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Analysis of the

MORGANTOWN, WEST VIRGINIA HOUSING MARKET

as of February 1, 1972

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

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Housing Market Analysis
Morgantown, West Virginia, as of February 1, 1972

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.

HOUSING MARKET ANALYSIS - MORGANTOWN, WEST VIRGINIA
AS OF FEBRUARY 1, 1972

The Morgantown, West Virginia, Housing Market Area (HMA) is defined as Monongalia County, West Virginia, located in northern West Virginia, adjacent to Pennsylvania. The estimated population of the HMA was about 65,325 in February 1972, including a student population of about 16,425.

Expanding employment in the area and growing enrollment at West Virginia University resulted in moderate population growth in the Morgantown HMA in the middle and late 1960's which supported the market for single-family housing, and in the latter part of the 1960's and early 1970's the multifamily market as well. Presently, the housing market in the HMA is fairly tight.

Anticipated Housing Demand

In the Morgantown HMA, an average annual demand for 700 nonsubsidized housing units is anticipated for the two-year period ending February 1, 1974. The main sources for the demand are projected increases in households and replacement needs generated by the loss of dwelling units from the housing inventory. After considering other factors such as acceptable vacancy levels, current levels of new construction, and available dormitory spaces, it is judged that the most favorable market balance would be achieved through the construction of 250 single-family houses, 200 units in multifamily structures and the addition of 250 mobile homes. Distributions of demand for single-family housing by price class and for multifamily units by size and rent are shown in table I.

The number of nonsubsidized housing units that can be marketed annually during the next two years will depend, in large part, on the trend of enrollment at West Virginia University. The above estimates assume that enrollment will increase by about five percent a year over the next two-year period. If a significant change takes place, then the demand estimates may need to be revised.

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 HUD: 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 Morgantown HMA, the total occupancy potential is estimated to be 435 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based on 1972 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on February 1, 1972, and on available market experience.^{2/}

Low-Rent Public Housing and Rent Supplement. These two programs serve households in essentially the same low-income group. The principal differences are in the eligibility requirements and in the manner in which net income is computed. For the Morgantown HMA, the annual occupancy potential for public housing is estimated at 320 units, including 200 units for families and 120 units for elderly couples and individuals. In the case of the more restrictive rent supplement program, the potential for families would be about half that under public housing, but the market for elderly accommodations would remain unchanged.

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

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

An application has been filed in the Charleston Insuring Office for 193 units of Section 221(d)(3) rent supplement housing. This project will consist of 35 one-bedroom units, 98 two-bedroom units and 60 three-bedroom units. The application was being processed toward feasibility in February 1972.

Presently, there are no low-rent public housing units in the Morgantown HMA. An application has been filed in the Pittsburgh Area Office for 400 units of public housing. These low-rent public housing units would consist of 200 units for families and 200 units for the elderly. If the 400 low-rent public housing units were to be completed during the forecast period, the two-year occupancy potential for families and elderly would be satisfied.

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing^{1/} 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. Using exception income limits, it is estimated that for the February 1972-February 1974 period there is an occupancy potential for 100 subsidized family units annually utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for 55 units of Section 236 rental housing for elderly couples and individuals.

Only nine homes were insured under the Section 235 program during 1969 and 1970. During the first nine months of 1971, only 14 homes were insured under this program.

Presently there is an application in the Charleston Insuring Office for 200 units of Section 236 housing. The project has been funded and the application is in the process of receiving a firm commitment. This project will be essentially for families, consisting of 44 two-bedroom units, 100 three-bedroom units and 56 four-bedroom units. This project will satisfy the two-year occupancy potential for families.

Sales Market

The market for new and existing single-family sales housing in the Morgantown area has gradually strengthened over the past several years. With the expansion of West Virginia University and other related facilities, a sufficient number of families have been attracted into the area who wanted and could afford to buy a home in the area. On the other hand, a substantial segment of the Morgantown populace who want to purchase a home are not able to afford a new conventionally-built home due to the rising costs. Many of these persons are forced to seek housing in the form of mobile homes because of their lower cost and lower downpayments.

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

Single-family activity in the HMA increased from 81 units in 1961 to a high of 273 in 1971. Presently the new single-family construction activity in the Morgantown area has been concentrated in the northeast, just outside the city limits. These homes have been generally priced at \$28,000 and above.

Scarcity of prime building areas has led to high land costs. Lot prices run as high as \$8,000, which inhibits the construction of inexpensive houses.

The savings and loan institutions of Morgantown have made only conventional mortgage loans for single-family homes. Those who wanted to finance their home with an FHA or VA loan have gone to savings and loan institutions outside the Morgantown area. During the last year, approximately half of all the mortgages for single-family homes have been financed by savings and loans outside the Morgantown area.

The market for existing properties, especially in the lower price ranges, has tightened since 1970. Local real estate agents report strong competition for good quality listings. Because of the limited supply of low-cost new homes, existing homes are now the main source of housing for moderate-income families who desire homeownership. Demand is particularly strong for units priced from \$18,000 to \$27,000.

Rental Market

The impact of population growth in the Morgantown HMA has been most evident in the rental market. Continued increases in student and other university-connected households has resulted in high levels of multifamily construction since the mid-1960's and particularly from 1969 to 1971. The new apartment projects which have opened in the area have been absorbed rapidly. As of February 1, 1972, the rental vacancy ratio was 5.9 percent as compared with the 1970 Census renter vacancy rate of 6.2 percent. Many of the vacancies which existed at that time were in old, less competitive units close to the central city. As indicated by the renter vacancy rate, the Morgantown area presently has a balanced demand-supply relationship.

Units in multifamily structures authorized for construction in the HMA increased from only 10 in 1960 to a high of 318 in 1971. Most of the apartment construction occurred outside the city limits of Morgantown due to the lack of available land within the city. Currently, there are approximately 300 nonsubsidized apartment units under construction in the Morgantown HMA.

New multifamily units completed in recent years have been mostly one- and two-bedroom garden-style units with rents such that they would be attractive to students. Gross monthly rents for recently-built garden apartments generally range from \$130 to \$150 for efficiencies, \$160 to \$250 for one-bedroom units, from \$190 to \$300 for two-bedroom units, and from \$225 to \$300 for three-bedroom units.

Another portion of the rental market that appeals primarily to students is single-family homes which have been converted into two to four units. These units, for the most part, fall into the lower rent categories, depending upon the condition of the units.

Starting next year, the University of West Virginia will allow women in their sophomore years and above to live off campus. It is expected that this policy will not have a significant effect on the local housing market. Of the 16,425 full-time students enrolled at the university for the fall 1971 semester, approximately 3,500 were living in the university-owned dormitories, 1,525 were living in privately-owned dormitories, 800 were living in fraternity and sorority houses, approximately 500 were living in boarding houses, about 1,700 were living at home with parents or relatives, 2,600 were married students living in their own residences (owned or rented) and the remaining 5,800 were single students living in apartments or other off campus housing not included above.

Mobile Homes

Mobile homes are estimated to comprise about eight percent of the housing inventory in 1972, compared with about one percent in 1960. Most of the growth occurred since 1965. Municipal ordinances prevent the location of individual trailers and new trailer parks within the city limits of Morgantown. Those trailers that are located within the corporate limits were on land which had been annexed by Morgantown. Many families have purchased mobile homes because they could not afford the cost of the conventionally-built homes which were being sold in the Morgantown area. Many student families have purchased mobile homes in the Morgantown area and some others have rented them. It is estimated that approximately 400 student families either own or rent mobile homes in the Morgantown area.

Each year mobile homes have become a greater part of new housing which has become available. The Monongalia County Health Department estimates that between July 1970 and January 1972 about 450 new mobile homes have located within the county. The county health department also reports that there are presently several trailer parks which are under construction and they have received plans from several others which will be breaking ground in the near future. It is expected that within the next year, between 400 and 1,000 new trailer spaces will be available in the Morgantown HMA. The addition of these spaces in the Morgantown HMA will more than satisfy the effective demand for mobile home spaces in the near future.

Economic, Demographic, and Housing Factors

Economic Factors. The University of West Virginia is the primary employment source in the Morgantown HMA. At the present time, West Virginia University, with an enrollment of 16,425 full-time students, employs 6,200 persons. Student demand for consumption goods and services has created a

large number of trade and service jobs. The impact of the university on the trade and service categories can be seen by the fact that their combined employment total makes up about 27 percent of the total nonmanufacturing employment.

In 1970, nonagricultural wage and salary employment averaged 22,310 jobs. Nonmanufacturing activities accounted for 19,570 workers (88 percent of the total) and manufacturing accounted for only 2,740 workers.

Nonmanufacturing employment in the Morgantown HMA has been the primary source of economic growth. The relatively large proportion of government employment (41 percent of the total) has tended to moderate the impact of cyclical fluctuations. Nonmanufacturing employment expanded by 8,380 workers in the 1960-1970 period, representing 99 percent of the growth in nonagricultural wage and salary employment during those years. Government employment, which included university employment gains, provided 5,090 new jobs from 1960 to 1970. All of the nonmanufacturing employment categories recorded gains over the 1960-1970 period. Principal contributors, in addition to government, were the trade and service industries with increases of 850 and 790 jobs, respectively, and mining which contributed 920 new jobs.

During the February 1972-February 1974 forecast period, nonagricultural wage and salary employment is expected to increase by about 600 jobs annually. Nonmanufacturing employment will account for 550 new jobs annually with all the categories having moderate increases with the exception of transportation and finance which do not expect to increase. Manufacturing is expected to increase by 50 jobs annually from 1972 to 1974.

The 1972 median annual income, after deduction of federal income tax, of all families in the Morgantown HMA is \$7,100 and the median after-tax income of two- or more-person renter households is \$6,100.^{1/} In 1959, the median income after deduction of federal income tax of all families in the HMA was \$4,300, and the median after-tax income of renter households of two or more persons was \$3,700. Detailed distributions of all families and of renter households in the Morgantown HMA by income classes for 1959 and 1972 are presented in table IV.

Demographic Factors. The population of the Morgantown HMA reached 65,325 persons in February 1972, including 30,225 in the city of Morgantown and 35,100 in the remainder of Monongalia County (see table V). A relatively constant level of net natural increase (resident births minus resident deaths) coupled with moderate in-migration, resulted in population increase of 810 a year, on the average, from 1960 to 1970 and 880 annually between April 1970 and February 1972. In-migration has consisted mainly of students, instructors, and professional people associated with the university and related institutions.

^{1/} Includes student households.

It is expected that total population will increase by 900 persons annually during the next two years which will bring the total to 67,125 persons by February 1974. From April 1960 to April 1970, the nonstudent population in the HMA decreased by an average of 50 persons a year and from April 1970 to February 1972 the nonstudent population increased by 280 persons annually. It is anticipated that the nonstudent population will increase by an average of 300 persons annually during the next two years. The student population grew by an average of 860 persons annually in the 1960-1970 period and by 600 persons from 1970 to 1972. It is estimated that an average of about 600 students will be added annually during the two-year forecast period, reflecting continued growth at West Virginia University.

In February 1972, there were about 20,600 households in the Morgantown HMA, including 16,100 nonstudent households and 4,500 student households (see table V). Nonstudent household growth is expected to average about 225 a year during the next two years, the same as occurred during the 1970-1972 period. The growth of student households is estimated at 275 a year during the forecast period. This is also the same as occurred over the 1970 to 1972 period.

Housing Factors. The housing inventory in the Morgantown HMA totaled 21,094 units as of April 1, 1970, including 12,402 owner-occupied units, 7,285 renter-occupied units, and 1,407 vacant housing units. The increase in the housing inventory of about 3,400 from 1960 to April 1970 resulted from the construction of about 2,230 housing units, the addition of 1,170 trailers, the addition of 1,000 housing units through conversions, and the loss of about 1,000 units through demolitions and other causes.

Since the April 1, 1970 Census, an additional 915 housing units have entered the inventory which brings the total to 22,000 units as of February 1, 1972. This new housing inventory total of 22,000 units, includes 13,180 owner-occupied units, 7,420 renter-occupied units, and 1,400 vacant housing units. The increase in the housing inventory of about 915 units since April 1, 1970, resulted from the construction of about 565 housing units, the addition of 100 housing units through conversions, the addition of 450 trailers, and the loss of about 200 units through demolitions and other causes.

There were about 360 housing units under construction in February 1972, of which 300 were multifamily structures and 60 were single-family houses.

The volume of private residential construction grew from 96 in 1961 to a total of 591 units in 1971. As can be seen in table VI, high levels of nonsubsidized multifamily construction from 1969 through the present have helped fill the housing needs of the Morgantown HMA. From 1960 to 1968, multifamily units constructed averaged about 70 units a year, while the average from 1969 through 1971 was about 224 units annually. Despite the high levels of multifamily construction, demand has remained strong.

It remains to be seen if the multifamily market will remain strong after the large volume of multifamily units currently under construction are completed.

Single-family home construction volume averaged about 119 units a year from 1960 to 1965. During the 1966-1970 period, single-family construction increased and remained at a fairly constant level, averaging 245 units a year. Starting in 1965, most of the increased single-family construction has occurred outside the city limits of Morgantown.

There were about 630 vacant housing units available in the HMA as of February 1, 1972. About 165 were for sale and 465 were for rent, indicating homeowner and renter vacancy rates of 1.2 and 5.9 percent, respectively. Of the 630 available vacancies, approximately 405 units were lacking some or all plumbing facilities. Since the April 1, 1970 Census, the homeowner vacancy rate has decreased slightly while the renter vacancy rate dropped from 6.2 percent in April 1970 to a 5.9 percent rate as of February 1, 1972 (see table VII).

Table I

Annual Demand for New Nonsubsidized Housing
Morgantown, West Virginia, Housing Market Area
February 1, 1972 to February 1, 1974

A. Single-family

<u>Price class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$17,500	27	11
\$17,000 - 19,999	58	23
20,000 - 22,499	35	14
22,500 - 24,999	27	11
25,000 - 29,999	38	15
30,000 - 34,999	25	10
35,000 and over	<u>40</u>	<u>16</u>
Total	250	<u>100</u>

B. Multifamily

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$120 - \$139	5	-	-	-
140 - 159	5	-	-	-
160 - 179	-	45	-	-
180 - 199	-	15	40	-
200 - 249	-	10	45	10
250 and over	-	-	<u>15</u>	<u>10</u>
Total	<u>10</u>	<u>70</u>	<u>100</u>	<u>20</u>

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Morgantown, West Virginia, Housing Market Area
February 1, 1972 to February 1, 1974

A. Families

	<u>Sections 235 and 236^{a/} exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
1 bedroom	20	-	35	55
2 bedrooms	35	-	80	115
3 bedrooms	25	-	50	75
4+ bedrooms	<u>20</u>	<u>-</u>	<u>35</u>	<u>55</u>
Total	100	-	<u>200^{b/}</u>	<u>300</u>

B. Elderly

Efficiency	10	15	50	70
1 bedroom	<u>25</u>	<u>5</u>	<u>50</u>	<u>65</u>
Total	<u>35^{c/}</u>	<u>20^{d/}</u>	<u>100^{d/}</u>	<u>135</u>

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

^{b/} Approximately one-half of these families also are eligible under the rent supplement program.

^{c/} Elderly are only eligible for Section 236 housing.

^{d/} All the elderly couples and individuals also are eligible for rent-supplement payments.

Table III

Civilian Work Force Components
Morgantown, West Virginia, 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>
Total work force	19,080	18,790	19,650	19,710	19,780	21,190	22,960	23,990	24,680	25,480	26,450
Total employment	16,660	16,580	17,360	18,070	18,360	20,050	21,880	23,010	23,420	24,480	25,000
Total unemployment	2,420	2,210	2,290	1,640	1,420	1,140	1,080	980	990	920	1,000
Percent of work force	12.7	11.8	11.7	8.3	7.2	5.4	4.7	4.1	4.0	3.6	3.8
Nonagricultural wage and salary	<u>13,870</u>	<u>13,760</u>	<u>14,640</u>	<u>15,380</u>	<u>15,680</u>	<u>17,360</u>	<u>19,230</u>	<u>20,320</u>	<u>20,710</u>	<u>21,790</u>	<u>22,310</u>
Manufacturing	2,690	2,710	2,750	2,950	2,670	2,910	2,980	2,910	3,090	3,120	2,740
Durable goods	1,950	2,010	1,970	2,120	1,800	2,020	2,030	2,010	2,160	2,200	1,800
Nondurable goods	740	700	790	830	880	890	950	900	930	920	940
Nonmanufacturing	<u>11,190</u>	<u>11,060</u>	<u>11,890</u>	<u>12,430</u>	<u>13,010</u>	<u>14,450</u>	<u>16,250</u>	<u>17,410</u>	<u>17,620</u>	<u>18,670</u>	<u>19,570</u>
Mining	2,000	1,730	1,470	1,620	1,890	2,090	2,060	2,100	2,000	2,470	2,920
Contract construction	690	590	750	630	760	1,010	1,790	2,210	2,090	1,320	910
Trans., comm., & public utils.	580	620	620	640	670	660	730	810	910	890	920
Wholesale & retail trade	2,400	2,360	2,360	2,410	2,490	2,660	2,810	3,070	3,180	3,270	3,250
Fin., ins., & real estate	290	320	310	330	340	360	400	410	440	440	470
Services, except priv. households	1,150	1,240	1,310	1,460	1,490	1,720	1,860	1,870	1,760	1,750	1,940
Government	4,080	4,200	5,080	5,340	5,530	5,960	6,600	6,930	7,250	8,530	9,170
All other nonagricultural	2,140	2,140	2,140	2,160	2,220	2,250	2,250	2,300	2,350	2,350	2,350
Agriculture	650	670	580	530	470	440	400	390	360	340	340
Persons involved in labor-mgmt. disputes	-	-	-	-	-	-	-	-	270	90	540

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

Source: West Virginia Department of Employment Security.

Table IV

Estimated Percentage Distribution of All Families and Renter Households by Annual Income^{a/}
Morgantown, West Virginia, Housing Market Area
1959 and 1972

Income class	1959		1972	
	<u>All families</u>	<u>Renter households^{b/}</u>	<u>All families</u>	<u>Renter households^{b/}</u>
Under \$ 2,000	18	22	11	9
\$ 2,000 - 2,999	11	17	8	7
3,000 - 3,999	16	17	10	6
4,000 - 4,999	16	16	10	9
5,000 - 5,999	12	10	10	9
6,000 - 6,999	9	7	10	9
7,000 - 7,999	7	3	10	8
8,000 - 8,999	4	2	6	8
9,000 - 9,999	2	2	6	8
10,000 - 12,499	2	(4	9	10
12,500 and over	<u>3</u>	<u>(</u>	<u>10</u>	<u>17</u>
Total	100	100	100	100
Median	\$4,300	\$3,700	\$7,100	\$6,100

^{a/} After deduction of federal income tax.

^{b/} Renter households of two or more persons.

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

Table V

Population and Household Trends
Morgantown, West Virginia, Housing Market Area
1960-1972

<u>Geographic components</u>	<u>April 1,</u> <u>1960</u>	<u>April 1,</u> <u>1970</u>	<u>February 1,</u> <u>1972</u>	<u>February 1,</u> <u>1974</u>	<u>Average annual change</u>		
					<u>1960-</u> <u>1970^{a/}</u>	<u>1970-</u> <u>1972</u>	<u>1972-</u> <u>1974</u>
<u>Population</u>							
Morgantown HMA	<u>55,617</u>	<u>63,714</u>	<u>65,325</u>	<u>67,125</u>	<u>810</u>	<u>880</u>	<u>900</u>
Morgantown	<u>22,487</u>	<u>29,431</u>	<u>30,225</u>	<u>31,025</u>	<u>695</u>	<u>435</u>	<u>400</u>
Remainder of HMA	<u>33,130</u>	<u>34,283</u>	<u>35,100</u>	<u>36,100</u>	<u>115</u>	<u>445</u>	<u>500</u>
<u>Households</u>							
Morgantown HMA	<u>16,033</u>	<u>19,687</u>	<u>20,600</u>	<u>21,600</u>	<u>365</u>	<u>500</u>	<u>500</u>
Morgantown	<u>6,641</u>	<u>8,753</u>	<u>9,000</u>	<u>9,300</u>	<u>210</u>	<u>135</u>	<u>150</u>
Remainder of HMA	<u>9,392</u>	<u>10,934</u>	<u>11,600</u>	<u>12,300</u>	<u>155</u>	<u>365</u>	<u>350</u>
<u>Demographic components</u>							
<u>Population</u>							
HMA total	<u>55,617</u>	<u>63,714</u>	<u>65,325</u>	<u>67,125</u>	<u>810</u>	<u>880</u>	<u>900</u>
Nonstudent	<u>48,917</u>	<u>48,389</u>	<u>48,900</u>	<u>49,500</u>	<u>-50</u>	<u>280</u>	<u>300</u>
Student ^{b/}	<u>6,700^{c/}</u>	<u>15,325^{c/}</u>	<u>16,425</u>	<u>17,625</u>	<u>860</u>	<u>600</u>	<u>600</u>
<u>Households</u>							
HMA total	<u>16,033</u>	<u>19,687</u>	<u>20,600</u>	<u>21,600</u>	<u>365</u>	<u>500</u>	<u>500</u>
Nonstudent	<u>NA</u>	<u>15,687</u>	<u>16,100</u>	<u>16,550</u>	<u>NA</u>	<u>225</u>	<u>225</u>
Student	<u>NA</u>	<u>4,000</u>	<u>4,500</u>	<u>5,050</u>	<u>NA</u>	<u>275</u>	<u>275</u>

^{a/} Rounded.

^{b/} Student component is judged to include only the full-time equated students.

^{c/} Estimated by Housing Market Analyst.

Sources: 1960 and 1970 Censuses of Population and Housing; 1972 and 1974 estimated by Housing Market Analyst.

Table VI

Private Residential Construction
Morgantown, West Virginia, Housing Market Area
1960-1972^{a/}

<u>Year</u>	<u>Total</u>	<u>Single-family</u>	<u>Multifamily</u>
1960	116 ^{a/}	106	10 ^{a/}
1961	96	81	15
1962	121	97	24
1963	161	99	62
1964	223	145	78
1965	309	186	123
1966	367	237	130
1967	338	228	110
1968	337	258	79
1969	429	245	184
1970	431	260	171
1971	591	273	318
1972 Jan.	<u>31</u>	<u>21</u>	<u>10</u>
Total	3,550	2,236	1,314

a/ Excludes 264 units in multifamily structures recorded as public housing, and built for student occupancy.

Source: U.S. Bureau of Census, C-40 Construction Reports; Monongalia County Health Department.

Table VII

Components of Housing Inventory
Morgantown, West Virginia, Housing Market Area
1960-1972

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>February 1, 1972</u>
Total housing inventory	<u>17,686</u>	<u>21,094</u>	<u>22,000</u>
Total occupied units	<u>16,033</u>	<u>19,687</u>	<u>20,600</u>
Owner-occupied	<u>10,742</u>	<u>12,402</u>	<u>13,180</u>
Percent	67.0%	63.0%	64.0%
Renter-occupied	5,291	7,285	7,420
Percent	33.0%	37.0%	36.0%
Total vacant units	<u>1,653</u>	<u>1,407</u>	<u>1,400</u>
Available vacant	<u>737</u>	<u>662</u>	<u>630</u>
For sale	166	178	165
Homeowner vacancy rate	1.5%	1.4%	1.2%
For rent	571	484	465
Rental vacancy rate	9.7%	6.2%	5.9%
Other vacant ^{a/}	916	745	770

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

Sources: 1960 and 1970 from U.S. Census of Housing. 1972 estimated by Housing Market Analyst.

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