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Analysis of the
JOHNSTOWN, PENNSYLVANIA
HOUSING MARKET

as of June 1, 1966

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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ANALYSIS OF THE
JOHNSTOWN, PENNSYLVANIA, HOUSING MARKET
AS OF JUNE 1, 1966

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

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

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE
JOHNSTOWN, PENNSYLVANIA, HOUSING MARKET
AS OF JUNE 1, 1966

Summary and Conclusions

1. Manufacturing dominates the economy of the Johnstown area. Employment by manufacturing industries accounted for almost three-eighths of the area's wage and salary employment in 1965. The majority (70 percent) of manufacturing employment was concentrated in durable goods industries, primarily in the metals, machinery, and transportation equipment industries. The area's dependence on the manufacture of "heavy" durables has lent considerable instability to employment in the area, since these industries are quite sensitive to changes in the national economy.
2. With the exception of a few brief upswings, the trend of the economy of the Johnstown area since 1950 has been generally downward. After four years of moderate increase, the 1965 average wage and salary employment is higher than any average for the past seven years. Nevertheless, it is still 17 percent below the 1951 peak year. Barring any decline in national business conditions, nonagricultural employment is expected to increase by about 1,600 jobs a year during each of the next two years.
3. The current median annual income for all families in the area, after Federal income tax deductions, is estimated at \$5,750. The median for renter households of two-or-more persons is \$4,950 after deducting Federal income taxes. By June 1, 1968, median annual after-tax income is expected to increase to \$6,000 for all families and \$5,150 for renter households of two-or-more persons.
4. The population of the Johnstown area currently totals 272,800, a decrease of 1,275 persons (0.5 percent) annually since 1960. During the 1950-1960 decade, the population of the area declined by about 1,050 (0.4 percent) a year. The city of Johnstown has continued to lose population since 1950. The population of the HMA is not expected to change materially by June 1, 1968.
5. There are about 79,550 households in the area at present, a slight decline of 100 since 1960. The drop reflects the 900 fewer households in Johnstown and gains of about 800 elsewhere. Households in the remainder of Cambria County grew by about 740. Somerset County experienced a growth of just over 60 households during this period. It is estimated that there will be a net addition of 150 households in the HMA by June 1, 1968, or an increment of 75 a year.

6. There are about 86,250 housing units in the HMA currently, representing an increase of nearly 840 units, or 140 units (0.2 percent) annually since April 1960. From 1960 to June 1, 1966, some 1,900 housing units were authorized by building permits or were constructed in areas outside building permit issuing places. With the exception of an increase from 1964 to 1965, the number of single-family units authorized has been declining steadily since 1960. Since 1960, multifamily construction has been negligible.
7. Of the 2,350 available vacant units as of June 1, 1966, 800 units are available for sale and 1,550 are available for rent. The present homeowner vacancy rate of 1.4 percent is almost double that of 0.8 percent in 1960; the rental vacancy rate has increased from 5.2 percent to 5.8 percent in the same period.
8. There is expected to be an annual demand for approximately 350 new housing units during the two-year forecast period, of which 280 will be sales units and 70 rental units. The projected annual demand for 280 sales units is distributed by price class in the table on page 28. Virtually all of the 70-unit annual rental demand falls in the area with rents achievable only through some type of public benefit or assistance excluding rent supplements and public housing.

ANALYSIS OF THE
JOHNSTOWN, PENNSYLVANIA, HOUSING MARKET
AS OF JUNE 1, 1966

Housing Market Area

For the purpose of this analysis, the Johnstown Housing Market Area (HMA) is defined as Cambria and Somerset Counties, Pennsylvania. The delineated area conforms to the Johnstown Standard Metropolitan Statistical Area (SMSA) as defined by the U.S. Bureau of the Budget. In April 1960, the population of the Johnstown HMA was about 280,800, of whom 203,300 (72 percent) lived in Cambria County and nearly 77,500 (28 percent) in Somerset County. With the exception of Johnstown, which had a 1960 population of 53,950, no other municipality had a population in excess of 10,000 persons. Inasmuch as the rural farm population of the area constituted only 4.5 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

The Johnstown HMA is located in southwestern Pennsylvania in the Allegheny mountain range. The city of Johnstown is located in the southwest quadrant of Cambria County at the confluence of the Conemaugh and Little Conemaugh Rivers. Steep rugged mountains rising abruptly to the east and west of the city have confined development to the northern and southern portions of the HMA on the relatively level lands of the valley.

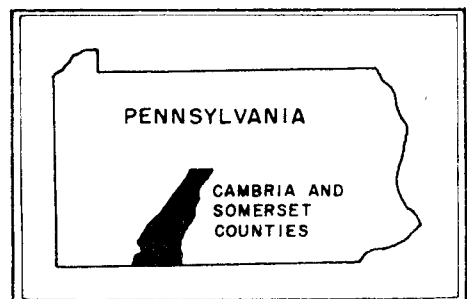
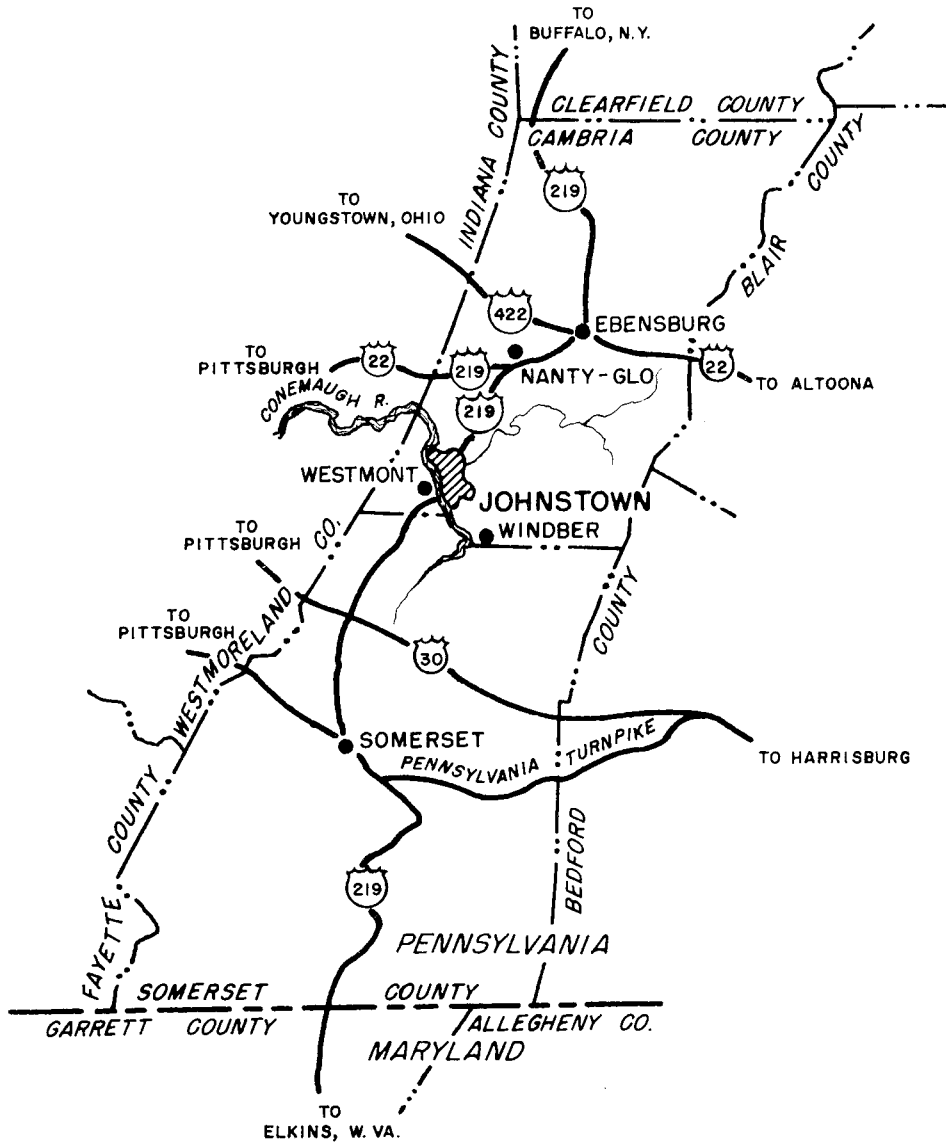
The rugged topography which characterizes a large portion of the HMA has deterred development of major access routes to the city of Johnstown. The Pennsylvania Turnpike and U.S. Route 30 run through Somerset County south of Johnstown and U.S. Highway 22 runs through Cambria County north of Johnstown. The city of Johnstown is served by U.S. 219 and Pennsylvania Highways 56 and 53. At the present time, U.S. 219 is undergoing realignment and reconstruction in the HMA as part of the Appalachia Program. The Federal Government has appropriated funds to cover 70 percent of the total cost while the remainder is to be paid by the Commonwealth of Pennsylvania. The initial phase of the reconstruction process includes a limited access four-lane highway which will connect the city of Johnstown with the Pennsylvania Turnpike to the south and U.S. Route 22 to the north. Eventually, the rebuilt U.S. 219 will connect with the Keystone Shortway (Interstate 80) to the north at DuBois, Pennsylvania. When the reconstruction is completed, Johnstown will be located on a major access highway for the first time.

There are about 15 trucking firms which serve the Johnstown area. Additional freight service is provided by the Pennsylvania, Baltimore & Ohio, New York Central, and Western Maryland Railroads. Only the Pennsylvania Railroad provides passenger service as well. Freight volume has declined in the Johnstown area since the mid-1950's. It is estimated that over 90

percent of the freight volume is provided by the Bethlehem Steel Corporation. Allegheny Airlines provides air passenger service from the Johnstown Municipal Airport four miles east of Johnstown on U. S. Route 53. The Johnstown Traction Company provides local bus service while the Greyhound, Somerset, Blue and White, and Hutchinson Bus lines provide service throughout the two counties and to other parts of the state.

In 1960, about 4,125 residents of the HMA commuted daily to jobs outside the area and some 3,825 nonresident workers commuted to jobs within the HMA, so that there was a daily net out-commutation of 300 workers from the HMA. Most of the cross-commutation occurred between the HMA and adjoining counties. Indiana County, which is predominantly rural in nature, accounted for a sizeable portion (28 percent) of the in-commuters in 1960. Nearly one-third of the out-commuters traveled to jobs in Blair County where the city of Altoona is located.

JOHNSTOWN, PENNSYLVANIA HOUSING MARKET AREA



Economy of the Area

Character and History

Johnstown was first settled in 1793, when it was known as Conemaugh. In 1834, the settlement was renamed Johnstown in honor of the original settler, Joseph Johns. Lumber and agricultural products dominated the early economy of the Johnstown area. Around 1835, the state of Pennsylvania began the construction of a canal system which, when completed, would connect Philadelphia with Pittsburgh through a number of smaller communities including Johnstown. Early in the 1850's, the Pennsylvania Railroad replaced the canal as a major transportation facility and the railroad, along with an abundance of natural mineral resources, provided the necessary elements for the development of the coal and steel industries in the Johnstown area. Johnstown grew rapidly from 1850 to 1889 as a major steel-producing center. On May 30, 1889, a dam at South Fork, 12 miles east of Johnstown, collapsed after heavy rains, resulting in the famed, tragic, Johnstown Flood. The flood claimed over 2,200 lives and resulted in damage estimated at over \$10 million.

Along with the rebuilding that followed the flood, the economy experienced a period of expansion that continued until the depression of the 1930's. Since then, the economy of the area has regressed, except for a few brief upswings. Whereas Johnstown is well-situated with regard to rail transportation on the mainline of the Pennsylvania Railroad, the rugged terrain has made it difficult for the area to be served by modern highways and air transportation which have been of growing economic importance in recent years. In addition, the extreme dependence upon durable goods industries for employment has lent considerable instability to the economy of the Johnstown area since these industries are sensitive to cyclical changes. The economic climate in the HMA is made more precarious by the fact that a single firm, the Bethlehem Steel Company, accounts for the majority of the employment in the durable goods industries.

Modest improvement in local economic conditions has been recorded since 1961 both as a reflection of national prosperity and its influence on the local steel industry and as a consequence of a few small industries established in recent years, which primarily employ women.

The Johnstown College branch of the University of Pittsburgh has acquired approximately 136 acres of land in Richland Township for a new campus. Richland Township is adjacent to the city of Johnstown in Cambria County. Construction of the campus is currently in process and the present student enrollment of some 500 students is expected to be doubled when the new campus is completed.

The most promising economic prospect for the Johnstown area involves the Keystone Electric Generating Station, currently under construction 40 miles northwest of Johnstown, in Armstrong County. This station, which is being built in conjunction with a similar plant now under construc-

tion near Morgantown, West Virginia, will serve as a link with public utility systems in New York, New Jersey, Maryland, and West Virginia. When completed, the Keystone plant will employ from 450 to 500 men and will use as much as five million tons of coal annually. It is estimated that an additional 650 to 700 men will be required in the mining operation. Two other generating plants are planned for construction near Homer City, Pennsylvania (25 miles northwest of Johnstown in Indiana County) and New Florence, Pennsylvania (20 miles southwest of Johnstown in Westmoreland County). These plants will employ from 400 to 450 men each and an additional 600 men will be employed at each of the mining operations.

The Keystone station is expected to be completed late this year. Construction of the two remaining stations is scheduled to start later this year and the plant at New Florence is expected to be operating on a limited basis by early 1967. The Bethlehem Steel Corporation in Johnstown has been awarded a \$45 million contract to furnish the transmission towers for the Keystone project and the project in West Virginia. It is not expected that this will add many new jobs, however. The new source of power has not yet resulted in any prospects for new industrial development within the area. Although the generating plants will not furnish any jobs in the HMA, employment opportunities will be open to residents who wish to commute to the plants or to the mines furnishing coal to them.

Employment

Current Estimate. Preliminary data indicate that total civilian employment averaged 83,200 during the first three months of 1966, including 71,700 wage and salary workers and 11,600 self-employed workers, domestics, unpaid family workers, and agricultural workers. The average total civilian employment for the first three months of 1966 reflects an increase of 400 (0.5 percent) over the corresponding period in 1965. This growth is below that which has occurred in other cities in Pennsylvania during the same period, e.g., Altoona (2.1 percent) and Erie (3.5 percent). Almost all of the gain was in the nonmanufacturing sector. The "other" non-durable goods category showed an increase (100) in employment during this period among manufacturing industries. Most nonmanufacturing industries exhibited gains during this period; specifically, wholesale and retail trade (300), government (300), finance, insurance, and real estate (100), and contract construction (100).

Past Trend. With the exception of a few brief upswings, the trend of the economy of the Johnstown area has been generally downward for 16 years. As shown in table I, the longest periods of sustained growth occurred from 1954 to 1957 and 1961 to 1965, when wage and salary employment grew by 6,300 (8 percent) and 7,600 (12 percent), respectively. These increases were not enough to offset the employment losses which occurred from 1951 to 1954 (12,400) and from 1957 to 1961 (16,100), however. Although average wage and salary employment in 1965 is higher than in any of the past seven years, it is still 17 percent below the 1951 peak year. At no time in the past 14 years has wage and salary employment approached the 1951 peak of 87,200.

Distribution by Major Industry. Of the 1965 average of 72,600 nonagricultural wage and salary workers employed in the Johnstown area, 26,200 (36 percent) were employed in manufacturing industries and 46,400 (64 percent) were employed in nonmanufacturing industries. Employment in durable goods industries accounted for 70 percent of the manufacturing employment and 26 percent of the total wage and salary employment in 1965. The metals, machinery, and transportation equipment industries are the largest sources of employment in the Johnstown area, providing 23 percent of the wage and salary employment in 1965 (16,600 jobs). About 11 percent (7,900) of the wage and salary employment was provided in nondurable goods industries -- 8 percent (5,400) in the apparel and related products industry, and three percent (2,500) in the "other" nondurable goods category. (See table II.)

Trade is the largest source of employment among nonmanufacturing industries, providing an average of 11,900 jobs, or 16 percent of the wage and salary employment in 1965. Service and government jobs each comprised 14 percent of the wage and salary employment in 1965, followed by mining and by transportation and public utilities (7 percent each).

Unlike the trend of the national economy, employment in manufacturing industries in the Johnstown area has increased in relative importance. In 1950, 30 percent of the wage and salary workers were employed in manufacturing compared with 36 percent in 1965. The mining of coal, once a major source of employment in the Johnstown HMA, declined sharply over the past decade and a half and has reduced the relative importance of nonmanufacturing. From 1950 to 1965, 15,700 jobs were lost in the mining industry; the proportion of mining employment to total wage and salary employment declined from 25 percent in 1950 to 7 percent in 1965. The decline in coal employment stems principally from the rapid technological advances which have been made in the mining industry and the competition from other fuels. Railroads, for example, have converted almost completely to diesel power. Another factor which has contributed to the decline of this industry in the Johnstown area is the conversion to electric and gas furnaces in the steel industry.

According to data compiled by the Pennsylvania State Employment Service, employment in the apparel and related industry sector increased from four percent of nonagricultural wage and salary employment in 1950 to eight percent in 1965. The services industry increased from 9 percent to 14 percent during this 15-year period and government employment went up from 8 percent to 14 percent. No other industry classification changed in relative importance by more than two percentage points.

With an average of 25,600 workers in the first three months of 1966, manufacturing employment is unchanged from the average for the comparable 1965 period. The relative prosperity which has characterized the national economy since 1961 is reflected also in the growth of manufacturing employment in the Johnstown area. From 1961 to 1965, an average of 1,300 jobs were added annually in manufacturing industries. Despite the uninterrupted growth of manufacturing employment in recent years, the 1965 average represents a modest gain of only 300 since 1960, which reflected the effects of a major steel strike in 1959 and the 1960-1961 recession (see table II).

Fluctuations in the level of manufacturing employment have been concentrated in durable goods which, in this area, are almost entirely comprised of the metals, machinery, and transportation equipment industries. Following a sharp decline of 4,600 jobs from 1960 to 1961, employment in this segment increased by an average 950 a year from 1961 to 1965; the average of 16,600 workers in 1965 is still 800 below the 1960 average, however. "Other" durable goods employment increased modestly by 200 jobs over the entire 1961-1965 period. Nondurable goods employment has been the sustaining factor in manufacturing industries since 1961, increasing by 1,200 jobs (18 percent) over the four-year period. Employment gains in the apparel and related products industry account for nearly all of the growth in this segment during the period. Preliminary estimates for the first three months of 1966 indicate that only "other" nondurable goods employment has surpassed the comparable average for 1965.

From 1959 to 1965, employment losses in mining (2,000), contract construction (600), and wholesale and retail trade (600) were offset by gains in transportation and public utilities (400), finance, insurance, and real estate (200), services (1,300), and government (1,800), so that nonmanufacturing employment grew slightly, by one percent (500) from 1959 to 1965.

Female Employment. The proportion of women employed in nonagricultural industries is relatively low in the Johnstown area, principally because much of the employment is concentrated in industries which are not typically employers of women (steel, mining, etc.). The 1960 Census reported that 30 percent of all nonagricultural employed residents were women, compared with 34 percent for the Nation. Female participation in nonagricultural industries in the Johnstown HMA rose considerably from 22 percent in the 1950 Census. The increase in the proportion of females employed in non-farm industries during the 1950-1960 decade reflects the growth of female-employing industries (apparel and related products) and the decline of employment in male-oriented industries (mining, principally).

Employment Participation Rate. The ratio of employment (nonagricultural employment in this analysis) to the population of an area is termed the employment participation rate. Census data indicate that this ratio declined from 30.16 in 1950 to 29.16 in 1960 in the Johnstown HMA. On the basis of total employment (place of work rather than place of residence), the participation rate is estimated to have increased from 28.28 in 1959 to 29.91 at present. The upward trend in the proportion of the population gainfully employed results from the improved condition of the economy of the Johnstown HMA since 1961. Increasing employment opportunities have undoubtedly encouraged more residents to enter the civilian work force. These influences are expected to continue, resulting in an employment participation ratio of about 31.28 by June 1968.

Principal Employers

The principal employers in the Johnstown area are engaged in the production of metals, machinery, and transportation equipment, specifically steel products. The Bethlehem Steel Corporation and the U.S. Steel Corporation account for more than half the manufacturing employment and a large part of total nonagricultural employment.

The Bethlehem Steel Corporation is the largest employer in the Johnstown HMA. Employment at Bethlehem Steel is divided between the production of primary metals products, transportation equipment, and mining. Included in the total number of employees at Bethlehem Steel are those who are employed at the Bethlehem Mines Corporation, a subsidiary of Bethlehem Steel. While the primary metals products manufactured at Bethlehem Steel are too numerous to mention, primary transportation equipment produced includes railroad freight cars, mine cars, and light rails. Bituminous coal is mined by the subsidiary firm for use in the blast furnaces at Bethlehem Steel. Since 1960, this firm has adopted many improved technological processes which have reduced labor requirements. Nevertheless, the employment level in this firm has increased in the past few years as a result of increased orders for steel products. Over the next two years, Bethlehem Steel plans to enlarge an open hearth blast furnace and construct an oxygen plant, but the projects are not expected to generate a substantial number of additional jobs. Officials at Bethlehem Steel report that any increase in employment over the foreseeable future will depend primarily on the national business climate.

The U.S. Steel Corporation Johnstown facilities produce a variety of equipment for use in steel plants, coal mines, and ore operations, including industrial cars, conveyors, mill tables, steel mill rolls, and blast furnace and open hearth castings. In the recent past, U.S. Steel has installed much new and improved equipment, including a 30-ton electric furnace, a charging crane, and two additional heat-treating roll furnaces. Much of the heavy equipment produced at the U.S. Steel complex in Johnstown is for use in steel plants of this firm located elsewhere (e.g., Gary, Indiana). The prosperity of the national econ-

omy in recent years has undoubtedly generated demand among major producers of heavy durable goods for additional plant equipment.

The largest single employer for which data are available in nonmanufacturing industries is local government which includes the various counties, townships, cities, and boroughs in the HMA. Combined, these governments employ about 9,300 workers in the Johnstown area, or about one-fifth of all nonmanufacturing workers. Two other major sources of nonmanufacturing employment are the Conemaugh Valley Memorial Hospital and the Pennsylvania Electric Company.

Unemployment

The U.S. Department of Labor currently classifies the Johnstown area as a "C" area, indicating a slight excess of labor supply over job openings and an unemployment rate of 3.0 percent or more, but less than 6.0 percent. During 1965, an average 4,500 persons were unemployed, equal to 5.1 percent of the civilian work force. The 1965 average unemployment represents the lowest average recorded for any year for the past decade and a half and is well below the peak of 16,700 persons (17.9 percent of the work force) unemployed in 1961 (see table I). Historically, the Johnstown area has been one of chronic unemployment. The unemployment ratio has fallen below six percent in only two years (1951 and 1965) in the past 15 years. Increases in employment and decreases in the work force have resulted in lower unemployment since 1961. High unemployment in the Johnstown area results not only from the declining coal industry, but also from the sensitive heavy durable goods industry. The persistence of high levels of unemployment in the HMA reflects advancing steel technology which has resulted in increased productivity without a corresponding increase in jobs.

Future Employment

Assuming a continuation of the current national prosperity, employment in the Johnstown HMA is expected to increase by about 1,600 jobs a year for each of the next two years. This forecast is substantially below the average of 2,700 jobs added annually during the past two years.

The employment projection is premised upon the assumption of a somewhat slower rate of growth in the durable goods industry than that which has occurred since 1962. Current and anticipated expansions at the Bethlehem and U.S. Steel plants are not expected to result in significant employment gains over the next two years since these programs involve the improvement of existing facilities and installation of a considerable amount of automated equipment. Nondurable goods employment is expected to experience a small increase with gains concentrated in the apparel and related products industry which typically require female labor.

Nonmanufacturing industries, particularly construction, transportation and public utilities, trade, and government, are expected to experience the fastest rate of growth over the next two years. Although contract construction has not shown any growth in recent years, several projects currently underway, notably the realignment of U.S. Route 219 and the construction of the new Johnstown campus of the University of Pittsburgh, will add a number of construction jobs in the area. With fewer jobs to be lost in the mining industry, it is likely that employment in this segment will decline only slightly, or perhaps may remain the same. Expansion in employment in mining referred to earlier will be in mines outside the HMA and closer to the generating plants of the Keystone project.

Income

Average Weekly Wages. Despite the concentration of heavy industry in the Johnstown area and the high wages paid to workers therein, average gross weekly earnings of wage and salary workers have increased by only 16 percent from 1960 to 1965, compared with 20 percent for Pennsylvania and nationally. The slower rate of growth of weekly earnings in the Johnstown area reflects, to some extent, a shorter work week in this area than for the State or the Nation. Despite an average work week which is about two and one-half hours less than the average for the State and over three hours less than the average for the country as a whole, average weekly earnings were about the same for all three in 1965.

Average Gross Weekly Hours and Earnings of Manufacturing Production Workers 1960-1965

(earnings rounded to nearest dollar)

<u>Year</u>	<u>Johnstown</u>		<u>Pennsylvania</u>		<u>United States</u>	
	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>
1960	\$ 94	37.0	\$ 90	38.9	\$ 90	39.9
1961	92	36.2	92	39.0	92	39.8
1962	97	37.3	95	39.4	97	40.4
1963	102	38.3	98	39.6	100	40.5
1964	105	38.2	102	40.0	103	40.7
1965	109	38.1	108	40.5	108	41.2

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

Family Income. After deducting Federal income taxes, the current median annual family income in the area is estimated to be \$5,750 for all families and \$4,950 for all renter households.^{1/} Current annual median family incomes are about 28 percent above the 1959 levels. Detailed

^{1/} Excludes one-person renter households.

distributions of all families and renter households by income for 1966 and 1968 are presented in table III. At the present time, 29 percent of all families and 36 percent of renter households earn annual incomes of less than \$4,000. Families with annual incomes in excess of \$10,000 comprise about 11 percent of all area families. Only six percent of the renter households have incomes exceeding \$10,000 a year.

By June 1, 1968, the median annual family income after taxes is expected to rise by about \$250 to \$6,000 for all families and by \$200 to \$5,150 for renter households. Approximately 27 percent of all families and 35 percent of all renter households will have incomes of less than \$4,000 annually. Fourteen percent of all families and eight percent of the renter households in the area are expected to have incomes in excess of \$10,000 a year.

Demographic Factors

Population

Current Estimate. The total population of the Johnstown HMA is approximately 272,800 as of June 1, 1966. About 72 percent of the current population resides in Cambria County while the remainder (28 percent) lives in Somerset County. The current population of the city of Johnstown is about 48,700, representing about 18 percent of the population of the HMA.

Population Trends Johnstown, Pennsylvania, HMA April 1, 1950-June 1, 1966

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>June</u> <u>1966</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number</u>	<u>Rate^{a/}</u>	<u>Number</u>	<u>Rate^{a/}</u>
HMA total	291,354	280,733	272,800	-1,062	- .4	-1,275	- .5
Cambria County	209,541	203,283	196,800	- 626	- .3	-1,050	- .6
Johnstown	63,232	53,949	48,700	- 928	-1.1	- 850	-1.8
Rest of County	146,309	149,334	148,100	302	.2	- 200	- .2
Somerset County	81,813	77,450	76,000	- 436	- .6	- 225	- .3

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

Sources: 1950 and 1960, U.S. Bureau of the Census.
1966 estimated by Housing Market Analyst.

Past Trend. The current population of the HMA reflects a decrease of nearly 7,950 since April 1960, or about 1,275 persons annually. The population decline was comprised of a loss of 1,050 persons a year in Cambria County and 225 a year in Somerset County. Johnstown City experienced a loss of some 850 persons annually since 1960.

Between 1950 and 1960, the total population of the HMA declined from nearly 291,400 to 280,700, a loss of some 1,050 persons (0.4 percent) annually. During this period, the population in Cambria County declined by about 625 a year. From 1950 to 1960, an increase of 300 persons a year in the remainder of Cambria County partially offset the average decline of 925 each year in the city of Johnstown. Somerset County experienced a population loss of over 425 a year over the 1950-1960 decade.

Components of Average Annual Change in Population
Johnstown, Pennsylvania, Housing Market Area
April 1, 1950-June 1, 1966

Area	1950-1960			1960-1966		
	Population change	Net natural increase	Net migration	Population change	Net natural increase	Net migration
Johnstown	- 928	1,163	- 2,091	- 850	150	- 1,000
Rest of County	302	1,768	- 1,466	- 200	1,300	- 1,500
Cambria Co. total	- 626	2,931	- 3,557	-1,050	1,450	- 2,500
Somerset County	- 436	877	- 1,323	- 225	150	- 375
HMA total	-1,062	3,818	- 4,880	-1,275	1,600	- 2,875

Sources: 1950 and 1960 Censuses of Population, Pennsylvania State Department of Health, and estimates by Housing Market Analyst.

Households

Current Estimate. As of June 1, 1966, there are estimated to be 79,550 households (occupied housing units) in the Johnstown HMA. Cambria County accounts for about 72 percent (57,100) of the households, and Somerset County accounts for 28 percent (22,450). There are about 15,950 households in the city of Johnstown, comprising 28 percent of the households in Cambria County and 20 percent of the households in the HMA.

Trend in Number of Households
Johnstown, Pennsylvania, HMA
April 1950-June 1966

Area	Number of households			Average annual change			
	1950	1960	1966	1950-1960 Number	Rate b/	1960-1966 Number	Rate b/
HMA total	76,209	79,648	79,550	344	.4	- 15	c/
Cambria County	54,164	57,264	57,100	310	.6	- 25	c/
Johnstown	17,308	16,849	15,950	-46	-.3	-150	-.9
Rest of county	36,856	40,415	41,150	356	1.1	120	.3
Somerset County	22,045	22,384	22,450	34	.2	10	c/

a/ Data may not add because of rounding.

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

c/ Less than 0.05 percent.

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

The increased rate of population decline since 1960 compared with the previous decade reflects the exceptionally high level of unemployment which persisted from 1958 to 1962. During these five years, the unemployment rate in the Johnstown area remained consistently above 13 percent of the work force. For many people, particularly the young males, this period of chronic high unemployment made out-migration unavoidable. Since most of the employment is concentrated in Cambria County, the downturn in the economy of the HMA had its greatest impact there, particularly in Johnstown. The population decline which occurred in Somerset County from 1950 to 1960 is judged to have continued in recent years, but at a lower rate.

Future Population. Based on an assumed continuation of employment gains and on a slight increase in the employment participation ratio, it is estimated that in the two years ending June 1, 1968, the population of the Johnstown HMA will vary only modestly. A modest increase (of about 200) may materialize in the latter half of the two-year forecast period. The population of Cambria County is expected to reach 197,400 over the next two years, a small gain of 600 persons over the current level. Virtually all of the population increment is expected to occur in the balance of Cambria County, particularly in and around Richland and Upper Yoder Townships. The city of Johnstown is expected to continue to lose population as will Somerset County.

Natural Increase and Migration. During the 1950-1960 decade, the total population declined by over 1,050 persons annually in spite of a net natural increase (excess of births over deaths) of nearly 3,825 a year. The difference represents a net out-migration of about 4,875 persons a year. About 73 percent of the out-migration (3,550 a year) occurred in Cambria County, 2,100 a year from the city of Johnstown and 1,450 annually from the remainder of the county. Out-migration averaged 1,325 a year in Somerset County. As shown in the table below, all major segments of the HMA experienced out-migration over the entire 1950-1966 period, although the rate of out-migration was more pronounced during the 1950-1960 decade. It is likely that a large portion of the out-migration from the Johnstown area occurred in the late 1950's through about 1962, a period during which the unemployment ratio remained above thirteen percent.

Past Trend. The current number of households in the Johnstown area represents a modest decline of about 100 since the 1960 Census enumeration. The decline in households is comprised of a loss of 160 (25 a year) in Cambria County and a gain of over 60 (10 annually) in Somerset County. The loss of households in the HMA since 1960 was confined to the city of Johnstown in which the number of households dropped by about 900 (150 annually). Partially offsetting the loss in the central city, the number of households in the remainder of Cambria County grew by about 740. Between 1950 and 1960, the number of households in the area increased by about 340 (0.4 percent) annually, 310 a year in Cambria County and over 30 a year in Somerset County. The city of Johnstown experienced a loss of 45 households annually during the decade. The 1950-1960 household increment in the Johnstown area is inflated somewhat by a change in definition which resulted in the classification of a number of single rooms and light housekeeping quarters as housing units (and their occupants as households) for the first time in the 1960 Census.

The number of households in the city of Johnstown has been declining for a decade and a half, reflecting high unemployment and the general lack of suitably attractive residential areas in the central city. While the remainder of Cambria County and all of Somerset County experienced household growth during the 1950-1960 decade and in subsequent years, the rate of growth has slowed considerably since 1960 as a result of the continued out-migration from the HMA. From 1950 to 1960, the average household size in Somerset County and in the balance of Cambria County declined rather sharply, enabling household growth in these areas despite declining populations during the same period.

Future Household Growth. Based on the small population increment resulting from increased employment and on the assumption that household size in the Johnstown area will continue to decline slowly during the next 24 months, it is estimated that there will be 150 households added by June 1968 in the HMA, or a gain of 75 a year. The projected rate of growth suggests a reversal of the trend which has occurred since 1960, but is still substantially below the 1950-1960 experience. The number of households in the city of Johnstown is expected to continue to decline, but this is expected to be offset by gains in the balance of Cambria County. Somerset County is expected to experience a modest household growth.

Household Size. The average household size in the Johnstown HMA has decreased from 3.76 persons in 1950 to 3.46 in 1960 and to 3.36 at present. The "definitional increment" referred to earlier partially accounts for the decline in average household size from 1950 to 1960 in that a number of small "housing units" that were enumerated in 1960 were not included in "dwelling units" in 1950. This affects Johnstown City, particularly.

As shown in the following table, the trends in household size among the components of the HMA are consistent with that for the area as a whole. Average household size declined most sharply in the central city which has experienced population loss and out-migration since 1950. The substantial out-migration of young families and persons of family formation age during the 1950-1960 decade is apparent in the declining average household size in Somerset County and in the balance of Cambria County despite accelerated suburbanization. The decline in average household size in the balance of Cambria County and in Somerset County accounts for the positive household growth in these areas despite populations which have been declining since 1960.

Average Household Size Trends
Johnstown, Pennsylvania, HMA
April 1, 1950-June 1, 1966

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>June</u> <u>1966</u>
Johnstown	3.57	3.17	3.02
Rest of county	3.90	3.62	3.54
Cambria County	3.79	3.49	3.39
Somerset County	3.67	3.40	3.28
HMA total	3.76	3.46	3.36

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Housing Market Factors

Housing Supply. There are, currently, about 86,250 units in the housing inventory of the HMA, of which 17,250 (20 percent) are in the city of Johnstown. The remaining units are in the balance of Cambria County (43, 900) and Somerset County (25,100).

Past Trend. The current housing inventory of the HMA represents an increment of nearly 140 units annually over the 1960 level. Between 1950 and 1960, the number of housing units in the inventory increased by an average of 670 a year to a total of 85,400. Some part of the increase during this decade is attributed to a more comprehensive definition of "housing unit" used in the 1960 Census than that of "dwelling unit" used in the 1950 Census. The reversal in the relative importance of the two counties with respect to growth in housing inventory between the two periods is a reflection of a substantial number of demolitions of housing units in the city of Johnstown, which offset growth in the balance of Cambria County. As the table below shows, from 1950 to 1960, the housing inventory in the city of Johnstown increased by over 390 units. Since 1960 there has been a net decline of about 620 units, however.

Trend in the Housing Inventory Johnstown, Pennsylvania, HMA April 1950-June 1966

	April <u>1950</u>	April <u>1960</u>	June <u>1966</u>	<u>Average annual change</u>				<u>a/</u>
				<u>1950-1960</u>		<u>1960-1966</u>		
				<u>Number</u>	<u>Rate^{b/}</u>	<u>Number</u>	<u>Rate^{b/}</u>	
Johnstown	17,475	17,869	17,250	39	.2	-100	-.7	
Rest of County	<u>37,956</u>	<u>42,903</u>	<u>43,900</u>	<u>495</u>	<u>1.1</u>	<u>160</u>	<u>.4</u>	
Cambria Co. total	55,431	60,772	61,150	534	1.0	60	1	
Somerset County	<u>23,318</u>	<u>24,640</u>	<u>25,100</u>	<u>46</u>	<u>.2</u>	<u>75</u>	<u>.3</u>	
HMA total	78,749	85,412	86,250	580	.8	135	.2	

a/ Data may not add because of rounding.

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

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Type of Structure. Approximately 85 percent of the housing units now in the HMA are in one-unit structures, including semidetached units, row houses, and trailers. Structures containing two to four units comprise 10 percent of the total and those with five or more units, 5 percent of the inventory.

The median value of units occupied by owners was significantly higher in Cambria County (\$8,200) than in Somerset County (\$6,500), and highest in the city of Johnstown (\$8,800). Similarly, the median gross monthly rent was higher in the city (\$58) and Cambria County (\$54) than in Somerset County (\$47). Current housing values are somewhat higher, especially in sales units, reflecting construction of new units in price ranges above the 1960 median and the demolition of units which were low in value.

Residential Building Activity

Since 1960, approximately 1,900 housing units (290 annually) have been authorized or started in the Johnstown HMA. Not all new construction in the Johnstown area is subject to building permits. Of the 1,900 units constructed since 1960, about 1,250 units (190 a year) have been authorized by building permits (including 200 units of public housing), while the remaining 650 units, or about 100 annually, have been added to the housing supply since 1960 in areas where the issuance of building permits is either not recorded or not required.

The most significant year-to-year change occurred from 1964 to 1965 when the volume of units authorized increased from 135 to 225 units. The average of 160 units authorized annually since 1960 is slightly below the 200-unit average of the 1955 to 1960 period despite improved coverage. The 225 units authorized in 1965 represent the peak of the past 11 years, exceeding the previous peak year (1957) by 10 units. Since 1956, 78 percent of the permit authorizations were in Cambria County. The city of Johnstown accounted for ten percent of privately-financed units authorized during the period. New construction in the central city has been trending downward since 1956, however. The bulk of units authorized in Cambria County have been in areas nearest the city of Johnstown, notably Richland and Upper Yoder Townships.

With the exception of just over 200 units of public housing constructed since 1960, multifamily units constructed in the HMA have been few. The units authorized by building permits in table IV have been principally for single-family units. There has been scattered construction of 8- and 16-unit structures since 1960 in areas which do not require permits, however. While these units are not reflected in table IV, they have been taken into consideration in the total number (650) built in non-permit issuing places.

Units Under Construction. A postal vacancy survey conducted in May 1966, enumerated a total of about 210 dwelling units under construction in the Johnstown area, including 150 residences and nearly 60 apartments. Two-thirds of the residences and all of the multifamily units are under construction in areas served by the Johnstown Post Office, primarily in Richland and Upper Yoder Townships. The multifamily units under construction are about equally divided between the areas served by the Johnstown and the Ebensburg Post Offices. The multifamily units now being built in the Ebensburg area, the largest of which is 16 units, are just outside the borough limits.

Demolitions. Since 1960, approximately 850 housing units have been demolished in the Johnstown HMA, or an average of nearly 140 units a year. Demolitions in the city of Johnstown account for about 80 percent of the total (110 a year), reflecting the concentration of older housing units in the central city. In the remainder of Cambria County, demolitions averaged around ten a year, compared with 20 a year in Somerset County. About 60 percent of the units demolished since 1960 were single-family units. Demolition in the next two years will exceed the average since 1960 because of an urban renewal program and construction of a downtown expressway. At the present time, a portion of this expressway is under construction along the Conemaugh River near the War Memorial in downtown Johnstown. Ultimately, this route will connect Pennsylvania 403 with the reconstructed U.S. 219, paralleling the Conemaugh River to a great extent. Based on a rather flexible schedule for these projects and on information now available in the Johnstown area, it is estimated that about 550 housing units will be demolished over the forecast period, or about 275 annually.

Tenure of Occupancy

There are 79,550 occupied housing units in the Johnstown area as of June 1, 1966, of which 54,600 (68.6 percent) are owner-occupied and 24,950 (31.4 percent) are renter-occupied. During the 1950-1960 decade, owner occupancy increased from 58.5 percent to 67.7 percent (see table V). From 1950 to 1960, the number of multifamily units demolished or transferred to other uses actually exceeded new multifamily construction so that there was an absolute decline in the number of units in multifamily structures. In 1960, 65 percent of the 25,700 renter-occupied dwelling units were single-family units (including semidetached units), and 21 percent were in structures with two to four units, so that only 14 percent of all renters in the HMA lived in multifamily structures of five or more units. As shown in the following table, renter tenure has been steadily declining throughout the HMA since April 1950.

Trend of Renter Tenure
Johnstown, Pennsylvania, HMA
1950, 1960 and 1966

<u>Area</u>	<u>Renter-occupied households as a percentage of total occupied units</u>		
	<u>April 1950</u>	<u>April 1960</u>	<u>June 1966</u>
Johnstown	57.4	56.0	55.2
Rest of Cambria County	35.8	25.0	24.3
Cambria County	42.7	34.1	32.1
Somerset County	38.6	27.5	27.4
HMA total	41.5	32.3	31.4

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Vacancy

Last Census. According to the 1960 Census of Housing, there were over 1,875 vacant available housing units in the HMA, equal to 2.3 percent of the available housing inventory. There were 475 vacant units available for sale, equal to 0.8 percent of all homeowner units. The remaining 1,400 units were available for rent, a renter vacancy ratio of 5.2 percent. Twenty percent of the vacant sales units and 41 percent of the renter vacancies lacked one or more plumbing facilities.

Cambria County accounted for 82 percent of the available vacancies in the HMA, 2.6 percent of the available housing inventory in the county. There were about 350 available vacancies in Somerset County in 1960, or a vacancy ratio of 1.5 percent. In 1960, there was little difference in the sales vacancy ratios between Cambria County (1.0 percent) and Somerset County (0.7 percent). The rental vacancy rate was significantly higher in Cambria County (5.6 percent) than in Somerset County (3.7 percent), however.

In the city of Johnstown, there were about 620 vacant available units in 1960, or 3.6 percent of the available housing inventory. Vacant units available for rent accounted for 5.6 percent of the rental inventory. Virtually all of the sales units were acceptable insofar as having all necessary plumbing facilities, while one-third of the rental vacancies in the city of Johnstown were substandard.

Postal Vacancy Survey. A postal vacancy survey conducted May 10-19, 1966, by 18 city and borough post offices in the Johnstown area covered over 61,600 possible deliveries, or 72 percent of the current housing inventory. About 1,725 residences were vacant, 3.1 percent of the total residences surveyed. Apartment vacancies totaled about 520, or 9.4 percent of the apartment units surveyed (see table VI).

Vacancy rates varied substantially among the different post offices. Postal carriers serving the city of Johnstown reported 2.8 percent of the residences vacant and 12.3 percent of apartments, or an over-all vacancy rate of 3.5 percent. Vacancies in residences were higher in Somerset County (4.0 percent) than in Cambria County (2.8 percent), while the apartment vacancy rate was higher in Cambria County (10.8 percent) than in Somerset County (7.1 percent). Residential vacancies among the various localities ranged from a low of 1.2 percent in Lilly (Cambria County) to a high of 8.0 percent in Windber (Somerset County). Apartment vacancies ranged from 0.6 percent in Nanty Glo in Cambria County to 51.6 percent in South Fork in Somerset County.

The substantial number of vacancies in relatively small areas like Windber and South Fork reflect to a great extent, abandoned "company houses" which had been built and owned by the once flourishing mining firms in these areas. As fewer men were needed in the mining operations, less effort was made by these firms to maintain these houses. As they deteriorated, their occupants abandoned them for jobs (and houses) elsewhere. The substantial number of vacancies in the areas served by the Somerset Post Office also includes many seasonal units, some of which are offered for rent or sale.

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

Other Vacancy Data. Vacancies were negligible as of June 1, 1966 in the most rental projects in the Johnstown area. In fact, most have rather lengthy waiting lists and little turnover. Rents in these projects are in the \$65 to \$125 a month range.

Current Estimate. Based on the results of the postal vacancy survey and on data available in the Johnstown area, there are estimated to be 2,350 vacant units available for sale or rent in the Johnstown HMA, representing a net vacancy ratio of 2.9 percent. Of this total, 800 vacancies are available for sale and 1,550 are available for rent, indicating sales and rental vacancy ratios of 1.4 percent and 5.8 percent, respectively. Despite the extensive demolition of a large number of substandard units, it is judged that unacceptable units comprise 15 percent of the vacant available sales units and 30 percent of the rental units. Cambria County accounts for 1,800 of the current number of available vacancies in the HMA, equal to a net vacancy ratio of 3.1 percent for the county. There are about 550 available vacant units in Somerset County, representing 2.5 percent of the available housing inventory. Available sales vacancies increased to 1.4 percent in Cambria County and to 1.5 percent in Somerset County. Rental vacancies have also increased in both counties, to 6.2 percent in Cambria County and 4.7 percent in Somerset County.

The number of vacant units available for sale or rent also increased in the city of Johnstown. Presently, there are 750 vacant available units, a net vacancy ratio of 4.5 percent. Of the available vacancies, 150 are for sale and 600 are for rent, indicating sales and rental vacancy ratios of 2.1 percent and 6.4 percent, respectively.

These estimates are based primarily on the postal vacancy survey, with adjustments for units in dilapidated structures (or otherwise not intended for occupancy), seasonal units, and units sold or rented and awaiting occupancy. Additional adjustments were made to bring the survey data into conformity with the concept of owner and renter units used in this analysis rather than with post office definitions of residences and apartments.

Sales Market

General Market Conditions. With the exception of a sharp increase in single-family units authorized from 1964 to 1965, the trend of such authorizations has been downward since 1960. Several builders in the Johnstown area expressed the opinion that building activity had picked up in the past 15 months, although it had been declining in the previous four to five years. The strongest market is for units in the \$15,000 to \$18,000 price range, primarily in and around Richland Township. There is no subdivision activity to speak of in this area, only scattered construction of houses with possibly a maximum concentration of three or four units. Virtually all are constructed on a contract basis.

The used home market is exceptionally soft as a result of a large number of houses which are currently offered for sale or rent. Many of these units are poorly located or are physically unattractive such as the "company houses" referred to in the vacancy section of this report.

Rental Market

Since the 1950's the rental market has been dormant as reflected in the steady decline in the number of renter households. Out-migration and shifts to owner occupancy have undoubtedly contributed heavily to the decline. Currently, the Johnstown rental market is sound, with most vacancies located in older frame buildings that have been converted from single-family to multifamily use. The obvious lack of suitable rental units in acceptable locations is reflected in the experience of existing FHA and conventionally-financed projects. The larger projects (10 to 20 units in this area) are having no difficulty maintaining satisfactory occupancy levels at the present time and many have waiting lists. Rental experience of the few new rentals that have been built since 1960 has been good. Since 1960, however, only a few small projects with less than ten units each have been built in widely scattered sites throughout the HMA. Currently, there are nearly 60 units of rental housing under construction in the HMA, all located in Cambria County. Projects with a total of about 100 units are proposed for construction in the HMA.

Urban Renewal Activity

Currently, there are two active Federally-aided urban renewal projects in the HMA, one in the city of Johnstown and one in the borough of Windber.

Market Street West (Penna. R-196) encompasses an area of about 20 acres in downtown Johnstown. The area is bordered by Main, Market, Napoleon, Johns, and Walnut Streets and Lee Place. Thus far, 12 acres have been acquired and only a few of the 212 families and 97 individuals have been relocated. Future re-use of the land will be principally residential in nature.

Flood Distress Area (Penna. R-29) is located in the borough of Windber. The area is comprised of approximately 17 acres and is bordered by River Avenue on the South, Graham and 15th Streets on the northeast, and 14th Street on the west. The project area is comprised of two smaller projects, one of urban renewal and the other, a flood control project. The urban renewal project was generated by considerable flood damage on several occasions to structures located at the confluence of

the Seese Run and Paint Creeks in Windber. After the direction of the channel near the confluence had been changed and a levee built, some 55 housing units were demolished and 74 families were relocated. With only two parcels to be disposed of, the project in Windber is scheduled to be closed out by late summer of this year.

Public Housing

There are eight public housing projects with a total of 1,215 units in the Johnstown HMA. Six projects (1,065 units) are located in Cambria County, including four (961 units) located in the city of Johnstown. The two projects in the balance of Cambria County are located in Nanty Glo (56 units) and Portage (48 units). Fifty units of public housing are under management in Boswell and 100 in Windber, both of which are in Somerset County. There are no vacancies in any of these projects currently. There is a proposal for 200 units of public housing for the elderly which is to be located in the Kernville area of downtown Johnstown.

Demand for Housing

Quantitative Demand

A demand for 350 new housing units in the Johnstown HMA in each of the next two years is based on a projected growth in households of 75 a year, adjusted for prospective demolition of about 550 units (275 annually) over the forecast period. Consideration is given also to vacancy levels consistent with the needs of the area and to the volume of housing currently under construction. Additional adjustments have been made to account for shifts in tenure among present households as well as shifts of single-family homes from owner to renter occupancy.

The estimated annual demand for 350 new units includes 280 units of sales houses, and 70 units of rental housing. Of the annual rental demand, about 50 units a year can be absorbed only at the lower rent levels achievable with below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations.

Excluding public housing units constructed since 1960, the projected annual demand for new housing units in the Johnstown area is substantially above the average of 260 private residential units a year built since that time. While complete data are not available, it is judged that the projected demand for 280 sales units a year is about the same as the annual average since 1960, while the 70-unit annual rental demand exceeds the building activity for any year since 1960. Aside from public housing units built in recent years, the 60 private multifamily units presently under construction are judged to be the largest number ever under construction at one time since 1960. On this basis, the projected rental demand is more in line with the most recent rental market activity in the Johnstown area.

Qualitative Demand

The expected distribution of the annual demand for 280 sales units shown in the following table is based on ability to pay, as determined by current family income levels and the ratio of sales price to income typical in the area. The minimum selling price at which acceptable sales housing can be produced in this area is estimated at \$14,000.

Estimated Annual Demand for New Sales Housing by Selling Price
Johnstown, Pennsylvania, Housing Market Area
June 1, 1966 to June 1, 1968

<u>Sales Price</u>	<u>Number</u>	<u>Percentage</u>
Under \$15,000	15	5
\$15,000- 17,499	70	25
17,500- 19,999	125	45
20,000- 24,999	40	14
25,000 and over	<u>30</u>	<u>11</u>
Total	280	100

Rental Housing. At current construction costs, including financing at market interest rates, new rentals in apartment structures can be provided at minimum gross rents of \$80 a month for efficiencies, \$95 for one-bedroom units, \$115 for two-bedroom units, and \$135 for three-bedroom units.^{1/} At and above these minimum rents, there is a prospective annual demand for approximately 20 units. At the lower rents achievable only with public benefits or assistance in financing, excluding public low-rent housing and rent-supplement accommodations, 50 additional units probably can be absorbed.

On the basis of past trends and patterns, it is judged that the areas favorable for market absorption of rental housing will be in and around Richland and Upper Yoder Townships. Low and moderate-rent apartment units which may be provided under some form of financial assistance will probably be best absorbed in the city of Johnstown where such housing is needed for relocation of displaced families and housing of low-income groups.

^{1/} Calculated on the basis of a long-term mortgage (40 years) at $5\frac{1}{4}$ percent interest and $1\frac{1}{2}$ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Table I

Trend of Civilian Work Force Components
Johnstown, Pennsylvania, HMA, 1950-1965
 (Annual average in thousands)

<u>Year</u>	<u>Civilian work force</u>	<u>Unemployment</u>		<u>Total employment</u>	<u>Nonagricultural wage and salary</u>	<u>All other^{a/}</u>
		<u>Number</u>	<u>Percent</u>			
1950	104.5	7.7	7.4	96.8	83.7	13.1
1951	104.3	4.3	4.1	100.0	87.2	12.8
1952	102.3*	7.7	7.3	94.6*	82.2*	12.4
1953	103.4	7.0	6.8	96.4	84.3	12.1
1954	102.7	16.3	15.9	86.4	74.8	11.6
1955	98.9	10.5	10.6	88.4	76.7	11.7
1956	96.4*	7.5	7.6	88.9*	76.8*	12.1
1957	99.9	6.8	6.8	93.1	81.1	12.0
1958	100.5	15.8	15.7	84.7	73.0	11.7
1959	96.9*	16.3	16.5	80.6*	69.0*	11.6
1960	95.5	12.3	12.9	83.2	71.6	11.6
1961 ^{b/}	93.7	17.1	18.2	76.6	65.0	11.6
1962	90.8	13.7	15.1	77.1	65.5	11.6
1963	88.1	9.3	10.6	78.8	67.0	11.8
1964	88.3	6.3	7.2	82.0	70.0	12.0
1965	89.8	5.1	5.7	84.7	72.6	12.1
First three months.						
1965	89.1	6.3	7.1	82.8	70.8	12.0
1966 ^{c/}	88.8	5.5	6.2	83.2	71.7	11.6

*Excludes a significant number of persons involved in a labor-management dispute.

^{a/} Includes agricultural workers and other nonagricultural employment consisting of the self-employed, domestics, and unpaid family workers.

^{b/} Prior to 1961, annual average estimates based on data for bi-monthly periods.

^{c/} Preliminary.

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

Source: Pennsylvania State Employment Service.

Table II

Nonagricultural Wage and Salary Employment by Type of Industry
Johnstown, Pennsylvania, HMA, 1959-1966
 (Annual average in thousands)

<u>Industry</u>	<u>1959^{a/}</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>First three months</u>	
								<u>1965</u>	<u>1966^{b/}</u>
Wage and salary employment	<u>69.0</u>	<u>71.7</u>	<u>65.0</u>	<u>65.5</u>	<u>67.0</u>	<u>70.0</u>	<u>72.6</u>	<u>70.6</u>	<u>71.7</u>
Manufacturing	<u>23.1*</u>	<u>25.9</u>	<u>21.0</u>	<u>21.7</u>	<u>23.1</u>	<u>25.0</u>	<u>26.2</u>	<u>25.6</u>	<u>25.6</u>
Durable goods	<u>16.5*</u>	<u>18.9</u>	<u>14.3</u>	<u>14.3</u>	<u>15.5</u>	<u>17.3</u>	<u>18.3</u>	<u>18.0</u>	<u>18.0</u>
Metals, machinery, & transp. equip.	<u>15.0*</u>	<u>17.4</u>	<u>12.8</u>	<u>12.8</u>	<u>13.9</u>	<u>15.6</u>	<u>16.6</u>	<u>16.3</u>	<u>16.3</u>
Other durable goods	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.6</u>	<u>1.7</u>	<u>1.7</u>	<u>1.7</u>	<u>1.7</u>
Nondurable goods	<u>6.6</u>	<u>7.0</u>	<u>6.7</u>	<u>7.4</u>	<u>7.6</u>	<u>7.7</u>	<u>7.9</u>	<u>7.6</u>	<u>7.7</u>
Apparel and related products	<u>4.4</u>	<u>4.7</u>	<u>4.3</u>	<u>5.0</u>	<u>5.3</u>	<u>5.3</u>	<u>5.4</u>	<u>5.3</u>	<u>5.2</u>
Other nondurable goods	<u>2.2</u>	<u>2.3</u>	<u>2.4</u>	<u>2.4</u>	<u>2.3</u>	<u>2.4</u>	<u>2.5</u>	<u>2.3</u>	<u>2.5</u>
Nonmanufacturing	<u>45.9</u>	<u>45.8</u>	<u>44.0</u>	<u>43.8</u>	<u>43.9</u>	<u>45.0</u>	<u>46.4</u>	<u>45.1</u>	<u>46.1</u>
Mining	<u>6.9</u>	<u>6.4</u>	<u>5.4</u>	<u>5.1</u>	<u>4.8</u>	<u>4.9</u>	<u>4.9</u>	<u>4.8</u>	<u>4.8</u>
Contract construction	<u>2.2</u>	<u>1.9</u>	<u>1.9</u>	<u>1.9</u>	<u>2.1</u>	<u>1.9</u>	<u>1.6</u>	<u>1.4</u>	<u>1.5</u>
Transportation and public utilities	<u>5.2</u>	<u>5.3</u>	<u>4.9</u>	<u>4.8</u>	<u>4.7</u>	<u>5.0</u>	<u>5.6</u>	<u>5.6</u>	<u>5.6</u>
Wholesale and retail trade	<u>12.5</u>	<u>12.5</u>	<u>12.1</u>	<u>11.7</u>	<u>11.5</u>	<u>11.6</u>	<u>11.9</u>	<u>11.5</u>	<u>11.8</u>
Fin., ins., and real estate	<u>1.7</u>	<u>1.8</u>	<u>1.8</u>	<u>1.7</u>	<u>1.7</u>	<u>1.8</u>	<u>1.9</u>	<u>1.8</u>	<u>1.9</u>
Services	<u>9.1</u>	<u>9.3</u>	<u>9.1</u>	<u>9.3</u>	<u>9.6</u>	<u>9.8</u>	<u>10.4</u>	<u>10.1</u>	<u>10.1</u>
Government	<u>8.3</u>	<u>8.6</u>	<u>8.8</u>	<u>9.3</u>	<u>9.5</u>	<u>9.8</u>	<u>10.1</u>	<u>10.0</u>	<u>10.3</u>

*Excludes a significant number of persons involved in a labor-management dispute.

a/ Employment estimates based on data for bi-monthly periods.

b/ Preliminary.

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

Source: Pennsylvania State Employment Service.

Table III

Estimated Percentage Distribution of
All Families and Renter Households ^{a/} by Income and Tenure
After Deducting Federal Income Taxes
Johnstown, Pennsylvania, Housing Market Area
May 1, 1966 and May 1, 1968

Annual after-tax incomes	May 1, 1966		May 1, 1968	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$2,000	12	14	11	13
\$2,000 - 2,999	6	10	7	10
3,000 - 3,999	11	12	9	12
4,000 - 4,999	12	15	11	13
5,000 - 5,999	14	15	13	14
6,000 - 6,999	12	11	12	12
7,000 - 7,999	10	9	10	9
8,000 - 8,999	6	4	8	6
9,000 - 9,999	6	4	5	3
10,000 - 12,499	5	3	8	5
12,500 - 14,999	2	1	2	1
15,000 and over	<u>4</u>	<u>2</u>	<u>4</u>	<u>2</u>
Total	100	100	100	100
Median	\$5,750	\$4,950	\$6,000	\$5,150

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Private Housing Units Authorized by Building Permits for Selected Communities
Johnstown, Pennsylvania, Housing Market Area
1955-1966

<u>Area</u>	<u>1955</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	Three months <u>1966</u>
Ebensburg Boro.	11	11	14	11	15	9	10	4	2	6	8	1
Ceistown Boro.	42	30	8	22	26	12	12	9	8	7	5	0
Johnstown City	34	29	35	17	20	19	20	11	11	9	12	1
Lower Yoder Twp.	NA	NA	NA	NA	NA	27	7	4	9	9	7	0
Richland Twp.	NA	NA	NA	NA	NA	NA	NA	40	32	26	51	6
Southmont Boro.	20	21	19	17	12	8	5	3	4	2	3	2
Stoneycreek Twp.	NA	NA	39	36	26	21	11	10	5	5	6	1
Upper Yoder Twp.	NA	NA	NA	NA	NA	49	16	17	17	11	10	3
Westmont Boro.	60	48	57	38	39	27	14	11	7	2	6	2
Balance of Cambria Co. <u>a/</u>	28	17	19	10	27	9	13	7	6	10	13	1
Cambria County total	195	156	191	151	165	181	108	116	101	87	121	17
Berlin Boro.	3	3	6	6	0	6	8	4	3	3	1	1
Conemaugh Twp.	NA	NA	NA	NA	NA	NA	NA	13	9	13	16	1
Meyersdale Boro.	5	2	4	5	11	5	2	0	3	0	1	0
Somerset Boro.	NA	25	11	22	18	18	9	10	12	6	10	4
Stoneycreek Twp.	NA	NA	NA	NA	NA	NA	NA	17	0	21	74	2
Balance of Somerset Co. <u>b/</u>	2	3	3	1	2	2	21	4	6	4	2	0
Somerset County total	10	33	24	34	31	31	40	48	33	47	104	8
HMA total <u>c/</u>	205	189	215	185	196	212	148	164	134	134	225	25

a/ Includes thirteen boroughs.

b/ Includes five boroughs and one township.

c/ Includes 24 units in 2 to 4 unit structures in the 1960-1966 period.

Sources: Bureau of the Census, C-40 Construction Reports, and Pennsylvania Department of Labor and Industry.

Table V

Components of the Housing Inventory
Johnstown, Pennsylvania, HMA
April 1, 1950-June 1, 1966

<u>Tenure and vacancy</u>	<u>1950</u>	<u>1960</u>	<u>1966</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number^{a/}</u>	<u>Rate^{b/}</u>	<u>Number^{a/}</u>	<u>Rate^{b/}</u>
Total housing supply	<u>78,749</u>	<u>85,412</u>	<u>86,250</u>	<u>666</u>	<u>.8</u>	<u>140</u>	<u>.2</u>
Occupied housing units	<u>76,209</u>	<u>79,648</u>	<u>79,550</u>	<u>344</u>	<u>.4</u>	<u>-15</u>	<u>-</u>
Owner occupied units	<u>44,574</u>	<u>53,952</u>	<u>54,600</u>	<u>938</u>	<u>1.0</u>	<u>110</u>	<u>.2</u>
Percent of total occupied	<u>58.5</u>	<u>67.7</u>	<u>68.6</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Renter occupied units	<u>31,635</u>	<u>25,696</u>	<u>24,950</u>	<u>-594</u>	<u>1.0</u>	<u>-120</u>	<u>.6</u>
Percent of total occupied	<u>41.5</u>	<u>32.3</u>	<u>31.4</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Vacant Housing units	<u>2,540</u>	<u>5,764</u>	<u>6,700</u>	<u>322</u>	<u>8.2</u>	<u>150</u>	<u>2.4</u>
Available units	<u>473</u>	<u>1,882</u>	<u>2,350</u>	<u>141</u>	<u>14.0</u>	<u>75</u>	<u>3.6</u>
For sale	<u>156</u>	<u>480</u>	<u>800</u>	<u>32</u>	<u>11.1</u>	<u>50</u>	<u>8.2</u>
Homeowner rate	<u>.3</u>	<u>.8</u>	<u>1.4</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
For rent	<u>317</u>	<u>1,402</u>	<u>1,550</u>	<u>109</u>	<u>15.0</u>	<u>25</u>	<u>1.7</u>
Renter rate	<u>1.0</u>	<u>5.2</u>	<u>5.8</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other vacant units ^{c/}	<u>2,067</u>	<u>3,882</u>	<u>4,350</u>	<u>182</u>	<u>6.3</u>	<u>75</u>	<u>1.9</u>

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

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

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

Source: 1950 and 1960, U. S. Bureau of the Census. 1966 estimated by Housing Market Analyst.

Table VI

Johnstown, Pennsylvania, Area Postal Vacancy Survey

May 10-19, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	61,606	2,234	3.6	2,201	33	209	56,110	1,716	3.1	1,684	32	153	5,496	518	9.4	517	1	56	630	34	5.4
Cambria County	46,756	1,578	3.4	1,553	25	156	43,280	1,204	2.8	1,180	24	100	3,476	374	10.8	373	1	56	287	11	3.8
Johnstown	33,883	1,171	3.5	1,155	16	104	31,504	879	2.8	863	16	77	2,379	292	12.3	292	-	27	202	7	3.5
Main Office	31,674	1,070	3.4	1,056	14	99	29,365	781	2.7	767	14	72	2,309	289	12.5	289	-	27	137	5	3.6
Conemaugh: Branch	2,209	101	4.6	99	2	5	2,139	98	4.6	96	2	5	70	3	4.3	3	-	-	65	2	3.1
Other Post Offices	12,873	407	3.2	398	9	52	11,776	325	2.8	317	8	23	1,097	82	7.5	81	1	29	85	4	4.7
Barnesboro	1,595	39	2.4	39	-	-	1,476	34	2.3	34	-	-	119	5	4.2	5	-	-	8	-	-
Cresson	1,233	30	2.4	30	-	1	1,112	21	1.9	21	-	1	121	9	7.4	9	-	-	13	-	-
Ebensburg	2,082	59	2.8	58	1	45	1,846	32	1.7	32	-	16	236	27	11.4	26	1	29	16	-	-
Gallitzin	883	28	3.2	27	1	1	815	25	3.1	24	1	1	68	3	4.4	3	-	-	-	-	-
Lilly	949	11	1.2	11	-	-	944	11	1.2	11	-	-	5	-	-	-	-	-	10	2	20.0
Nanty Glo	1,520	48	3.2	45	3	4	1,365	47	3.4	44	3	4	155	1	0.6	1	-	-	12	1	8.3
Patton	1,182	76	6.4	72	4	-	1,111	61	5.5	57	4	-	71	15	21.1	15	-	-	14	1	7.1
Portage	2,235	34	1.5	34	-	1	1,944	28	1.4	28	-	1	291	6	2.1	6	-	-	-	-	-
South Fork	1,194	82	6.9	82	-	-	1,163	66	5.7	66	-	-	31	16	51.6	16	-	-	12	-	-
Somerset County	14,850	656	4.4	648	8	53	12,830	512	4.0	504	8	53	2,020	144	7.1	144	-	-	343	23	6.7
Berlin	1,231	66	5.4	64	2	3	1,187	66	5.6	64	2	3	44	-	-	-	-	-	52	2	3.8
Boswell	1,084	40	3.7	39	1	1	1,060	35	3.3	34	1	1	24	5	20.8	5	-	-	14	-	-
Central City	933	38	4.1	38	-	1	909	32	3.5	32	-	1	24	6	25.0	6	-	-	5	-	-
Confluence	865	54	6.2	54	-	1	825	51	6.2	51	-	1	40	3	7.5	3	-	-	47	6	12.8
Meyersdale	1,768	41	2.3	40	1	2	1,718	38	2.2	37	1	2	50	3	6.0	3	-	-	28	1	3.6
Rockwood	960	37	3.9	35	2	8	924	31	3.4	29	2	8	36	6	16.7	6	-	-	57	4	7.0
Somerset	4,200	103	2.5	101	2	22	3,769	63	1.7	61	2	22	431	40	9.2	40	-	-	117	10	8.5
Windber	3,809	277	7.3	277	-	15	2,438	196	8.0	196	-	15	1,371	81	5.9	81	-	-	23	-	-

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

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

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