

728.1
:308
F22
Harrisburg,
Pa.
1970
c.2

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

OCT 23 1970

LIBRARY
WASHINGTON, D.C. 20410

Analysis of the
HARRISBURG, PENNSYLVANIA
HOUSING MARKET

as of April 1, 1970

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

October 1970

FHA Housing Market Analysis

Harrisburg, Pennsylvania, as of April 1, 1970

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 - HARRISBURG, PENNSYLVANIA
AS OF APRIL 1, 1970^{1/}

The Harrisburg, Pennsylvania, Housing Market Area (HMA) is defined as Cumberland and Dauphin Counties. The Harrisburg Standard Metropolitan Statistical Area (SMSA) was expanded to include Perry County in October 1968, but Perry County is not considered to be part of the housing market area.

Harrisburg, the state capital, is an important trade and commercial center for the southeastern Pennsylvania region. As of April 1, 1970, the HMA population was 383,500 persons, including 151,500 persons in Cumberland County and 232,000 persons in Dauphin County. The city of Harrisburg had approximately 72,400 residents.

The Harrisburg area has been growing gradually since mid-1965. Non-agricultural wage and salary employment has increased at a rate of 2.4 percent annually and demographic gains have averaged slightly more than one percent a year. While the closing of Olmstead Air Force Base in July 1965 did have a dampening impact on growth rates in the local economy in 1965 and 1966, there has been substantial new growth since that time, including new peaks in both single-family and multifamily building. The expansion in 1967 to 1969 was the result of the location of new industry on the former Olmstead AFB site. Vacancies in multifamily units have been reduced since the previous analysis, while the availability of a number of vacant noncompetitive units in the city of Harrisburg has caused a slight increase in the homeowner vacancy rate.

Anticipated Housing Demand

Based on the expected growth in the number of households and the need to replace housing units lost from the inventory, it is estimated

^{1/} Data in this analysis are supplementary to an FHA analysis as of August 1, 1965.

that 1,900 new nonsubsidized housing units could be absorbed annually in the Harrisburg HMA during the two-year period ending April 1, 1972. In order to achieve proper market balance, the 1,900 new nonsubsidized housing units should consist of 950 single-family homes and 950 units in multifamily structures (see table I). This level of demand is based on the estimates of economic, demographic, and housing trends anticipated as of April 1, 1970.

Continued tight mortgage credit combined with a relatively high homeowner vacancy rate is reflected in the projected demand for new single-family homes in the HMA. Future demand will level off at the 1969 volume after declining gradually from a peak total of 1,200 units in 1967.

A significant portion of the demand for single-family houses is in the price classes above \$25,000. The marketing of rental units would be most successful at \$140 to \$170 per month for one-bedroom units, \$170 to \$200 for two-bedroom apartments, and \$200 to \$240 for three-bedroom units.

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--below-market-interest-rate financing for projects under Section 221(d)(3); monthly rent-supplements in rental projects financed with market-interest-rate mortgages 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 two-year forecast period. Household eligibility for the Section 235, Section 221(d)(3) BMIR, 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. For public housing and rent supplement, all families and individuals with income below the income limits are assumed to be eligible. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Harrisburg HMA the total occupancy potential is estimated to be 1,145 units annually, including 365 units for the elderly (see table II). Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based on 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on April 1, 1970, 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, about 385 houses a year could be absorbed in the HMA during the two-year forecast period ending April 1, 1972; using regular income limits, the potential would be reduced by approximately one third. Nearly 40 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 and about 70 percent are eligible under Section 221(d)(3). To date, no Section 235 home loans have been processed in the Harrisburg area.

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 from other eligibility requirements. In the Harrisburg HMA, there is an annual potential for 400 low-rent public housing units for families and 290 units for elderly couples and individuals. Less than five percent of the families and approximately one-third of the elderly also are eligible for housing under Section 236 (see table II). In the case of the somewhat more restrictive rent-supplement program, the potential for families would be about one-third of the figure shown above but the market among the elderly would be unchanged. Currently there is a 163-unit rent supplement project for families under construction, scheduled for February 1972 completion which will satisfy part of the potential cited above.

There are approximately 1,650 low-rent public housing units currently under management in the HMA, twenty percent of which are designed specifically for elderly occupancy. As of April 1, 1970, there were 100 units for the elderly under construction in Swatara Township which will be ready for occupancy in July 1971. An additional 126-unit turnkey project for the elderly has been opened for construction bids. Currently there are no proposals to build low-rent public housing for families. Completion of the two projects would satisfy approximately one year's potential among the elderly.

^{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 distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

^{2/} Families with income 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 units proposed or under construction for the elderly in the HMA will satisfy almost 60 percent of the potential during the two-year forecast period.

Rental Housing under Section 236^{1/} and Section 221(d)(3) BMIR. Moderately priced rental units can be provided under Section 236 or Section 221(d)(3) BMIR. Although the established income limits for Section 221(d)(3) BMIR housing are generally higher than those for Section 236, the exemption allowance for minor children under the latter program effectively raises the limits into approximately the same range as the Section 221(d)(3) BMIR program, so that virtually the same households are eligible under each program.

With exception income limits, there is an annual occupancy potential for 560 units of Section 236 housing, including 385 units for families and 170 units for elderly families and individuals; based on regular income limits these potentials would be reduced by approximately one third. Less than five percent of the families eligible under this section are alternatively eligible for public housing and 50 percent of the elderly households would qualify for public housing. It should also be noted that in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same population and are, therefore, not additive. At this time, there are no Section 236 projects either existing or under construction in the HMA.

If federal funds are available,^{2/} it is estimated that 310 units of Section 221(d)(3) BMIR housing for families and 125 units for the elderly could be absorbed annually during the two-year forecast period. About 85 percent of the families eligible under this section also are eligible under Section 236. Currently there are no Section 221(d)(3) projects under construction in the HMA. There is one existing project of 163 units which has been very successful.

Sales Market

The market for new and existing homes in the suburban portions of the HMA is tight. The relatively high homeowner vacancy rate of 2.1 percent at the present time, reflects the availability of a large number of substandard units located in the city of Harrisburg. Vacancy rates in suburban Dauphin County and in Cumberland County are currently at more acceptable levels.

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

^{2/} At the present time, funds for allocations are available only from reductions, withdrawals, and cancellations of allocations.

Beyond the city limits, on both sides of the Susquehanna River, building costs and the costs of providing water and sewer facilities have risen sharply in the last few years. An unsold inventory survey conducted by the FHA Insuring Office revealed that in 1969 no homes built in subdivisions with five or more completions were priced under \$17,500. The comparable survey for 1968 indicated that approximately 10 percent of the units surveyed were below \$17,500 in price. Approximately 7.9 percent of the 126 speculatively built units completed in 1969 remained unsold for three months or less. These unsold units represented less than four percent of the total number of homes surveyed in 1969.

Single-family home development is concentrated primarily in the communities surrounding the city of Harrisburg. Most of the subdivision activity takes place on the West Shore of the river (Cumberland County) in the townships of East Pennsboro, Lower Allen, Camp Hill, Hampden, and Carlisle. Prices in these areas average \$30,000 to \$40,000. For the most part, single-family construction in Dauphin County takes place outside Harrisburg in the communities of Derry, Lower Paxton, Susquehanna, and West Hanover where little home construction is done below the \$28,000 price class. Lack of available land prevents extensive single-family construction in the city.

The market for existing homes has quickened within the last three months. The availability of suitable listings has improved but there remains an unsatisfied demand for older homes. Resulting from this under-supply, sales prices of existing homes have risen to an average of \$18,000 in suburban Cumberland and Dauphin Counties, as compared with \$16,000 in 1967. Although there are fewer available homes in the city of Harrisburg, prices there are generally lower, around \$15,000.

Rental Market

The rental market in Harrisburg has tightened since the last FHA analysis, as shown by the reduction in the rental vacancy rate from 5.9 percent in 1965 to 4.6 percent in April 1970. The market for the newer townhouse and garden-type rental units is good. Since 1965, approximately 3,250 units have been built and, without exception, the projects have been rented quickly; many have waiting lists. More than half of the multifamily construction takes place in Lower Paxton, Susquehanna, and Swatara townships. As in the case of the sales market, multifamily construction in Cumberland County is confined almost exclusively to the communities of Camp Hill, Carlisle, East Pennsboro, Hampden, and Lower Allen.

Because of rising mortgage costs, some families have deferred new home purchase in favor of new townhouse and garden projects which are convenient to the business district. These apartments offer amenities such as tennis courts and swimming pools. Rents, including all utilities except electricity, average \$150, \$175 and \$200 for one-, two- and three-bedroom units, respectively.

The large volume of multifamily construction in recent years has caused a slight reversal of the homeownership trend. Currently, there are approximately 500 new multifamily units under construction in the HMA. Rents for these units will not differ significantly from those in existing developments.

Economic, Demographic and Housing Factors

Demand for new housing in the Harrisburg, Pennsylvania, HMA is based upon the economic, demographic, and housing trends discussed below.

Employment. For the twelve months ending in February 1970, non-agricultural wage and salary employment in the Harrisburg Labor Market Area^{1/} averaged 173,900, representing annual additions of about 3,700 jobs (2.4 percent) over the 1965 average, in spite of the phase-out of Olmstead Air Force Base beginning July 1, 1965. The resulting declines in government employment and leveling in job totals in supporting nonmanufacturing categories, especially trade, were the causes of the slowdown manifested in 1965 and 1966 in total nonagricultural wage and salary employment. New industry and services located on the grounds of the former military base stimulated employment growth at levels considerably above those of the mid-1960's. Between 1967 and 1969, about 13,000 new jobs were added, whereas nonagricultural employment grew by only 4,100 jobs in 1965 and 1966 for a net increment of approximately 3,750 jobs annually during the 5-year period 1965-1969. Data for the 12 months ending in February 1970 indicate that the wage and salary total is approximately 6,100 jobs higher than during the comparable months ending in February 1969.

Manufacturing comprises less than 25 percent of wage and salary employment in the Harrisburg area. Gains of almost 700 jobs annually since January 1965 have been the result of expansion primarily in the durable goods categories of nonelectrical machinery and transportation equipment.

Employment in nonmanufacturing has historically comprised about three-fourths of the nonagricultural wage and salary total. The construction and operation of a large medical center in Dauphin County, as well as the opening of a new extension of the state university have resulted in significant growth in the contract construction, retail trade, and service industries, contributing to an 11,800 job gain over the 1967-1969 period. Additions to nonmanufacturing employment since 1965 have averaged 3,300 jobs annually. A large portion of the new jobs have been filled by women, resulting in an increased participation rate.

At the present time, employment in federal, state, and local government comprises one-third of the nonmanufacturing total and one-quarter of all nonagricultural wage and salary jobs. At the federal level, cut-backs in military spending have resulted in the loss of approximately

^{1/} Includes Cumberland, Dauphin, and Perry Counties. Perry County contributes less than five percent of the employment.

1,900 jobs annually during the 1965-1969 period; however, only 300 federal jobs were lost between 1968 and 1969. The majority of federal employees in the HMA are military-connected civilians employed at the United States Naval Supply Depot in Mechanicsburg, and the Carlisle Barracks. In response to demand for services resulting from a growing population, employment in the state and local government sectors increased by an average of 1,550 a year in the 1965-1969 period.

Expansion in wage and salary employment is expected to continue at the same annual rate that occurred in the 1965-1969 period (2.4 percent). It is expected that about 4,200 jobs will be created annually during the next two-years and the participation rate is expected to increase. Almost 90 percent of employment increments will be concentrated in the nonmanufacturing sector, principally in government, services, and retail trade. Increases in employment in manufacturing will occur primarily as the result of plant expansions rather than the addition of new industry in the area.

Income. As of April 1, 1970, the median annual income of all families in the Harrisburg HMA, after deduction of federal income tax, was \$8,875; the median income for renter households of two or more persons was \$7,325. Detailed distributions of all families and renter households by 1965 and 1970 after-tax income classes are presented in table IV.

Population and Households. Population and household trends evident at the time of the 1965 analysis have continued. Population in the HMA has grown by approximately 4,375 persons (1.1 percent) annually since August 1965 to a current total of 383,500 persons.^{1/} Population increases in Cumberland County consistently have been larger than in Dauphin County due to the latter's loss of city population. In April 1970, 151,500 persons resided in Cumberland County, representing an average annual increase of 2,775 persons (1.9 percent) since August 1965. There were an estimated 232,000 persons in Dauphin County, an average increase of only 1,600 (.7 percent) annually since August 1965. Population in Harrisburg has declined by approximately 400 persons annually since 1965.

The number of households in the HMA has increased by 1,850 (1.5 percent) annually--from 112,500 in August 1965 to a current total of 121,125. About 925 households (2.1 percent) were added each year in Cumberland County. Dauphin County had an annual household increase of about 900 (1.2 percent), in spite of continued out-migration of families from the city of Harrisburg.

Household and population increments during the forecast period are expected to follow previously established trends. The HMA population is expected to reach 393,125 in April 1972, representing an increase of

^{1/} Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

4,800 residents (1.2 percent) annually. Cumberland and Dauphin Counties will have annual additions to population of 2,800 and 2,000 persons, respectively. Increments of 975 households annually in Cumberland County and 925 in Dauphin County over the forecast period will raise the HMA total to 124,925 households. Trends in population and household growth for the 1960-1972 period are presented in table V.

Residential Construction and the Housing Inventory. Since 1965, an average of approximately 1,875 housing units annually have been authorized by building permits in the market area.^{1/} Construction activity was curtailed briefly after the closing of Olmstead Air Force Base in 1964; authorizations declined from 1,764 units in 1965 to 1,396 units in 1966, reflecting the temporary impact of the closing of the base. However, 1967 and 1968 were the peak construction years of the decade. Authorizations rose to 2,423 and 2,230 units, respectively, in those years. Total units authorized dropped to 1,764 units in 1969, the same as the 1965 construction volume (see table VI).

Single-family construction has averaged 925 units a year since 1965; about 86 percent (800 units) annually are built in permit-issuing areas. The majority of single-family construction takes place in Cumberland County where an average of approximately 565 homes have been authorized each year since 1966. Homebuilding in Dauphin County averaged 425 annually during the 1966-1969 period.

Since 1965, multifamily construction has increased considerably. Apartment units authorized since the beginning of 1966 comprise 50 percent of the total authorizations. Although the entire land area of the HMA is not covered by building permits, all multifamily construction is covered by permits. Dauphin County has averaged 730 units of multifamily housing each year since 1965. Fewer units, about 225 a year, have been authorized in Cumberland County.

As of April 1, 1970 there were an estimated 128,525 housing units in the Harrisburg HMA inventory, an increase of approximately 8,425 units over the August 1965 estimate. The net change in the inventory resulted from the completion of 8,460 units, the addition of 865 trailers and the demolition of 900 units principally as a result of urban renewal.

Vacancy. There were approximately 7,400 vacant housing units in the HMA as of April 1970, which included 3,650 available units and 3,750 units which were either unavailable or unsuitable. Of the available units, 1,800 were for sale and 1,850 were for rent, representing homeowner and rental vacancy rates of 2.1 percent and 4.6 percent, respectively. The current homeowner vacancy rate is up only slightly from the August 1965 ratio of 2.0 percent; both ratios reflect a large number of older, less

^{1/} An estimated 125 units a year, all single-family houses, are built outside building permit-issuing places.

marketable homes in the city of Harrisburg. The vacancy rate for rental units has improved from the 5.9 percent recorded in the 1965 analysis.

For the HMA component counties of Cumberland and Dauphin, overall vacancy rates were estimated at 2.4 percent and 3.3 percent, respectively.

Table I

Estimated Annual Demand for New Nonsubsidized Housing
Harrisburg, Pennsylvania, Housing Market Area
April 1, 1970 to April 1, 1972

A. Single-Family Houses

| <u>Price class</u> | <u>Number of houses</u> |
|--------------------|-------------------------|
| Under \$17,500 | 65 |
| \$17,500 - 19,999 | 95 |
| 20,000 - 22,499 | 145 |
| 22,500 - 24,999 | 135 |
| 25,000 - 29,999 | 190 |
| 30,000 - 34,999 | 170 |
| 35,000 and over | <u>150</u> |
| Total | 950 |

B. Multifamily Units

| <u>Monthly gross rent^{a/}</u> | <u>Efficiency</u> | <u>One bedroom</u> | <u>Two bedrooms</u> | <u>Three or more bedrooms</u> |
|--|-------------------|--------------------|---------------------|-------------------------------|
| Under \$130 | 35 | - | - | - |
| \$130 - 139 | 20 | - | - | - |
| 140 - 149 | - | 140 | - | - |
| 150 - 159 | - | 85 | - | - |
| 160 - 169 | - | 60 | - | - |
| 170 - 179 | - | 35 | 120 | - |
| 180 - 189 | - | 20 | 95 | - |
| 190 - 199 | - | 15 | 70 | - |
| 200 - 219 | - | 20 | 85 | 30 |
| 220 - 239 | - | 10 | 40 | 30 |
| 240 and over | - | - | <u>25</u> | <u>15</u> |
| Total | <u>55</u> | <u>385</u> | <u>435</u> | <u>75</u> |

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Harrisburg, Pennsylvania, Housing Market Area
April 1, 1970 to April 1, 1972

A. Families

| | <u>Section 236^a/ exclusively</u> | <u>Eligible for both programs</u> | <u>Public housing exclusively</u> | <u>Total for both programs</u> |
|-----------------------|---|---------------------------------------|---------------------------------------|------------------------------------|
| One bedroom | 35 | 5 | 35 | 75 |
| Two bedrooms | 175 | - | 135 | 310 |
| Three bedrooms | 120 | - | 145 | 265 |
| Four bedrooms or more | <u>50</u> | <u>-</u> | <u>80</u> | <u>130</u> |
| Total | 380 | 5 | 395 | 780 |

B. Elderly

| | | | | |
|-------------|-----------|-----------|-----------|------------|
| Efficiency | 35 | 70 | 145 | 250 |
| One bedroom | <u>40</u> | <u>25</u> | <u>50</u> | <u>115</u> |
| Total | 75 | 95 | 195 | 365 |

a/ Estimates are based on exception income limits.

Source: Estimates by Housing Market Analyst.

Table III

Work Force Components and Employment by Industry^{a/}
Harrisburg, Pennsylvania, Labor Market Area
1964-1970

| | <u>1964</u> | <u>1965</u> | <u>1966</u> | <u>1967</u> | <u>1968</u> | <u>1969</u> | 12 months ending <u>Feb. 1969</u> | 12 months ending <u>Feb. 1970</u> |
|--|----------------|----------------|----------------|----------------|----------------|----------------|---|---|
| Civilian work force | 178,600 | 180,000 | 180,500 | 181,800 | 188,300 | 194,500 | 189,000 | 195,100 |
| Unemployment | 6,500 | 5,300 | 4,300 | 4,200 | 4,500 | 3,900 | 4,400 | 4,100 |
| Percent of work force | 3.6 | 2.9 | 2.4 | 2.3 | 2.4 | 2.0 | 2.3 | 2.1 |
| Employment | <u>172,200</u> | <u>174,700</u> | <u>176,100</u> | <u>177,600</u> | <u>183,800</u> | <u>190,600</u> | <u>184,600</u> | <u>190,800</u> |
| Nonagricultural wage and salary | <u>153,700</u> | <u>156,600</u> | <u>158,700</u> | <u>160,700</u> | <u>167,100</u> | <u>173,700</u> | <u>167,800</u> | <u>173,900</u> |
| Manufacturing | <u>35,600</u> | <u>36,800</u> | <u>38,500</u> | <u>39,100</u> | <u>39,700</u> | <u>40,200</u> | <u>38,300</u> | <u>40,200</u> |
| Durable goods | <u>14,600</u> | <u>15,600</u> | <u>17,500</u> | <u>18,500</u> | <u>18,700</u> | <u>19,100</u> | <u>17,300</u> | <u>19,200</u> |
| Primary metals | 4,200 | 5,100 | 5,500 | 5,600 | 5,600 | 5,300 | 5,200 | 5,300 |
| Fabricated metal products | 2,700 | 2,400 | 2,400 | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 |
| Nonelec. machinery & trans. equip. | 2,400 | 2,700 | 3,300 | 4,100 | 4,900 | 5,600 | 5,000 | 5,700 |
| Electrical machinery | 4,400 | 4,400 | 5,200 | 5,400 | 4,800 | 4,900 | 4,800 | 5,000 |
| Other durable goods | 900 | 1,000 | 1,200 | 1,300 | 1,300 | 1,200 | 1,200 | 1,200 |
| Nondurable goods | <u>21,000</u> | <u>21,200</u> | <u>21,000</u> | <u>20,600</u> | <u>21,000</u> | <u>21,100</u> | <u>21,000</u> | <u>21,000</u> |
| Food products | 7,900 | 7,900 | 8,000 | 7,900 | 8,000 | 7,900 | 8,000 | 8,000 |
| Apparel & related products | 4,900 | 4,900 | 4,600 | 4,600 | 4,700 | 5,000 | 4,800 | 4,900 |
| Printing & publishing | 1,600 | 1,600 | 1,600 | 1,700 | 1,700 | 1,800 | 1,700 | 1,800 |
| Leather products | 3,500 | 3,600 | 3,400 | 3,200 | 3,200 | 3,100 | 3,200 | 3,000 |
| Other nondurable goods | 3,100 | 3,200 | 3,400 | 3,200 | 3,300 | 3,400 | 3,400 | 3,400 |
| Nonmanufacturing | <u>118,000</u> | <u>119,800</u> | <u>120,300</u> | <u>121,700</u> | <u>127,400</u> | <u>133,500</u> | <u>129,500</u> | <u>133,700</u> |
| Contract construction | 6,600 | 6,800 | 7,200 | 7,400 | 8,300 | 9,300 | 9,300 | 9,300 |
| Transportation & public utilities | 12,200 | 12,000 | 12,300 | 12,500 | 12,800 | 13,300 | 12,900 | 13,300 |
| Wholesale trade | 6,900 | 7,100 | 7,200 | 7,600 | 7,800 | 8,600 | 8,000 | 8,700 |
| Retail trade | 20,100 | 21,300 | 21,800 | 22,300 | 23,800 | 24,400 | 24,000 | 24,600 |
| Finance, insurance, real estate | 6,800 | 6,800 | 7,000 | 7,800 | 8,100 | 8,500 | 8,200 | 8,500 |
| Service & miscellaneous | 19,900 | 20,400 | 21,500 | 22,000 | 23,800 | 25,500 | 24,100 | 25,600 |
| Government | <u>45,500</u> | <u>45,400</u> | <u>43,400</u> | <u>42,000</u> | <u>42,700</u> | <u>43,800</u> | <u>43,000</u> | <u>43,900</u> |
| Federal | 17,900 | 16,600 | 13,400 | 10,300 | 9,200 | 8,900 | 9,200 | 8,800 |
| State and local | 27,600 | 28,800 | 30,000 | 31,700 | 33,400 | 35,000 | 33,800 | 35,100 |
| All other nonagricultural employment ^{b/} | 14,000 | 13,600 | 12,900 | 12,400 | 12,200 | 12,400 | 12,300 | 12,400 |
| Agriculture | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 |

^{a/} Totals may not add due to rounding.

^{b/} Includes the self-employed, unpaid family workers, and domestic workers.

Source: Pennsylvania State Employment Service.

Table IV

Estimated Percentage Distribution of All Families and Renter Households^{a/}
By Annual Income After Deducting Federal Income Tax
Harrisburg, Pennsylvania, Housing Market Area
August 1, 1965 and April 1, 1970

| <u>Income</u> | <u>All families</u> | | <u>Renter households^{a/}</u> | |
|------------------|---------------------|-------------|---------------------------------------|-------------|
| | <u>1965</u> | <u>1970</u> | <u>1965</u> | <u>1970</u> |
| Under \$3,000 | 11 | 7 | 17 | 11 |
| \$3,000 - 3,999 | 8 | 3 | 11 | 5 |
| 4,000 - 4,999 | 10 | 5 | 15 | 9 |
| 5,000 - 5,999 | 12 | 6 | 13 | 9 |
| 6,000 - 6,999 | 13 | 9 | 12 | 12 |
| 7,000 - 7,999 | 11 | 12 | 10 | 10 |
| 8,000 - 8,999 | 9 | 10 | 8 | 9 |
| 9,000 - 9,999 | 7 | 8 | 4 | 8 |
| 10,000 - 12,499 | 10 | 17 | 4 | 15 |
| 12,500 - 14,999 | 5 | 11 | 3 | 9 |
| 15,000 and above | 4 | 12 | 3 | 3 |
| Total | 100 | 100 | 100 | 100 |
| Median | \$6,700 | \$8,875 | \$5,625 | \$7,325 |

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analysts.

Table V

Population and Household Trends
Harrisburg, Pennsylvania, Housing Market Area
April 1960 to April 1970

| Component | April 1960 | August 1965 | April 1970 | April 1972 | Average annual change | | | | | |
|-------------------|----------------|----------------|----------------|----------------|-----------------------|-----------------------|--------------|-----------------------|--------------|-----------------------|
| | | | | | 1960-1965 | | 1965-1970 | | 1970-1972 | |
| | | | | | Number | Percent ^{a/} | Number | Percent ^{a/} | Number | Percent ^{a/} |
| <u>Population</u> | | | | | | | | | | |
| HMA total | <u>345,071</u> | <u>363,100</u> | <u>383,500</u> | <u>393,125</u> | <u>3,375</u> | 1.0 | <u>4,375</u> | 1.1 | <u>4,800</u> | 1.2 |
| Cumberland County | 124,816 | 138,500 | 151,500 | 157,100 | 2,550 | 1.9 | 2,775 | 1.9 | 2,800 | 1.7 |
| Dauphin County | <u>220,255</u> | <u>224,600</u> | <u>232,000</u> | <u>236,025</u> | <u>825</u> | .3 | <u>1,600</u> | .7 | <u>2,000</u> | .8 |
| Harrisburg | 79,697 | 74,300 | 72,400 | 71,600 | -1,000 | -1.3 | -400 | -.5 | -400 | -.5 |
| Remainder | 140,558 | 150,300 | 159,600 | 164,425 | 1,825 | 1.3 | 2,000 | 1.3 | 2,400 | 1.5 |
| <u>Households</u> | | | | | | | | | | |
| HMA total | <u>104,677</u> | <u>112,500</u> | <u>121,125</u> | <u>124,925</u> | <u>1,475</u> | 1.4 | <u>1,850</u> | 1.5 | <u>1,900</u> | 1.5 |
| Cumberland County | 36,693 | 41,200 | 45,550 | 47,500 | 850 | 2.2 | 925 | 2.1 | 975 | 2.0 |
| Dauphin County | <u>67,984</u> | <u>71,300</u> | <u>75,575</u> | <u>77,425</u> | <u>625</u> | 1.0 | <u>900</u> | 1.2 | <u>925</u> | 1.2 |
| Harrisburg | 27,397 | 26,950 | 26,525 | 26,425 | -75 | -.2 | -90 | -.3 | -50 | -.3 |
| Remainder | 40,587 | 44,350 | 49,050 | 51,000 | 700 | 1.7 | 990 | 2.1 | 975 | 1.9 |

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

Source: 1960 Censuses of Population and Housing, and estimates by Housing Market Analysts.

Table VI

Housing Units Authorized By Building Permits
Harrisburg, Pennsylvania, 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>Jan. - Feb.</u> <u>1970</u> |
|-------------------|-------------------------|--------------|-------------------------|--------------|-------------------------|---------------------------|-------------------------|--------------|--------------|--------------|-----------------------------------|
| HMA total | <u>1,688</u> | <u>1,248</u> | <u>1,334</u> | <u>1,376</u> | <u>1,427</u> | <u>1,764</u> | <u>1,396</u> | <u>2,423</u> | <u>2,230</u> | <u>1,764</u> | <u>159</u> |
| Single-family | <u>1,394</u> | <u>1,172</u> | <u>1,022</u> | <u>1,069</u> | <u>998^{c/}</u> | <u>703</u> | <u>667</u> | <u>1,200</u> | <u>1,153</u> | <u>956</u> | <u>99</u> |
| Multifamily | <u>294^{a/}</u> | <u>76</u> | <u>312^{b/}</u> | <u>307</u> | <u>429</u> | <u>1,061^{d/}</u> | <u>729^{e/}</u> | <u>1,223</u> | <u>1,077</u> | <u>808</u> | <u>60</u> |
| Cumberland County | <u>701</u> | <u>567</u> | <u>728</u> | <u>823</u> | <u>739</u> | <u>581</u> | <u>566</u> | <u>966</u> | <u>870</u> | <u>768</u> | <u>119</u> |
| Single-family | <u>663</u> | <u>553</u> | <u>531</u> | <u>552</u> | <u>546^{c/}</u> | <u>340</u> | <u>306</u> | <u>710</u> | <u>686</u> | <u>560</u> | <u>63</u> |
| Multifamily | <u>38</u> | <u>34</u> | <u>197</u> | <u>271</u> | <u>193</u> | <u>241</u> | <u>260</u> | <u>256</u> | <u>184</u> | <u>208</u> | <u>56</u> |
| Dauphin County | <u>987</u> | <u>681</u> | <u>606</u> | <u>553</u> | <u>688</u> | <u>1,183</u> | <u>830</u> | <u>1,457</u> | <u>1,360</u> | <u>996</u> | <u>40</u> |
| Single-family | <u>731</u> | <u>639</u> | <u>491</u> | <u>517</u> | <u>452</u> | <u>363</u> | <u>361</u> | <u>490</u> | <u>467</u> | <u>396</u> | <u>36</u> |
| Multifamily | <u>256^{a/}</u> | <u>42</u> | <u>115^{b/}</u> | <u>36</u> | <u>236</u> | <u>820^{d/}</u> | <u>469^{e/}</u> | <u>967</u> | <u>893</u> | <u>600</u> | <u>4</u> |

^{a/} Includes 252 units of low-rent public housing.

^{b/} Includes 40 units of low-rent public housing.

^{c/} Includes 75 units of low-rent public housing.

^{d/} Includes 200 units of low-rent public housing.

^{e/} Includes 100 units of low-rent public housing.

Source: U.S. Bureau of the Census, C-40 Construction Reports; and Pennsylvania Department of Labor Industry.

Table VII

Components of the Housing Inventory
Harrisburg, Pennsylvania, Housing Market Area
April 1960-April 1970

| <u>Components</u> | <u>April 1960</u> | <u>August 1965</u> | <u>April 1970</u> |
|----------------------------|-----------------------|------------------------|-----------------------|
| Total housing inventory | 111,369 | 120,100 | 128,525 |
| Occupied housing units | 104,677 | 122,500 | 121,125 |
| Owner-occupied | 70,413 | 77,200 | 82,700 |
| Percent | 67.3% | 68.6% | 68.3% |
| Renter-occupied | 34,264 | 35,300 | 38,425 |
| Percent | 32.7% | 31.4% | 31.7% |
| Vacant housing units | 6,692 | 7,600 | 7,400 |
| Available vacant | 3,239 | 3,800 | 3,650 |
| For sale | 1,290 | 1,600 | 1,800 |
| Homeowner vacancy rate | 1.8% | 2.0% | 2.1% |
| For rent | 1,949 | 2,200 | 1,850 |
| Renter vacancy rate | 5.4% | 5.9% | 4.6% |
| Other vacant ^{a/} | 3,453 | 3,800 | 3,750 |

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

Sources: 1960 Census of Housing; 1965 and 1970 estimated by Housing Market Analysts.

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

OCT 23 1970

LIBRARY
WASHINGTON, D.C. 20410

728.1 :308 F22 Harrisburg, Pa.
1970 c.2

U.S. Federal Housing Administra-
tion
Analysis...

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20411

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, \$300



Library
HUD
Room 8141

MA
2 copies