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Analysis of the
LORAIN-ELYRIA, OHIO
HOUSING MARKET

as of April 1, 1966

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

December 1966

ANALYSIS OF THE

LORAIN-ELYRIA, OHIO, HOUSING MARKET

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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 LORAIN-ELYRIA, OHIO, HOUSING MARKET AS OF APRIL 1, 1966

Summary and Conclusions

1. The current high level of employment in the Lorain-Elyria Housing Market Area reflects the general national prosperity as well as the expansion and increased diversification of industry in the area. Employment was almost 80,000 in March of 1966 and the March unemployment rate of 2.8 percent of the labor force was a record low. Barring any reversal in national business trends, employment in the next two years is expected to increase by about 3,200 jobs a year.

2. The current median annual income for all area families, after Federal income tax deductions, is estimated at $7,650. The median for renter families is $6,425. By April 1, 1968, the median annual income for all families is expected to be $8,100, and for renter families, $6,800.

3. The population of the area is estimated at 259,200 as of April 1, 1966, an increase of 41,700 (19 percent) since 1960. This represents a slight acceleration in net growth since 1960. The population is expected to reach 271,800 by April 1, 1968, an increase of about 6,300 a year in the next two years. Households currently number about 70,000, an increase of 10,500 since the last census. In the next two years the number of households is expected to increase by about 1,700 a year.

4. The 72,600 units comprising the current housing inventory represent a net addition of 10,250 units since April 1960, or an annual average of 1,710 units. A gain of 10,575 units through new construction since 1960 was offset by losses of 325 units through demolition or other causes. The proportion of owner-occupied units has risen from 74 percent of the total in 1960 to a current 76 percent.

5. Of the 1,700 available vacant units as of April 1, 1966, 700 units are available for sale and 1,000 are available for rent. The present homeowner vacancy rate of 1.3 percent is less than that of 1.6 percent in 1960, while the rental vacancy rate has increased from 5.0 percent to 5.5 percent in the same period.

6. Based upon anticipated increases in households, replacements for future losses to the inventory, and adjustments designed to achieve a more reasonable supply-demand relationship in the market, there will be a demand for about 1,950 housing units in each of the next two years. Of this demand, 1,450 are sales units, and 500 are rental

units. An additional demand for 180 rental units a year exists for housing at the lower rents possible with the aid of below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing or rent-supplement accommodations.

7. The demand for 1,450 sales units is distributed by price class in the table on page 26. The distribution of rental units above the minimum attainable rents for each unit size is shown on page 27.

8. Elderly households are expected to absorb between 50 and 60 of the rental units included in the over-all rental demand. The construction of additional rental units especially designed for elderly persons by including certain amenities and providing special services is not considered advisable at this time.

9. Under present circumstances, the 1,230 nursing home accommodations in use or proposed are considered adequate for the projected need through April 1, 1968. Consideration of additional new facilities would be feasible only if the accommodations would replace or modernize those which do not at present conform to minimum State standards.

ANALYSIS OF THE LORAIN-ELYRIA, OHIO, HOUSING MARKET AREA AS OF APRIL 1, 1966

Housing Market Area

For the purpose of this report, the Lorain-Elyria Housing Market Area (HMA) is defined as coextensive with the Lorain-Elyria Standard Metropolitan Statistical Area (Lorain County). It borders Lake Erie on the north and the Cleveland SMSA on the east. The 1960 populations of the two central cities, Lorain (68,932) and Elyria (43,782), comprised 52 percent of the total for the area. Lorain, at the mouth of the Black River, has one of the best harbors on the Great Lakes. Elyria is to the southeast of Lorain at the confluence of the east and west branches of the Black River. Successive annexations by the two cities have made them almost contiguous. Inasmuch as the rural farm population of the area constituted only three 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.

Three major railroads serve the area. The New York Central and the Nickel Plate Line (New York City and St. Louis), each with two main lines, provide both passenger and freight service, while the Baltimore and Ohio offers freight service. A number of other railroads operate in the area, including the Norfolk and Western; the Lorain and West Virginia; Lake Terminal; Lorain, Ashland, and Southern; and Lorain, Elyria, and Grafton. In the local area, some of these use the track systems of the larger lines.

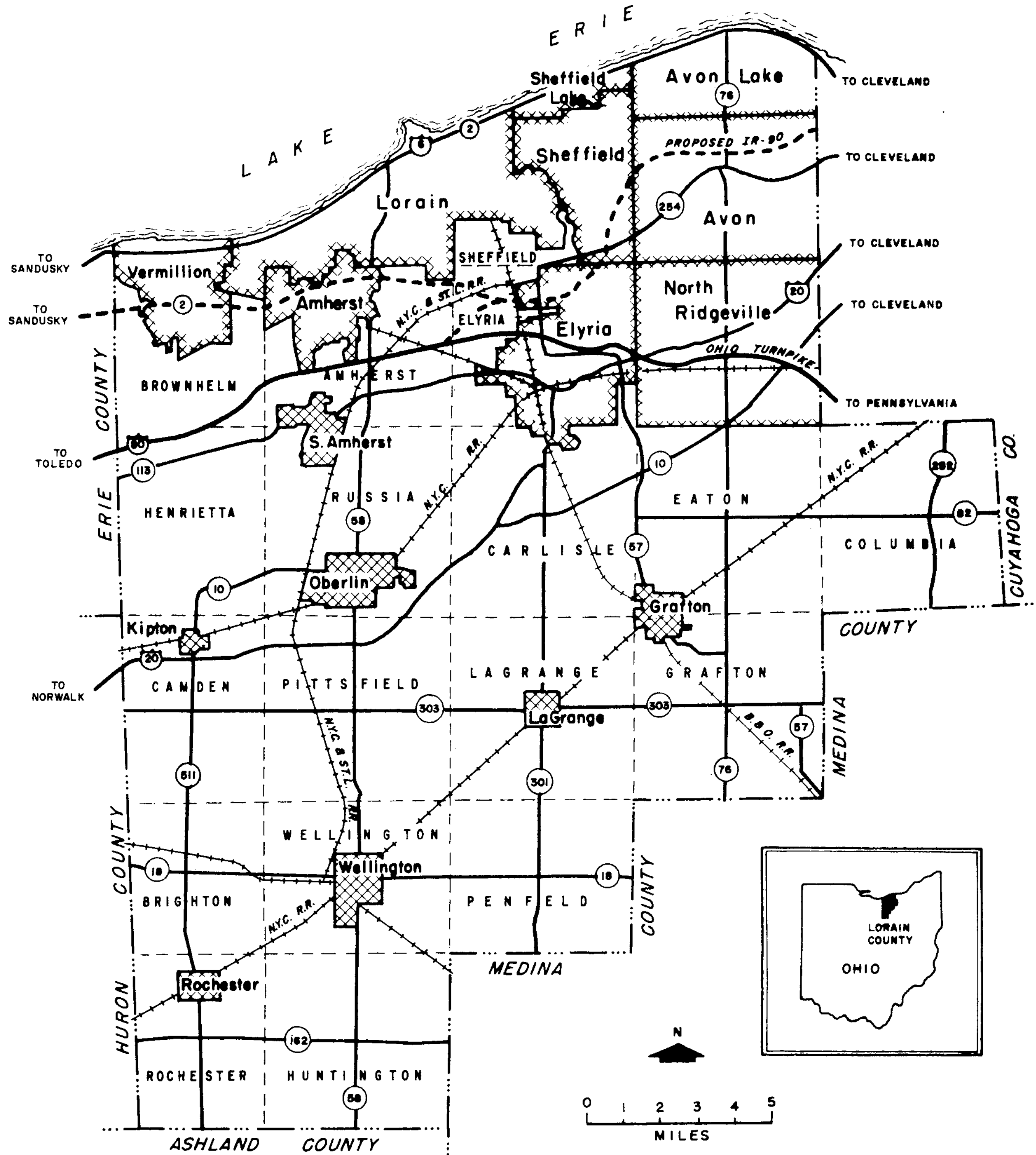
Highway transportation is excellent. The Ohio Turnpike (Interstate 80) has an interchange at Elyria. Bids have been asked for the extension of Interstate 90. When this route is completed from Cleveland through Avon and Elyria, it will join Interstate 80 west of Elyria. U. S. highway 6, from Cleveland through Lorain, and U. S. 20, from Cleveland through Elyria, serve as additional east-west arteries. Six state highways supplement these east-west routes, and five provide for north-south transportation. Construction is underway on the relocation of State Route 2, which will cut off from Interstate 90 at Elyria and furnish a four-lane divided highway westward to Sandusky and Toledo.

More than 50 trucking firms serve the county. While most of them operate out of Cleveland, about 12 have headquarters or terminals in Elyria or Lorain. The Greyhound Bus Company operates interstate express service over the Ohio Turnpike. Three other Greyhound routes from Cleveland serve Lorain, Wellington, and Elyria-Oberlin. The Cleveland-Lorain Highway Coach Company provides additional interurban transportation between Cleveland and Lorain. Two smaller companies offer local bus service within Lorain and Elyria.

Air transportation is available from the Cleveland Hopkins Airport, which is 18 miles from downtown Elyria. Commercial and private planes operate from nine certified airfields and 13 small private airstrips in the county. A county airport authority has just been established and a county airport with a 5,000-foot landing strip is planned for a location on the border of Amherst and Russia Townships.

The closeness of Cleveland makes the Lorain-Elyria area susceptible to the influence of the Cleveland Metropolitan Area. Two Lorain County municipalities, Avon and Avon Lake, were classed as a part of the Cleveland urbanized area in the censuses of 1950 and 1960. Of 10,400 residents who were enumerated as working outside Lorain County in 1960, almost 9,000 were employed in the Cleveland SMSA, 1,200 from Elyria, 900 from Lorain, and almost 6,900 from the remainder of the county. In-commuters to the area numbered nearly 3,700 in 1960, of whom 1,300 were from the Cleveland area. The resulting net out-commutation was about 6,700. It is reasonable to expect that a considerable portion of the future growth of Lorain County will result from the migration of persons and industries from the Cleveland area to take advantage of the large supply of vacant land suitable for residential and industrial use.

LORAIN - ELYRIA, OHIO, HOUSING MARKET AREA



Economy of the Area

Character and History

The first permanent settlement at the site of Lorain was in 1807. The earliest industries, fishing, shipbuilding, and shipping of grain, exploited the excellent harbor facilities of the Black River, which is navigable for three miles from its mouth. The harbor is presently in the final phases of a $22 million improvement program. Growth of Lorain began with the completion of the first railroad in 1872. The Johnson Steel Mill, predecessor of the National Tube Division of the U. S. Steel Corporation, began operation in 1894, after moving from Pennsylvania following the destruction of part of its facilities in the Johnstown flood. Two other of the present leading industries, the American Shipbuilding Company and the Thew Shovel Company, were also established in the 1890's.

Elyria, first settled in 1817, was made the county seat in 1824. The completion of the first railroad through the city in 1852 resulted in the development of Elyria as a trade and shipping center. The importance of the city as a trade center will be enhanced by the completion in 1966 of the Midway Mall, a 60-acre shopping center north of the Ohio Turnpike. Among other facilities, this center will have a branch of a leading Cleveland department store, which is expected to attract customers who have heretofore shopped in Cleveland. Manufacturing industries in Elyria are not as large as those in Lorain, but they are more numerous and more diversified. The Lorain County Community College, operating now in scattered locations in Lorain and Elyria, has acquired a campus in the extreme northeast section of Elyria and has a building program under way. This school is expected to have an eventual enrollment of some 5,000 students.

Oberlin College, America's oldest co-educational college, gives the City of Oberlin a distinctive character. The current enrollment of about 2,300 students is not expected to increase. The recent establishment of two industrial firms, with a combined employment of 400 persons, and of the Federal Aviation Agency Control Center, with 200 employees, has provided some diversification for the economy of Oberlin.

Other municipalities have inaugurated programs for attracting industry through the operation of city-sponsored community development corporations, established under enabling legislation passed in Ohio in 1963. Avon Lake, through its Community Improvement Corporation, has attracted four firms with payrolls aggregating almost 3,200 and has imminent prospects for gaining two additional companies. Two of the earlier companies, B. F. Goodrich and the Fruehauf Trailer Company have expanded their local facilities since they were established.

Formet, maker of aircraft components, has built facilities in Avon. Industrial tracts developed by the local community development corporation north of the proposed route for Interstate 90 have been sold, but no building has been undertaken yet. North Ridgeville and Amherst have programs for industrial development, but until now each has been hampered by a lack of public water.

Employment

Employment in the HMA reached 79,700 in March 1966, including 300 persons involved in labor disputes. This level represented an increase of six percent over that for March 1965. The annual average employment of 77,600 workers in 1965 continued a steadily rising trend from 68,100 in 1961, a year of mild recession.

Employment in the Lorain-Elyria, Housing Market Area
Annually 1960-1965, and First Quarter, 1965-1966

Year or month	Total employed
1960	70,200
1961	68,100
1962	69,000
1963	70,400
1964	73,100
1965	77,600
1965:	
Jan.	73,600
Feb.	74,000
Mar.	75,000
1966:	
Jan.	78,300
Feb.	79,500
Mar.	79,700

Source: Ohio Bureau of Unemployment Compensation (revised series).

Table I shows wage and salary employment in detail by industry in the month of May for the years 1960-1965, with additional comparisons for January 1965 and 1966.1/ The data in table I have not been revised to conform with the figures above. The revision of the figures on employment by industry, when completed, will result in differences in both level and trend in many instances.

1/ Data are prepared only for January, May, and August each year.

Manufacturing represented 53 percent of all wage and salary employment as of January 1966. Transportation equipment, with January payrolls of 13,200 workers, employed 37 percent of the manufacturing total. An increase of 43 percent from May 1961 to May 1965 for this industry resulted in its displacing primary metals as the leading industry in the area. In the 1961-1965 period, employment in primary metals grew by less than three percent. Jobs in fabricated metals increased by almost a third from May 1961 to May 1965, maintaining its position as third largest manufacturing industry.

Among nondurable goods manufacturers, chemical producers have maintained a leading position. Employment at these firms increased by 15 percent from 1961 to 1965. A decline to 1,250 in January 1966 from a level of around 1,500 is presumed to be temporary. Food industries have displayed a steady decline in employment, from 700 in May 1962 to 300 in May 1965. However, January 1966 estimates for the industry stood at 670 jobs.

Nonmanufacturing industries in general were not adversely affected by the 1961 recession, with employment rising steadily from 27,700 in May 1960 to 31,630 in May 1965, an increase of 14 percent. Wholesale and retail trade, with about a third of the nonmanufacturing wage and salary workers, has shown an overall increase since 1960, but at a slower rate than for all nonmanufacturing employers. Gains have been experienced in the past six years in all categories except transportation, which declined from 4,100 employees in May 1960 to 3,400 in May 1965.

Employment Participation Rates. Workers resident in Lorain County, as enumerated in the 1950 and 1960 Censuses, constituted 37.5 percent and 33.8 percent, respectively, of the total population. These percentages differ from the 32.3 percent in 1960 and the current 29.9 percent computed on the basis of workers employed in the areas in relation to the resident population. These differences result from the large proportion of area residents who commute to work elsewhere. As indicated previously, over 10,400, or 14 percent, of the 74,100 resident workers in 1960 were employed outside the county. The number of out-commuters is not expected to decline, but an increase in in-commutation brought about by increased work opportunities in the next two years, along with more complete utilization of the resident work force, will result in an increase in the employment participation rate to about 31.3 percent by June 1968.

Principal Employers

The largest employer in the area is the National Tube Division of the U. S. Steel Corporation in Lorain. Employment by the firm was listed at about 6,200 in the 1964 Directory of Ohio Manufacturers. The current level is substantially higher than this figure, reflecting to a large extent a recovery from fluctuations in steel production in 1965 because of a step-up in production in anticipation of a steel strike and the subsequent slackening when the strike did not materialize. Technological changes have reduced labor requirements of the firm from the 8,500-8,600 levels of 1960 and 1962. A proposed change that may or may not take place in the next two years is the introduction of furnaces employing a basic oxygen process (BOP). This process would reduce labor requirements still further. Reopening of the coke ovens this summer will add as many as 500 employees.

The Ford Motor Company began operations in its Lorain assembly plant in 1958 and is now the second largest area employer, with close to 5,000 workers.

The American Shipbuilding Company in Lorain is subject to wide fluctuations in employment because of the nature of contract work on shipbuilding and ship repair work which it does. The firm recently transferred its headquarters from Cleveland and assimilated activities transferred from Buffalo.

The Ternstedt Division of General Motors, maker of automobile body parts, is the largest firm in Elyria. Current employment is considerably higher than the 1,500 listed in the 1964 Directory of Ohio Manufacturers. A plant expansion nearing completion is expected to add 1,000-1,100 jobs, with a potential gain of as high as 2,000.

Unemployment

Unemployment in the HMA hit a record low of 2.8 percent of the labor force in March 1966. Labor shortages, particularly among skilled and semi-skilled workers, are critical. The trend in unemployment is shown in the following table.

Estimated Unemployment, Lorain-Elyria Housing Market Area
Annually 1960-1965, Comparative Months 1965-1966

Year or month	Labor force	Unemployed Number	Unemployed Percentage
1960	75,600	5,400	7.1
1961	74,800	6,700	8.9
1962	73,800	4,800	6.5
1963	74,900	4,500	6.0
1964	77,000	3,900	5.0
1965	80,800	3,200	3.9
1965:			
Jan.	76,800	3,200	4.2
Feb.	77,200	3,300	4,2
Mar.	77,900	2,900	3.7
1966:			
Jan.	81,400	3,000	3.7
Feb.	82,300	2,800	3.4
Mar.	82,000	2,300	2.8

Source: Division of Research and Statistics, Ohio Bureau of Unemployment Compensation (revised series).

Estimated Future Employment

Assuming a continuation of the present national prosperity, employment in the Lorain-Elyria HMA is expected to increase by about 3,200 jobs a year in the next two years.

This forecast takes into account certain recent plant expansions and the establishments of new firms, some of which have been mentioned specifically. It does not take into full account some of the prospective new firms, either because their influence cannot be adequately assessed or because their full impact will not be effective in the two-year forecast period. The most important prospect is the establishment of a new shipyard in Lorain by Litton Industries. This proposal would involve the issuance of revenue bonds by the Lorain Port Authority in the amount of some $25 million for the development of shipbuilding facilities, to be repaid by Litton in lieu of rent. Estimates of future employment run as high as 6,000. Although shipbuilding operations would not begin before 1969, the impact on the economy would be felt during the next two years through the employment involved in the construction of the shipbuilding facilities and through the requirement for replacing 100 or more housing units which would be demolished at the proposed site on the lake front east of the Black River. Replacements for these possible demolitions were not considered in the estimates of demand for new housing because of the uncertainty of the proposal.

Income

Average Weekly Earnings. Average earnings of wage and salary workers have risen steadily in the past ten years by almost 35 percent, from $92 to $124 a week, as estimated by the Ohio Bureau of Unemployment Compensation for industries covered by the Ohio Unemployment Compensation Law. Since 1960, the increase has been 14 percent, from $109 to $124 a week. These estimates are shown in detail, by industry, in table II. Complete data by industry are available only through 1964. Weekly earnings of manufacturing employees rose by 40 percent to $142 from 1956 to 1964 and by 14 percent from 1960 to 1964.

Earnings of contract construction workers, the highest among the nonmanufacturing industries, showed a gain of 31 percent over their 1956 level to reach $145 in 1964. This percentage increase was exceeded only by that of 42 percent by workers in transportation and utilities, whose 1964 earnings averaged $127 a week. The smallest nonmanufacturing increase, 19 percent, from $83 to $99, was attained by workers in finance, insurance, and real estate.

Current Family Income. After deductions for Federal income taxes, the current median annual family income in the area is estimated at $7,650 for all families and at $6,425 for renter families. In the two central cities there is considerable deviation from these levels. The median family income for all families in Elyria is $7,950, or $300 above the area median. The median for all Lorain families is $7,275, or $375 below the area median. Thirteen percent of all families in the HMA have incomes less than $4,000 a year, compared with 20 percent of renter families. Families with annual incomes of $10,000 or more comprise 27 percent of all area families. Only 14 percent of renter families have incomes in this range. A distribution of families by income is contained in table III.

Future Estimate. By April 1, 1968, the median annual family income after taxes is expected to rise by $450 to $8,100 for all families and by $375 to $6,800 for renter families. These increases will result in 12 percent of all families and 19 percent of renter families having incomes less than $4,000 a year. Families with incomes of $10,000 or more will account for 31 percent of all families and 17 percent of renter families. Median family incomes in Elyria and Lorain are expected to rise to $8,425 and $7,700, respectively.

Demographic Factors

Population

Current Estimate. Based on estimates of the net increase in households (occupied housing units) and of changes in household size since 1960, the current population of the Lorain-Elyria HMA is estimated at 259,200. The present populations of Lorain and Elyria are estimated at 80,100 and 52,400, respectively, while that of the remainder of the area is 126,700.

Population Trend, Lorain-Elyria Housing Market Area
April 1, 1950 - April 1, 1966

City or area	April 1950	April 1960	April 1966
Lorain	51,202	68,932	80,100
Elyria	30,307	43,782	52,400
Rest of HMA	66,653	104,786	126,700
Total	148,162	217,500	259,200

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

Population Trends. From April 1950 to April 1960, the number of area inhabitants grew from 148,200 to 217,500. There were successive annexations of unincorporated areas by the two cities. The 1960 census reported almost 9,900 persons added to the population of Lorain in areas annexed between 1950 and 1960. The comparable addition in areas annexed to Elyria was about 4,350. Since 1960, Lorain has extended its area by 3.2 square miles through eight separate annexations. Elyria has annexed 0.8 square miles in five successive actions. The population increments as of the annexation dates are not known, but these are not a measure of total increase, since in many instances growth was stimulated after annexation by the development of streets and the extension of utility lines by the cities.

Future Population. By April 1, 1968, the population of the area is expected to reach 271,800, an addition of about 6,300 persons a year over the next two years. Estimates of 83,100 for Lorain, 54,800 for Elyria, and 133,900 for the rest of the area by 1968 are subject to change because of possible future annexations. The most imminent prospect is the annexation of the remainder of Sheffield Township to Lorain.

Components of Population Change. In the six years from April 1960 to April 1966, the total population of the area increased by 41,700 while the net natural increase (excess of resident births over resident deaths) amounted to 21,350. The difference represents an in-migration of about 20,350. Comparable figures for the decennial period, 1950-1960, show a total increase of 69,350, divided between net natural increase of more than 34,850 and an imputed in-migration of about 34,500.

Components of Population Change
Lorain-Elyria Housing Market Area
April 1, 1950-April 1, 1966

Component	1950-1960	1960-1966
Total population change	69,338	41,700
Net natural increase	34,867	21,350
Average annual increase	3,487	3,550
Net in-migration	34,471	20,350
Average annual in-migration	3,447	3,400

Sources: 1950 and 1960 Censuses of Population; U. S. Department of Health, Education, and Welfare; Ohio Department of Health, and estimates by the Housing Market Analyst.

The two components of change did not vary substantially between the two periods of comparison. The average net natural increase of 3,550 a year since 1960 was a little more than 50 a year above the 1950-1960 rate, while the recent imputed in-migration of 3,400 a year was down less than 50 a year from the rate of the 1950's.

Age Distribution. The 1950 and 1960 populations of the area, by age groups, are shown in table IV. The under-10 group in each of the censuses was the largest, one-fifth of the total in 1950 and one-fourth in 1960. While the increase of more than 25,000 for this group between 1950 and 1960 exceeded that for any other group, the relative increase of 84 percent was exceeded by the 91 percent gain in the 10-19 year group. The large relative increase for the latter category reflects the high birth rates of the 1940's in comparison with the low rates of the 1930's. The increase of only 5 percent in the 20-29 year group compares the relatively low number of persons born in the 1930's with those born in the 1920's. Nationally, areas without the extent of in-migration experienced by the Lorain-Elyria HMA show a decline in this age class between 1950 and 1960. In-migration also obscures somewhat the change which took place in the 65-and-over group. While this class declined from 8 percent of the total population in 1950 to 7 percent in 1960, it showed an increase of more than 4,150, or 36 percent, in 10 years.

Households

Current Estimate. The number of households (occupied housing units) in the HMA is currently estimated at 70,000. This represents an addition of 10,500 since April 1960. Current estimates of 22,150 for Lorain and of 15,125 for Elyria give the two cities increments of 2,850 and 2,375, respectively, since 1960. The 32,725 households in the rest of the HMA represent an increase of 5,275 since the last census.

Trend in Number of Households
Lorain-Elyria Housing Market Area
April 1950 - April 1966

City or area	Number of households 1950	1960	1966
Lorain	13,836	19,300	22,150
Elyria	9,066	12,754	15,125
Rest of area	18,424	27,435	32,725
Total HMA	41,326	59,489	70,000

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

Past Trend. Between 1950 and 1960, the number of households in the area increased by 18,200 to 59,500. This increase is somewhat exaggerated by a change in definition which added to the 1960 household count a number of persons not considered to comprise households in 1950. The growth of 9,000 households outside the central cities was the largest of any of the increases for the components shown in the preceding table. The relative increase of 41 percent in Elyria was slightly higher than that of 39 percent in Lorain, although the actual increase in the latter exceeded that in Elyria, 5,500 as compared with 3,700. Changes in the number of households in both the 1950-1960 and 1960-1966 periods were affected by annexations by the two cities.

Future Estimate. Over the next two years, the number of households in the area is expected to increase by 1,700 a year to reach a total of 73,400. About 425 of this annual increment is expected in Lorain, 360 in Elyria, and 915 in the rest of the area. These proportions may change with possible annexations.

Average Size of Household. The average household size has increased steadily from 3.45 persons in 1950, to 3.59 in 1960, and to a current estimate of 3.64. The projected population for the area by April 1968 does not assume any significant change in the present household size.

As shown in the following table, the trends in household size among the three components are consistent with that for the area as a whole, except for a slight decrease in Lorain from 3.53 in 1950 to 3.52 in 1960. Increases in the size of households from 1960 to 1966 in the central cities (particularly in Lorain), as compared with the 1950-1960 changes, reflect annexations of previously suburban territories. Young families in areas annexed prior to 1960 contributed to these increases as well as those encompassed by the cities since the last census.

Average Size of Household, Lorain-Elyria, Housing Market Area
April 1950-April 1966

City or area	April 1950	April 1960	April 1966
Lorain	3.53	3.52	3.57
Elyria	3.26	3.39	3.43
Rest of area	3.48	3.72	3.78
Total HMA	3.45	3.59	3.64

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

Housing Market Factors

Housing Supply. About 72,600 units constitute the present housing inventory of the HMA. This supply represents a net increase of 10,250 units since April 1960, or an annual average of 1,710 units.

Past Trend. Between 1950 and 1960, the number of housing units in the area increased annually by an average of 1,930, or 3.7 percent, to a total of 62,350. Some part of the increase during this decade is attributed to a more inclusive definition of "housing unit" used in the 1960 Census than that of "dwelling unit" used in 1950. The housing trend for the area, 1950-1966, is shown in table V.

Type of Structure. Single-family units, including semidetached units, row houses, and trailers, constitute over 86 percent of the present housing supply. Structures containing two to four units account for 10 percent, and those housing five or more families for the remaining four percent.

Housing Inventory, by Units in Structure
Lorain-Elyria Housing Market Area
April 1960 and April 1966

Units in structure	April 1960	April 1966	Percent of total 1960	Percent of total 1966
1 unit	54,113	62,750	86.8	86.4
2 to 4 units	6,990	7,300	11.2	10.1
5 or more units	1,241	2,550	2.0	3.5
Total	62,344[a]	72,600	100.0	100.0

a/ This figure differs from total inventory in table V because units in structure were enumerated on a sample basis.

Sources: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Between 1960 and 1966, the number of single-family units showed a net increase of more than 8,625, or 16 percent. Units in two- to four-family structures gained slightly over 300, or four percent. Units in structures to house five or more families more than doubled in the period, with the result that units of this type increased to 3.5 percent in the relative proportions that they represented of the total inventory in 1966. In contrast, single-family and two- to four-family units each declined in relative importance.

Age of Structure. Slightly more than 30 percent of the present housing inventory is less than 12 years old. As shown in the following table, 15 percent of the housing units in the area were built since January 1, 1960, and a like percentage in the years 1955-1959. Structures completed before 1930 account for 38 percent of the supply. These percentages are based on 1960 Census data, with adjustments to account for new construction and housing losses since the census date. The basic data reflect an unknown degree of error ocasioned by inaccuracies in response to enumerators' questions as well as errors caused by sampling.

Housing Supply, by Year Built
Lorain-Elyria Housing Market Area
As of April 1, 1966

Year built	Percentage
1960 - 1966	15.1
1955 - 1959	15.2
1950 - 1954	13.5
1940 - 1949	11.3
1930 - 1939	6.8
1929 and earlier	38.1
Total	100.0

Note: The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "age of structure" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Source: 1960 Census of Housing adjusted by Housing Market Analyst for changes since 1960.

Condition of Inventory. For this analysis, a housing unit is considered acceptable if it is neither dilapidated nor lacking any plumbing facility. Deteriorating units are acceptable if they contain all necessary plumbing. On this basis, 94 percent of the current inventory of the area is in acceptable condition. This ratio represents a marked improvement over the 78 percent which was classed as acceptable in 1950 and a substantial gain over the 91 percent so classified in 1960. Some reservation is attached to the 1950-1960 change, however, because in 1950 deteriorating units were not identified, and some of the units considered "dilapidated" would possibly have been classified as "deteriorating" on the basis of 1960 enumeration procedures.

Value and Rent. The median value of owner-occupied housing units in the area in 1960 was $14,100. A current median of $17,400 takes into account new construction, demolitions, shift from owner to renter occupancy, the present use of units which were vacant in 1960, and a further adjustment for the general appreciation in value of that part of the 1960 inventory which is still owner-occupied. The current values in the central cities are $16,200 in Lorain and $16,600 in Elyria. The values of owner-occupied units in 1960 are shown in the following distribution.

Percentage Distribution of Owner-Occupied Units, by Value
Lorain-Elyria Housing Market Area, April 1960

Value	Lorain	Elyria	Rest of area	Total area
Under $10,000	18	17	21	19
$10,000 - 12,499	20	22	15	19
12,500 - 14,999	25	22	14	19
15,000 - 17,499	14	16	15	15
17,500 - 19,999	10	9	13	11
20,000 - 24,999	8	7	13	10
25,000 and over	5	7	9	7
Total	100	100	100	100
Median	$13,600	$13,700	$14,900	$14,100

Source: 1960 Census of Housing.

The median gross rent in the area increased from $81 a month in 1960 to a current estimate of $87. The latter was derived in a manner comparable with that used for deriving the current value, as explained above. The distribution of renter-occupied units by monthly gross rents in 1960 is as follows:

Percentage Distribution of Renter-Occupied Units, by Monthly Gross Rents
Lorain-Elyria Housing Market Area, April 1960

Gross rent	Lorain	Elyria	Rest of area	Total area
Under $40	4	3	4	4
$ 40 - 49	8	6	5	6
50 - 59	10	7	7	8
60 - 69	16	15	17	16
70 - 79	15	13	15	14
80 - 99	29	31	27	29
100 -119	12	17	15	15
120 -149	5	7	6	6
150 and over	1	1	4	2
Total	100	100	100	100
Median	$78	$84	$81	$81

Source: 1960 Census of Housing.

Residential Building Activity

New Construction. A total of about 10,575 new housing units have been added to the housing supply since April 1960, 3,150 units in Lorain, 2,350 in Elyria, and 5,075 in the rest of the area. These estimates are based on building or zoning permits issued in each of the municipalities, plus an estimate of 200 for additional mobile homes.

Dwelling Units Authorized in the Lorain-Elyria Housing Market Area
Annually 1960-1965, and First Quarter 1966

Year	Units in structure			
	One	Two-four	Five or more	Total
1960	1,450	50	5	1,505
1961	1,625	50	10	1,685
1962	1,775	75	125	1,975
1963	1,475	100	300	1,875
1964	1,125	50	650	1,825
1965	1,230	50	580	1,860
1966 (3 mo.)	200	15	60	275
Total	8,880	390	1,730	11,000

Source: U. S. Bureau of the Census and local building or zoning officials.

The distribution above includes both units which have been completed or are awaiting completion. The latter will be discussed in the following paragraph. The authorizations show that 8,880 units, or 81 percent of the total, were single-family homes. Two-to-four family structures accounted for 390 units, or 3 percent of the total, and five-or-more family structures for 1,730 units, or 16 percent. Apartment construction attained a substantial volume only in the past three years. A distribution of authorizations by separate localities is contained in table VI.

Units Under Construction. As of April 1, 1966, there are 340 single-family homes and 300 multifamily units for which permits have been issued which are either under construction or on which construction has not yet started. Of these 640 units awaiting completion, 190 units are in Lorain, 115 units in Elyria, and 335 units in the remainder of the county. These figures do not agree with the number of units enumerated as under construction in the postal vacancy survey (table VII), because of the time difference.

Conversions and Demolitions. Net additions to the housing supply through conversions are negligible, because building and zoning regulations in most of the municipalities of the area restrict such actions. Conversions from nonresidential to residential use or increases in units that are accomplished through alterations of existing residential structures are considered offset by conversions from residential to nonresidential use.

Most of the 325 units demolished since 1960 were in the two central cities, where a greater portion of the older housing is located. Demolitions in Lorain have averaged about 30 units a year. In Elyria over 25 units were razed in 1965 as a result of Health Department condemnations. Voluntary removals accounted for about 10 additional units. In earlier years, total demolitions in Elyria averaged around 20 units annually. In the remainder of the area, housing losses averaged between five and ten a year. Demolitions in the next two years will exceed the previous average of 50 a year because of the razing of some 500 units for an urban renewal project in Lorain. Highway construction and relocations are not expected to result in any significant loss of units, since most displacements will be salvaged.

Disaster Losses. A tornado struck the southern section of Lorain County in April 1965, seriously damaging 250 homes and completely destroying 30 in a path from Pittsfield Township through Columbiana Township. Replacements of these demolitions are reflected to a small degree in the building permit authorizations in table VI. Replacements were generally accomplished with remodeling permits (not included in the table) or with permit requirements waived when rebuilding was done on the old foundations. Permits for new structures were required only when the replacements were relocated or their floor areas were extended beyond the existing foundations.

Tenure of Occupancy. Owner-occupied units increased from 73.7 percent of the total in 1960 to a current 75.6 percent. The number of owner-occupied units has increased at the rate of 1,500, or three percent, a year since 1960 as against 1,550, or four percent, a year, from 1950 to 1960. Renter-occupied units increased at the rate of 245 a year (1.5 percent) since 1960, and 250 a year (1.8 percent) in the 1950-1960 period. The components of the housing inventory are analyzed in table V.

Vacancy

Past Census. According to the 1960 Census of Housing, there were 2,860 vacant housing units in the HMA. Of this number, about 1,520 were available for sale or rent, equal to 2.5 percent of the available housing inventory. Vacant units for sale numbered 690 and constituted 1.6 percent of all home-owner units. The 830 units available for rent represented a renter vacancy of 5.0 percent. Ninety-four percent of the units available for sale, and 74 percent of those available for rent were acceptable insofar as having all necessary plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey conducted March 3-10, 1966, by eight city and village post offices in Lorain County covered over 63,500 possible deliveries, or 88 percent of the current housing inventory. Of the units surveyed, 1,875 (2.9 percent) were vacant, with vacancies in residences accounting for 2.4 percent of such units and vacancies in apartments for an apartment vacancy rate of 9.1 percent.

Rates of vacancy varied considerably among the different post offices and stations. Postal carriers serving Lorain reported 2.4 percent of residences vacant and 8.8 percent of apartments, or an over-all vacancy of 3.1 percent. Those in Elyria reported 2.7 percent of residences vacant and 5.9 percent of apartments, or an over-all vacancy of 2.9 percent. Residential vacancies in other localities ranged from 0.7 percent in Wellington to 3.2 percent in Avon Lake, while apartment vacancies ranged from 10.0 percent in Avon to 26.8 percent in Oberlin, where a large portion of newly completed units are not yet occupied. Details of this survey are shown in table VII.

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 delineation, 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.

Current Vacancies. Vacancies in the entire area are estimated at 2,600 as of April 1, 1966, for an over-all vacancy rate of 3.6 percent. Unoccupied units available for sale or rent number about 1,700. The 700 units available for sale establish a homeowner vacancy rate of 1.3 percent and the 1,000 available for rent, a renter vacancy of 5.5 percent. Details of current vacancy estimates are included in table V. These estimates rely heavily on the postal vacancy survey, with adjustments for areas not covered by the survey, for units not covered in the survey areas (in dilapidated structures or otherwise not intended for occupancy), for reductions for 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 study rather than with the post office definitions of residences and apartments.

In view of the growth rate in the area, vacancies appear to be only mildly in excess of the number required for necessary mobility and for maintaining a balanced market. The excess is most serious in Lorain.

Sales Market

General Conditions. As compared with conditions of several years ago, the present market appears better able to absorb new sales housing. Some of the overbuilding that resulted from the active homebuilding years since 1960 was particularly disastrous to several builders who undertook sizeable speculative ventures. Most homes built currently are presold from models and should obviate a repetition of this experience.

Subdivision Activity. Subdivisions are being developed as fast as streets can be built and utility lines extended. In some of the larger subdivisions, construction is not done by the developer but rather by a number of separate builders who reserve land for their individual operations through options to purchase. Home building in Lorain is most active in the south central part of the city. Several subdivisions of low priced homes are being developed in the extreme southeastern section.

Tract developments in Elyria are located largely along Abbe Road, with homes in subdivisions south of Route 20 being higher in price than those to the north. Smaller operations are taking place in the western section of the city, and around Murray Ridge Road and Griswold Avenue in Elyria Township.

Subdivisions outside the central cities are most active in Amherst, Avon Lake, and Vermilion. Some northern communities of the county which would appear to have high growth potential are not developing at this time because of local factors. For example, Brownhelm Township, south of Vermilion, has no public water. Soil conditions in Columbiana Township cause difficulty in getting septic fields approved. Highly restrictive subdivision requirements in Avon appear to have reduced the rate of new construction there.

Sales Prices. New homes begin at around $15,000 in price and vary widely according to locality. Homes costing $17,000 or less are most frequent in Lorain and North Ridgeville. Homes in a range of $18,000 to $25,000 are most prevalent in Elyria, Amherst, and Vermilion. Newly built houses in Avon, Avon Lake, and Oberlin are generally priced above $25,000.

An abundant supply of acceptable older houses is available from about $10,000, averaging around $15,000 to $16,000 in Lorain, and somewhat higher in Elyria. The turnover in available existing sales housing appears satisfactory.

Unsold Inventory. A survey of subdivisions in the area by the Cleveland Insuring Office as of January 1, 1966, covered 22 tracts in which five or more houses were completed in 1965. Of more than 440 homes completed during the year, almost 330 (75 percent) were sold before the start of construction. Ninety homes, or 78 percent of those speculatively built, had been sold as of January 1. Of the 25 completed homes which were unsold at the year end, none had been completed for more than three months. Twenty out of 90 houses under construction at the time of the survey were unsold.

New Sales Houses Completed in 1965 in Selected Subdivisions
Lorain-Elyria Housing Market Area

			Speculative houses			
					Unsold	
Price group	Total completions	Number presold	Total	Number sold	Number	Percent
Under $15,000	24	21	3	3	-	-
$15,000 - 17,499	114	81	33	23	10	30
17,500 - 19,999	155	110	45	35	10	22
20,000 - 24,999	79	60	19	17	2	11
25,000 - 29,999	36	27	9	8	1	11
30,000 and over	36	29	7	4	3	43
Total	444	328	116	90	26	22

A similar survey covering completions in 1964 showed that 200 of the 300 homes completed were presold, and that slightly more than a third of those speculatively built were unsold at the year end. Almost two-thirds of the unsold homes in 1964 had been completed for more than three months. A comparison of these two surveys gives evidence of the improved condition of the current market.

Foreclosures. During 1965, there were about 200 home mortgage foreclosures in the area. In 1966, through the first week of March, there have been 76 foreclosures, of which 17 were foreclosures of construction money loans to a single builder who made an unsuccessful venture in low-cost (under $14,000) homes of prefabricated construction in Lorain.

Foreclosures of FHA-insured home mortgages increased from six in 1960 and 1961 to 23 in 1962, 55 in 1963, and 83 in 1964, then dropped to 70 in 1965. FHA currently has 45 unsold home properties on hand.

Rental Housing

General Conditions. There has been an improvement in the rental market since July 1963, when rental vacancies constituted seven percent of the total rental supply. Despite the addition of about 1,400 rental units since, the rental vacancy rate is now five and a half percent. New units renting for about $100 for one-bedroom units and $130 for two-bedroom units, in good locations, are generally occupied almost as fast as they are completed.

New Rental Housing. Construction of new rental housing since 1960 has accelerated in the past three years and has been shared by both the central cities and the smaller municipalities, as shown in the following table.

Units in Privately Financed Rental Structures[a/]
Authorized by Building Permits
Lorain-Elyria Housing Market Area, 1960-1965

Year	Lorain	Elyria	Rest of area	Area total
1960	20	5	30	55
1961	15	5	40	60
1962	25	70	105	200
1963	200	10	190	400
1964	185	255	85	525
1965	330	90	115	535
Total	775	435	565	1,775

a/ Containing two units or more.

Source: U. S. Bureau of the Census and local permit officials.

Rents vary more according to structure types and neighborhood than according to municipality. In Lorain, garden-type units typically rent for about $100 for one-bedroom units, $130 for two-bedroom units, and $140 for three-bedroom units. These charges generally include all utilities except electricity. New projects in the country club area command higher charges. More than half of the new apartment units in Elyria are on Washington Avenue, with rents for one-bedroom units ranging from $100 to $115 a month and two-bedroom units, from $120 to $135. Sizeable new garden type apartments are located in the outer fringes of Elyria. A type of smaller project that has met with success in Elyria consists of 12-16 units built in a row perpendicular to the street on reused building lots in downtown locations. The buildings, with their adjacent parking lots, have somewhat the appearance of motel structures and include mostly one-bedroom units renting for about $100.

Rents in the larger garden type apartments outside the central cities range from $120 for two-bedroom units in Carlisle Township, just outside Elyria, to $145-$165 for the same size unit in Avon Lake. The suburban apartments are generally well located near shopping centers or principal transportation routes and experience little difficulty with occupancy.

In Lorain, the volume of new apartment construction in the past three years has had the effect of depressing the resale prices of older rental properties. New construction has not depressed rents to any noticeable extent, although owners of older structures have suffered reductions in net incomes because of recent increases in taxes and other operating costs. New construction in Elyria has had no substantial effect on rents in older units. After a rise in real estate taxes in 1965, many owners of well-maintained units raised rents $5 to $10 a month. Owners of less desirable units generally absorbed this increased cost of operation.

Urban Renewal Activity

Five localities have workable programs for urban renewal which have been approved by the Urban Renewal Administration. Lorain County is considering a renewal plan for its unincorporated areas, but no workable program has yet been proposed.

Lorain is the only municipality with a proposal near the execution stage. This project envisions the clearance of some 500 housing units east of the Thew Shovel Company, in a 21-block area bounded by 28th Street, Globe Avenue, 31st Street, Vine Avenue, and the Fulton Road. Redevelopment will include 200 units of public housing. Dates of execution have not been established, but it is expected that the clearance of the site will take place within the next two years.

Amherst and Elyria are both considering renewal projects for their central business districts, but no definite plans have been approved.

Public Housing

The Lorain Metropolitan Housing Authority operates all public housing in the county.

Lorain has three public housing projects in operation. A 176-unit project for the elderly is fully occupied and has a waiting list of about 25. Three hundred and fifty units in two low-rent projects are also fully occupied, with combined waiting lists of about 100. Proposals for Lorain include 200 units of low-rent housing in addition to the 200 planned in the urban renewal area.

Oberlin has two projects under construction which are expected to be completed by June 1966. Fifty units are contained in a high-rise project for the elderly, while 55 single units in scattered locations are are for families of low income.

The housing authority is expecting to start construction this spring on a 150-unit elderly housing project in Elyria. Under study is a plan for the authority to acquire 150 units of the 300-unit Ely Village project for low-income families and to operate the remaining 150 units after they have been acquired by a non-profit corporation and leased to the authority.

The site is being selected for 50 units of elderly housing in Amherst. This project will require one and a half to two years for completion.

Two projects have been approved for Sheffield Township, 100 each for the elderly and for low income families, but the sites have not been selected.

Demand for Housing

Quantitative Demand

A demand for 1,950 new housing units in the Lorain-Elyria HMA in each of the next two years is based on a projected growth in households of 1,700 a year, adjusted for prospective losses to the current inventory. 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 from owner to renter occupancy among single-family homes.

Of the 1,950 new units, 1,450 represent an annual demand for sales housing, and 500 units for rental housing. There is an additional demand for 180 middle-income rental units a year in housing that may be marketed only at the rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. The demand estimate does not include low-rent public housing or rent-supplement accommodations.

The prospective over-all demand is somewhat above the level of building activities of the past three years. This increase results mainly from the sizeable loss of units anticipated through urban renewal activities in Lorain, which will diminish the supply of both owner- and renter-occupied units. The demand level for sales housing represents a substantial increase over the 1964-65 volume of home building, but it is under that of 1961 and 1962, when some overbuilding was experienced.

Qualitative Demand

Sales Housing. The expected distribution of the annual demand for 1,450 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 $14,500.

Estimated Annual Demand for New Sales Housing by Selling Price
Lorain-Elyria Housing Market Area
April 1, 1966 to April 1, 1968

Sales price	Number	Percentage
Under $15,000	45	3
$15,000 - 17,499	215	15
17,500 - 19,999	290	20
20,000 - 24,999	390	27
25,000 - 29,999	320	22
30,000 and over	190	13
Total	1,450	100

It should be noted that the foregoing distribution differs substantially from that in the table on page 21, which reflects the experience in selected subdivisions during 1965. The survey sample covered a higher proportion of homes in lower priced areas (Lorain, for example) than these localities represented in the total 1965 home building activity. Moreover, the survey does not reflect new construction in subdivisions with fewer than five completions during the year, nor does it reflect individual or contract construction on scattered lots. More expensive housing and some lower-value homes are likely to be concentrated in smaller building operations, which are quite numerous. The preceding demand estimates consider all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. The monthly rental at which privately owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The marketing of new units should be watched closely, however, and new rental construction should be restricted if the absorption of new units declines.

On the basis of current construction and land costs, the minimum gross monthly rents achievable in the Lorain-Elyria HMA without public benefits or assistance in financing or land acquisition are estimated at $85 for efficiency apartments, $105 for one-bedroom units, $125 for two-bedroom units, and $145 for three-bedroom units.1/ The demand at and above these minimum rents will be 500 a year in the next two years, while that at the lower rents, achievable only with public benefits or assistance, will be an additional 180 a year.

1/ Calculated on the basis of a long-term mortgage (40 years) at 5¼ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Rental Housing
by Gross Monthly Rents and Unit Size
Lorain-Elyria Housing Market Area, April 1, 1966 - April 1, 1968

Gross monthly rent[a]	Efficiency	One bedroom	Two bedrooms	Three or more bedrooms
$70 and over	25	-	-	-
75 " "	25	-	-	-
80 " "	20	-	-	-
85 " "	20	220	-	-
90 " "	20	210	-	-
95 " "	20	200	-	-
100 " "	20	195	305	-
105 " "	15	185	300	-
110 " "	15	175	290	-
115 " "	10	165	275	130
120 " "	10	150	250	120
125 " "	5	130	225	105
130 " "	5	110	200	95
135 " "	-	95	170	85
140 " "	-	80	150	75
145 " "	-	70	135	65
150 " "	-	60	125	60
160 " "	-	45	100	50
170 " "	-	30	70	40
180 " "	-	-	50	30

a/ Gross monthly rent is shelter rent plus cost of utilities.

Note: The figures above are cumulative and cannot be added vertically. For example, the demand for one-bedroom units to rent between $110 and $120 is 25 (175 minus 150).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorption experience of new rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Housing for the Elderly

Elderly Population and Households. Persons in the area who are 60 years of age and older currently number about 25,500. This represents a numerical increase of about 3,125 over the population in this age category in 1960, but a decline from 10.3 percent to 9.9 percent in the ratio of this age group to the total population of the area.

There are about 20,800 persons 60 years old or older living in 14,000 households in which the head is 60 years old or more. The difference between this figure and the total elderly population of 25,500 is accounted for by persons living in institutions and other group quarters or living in households in which the head is under 60 years of age (usually with relatives).

The current estimate of 14,000 elderly households represents an increase of almost 1,950, or 16 percent, over the 12,050 such households in 1960. In relation to total households, the number of elderly households has dropped from 20.3 percent in 1960 to 20.0 percent currently.

Income. Current incomes of elderly households cannot be estimated readily with any degree of reliability. The following distribution of elderly households according to annual income in 1959 reveals medians of $3,370 for all elderly households, $3,620 for those of elderly homeowners, and only $2,270 for elderly renter households. Differences between the figures in this table and those in table III are greater than is apparent, because the figures below have not been adjusted for Federal income tax deductions.

Distribution of Elderly Households[a] by Annual Income
Lorain-Elyria Housing Market Area, 1959

Income class	Percentage distribution: Homeowners	Renters	All elderly households
Less than $1,500	23	38	25
$1,500 - 1,999	9	8	9
1,200 - 2,499	7	8	7
2,500 - 2,999	5	5	5
3,000 - 3,999	9	9	9
4,000 - 4,999	9	8	9
5,000 - 5,999	9	5	8
6,000 - 6,999	7	7	7
7,000 - 9,999	12	7	11
10,000 and over	10	5	10
Total	100	100	100
Median	$3,370	$3,620	$2,270

a/ With head of household 60 years or older.

Source: Unpublished 1960 Census data.

Incomes in the foregoing distribution are not a true measure of the ability of elderly households to purchase or to rent housing, because they do not take into account other resources available, such as savings, convertible properties or other assets, or assistance from relatives.

Current Accommodations. Only 15 percent of the 12,050 households in 1960 which were headed by persons 60 years old or older were renter households. The high rate of homeownership among the elderly reflects to a large extent established living patterns, which are not easily changed. The inclination to homeownership is particularly strong among the foreign-born, who constituted 28 percent of the population 60 years or older in 1960. On the other hand, the extremely high proportion of elderly homeowners suggests that an adequate supply of suitable rental housing would find some takers among older people who might choose to unburden themselves of the responsibilities of house maintenance and care.

In addition to conventional units available to older persons in the total rental market,a number of housing facilities for the elderly currently operate in the area. Public low-rent housing for the elderly includes a 176-unit project in operation in Lorain, 50 units in Oberlin to be available in June, and projects under construction or proposed in Elyria (150 units), Amherst (50 units), and Sheffield Township (100 units).

The Elyria Methodist Home accommodates 210 persons at charges ranging from $235 to $270 a month, plus 11 cottages "owned" by their occupants, who pay monthly charges of $75. Church-affiliated residents of the North-East Ohio Conference of the Methodist Church have priority among the 180 applicants on the waiting list.

The Lorain County Home, outside Elyria, is not restricted to the elderly, but older persons predominate among the 90 residents. Insofar as their resources permit, residents are charged up to $105 a month. This facility is about to be abandoned as a domiciliary institution.

The two FHA-insured Firelands Retirement Centers are representative of contemporary concepts of elderly housing designed to provide a secure environment in the maintenance of independent households. The accommodations offered and the monthly charges are as follows:

	Lorain		Oberlin	
Unit size	Number	Charge	Number	Charge
0 bedrooms	63	$80 -$123	53	$ 85 -$124
1 bedroom	7	132 - 149	7	150 - 155
2 bedrooms	6	145 - 159	6	155 - 165
Total	76		66	

After 11 months of exposure to the market, the Lorain project is 43 percent occupied. The Oberlin project has been renting for three months and is 35 percent occupied.

Demand for Elderly Rental Housing. A demand for about 60 conventional rental units for elderly persons, involving no special services, is included in the over-all rental demand with or without public benefits or assistance. These 60 units would be predominantly in one-bedroom and efficiency apartments.

While valid arguments supporting a need for rental housing especially designed for elderly persons and offering special amenities and services might be presented, the experience with the slow absorption of apartments in the Lorain Firelands project is evidence that such housing could not be marketed readily. The satisfactory rate of occupancy in the Oberlin project can be attributed largely to the amenities offered to retirees by a college environment rather than to a general demand for special elderly housing.

Nursing Homes

Existing Nursing Homes. Twenty-six nursing homes with an aggregate capacity for 1,060 patients operate in the area under licenses issued by the State Department of Health. These do not include the 50 nursing accommodations at the Lorain County Home, which is exempt from license requirements. This facility is expected to move from Elyria to Amherst into the facilities currently occupied by the Lorain County Tuberculosis Sanitorium. The Elyria Methodist Home is the only other non-proprietary nursing home.

Of the 1,060 licensed accommodations covered in the recently published Ohio State Plan for Hospital and Medical Facilities (1965-1966), only 167 are classified as "conforming". A "conforming" classification, as applied by the State to nursing homes, requires passing an inspection by the Ohio Division of Factories and Buildings under safety standards regarding construction, fire safety, mechnical, and electrical aspects. These standards are more rigid than the minimum Federal requirements applied by the State to its medical facilities other than nursing homes.

Basic monthly rates are lowest in some of the nursing homes which operate in converted residences. These charge $180 a month, the amount of the State-aid allotment for chronic care, and generally operate at near capacity. Rates in the newer homes run as high as $375-$400 in their basic monthly charges. Occupancy in these homes averages about 85 percent of capacity.

Proposed Construction and Replacements. The 1,060 beds cited in the State Plan do not include the Oak Hill Nursing Home (96 beds) in Lorain, a recently completed facility not yet in operation, nor several additions to existing homes. There are no nursing homes under construction, and the only known proposal is for the replacement of Taft Hall at the Elyria Methodist Home with a new 132-bed structure. This replacement, plus the increase in capacity of the County Home nursing facility, when it moves to Amherst, will result in an increase in the nursing home capacity in the area to about 1,230 beds.

Demand for New Nursing Homes. The Ohio Department of Health estimates that by 1970 there will be a need in Lorain County for 1,190 beds in nursing homes. The State program for nursing homes anticipates the eventual bringing of all accommodations up to conforming standards. Of the current 890 nonconforming beds, 55 are in small converted residences which cannot be modernized economically and which will eventually close or be closed. The remaining 835 are expected to be modernized or replaced. One hundred and eighty-five beds, or the difference between the projected need and the beds currently provided by conforming and replaceable facilities, are to be provided by new homes.

The beds provided by the Oak Hill Nursing Home and by the proposed replacement of these nursing facilities at the Elyria Methodist Home (assuming that these will both meet conforming standards), will reduce the projected need to 90 beds in additional facilities and 700 beds in modernized or replaced facilities.

The demand for additional nursing home accommodations in the next two years is judged not to exceed the 90 beds still needed to fulfill the State programmed need for new facilities. Applications for certificates of need covering these beds would be most likely to receive favorable consideration if the proposed facilities were located in the areas of Elyria or Oberlin, each of which is expected to have a deficiency of beds by 1970, according to the State projection of need. Applications for certificates of need in excess of the 90 beds would be considered if the prospective accommodations were to replace nonconforming structures in the proposed locality. In considering such applications, the State takes into account the expressed intentions and capabilities of proprietors of existing homes to bring their facilities up to conforming standards. In the absence of such intentions or capability, a certificate of need may be issued with the expectation that the competition will displace nonconforming facilities.

In view of the number of beds currently in operation in the area, the competitive replacement of substandard operations entails a great risk. While many of the existing homes fall short of the rigid standards for safety, sanitation, and efficient operations established for a conforming classification, they do provide acceptable care at prices the patients can afford. Moreover, many of the patients suffer only the infirmities of old age and do not require expert nursing care as much as they need personal attention.

The projected need for nursing home beds, as determined by the State, is based on 3.5 beds per thousand of the estimated population in 1970. This projection is considerably in excess of the estimated need for 625 beds determined by the FHA on the basis of 33 beds per thousand of the estimated elderly population in 1968.

No judgment is made here of the probable impact of Medicare (PL 89-97), under which the long-term nursing care provisions become effective January 1, 1967.

Table I

Wage and Salary Employment, by Industry, Lorain-Elyria, Housing Market Area
Month of May, 1960-1965, January 1965-1966

Industry	May 1960	May 1961	May 1962	May 1963	May 1964	May 1965	January 1965	January 1966
Total wage and salary employment	58,500	56,300	58,700	61,400	61,800	65,000	61,600	66,600
Manufacturing, total	30,800	28,300	30,400	31,500	31,410	33,370	31,700	35,400
Durable goods	27,750	25,400	27,250	28,290	28,410	30,270	28,650	31,900
Primary metals	10,060	8,850	9,500	9,100	8,400	9,100	8,900	8,700
Fabricated metals	3,950	3,700	4,000	4,300	4,600	4,900	4,000	5,300
Machinery, excl. elec.	1,960	2,000	1,800	1,800	1,860	1,840	1,750	1,850
Electrical machinery	1,480	1,450	1,450	1,500	1,330	1,500	1,450	1,400
Transportation equip.	9,100	8,200	9,150	10,300	10,700	11,700	11,450	13,200
Other durable goods	1,200	1,200	1,350	1,290	1,520	1,230	1,100	1,450
Nondurable goods	3,050	2,900	3,150	3,170	3,000	3,100	3,050	3,500
Food & kindred products	650	600	700	640	390	300	420	670
Printing & publishing	520	500	500	520	520	490	480	580
Chemicals	1,350	1,350	1,400	1,460	1,470	1,550	1,500	1,250
Other nondurable goods	530	450	550	550	620	760	650	1,000
Nonmanufacturing, total	27,700	28,000	28,300	29,810	30,390	31,630	29,900	31,200
Contract construction	2,750	2,700	2,600	4,100	3,800	3,700	2,800	3,500
Transportation & utils.	4,100	3,900	3,700	3,500	2,900	3,400	3,100	3,300
Wholesale & retail trade	9,150	9,200	9,600	9,400	9,500	10,200	9,800	10,300
Fin., ins., & real estate	1,220	1,350	1,400	1,340	1,490	1,590	1,550	1,550
Services	5,700	5,800	6,000	6,000	7,000	6,600	6,600	6,600
Government	4,550	4,850	4,800	5,300	5,400	5,800	5,750	5,600
All other nonmanufacturing	230	200	200	170	300	340	300	350

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

Source: Division of Research and Statistics,
Ohio Bureau of Unemployment Compensation.

Table II

Average Weekly Earnings in Industries Covered by Ohio Unemployment Compensation Laws
Lorain-Elyria Housing Market Area, 1956-1965

	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965
All covered industries	$92.09	$95.71	$97.61	$105.89	$108.99	$111.29	$114.23	$118.40	$122.86	$123.90 a/
Manufacturing	101.45	106.02	111.90	121.48	124.74	130.18	132.00	136.79	142.39	N.A.
Nonmanufacturing:										
Contract construction	110.76	116.08	114.59	122.35	120.61	118.24	126.16	135.41	145.09	N.A.
Transportation and util.	89.57	93.40	97.72	110.59	119.12	117.04	117.40	122.39	126.97	N.A.
Wholesale and ret. trade	60.52	62.25	61.23	63.29	65.90	66.56	70.64	72.91	75.78	N.A.
Fin., ins., and real est.	83.49	84.87	84.38	87.51	90.93	89.88	92.04	94.54	99.26	N.A.
Services	49.95	52.91	51.16	54.50	56.34	57.53	57.02	58.47	61.69	N.A.

a/ Preliminary figure based on data for first nine months.

N.A. Not available.

Source: Division ot Research and Statistics,
Ohio Bureau of Unemployment Compensation.

Table III

Percentage Distribution of Families by Annual Income
After Deduction of Federal Income Tax
Lorain-Elyria Housing Market, April 1, 1966 and April 1, 1968

	Lorain		Elyria		Total HMA			
	All families		All families		All families		Renter families	
Family income	1966	1968	1966	1968	1966	1968	1966	1968
Under $2,000	4	4	7	6	5	4	8	7
$2,000 - 2,999	5	4	2	2	4	4	5	5
3,000 - 3,999	6	5	4	4	4	4	7	7
4,000 - 4,999	7	6	5	4	6	6	10	8
5,000 - 5,999	10	9	9	8	10	8	14	13
6,000 - 6,999	14	14	12	11	13	12	15	13
7,000 - 7,999	13	12	11	10	12	11	12	13
8,000 - 8,999	10	10	12	11	11	10	9	9
9,000 - 9,999	7	8	10	10	8	10	6	8
10,000 -11,999	10	11	12	15	12	13	8	9
12,000 -13,999	6	7	7	8	7	8	3	4
14,000 -15,999	3	4	4	5	3	4	2	2
16,000 -17,999	2	2	1	1	2	2	1	1
18,000 and over	3	4	4	5	3	4	a/	1
Total	100	100	100	100	100	100	100	100
Median	$7,275	$7,700	$7,950	$8,425	$7,650	$8,100	$6,425	$6,800

a/ Less than 0.05 percent.

Source: Estimated by Housing Market Analyst

Table IV

Distribution of Population, by Age Group
Lorain-Elyria, Housing Market Area, 1950 and 1960

Age group	1950 Number	1950 Percent	1960 Number	1960 Percent	Increase 1950-60 Number	Increase 1950-60 Percent
Under 10	29,659	20.0	54,671	25.1	25,012	84.3
10 - 19	19,180	12.9	36,566	16.8	17,386	90.6
20 - 29	25,206	17.0	26,483	12.2	1,277	5.1
30 - 39	23,902	16.1	32,532	15.0	8,630	36.1
40 - 49	17,911	12.1	26,873	12.4	8,962	50.0
50 - 59	14,653	9.9	17,999	8.2	3,346	22.8
60 - 69	10,907	7.4	12,525	5.8	1,618	14.8
70 and over	6,744	4.6	9,851	4.5	3,107	46.1
Total	148,162	100.0	217,500	100.0	69,338	46.8
65 and over	11,563	7.8	15,719	7.2	4,156	35.9

Source: U. S. Bureau of the Census.

Table V

Components of the Housing Inventory
Lorain-Elyria, Housing Market Area
April 1, 1950-April 1, 1966

Tenure and vacancy	1950	1960	1966	Average annual change 1950-1960 Number[a]	Rate[b]	1960-1966 Number[a]	Rate[b]
Total housing supply	43,044	62,349	72,600	1,931	3.7	1,710	2.6
Occupied housing units	41,326	59,489	70,000	1,816	3.7	1,750	2.8
Owner occupied units	28,229	43,861	52,900	1,563	4.4	1,505	3.2
Percent of total occupied	68.3	73.7	75.6	-	-	-	-
Renter occupied units	13,097	15,628	17,100	253	1.8	245	1.5
Percent of total occupied	31.7	26.3	24.4	-	-	-	-
Vacant housing units	1,718	2,860	2,600	114	5.1	-40	-1.7
Available units	436	1,518	1,700	108	9.1	30	2.0
For sale	212	691	700	48	8.2	1	.3
Homeowner rate	.7	1.6	1.3	-	-	-	-
For rent	224	827	1,000	60	9.4	30	3.2
Renter rate	1.7	5.0	5.5	-	-	-	-
Other vacant units[c]	1,282	1,342	900	6	.5	-70	-6.7

a/ Components do note 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

Number of New Housing Units Authorized by Building and Zoning Permits
Loraine-Elyria Housing Market Area
1956-1966

Municipality	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	First quarter 1965	First quarter 1966a/	Total 1960-66
Amherst Twp.	-	-	-	-	43	36	18	28	25	17	2	2	169
Amherst City	74	83	114	112	141	97	93	97	88	79	9	25	620
Avon City	145	76	43	46	26	49	26	48	24	31	3	3	207
Avon Lake City	99	77	105	121	93	76	69	84	75	99	15	14	510
Carlisle Twp.	-	-	-	-	51	38	21	33	21	28	6	8	200
Columbiana Twp.	-	-	-	-	33	37	29	34	34	23	4	2	192
Elyria City	247	222	187	259	241	338	581	365	532	353	127	87	2,497
Elyria Twp.	81	65	66	98	58	72	39	43	30	37	4	10	289
Grafton Village	-	-	-	-	5	0	1	5	14	14	0	0	39
Lorain City	448	314	p436	301	462	507	496	549	p653	587	160	65	3,319
North Ridgeville City	80	63	99	56	63	46	232	190	37	77	5	6	651
Oberlin City	25	25	29	32	35	46	33	125	54	p144	1	4	441
Sheffield Twp.	-	-	-	-	-	-	5	5	0	49	0	0	59
Sheffield Lake City	44	262	215	53	-	80	-	17	13	65	5	6	181
Vermilion City b/	-	-	-	-	90	160	130	109	123	143	19	13	768
Wellington Village	-	-	-	-	11	8	14	36	23	24	3	3	119
Rest of HMA c/	-	-	-	-	155	103	183	110	85	90	15	22	748
Total	1,243	1,187	1,294	1,078	1,507	1,693	1,970	1,878	1,831	1,860	378	270	11,009

Note: Dash indicates permits not required or reports not available.

a/ Includes estimate for March based on incomplete reports for the month.
b/ Includes entire city of Vermilion, part of which is in Erie Co. Figures for 1960-62 include reports for Vermilion-on-the-Lake, which was annexed to Vermilion in 1963.
c/ Includes estimates for nonreporting places and for places which do not require permits.

p Includes public housing.

Table VII

Lorain-Elyria, Ohio, Area Postal Vacancy Survey
March 3-10, 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Residences: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	House trailers: Total possible deliveries	Vacant: No.	%
The Survey Area Total	63,527	1,874	2.9	1,550	324	593	58,308	1,401	2.4	1,235	166	321	5,219	473	9.1	315	158	272	969	16	1.7
Lorain	24,989	786	3.1	670	116	193	22,106	531	2.4	498	33	54	2,883	255	8.8	172	83	139	271	4	1.5
Main Office	15,127	383	2.5	297	86	148	12,948	235	1.8	210	25	43	2,179	148	6.8	87	61	105	271	4	1.5
Stations:																					
Sheffield Lake	2,619	139	5.3	112	27	5	2,595	117	4.5	112	5	5	24	22	91.7	-	22	-	-	-	-
South Lorain	7,243	264	3.6	261	3	40	6,563	179	2.7	176	3	6	680	85	12.5	85	-	34	-	-	-
Elyria	21,562	631	2.9	547	84	174	19,807	528	2.7	466	62	110	1,755	103	5.9	81	22	64	413	6	1.5
Other Cities and Towns	16,976	457	2.7	333	124	226	16,395	342	2.1	271	71	157	581	115	19.8	62	53	69	285	6	2.1
Amherst	4,295	95	2.2	69	26	31	4,156	80	1.9	54	26	31	139	15	10.8	15	-	-	222	2	0.9
Avon	1,788	25	1.4	20	5	17	1,778	24	1.3	20	4	17	10	1	10.0	-	1	-	-	-	-
Avon Lake	3,279	105	3.2	79	26	20	3,254	105	3.2	79	26	20	25	-	-	-	-	-	-	-	-
Grafton	2,364	79	3.3	72	7	20	2,278	65	2.8	60	5	19	86	14	16.3	12	2	1	1	1	100.0
Oberlin	4,061	124	3.1	64	60	119	3,822	60	1.6	50	10	59	239	64	26.8	14	50	60	7	-	-
Willington	1,189	29	2.4	29	-	19	1,107	8	0.7	8	-	11	82	21	25.6	21	-	8	55	3	5.5

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).