton	21,854	22,114	22,125	22,175	25	0.1	25	0.1
Middletown	12,944	16,048	16,200	16,500	310	2.1	150	0.9
Remainder	<u>21,234</u>	<u>28,948</u>	<u>29,925</u>	<u>31,725</u>	<u>770</u>	3.1	<u>900</u>	3.0
HMA Total	56,032	67,110	68,250	70,400	1,110	1.8	1,075	1.6

a/ Rounded.

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

Table VI

Housing Units Authorized by Building Permits
Hamilton-Middletown, Ohio, Housing Market Area, 1960-1970

	<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>First three months</u>	
												<u>1970</u>	<u>1971</u>
HMA total	1,309	1,104	965	956	1,202	1,518	1,225	1,084	1,780	2,057	1,476	182	384
Single-family	1,221	1,015	866	787	742	882	634	693	870	779	772	116	235
Multifamily	88	89	99	169	460	636	591	391	910	1,278	704	66	149
Hamilton	137	142	117	96	116	344	100	159	372	360	278	19	62
Single-family	120	138	109	96	114	127	79	102	75	82	178	9	22
Multifamily	17	4	8	-	2	217	21	57	297	178	100	10	40
Middletown	237	216	130	180	339	245	209	262	309	138	99	24	-
Single-family	206	132	88	81	91	130	64	42	51	56	50	15	-
Multifamily	31	64	42	99	248	165	145	220	258	82	49	9	-
Oxford	34	62	64	105	211	199	233	158	127	196	156	14	48
Single-family	32	45	35	35	41	43	54	59	63	45	56	14	18
Multifamily	2	17	29	70	170	156	179	99	64	151	100	-	30
Fairfield	123	112	110	97	63	125	56	87	170	644	412	37	-
Single-family	97	112	92	97	53	89	44	84	128	82	150	19	-
Multifamily	26	-	18	-	10	36	12	3	42	562	262	22	-
Monroe	55	28	28	36	52	56	47	38	113	79	13	8	8
Single-family	47	28	28	36	50	50	45	34	48	31	3	8	8
Multifamily	8	-	-	-	2	6	2	4	65	48	10	-	-
Trenton	54	55	71	67	56	84	33	63	80	115	101	14	-
Single-family	54	55	71	67	56	84	33	55	52	59	50	14	-
Multifamily	-	-	-	-	-	-	-	8	28	56	51	-	-
Remainder	669	489	445	375	365	415	547	317	609	625	417	66	266
Single-family	665	485	443	375	337	359	315	317	453	424	285	41	187
Multifamily	4	4	2	-	28	56	232	-	156	201	132	25	79

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

Table VII

Components of Housing Inventory
Hamilton-Middletown, Ohio, Housing Market Area
April 1960-April 1971

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>April 1, 1971</u>
Total housing inventory	<u>58,544</u>	<u>69,284</u>	<u>70,375</u>
Total occupied units	<u>56,032</u>	<u>67,110</u>	<u>68,250</u>
Owner-occupied	<u>38,443</u>	<u>46,512</u>	<u>47,275</u>
Percent	68.6	69.3	69.3
Renter-occupied	<u>17,589</u>	<u>20,598</u>	<u>20,975</u>
Total vacant units	<u>2,512</u>	<u>2,174</u>	<u>2,125</u>
Available vacant	<u>1,457</u>	<u>1,488</u>	<u>1,490</u>
For sale	521	336	300
Homeowner vacancy rate	1.3%	0.7%	0.6%
For rent	936	1,152	1,190
Rental vacancy rate	5.1%	5.3%	5.4%
Other vacant ^{a/}	<u>1,055</u>	<u>686</u>	<u>635</u>

^{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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