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Analysis of the

**LANCASTER,
PENNSYLVANIA
HOUSING
MARKET**

as of May 1, 1971

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

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Housing Market Analysis

Lancaster, Pennsylvania, as of May 1, 1971

Foreword

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

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

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

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

FHA HOUSING MARKET ANALYSIS - LANCASTER, PENNSYLVANIA
AS OF MAY 1, 1971

The Lancaster, Pennsylvania, Housing Market Area (HMA) is defined as Lancaster County, Pennsylvania. This definition conforms to that of the Office of Management and Budget for the Lancaster Standard Metropolitan Statistical Area. The HMA is located in southeastern Pennsylvania, 63 miles west of Philadelphia and 67 miles north of Baltimore, Maryland. The nonfarm population^{1/} of the area was estimated to be 299,200 persons as of May 1, 1971.

The Lancaster area has a well diversified economy, effectively distributed between agriculture, manufacturing, and nonmanufacturing, much of which is geared to the tourist industry. The tourist industry is based on the attraction of the local Amish and Mennonite people concentrated in the eastern portion of Lancaster County. Sustained employment growth in the HMA since 1961 has resulted in continuous in-migration and increased population and household growth. Residential construction volume during the later part of the past decade has been insufficient to satisfy this increased demand resulting in a tight housing market characterized by low vacancy rates.

Anticipated Housing Demand

There will be an annual demand for about 2,425 privately financed, nonsubsidized housing units in the Lancaster HMA during the two-year period

^{1/} For the purpose of this analysis, because of significant agricultural employment and population, data will be limited to nonfarm employment, demographic, and housing factors.

ending May 1, 1973. For optimum absorption, annual construction should consist of 1,725 single family houses, 600 units in multifamily structures, and about 100 mobile homes. This annual demand estimate was derived after considering current market conditions, anticipated economic and demographic trends, the demand created by losses from the existing inventory, current vacancies, tenure shifts from renter to owner, and the number of housing units currently under construction.

The projected demand for single-family houses during the forecast period is about equal to the estimated number constructed in 1970, reflecting a continued high level of employment, population, and household growth. The increased demand for new multifamily units is based on the current low level of rental vacancies and the anticipated loss of rental units through demolitions and other causes. Since the projected demand for multifamily units is substantially higher than the number constructed in any year since 1967, it would be appropriate to observe carefully the absorption of these units in order to make appropriate adjustment in construction volume if absorption is unsatisfactory. Qualitative distributions of demand for single-family houses by price classes and for multifamily units by gross monthly rents are shown in table I.

Occupancy Potential for Subsidized Housing

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

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

housing approximates the sum of the potentials for public housing and Section 236 housing. For the Lancaster HMA, the total occupancy potential is estimated to be 875 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed in the following paragraphs are based upon 1971 incomes, the occupancy of substandard housing, income limits in effect as of May 1, 1971, and on available market experience.^{2/}

Section 235 and Section 236. Subsidized housing for households with low- to moderate-income may be provided under either Section 235 or Section 236. Moderately-priced subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Lancaster HMA, it is estimated (based on regular income limits) that, for the period May 1, 1971 to May 1, 1973, there is an occupancy potential for an annual total of 300 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 150 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase this potential by about 23 percent for families and about five percent for elderly couples and individuals.

Currently, there are 264 units of Section 236 housing under construction in the city of Lancaster. The project is about 70 percent complete, with some of the units available for occupancy in August 1971. Completion of these units should satisfy about 88 percent of the occupancy potential for families for one year under Section 235 and 236.

^{1/} The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable, accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.

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

As of January 1, 1971, only four units of sales housing had been subsidized under Section 235; all were existing houses.

There have been 80 units of Section 221(d)(3) BMIR housing completed in Lancaster City. This project is currently suffering severe financial problems and rapid deterioration of the units. Improved management and financial counseling is expected to remedy the situation.

Rental Housing under the Public Housing and Rent Supplement Programs.

These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Lancaster HMA, the annual occupancy potential for public housing is estimated at 300 units for families and 245 units for the elderly. About ten percent of the families and 37 percent of the elderly also are eligible for Section 236 housing (see table II).

There are 434 units of low-rent public housing in the Lancaster HMA, including 100 units for the elderly. The Lancaster City Housing Authority reports a waiting list varying between 100 and 200 applicants and vacancies amount to no more than normal turnover. The Housing Authority currently has reservations for 170 family units and 190 units for the elderly; there is currently a proposed site being cleared for the construction of 100 units of the 190 units reserved for the elderly. The construction of these planned units will satisfy about 57 percent and 78 percent of the annual occupancy potential for families and elderly, respectively. The predominant impediment to new public housing units for families in Lancaster City has been the acquisition of suitable land.

The estimated annual occupancy potential for rent supplement units is 170 units for families and 245 units for elderly couples and individuals. At present there are no rent supplement units in the HMA.

Sales Market

As of May 1971, the market for new and existing sales housing was strong. The volume of single-family home construction had declined since 1967 because of increased construction costs and rising interest rates; simultaneously, employment had continued to grow resulting in continued in-migration and household formation. This condition had resulted in an unbalanced supply-demand relationship, particularly in the low and middle price ranges. As of May 1, 1971, the vacancy rate was 0.9 percent, speculative inventories were very low, and most existing homes were being sold after only a short period on the market.

Since 1966, fewer than two percent of the new single-family houses built in the HMA have been located in the city of Lancaster. Limited available land and out-migration from the central city resulted in increased

subdivision development and single-family construction in the suburbs of Lancaster during the mid-decade period. After a peak in 1968, subdivision activity has declined gradually. Since then, the majority of homes have been built on a contract basis. Most of the new houses constructed are in the \$27,000 to \$35,000 price range, although there is, also, a considerable amount of construction in the above \$35,000 price range. The largest concentration of new single-family house construction has been in the townships of Manheim and Lancaster, adjoining Lancaster City on the north and southwest, respectively.

The volume of existing sales housing has been quite stable during recent years, particularly in the city of Lancaster; according to a study completed for the Lancaster Redevelopment Authority the annual average turnover rate is about 3.2 percent of the city inventory. Although high interest rates and restricted mortgage funds have slowed turnover somewhat in the past, existing properties now are becoming more available in the county outside Lancaster City reflecting an easing in the supply of mortgage money and relatively lower interest rates. The average price of existing homes in the county excluding Lancaster City, is about \$23,000; families seeking less expensive housing have been restricted to Lancaster City where the average price is about \$10,500. The lower average price in the city reflects a high concentration of economically depreciated units and overall poorer housing conditions.

The scarcity of both new and existing available sales housing in the \$18,000 to \$22,000 price range has forced families in that market to purchase below their means. This condition exerts pressure on the low-priced supply resulting in inflated prices, overcrowding, and rapid deterioration. Increased construction of medium priced housing would alleviate market pressure and contribute significantly to overall housing conditions.

Rental Market

The market for rental housing in the Lancaster HMA was tight as of May 1, 1971, as evidenced by the rental vacancy rate of 3.4 percent. The low level of multifamily construction during the decade, increased building costs, and restricted available mortgage money have resulted in a significant increase in effective demand for rental units. Since 1966, when 765 multifamily units were authorized, multifamily construction has declined each year. Only 459 units were authorized in 1969 and 1970 combined; all of these were outside the city of Lancaster.

Within the city of Lancaster, decent, available, rental units are very scarce; some property management sources have reported long waiting lists for rental units. A portion of the rental inventory in the city consists of old, converted, substandard units located in less desirable parts of the city. Most of the vacancies are concentrated in these units. The majority of newer apartments are located in the immediate suburbs of Lancaster. Based on a 1969 survey by the Lancaster County Planning

Commission and on field investigation, it was found that these apartments have experienced good absorption rates and maintained about 97 percent occupancy.

Gross rents in apartments built in the last five to seven years generally range from \$100 to \$120 for efficiencies, \$130 to \$150 for one-bedroom units, \$150 to \$175 for two-bedroom units, and \$185 to \$225 for three-bedroom units. Rents for older units in Lancaster City are substantially lower.

Economic, Demographic, and Housing Factors

The estimated demand for new nonsubsidized housing units in the Lancaster HMA is based on the findings presented in the following discussion of employment, demographic, and housing trends.

Employment. Nonagricultural wage and salary employment in the Lancaster HMA averaged 121,700 during the 12 months ending April 30, 1971, up 2,400 from the previous 12 month average. Nonagricultural wage and salary employment increased by an average of about 3,150 jobs annually from 1961 through 1970 with gains each year. Sustained primarily by manufacturing employment gains, yearly increments were most substantial during the 1964-1966 period when nonagricultural wage and salary employment gains averaged 5,200 jobs annually. After reduced growth rates in 1967 and 1968, nonagricultural wage and salary employment made substantial gains in 1969 and 1970 (supported primarily by the nonmanufacturing sector) reaching a high for the decade of 121,500 in 1970. Table III presents work force and employment trends by industry since 1960.

Since 1963, manufacturing employment has increased or remained constant each year except 1970 when it declined by 400 jobs. The most sizable gains occurred in 1965 and 1966 with increases of 2,700 and 3,400 jobs, respectively. These gains reflected increases primarily in the durable goods sector; machinery and transportation equipment, fabricated metal products, and other durable goods industries provided most of the impetus. The economy during this period was characterized by the entrance of many small firms, including several mobile home manufacturers. During this period employment in nondurable goods industries increased slightly, gaining 600 jobs in 1965 and remaining unchanged in 1966. Between 1966 and 1970, manufacturing employment increased by only 700 jobs. Employment in durable goods industries decreased by an average of 325 jobs annually during this period, but was offset by an annual average increase of 500 jobs in the nondurable goods sector. Employment reductions in the durable goods sector were concentrated in machinery and transportation equipment and other durable goods, reflecting gradual production cutbacks and layoffs. Significant gains in nondurable goods employment were restricted to textile products and printing and publishing, primarily during the 1966-1970 period.

From 1960 to 1970, employment gains in nonmanufacturing accounted for about 70 percent of the total increment in nonagricultural wage and salary employment. Nonmanufacturing employment has increased by an average of 1,900 jobs annually, from 47,000 in 1960 to 65,900 in 1970; over 57 percent of this gain occurred during the last four years of the decade. About 70 percent of the increase in nonmanufacturing employment between 1960 and 1970 occurred in trade and the services and miscellaneous industries, reflecting the opening of a number of new shopping centers and a significant increase in tourist trade. Increases in government employment at the state and local levels (in response to population growth throughout the HMA) has amounted to about 350 jobs annually. Other nonmanufacturing industries increased employment by small but relatively constant increments during the decennial period.

Nonagricultural wage and salary employment in the Lancaster HMA is expected to increase by 3,550 jobs annually during the forecast period. Most of this increase is expected to occur in nonmanufacturing industries. Employment in manufacturing is expected to decrease slightly during the first year, but recover to its 1970-71 level by the second year of the forecast period. Employment increases in nonmanufacturing industries, as in the past, are expected to be concentrated in wholesale and retail trade, services, and government. Increases in government employment are expected to be at the state and local levels in response to increased population and the gradual expansion of Millersville State College. Initial decreases in manufacturing employment are expected to occur in machinery and transportation equipment and other durable goods because of layoffs and the moving of production facilities. Increases in stone, clay, and glass products, textiles, and printing and publishing are expected to off-set the expected decreases during the forecast period. Armstrong Cork has long range plans of expanding both its carpet plant and its ceiling tile plant in Marietta, and Donnelly Printing Company has plans for expanding plant facilities to print telephone directories for distribution on the east coast.

The nonagricultural wage and salary employment forecasts for the Lancaster HMA are above the average increase of 2,760 jobs recorded between 1960 and 1970. This expanded level of increase is based primarily on stabilization of the manufacturing industries (particularly durable goods) and an increased number of tourists visiting the area.

Income. As of May 1, 1971, the median income, after deduction of federal income tax, of all nonfarm families in the Lancaster HMA was \$9,150, and the median after-tax income of two-or-more-person nonfarm renter households was \$7,625. The median annual incomes in 1959 of all nonfarm families and of renter households were \$5,300 and \$4,425, respectively. Table IV contains distributions of all families and renter households by annual income classes for 1959 and 1971.

Demographic Factors. The total nonfarm population of the Lancaster HMA was an estimated 299,200 persons as of May 1971. Declining net natural increase (resident births minus deaths) has been offset by substantial in-migration resulting in an average annual increase of about 4,885 persons since April 1960. Population growth was concentrated in the area outside the city of Lancaster as families migrated from the city to the suburbs (see table V). Demolition of housing units in Lancaster City and decentralization of employment sources throughout the HMA have resulted in an average decline of about 335 persons annually for the city. In contrast, the nonfarm remainder of the HMA has increased in population by an average of about 5,220 persons a year. Based on the employment forecast and continued in-migration, it is expected that the nonfarm population of the HMA will increase by 4,900 persons annually during the two-year forecast period.

There were about 94,300 nonfarm households in the HMA as of May 1, 1971, including 19,930 in the city of Lancaster and 74,370 in the remainder of the HMA. The current household total represents an average annual increase of about 1,880 since 1960. Based on expected population growth and on the assumption that household size will continue to decline, it is anticipated that the number of households will grow by 1,900 each year during the forecast period.

Housing Factors. The nonfarm housing inventory of the Lancaster HMA totaled approximately 97,175 in May 1971, an increase of about 20,160 units since 1960. This increase resulted from the construction of about 22,580 units, the addition of about 2,075 mobile homes, the loss of 4,270 units through demolitions and other causes, and the addition of about 775 units through conversions of existing units. There were about 1,000 units under construction in the HMA on May 1, 1971, including 500 single-family houses and 500 units in multifamily structures. Of the multifamily units under construction, 264 represent a project financed under Section 236 in the city of Lancaster.

The volume of private residential building activity, as measured by building permits and estimated construction outside permit issuing areas, varied considerably during the 1960 decade (see table VI). From a low of 1,200 units in 1960, estimated construction activity increased to 1,910 units in 1963; following a decline in 1964, construction increased each year to a peak of 2,806 units in 1967. Since 1967, construction has decreased each year to a total of 1,995 units in 1970. The number of single-family houses constructed closely parallels the trend of total residential construction, ranging from a low of 1,086 units in 1960 to a high of 2,186 units in 1967. Single-family home construction has declined each year since 1967, reaching 1,770 units in 1970. Multifamily construction has not constituted a great portion of overall private residential building activity. Prior to 1966 (when multifamily authorizations reached 765 units), the number of multifamily units authorized each year did not exceed 500; since 1966, the number of private, nonsubsidized

multifamily units constructed decreased each year to about 225 units in 1970.

In recent years, virtually all nonsubsidized residential construction has been concentrated outside the Lancaster city limits. The limited land supply in Lancaster City has restricted new residential construction to areas where demolition of the existing inventory has made land available.

There were 1,625 available vacant units in the HMA as of May 1, 1971, of which 590 were available for sale and 1,035 were available for rent, representing homeowner and rental vacancy rates of 0.9 percent and 3.4 percent, respectively. The homeowner vacancy rate has decreased and the rental vacancy rate has remained approximately the same since 1960, when the homeowner and rental vacancy rates were 1.2 percent and 3.1 percent, respectively (see table VII). The 1970 Census of Housing enumerated a homeowner vacancy rate of 0.8 percent and a rental vacancy rate of 3.6 percent.

Table I

Estimated Annual Demand for Nonsubsidized Housing
Lancaster, Pennsylvania, HMA
May 1, 1971-May 1, 1973

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	90	5
\$17,500 - 19,999	210	12
20,000 - 22,499	260	15
22,500 - 24,999	290	17
25,000 - 29,999	325	19
30,000 - 34,999	260	15
35,000 and over	<u>290</u>	<u>17</u>
Total	1,725	100

B. Multifamily Units

<u>Monthly gross rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$120 - \$139	15	-	-	-
140 - 159	10	135	-	-
160 - 179	-	55	70	-
180 - 199	-	25	95	10
200 - 219	-	10	55	20
220 - 239	-	-	30	10
240 and over	<u>-</u>	<u>-</u>	<u>40</u>	<u>20</u>
Total	25	225	290	60

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

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Lancaster, Pennsylvania, HMA
May 1, 1971-May 1, 1973

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
A. <u>Families</u>				
One bedroom	30	10	45	85
Two bedrooms	120	10	120	250
Three bedrooms	90	10	70	170
Four or more bedrooms	<u>30</u>	<u>-</u>	<u>35</u>	<u>65</u>
Total	270	30	270	570
B. <u>Elderly</u>				
Efficiency	25	60	95	180
One bedroom	<u>35</u>	<u>30</u>	<u>60</u>	<u>125</u>
Total	60	90	155	305

a/ All families eligible for Section 236 housing are also eligible for Section 235 housing.

Table III

Work Force and Employment Trends
Lancaster, Pennsylvania, Housing Market Area
1960-1971 Annual Averages
(in thousands)

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	12 months ending April 30	
												1970	1971
Civilian work force	<u>121.4</u>	<u>121.2</u>	<u>122.9</u>	<u>124.5</u>	<u>125.5</u>	<u>129.2</u>	<u>134.0</u>	<u>137.3</u>	<u>139.6</u>	<u>142.7</u>	<u>146.9</u>	<u>143.9</u>	<u>147.9</u>
Unemployed	4.7	5.4	4.0	4.3	3.7	2.5	2.0	2.5	2.9	2.8	3.4	2.8	4.0
Percent unemployed	3.9	4.5	3.3	3.5	2.9	1.9	1.5	1.8	2.1	2.0	2.3	1.9	2.7
Total employment	<u>116.7</u>	<u>115.9</u>	<u>118.9</u>	<u>120.2</u>	<u>121.8</u>	<u>126.8</u>	<u>131.9</u>	<u>134.5</u>	<u>136.6</u>	<u>139.9</u>	<u>143.5</u>	<u>141.2</u>	<u>143.9</u>
Nonagricultural wage & salary	<u>93.9</u>	<u>93.1</u>	<u>96.6</u>	<u>98.0</u>	<u>99.5</u>	<u>104.7</u>	<u>109.9</u>	<u>112.6</u>	<u>114.6</u>	<u>118.0</u>	<u>121.5</u>	<u>119.3</u>	<u>121.7</u>
Manufacturing	46.9	45.9	48.1	48.0	48.7	51.4	54.8	55.2	55.2	55.9	55.5	56.1	54.5
Durable goods	26.6	25.8	27.8	28.1	28.4	30.5	33.9	34.4	33.7	33.2	32.6	33.1	32.0
Stone, clay, & glass prod.	1.9	1.9	2.0	2.0	2.0	2.0	2.1	2.1	2.1	2.2	2.2	2.2	2.3
Primary metals	1.7	1.8	2.0	2.1	2.3	2.4	2.5	2.6	2.7	2.9	3.0	3.0	2.9
Fabricated metal prods.	4.8	4.3	4.9	5.0	5.1	5.5	6.1	6.2	5.8	5.7	5.6	5.7	5.6
Machinery & trans. equip.	9.3	9.1	9.8	10.0	10.2	11.2	13.1	13.1	12.6	12.2	12.1	12.2	11.9
Other durable goods	8.9	8.7	9.1	9.0	8.8	9.4	10.2	10.4	10.5	10.2	9.7	10.0	9.3
Nondurable goods	<u>20.3</u>	<u>20.1</u>	<u>20.3</u>	<u>19.9</u>	<u>20.3</u>	<u>20.9</u>	<u>20.9</u>	<u>20.8</u>	<u>21.5</u>	<u>22.7</u>	<u>22.9</u>	<u>23.0</u>	<u>22.6</u>
Food products	4.2	4.4	4.5	4.4	4.4	4.5	4.6	4.6	4.6	4.7	4.8	4.7	4.8
Tobacco products ^{a/}	1.1	0.9	0.9	0.8	0.9	0.8	0.7	0.7	0.6	NA	NA	NA	NA
Textile products	2.1	2.0	1.9	1.9	2.0	2.1	2.1	2.0	2.3	2.5	2.5	2.5	2.5
Apparel	6.2	6.1	6.2	6.1	6.3	6.3	6.3	6.0	5.8	5.8	5.7	5.8	5.7
Printing & publishing	1.8	1.9	1.9	1.9	2.0	2.2	2.3	2.3	2.5	2.7	2.7	2.8	2.7
Rubber & plastic prods. ^{b/}	NA	1.3	1.5	1.4	1.5								
Leather products	3.2	3.3	3.3	3.1	3.1	3.2	3.0	3.0	3.0	3.0	2.9	3.0	2.8
Other nondurable goods	1.7	1.5	1.6	1.7	1.6	1.8	1.9	2.1	2.7	2.8	2.7	2.9	2.6
Nonmanufacturing	<u>47.0</u>	<u>47.2</u>	<u>48.5</u>	<u>50.0</u>	<u>50.8</u>	<u>53.3</u>	<u>55.1</u>	<u>57.4</u>	<u>59.4</u>	<u>62.1</u>	<u>65.9</u>	<u>63.2</u>	<u>67.2</u>
Construction	4.7	4.7	4.7	4.8	5.0	6.0	6.0	5.3	5.6	5.9	6.3	6.0	6.4
Trans., & pub. utilities	4.7	4.7	5.0	4.8	4.8	4.9	4.9	5.0	5.2	5.4	5.4	5.4	5.5
Trade	16.7	16.4	16.6	17.3	17.5	18.1	19.2	20.1	20.6	21.8	23.2	22.2	23.6
Fin., ins., & real estate	2.3	2.2	2.3	2.3	2.3	2.4	2.5	2.6	2.7	2.8	2.9	2.8	2.9
Service & miscellaneous	11.0	11.6	12.0	12.6	12.7	13.3	13.9	15.4	15.9	16.5	17.7	16.8	18.1
Government	<u>7.6</u>	<u>7.6</u>	<u>7.9</u>	<u>8.2</u>	<u>8.5</u>	<u>8.6</u>	<u>8.6</u>	<u>9.1</u>	<u>9.5</u>	<u>9.9</u>	<u>10.4</u>	<u>10.1</u>	<u>10.6</u>
Federal	1.8	1.6	1.5	1.5	1.5	1.3	1.1	1.0	1.0	1.0	1.1	1.0	1.0
State	5.8	6.0	6.4	6.7	7.0	7.3	7.5	8.1	8.5	8.9	9.3	9.1	9.6
All other nonagricultural employment ^{c/}	11.5	11.6	11.4	11.4	11.6	11.7	11.7	11.6	11.8	11.8	12.0	11.8	12.1
Agriculture	11.3	11.2	10.9	10.8	10.7	10.4	10.3	10.3	10.2	10.1	10.1	10.1	10.1

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

^{a/} Included in "other nondurable goods" for 1969-1971.

^{b/} New published industry series effective January 1969.

^{c/} Includes nonagricultural self-employed and unpaid family workers, and domestic workers in private households.

Source: Pennsylvania State Bureau of Employment Security.

Table IV

Percentage Distribution of All Families and Renter Households by Estimated
Annual Income After Deduction of Federal Income Tax
Lancaster, Pennsylvania, HMA
1959 and 1971

Annual after-tax income	HMA Total			
	1959		1971	
	All families	Renter households ^{a/}	All families	Renter households ^{a/}
Under \$ 2,000	6	10	1	5
\$ 2,000 - 2,999	9	11	3	3
3,000 - 3,999	12	20	5	5
4,000 - 4,999	18	20	5	7
5,000 - 5,999	16	15	7	11
6,000 - 6,999	13	10	8	11
7,000 - 7,999	9	6	9	12
8,000 - 8,999	4	3	10	10
9,000 - 9,999	3	2	9	8
10,000 - 12,499	6	(17	14
12,500 - 14,999	(4	3	10	7
15,000 - 19,999	((10	(
20,000 and over	((6	(7
Total	100	100	100	100
Median	\$5,300	\$4,425	\$9,150	\$7,625

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Nonfarm Population and Households
Lancaster, Pennsylvania, HMA
1960-1971

<u>Area</u>	<u>Population</u>			<u>Average annual change^{a/}</u>			
	<u>April</u>	<u>April</u>	<u>May</u>	<u>1960-1970</u>		<u>1970-1971</u>	
	<u>1960</u>	<u>1970</u>	<u>1971</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
HMA nonfarm total	<u>245,047</u>	<u>293,900</u>	<u>299,200</u>	<u>4,885</u>	1.8	<u>4,890</u>	1.7
Lancaster	6,055	57,690	57,250	- 335	-0.6	- 405	- .7
Remainder	183,992	236,210	241,950	5,220	2.5	5,295	2.2
				<u>Households</u>			
HMA nonfarm total	<u>73,443</u>	<u>92,250</u>	<u>94,300</u>	<u>1,880</u>	2.3	<u>1,890</u>	2.0
Lancaster	19,620	19,879	19,930	25	0.1	45	0.2
Remainder	53,823	72,371	74,370	1,855	3.0	1,845	2.5

a/ Rounded.

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

Table VI

Estimated Nonfarm Residential Construction Activity by Units
Lancaster, 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>1970</u>
HMA Total	1,200	1,267	1,632	1,910	1,584	2,326	2,342	2,806	2,476	2,079	1,995
Single-family	1,086	1,167	1,382	1,710	1,104	1,850	1,577	2,186	1,975	1,845	1,770
Multifamily	114	100	250	200	480	476	765	620	501	234	225
Lancaster	120	92	122	120	123	80	133	282	135	10	20
Single-family	86	92	122	70	54	80	47	24	30	10	20
Multifamily	34	-	-	50	69 ^{a/}	-	86 ^{b/}	258	105 ^{c/}	-	- ^{d/}
Remainder	1,080	1,175	1,510	1,790	1,461	2,246	2,209	2,524	2,341	2,069	1,975
Single-family	1,000	1,075	1,260	1,640	1,050	1,770	1,530	2,162	1,945	1,835	1,750
Multifamily	80	100	250	150	411	476	679	362	396	234	225

^{a/} Excludes 75 units of public housing.

^{b/} Excludes 124 units of public housing.

^{c/} Excludes 101 units of public housing for the elderly and 80 units of Section 221(d)(3) BMIR housing.

^{d/} Excludes 264 units of Section 236 housing.

Source: C-40 Construction Reports, local permit issuing offices, and estimates by Housing Market Analyst.

Table VII

Nonfarm Housing Inventory, Tenure, and Vacancy
Lancaster, Pennsylvania, HMA
1960-1971

<u>Tenure and Vacancy</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>May</u> <u>1971</u>
Total housing inventory	<u>77,012</u>	<u>95,147</u>	<u>97,175</u>
Total occupied units	<u>73,443</u>	<u>92,250</u>	<u>94,300</u>
Owner occupied units	49,547	63,450	65,300
Percent of all occupied	67.5%	68.8%	69.2%
Renter occupied units	23,896	28,800	29,000
Percent of all occupied	32.5%	31.2%	30.8%
Vacant housing units	<u>3,569</u>	<u>2,897</u>	<u>2,875</u>
Available vacant	<u>1,361</u>	<u>1,560</u>	<u>1,625</u>
For sale	599	479	590
Homeowner vacancy rate	1.2%	0.7%	0.9%
For rent	762	1,081	1,035
Renter vacancy rate	3.1%	3.6%	3.4%
Other vacant ^{a/}	2,208	1,337	1,250

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

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

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