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DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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Analysis of the

# ROCHESTER, NEW YORK HOUSING MARKET

as of September 1, 1971

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

March 1972

## Housing Market Analysis

Rochester, New York, as of September 1, 1971

### Foreword

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

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

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

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

FHA HOUSING MARKET ANALYSIS - ROCHESTER, NEW YORK  
AS OF SEPTEMBER 1, 1971

The Rochester Housing Market Area (HMA) is defined as Monroe, Wayne, Livingston, and Orleans Counties, New York. This definition is coterminous with that of the Rochester Standard Metropolitan Statistical Area. As of September 1971, the population of the HMA was 896,700 persons. About 80 percent (724,000 persons) of the total population resided in Monroe County. Rochester, the largest city in the HMA, had an estimated population of 295,000 persons. The period of the middle and latter 1960's was characterized by substantial economic expansion in the Rochester HMA, which induced significant levels of in-migration. The rapid growth of population during this time resulted in increased levels of residential construction activity.

Since 1969, a considerable decrease in new job opportunities has almost eliminated in-migration. The slowed rate of population increase combined with rising interest rates and a lack of available mortgage funds served to reduce residential construction activity in 1969 and 1970. Although the rate of population gain has not increased in 1971, data for the first eight months of 1971 indicate that residential construction activity for 1971 will approach, and perhaps exceed, the levels of the middle and latter 1960's. Employment projections for the next two years indicate that, while the local economy will reverse its recent downward trend, national economic conditions will prevent a recurrence of the rapid growth rate which occurred between 1961 and 1969. This forecast is expected to result in virtually no in-migration to the Rochester HMA during the two-year forecast period ending September 1, 1973, with the result that the demand for privately financed housing will be below that of the middle and late 1960's.

### Anticipated Housing Demand

Based upon projected household growth, expected inventory losses, and current market conditions, it is anticipated that the Rochester HMA can successfully absorb 5,100 unsubsidized privately-financed housing units yearly during the forecast period. The most favorable market balance would be attained if 2,400 units annually were single-family sales houses and 2,700 units annually were in multifamily rental units. This projected demand for both single-family and multifamily units is below the average numbers built annually since 1965, and reflects the lower level of economic and demographic growth expected during the forecast period. The recent volume of single-family construction has approximated the level necessary to insure maintenance of a sound sales market. The current number of nonsubsidized rental units under construction (in excess of 5,300), however, is estimated to be nearly sufficient to satisfy the projected demand for rental units during the two-year forecast period (2,700 annually). In view of the large number of rental units under construction, it is suggested that new nonsubsidized multifamily starts be minimized for the next twelve to eighteen months. The initiation and completion of a significant number of additional nonsubsidized multifamily units during the two-year forecast period of this report could lead to excessive vacancies in rental projects. It is also suggested that absorption of the rental units now under construction be observed carefully for signs of weakness in the middle and high rent ranges, as a large proportion of the nonsubsidized units currently under construction are planned to be marketed in the \$200 to \$300 a month rent range. Absorption of the multifamily units now under construction should be used as a guide to the level of multifamily construction which should commence during the second year of the forecast period.

The demand estimates for sales housing by price class and rental housing by gross rent (table I) are not intended to forecast construction. Rather, they are suggested guides to the volume of residential construction that would maintain balanced market conditions after consideration of economic, population, and household growth factors during the forecast period.

### Occupancy Potential for Subsidized Housing

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

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program.

Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Rochester HMA, the total occupancy potential is estimated to be 3,375 units annually.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed in the following paragraphs are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect as of September 1, 1971, and on available market experience. The continued urban renewal in the city of Rochester is expected to displace about 1,850 households during the forecast period, which can be expected to increase the demand for subsidized housing.

Section 235 Sales Housing and Section 236 Rental Housing. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, federally-assisted sales housing may be provided for eligible families under the provisions of Section 235. Alternatively, subsidized rental housing<sup>2/</sup> may be provided for the same families under Section 236. In addition, the Section 236 rental program contains provisions for housing elderly couples and individuals. Based upon regular income limits, it is estimated that there is a potential for 1,145 units annually for families under a combination of both Section 235 and Section 236, and an additional potential for 730 units annually for elderly couples and individuals under Section 236. About 10 percent of the families and 60 percent of the elderly couples and individuals who qualify for Section 235 and Section 236 housing are alternatively eligible for public housing.

There were 40 home mortgages insured under Section 235 during 1970. All except three were new homes. As of September 1, 1971, there had been 256 firm commitments issued under Section 235 and there were 159 reservations outstanding.

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

<sup>2/</sup> Interest reduction payments may also be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are the same for both tenants and cooperative owner-occupants.

There have been 214 units of Section 236 housing completed and absorbed in the Rochester HMA, all family units. There are an additional 420 family units under construction and 435 family units and 92 units for the elderly are in various stages of pre-construction processing. If all of these units plus the 159 Section 235 reservations outstanding were to be completed during the forecast period, they could be expected to satisfy almost 45 percent of the two-year potential for families under Section 235 and Section 236 and only six percent of the potential for the elderly.

Thus far, virtually all of the units completed under the two programs, units under construction, and proposed units have been in the city of Rochester. Although the city of Rochester accounts for only about 33 percent of the population of the HMA, it is estimated that residents of the city comprise about 65 percent of the potential for Section 235 and Section 236 housing. Future commitments under Section 236 should be made with due consideration given to the fact that a large proportion of the overall Section 236 potential in the HMA is located in the immediate area of the city of Rochester.

There have been 693 units of Section 221(d)(3) BMIR housing completed in the Rochester HMA. These units have experienced satisfactory absorption and currently have a minimum number of vacancies.

Public Housing and Rent Supplement. Both of these programs serve essentially the same low-income family groups and elderly couples and individuals. The primary differences arise from the manner in which net income is computed for each program and from other eligibility requirements. The annual occupancy potential for public housing in the Rochester HMA is 2,035 units annually, 1,095 units for families and 990 units for the elderly. As shown in table II, about 12 percent of the families and 46 percent of the elderly who qualify for public housing also are eligible for Section 236 housing.

Under the somewhat more restrictive rent-supplement program, there is a potential for 1,435 units annually (595 for families and 840 for the elderly). All of the families and elderly who qualify for rent supplements also are eligible for public housing. There are no units of rent supplement housing in the Rochester HMA. The only rent supplement housing currently under construction or proposed is contained in Section 236 projects.

There are about 2,000 units of public housing under the management of the Rochester Housing Authority. Of this total, 1,497 units are occupied by families and 503 units are occupied by the elderly. There are no vacancies in projects managed by the Rochester Housing Authority and there is a significant waiting list, particularly for accommodations for the elderly. There are currently 735 low-rent public units under construction, 78 family units and 657 units for the elderly. In addition, there are plans for about 865 additional units with about 50 percent currently programmed for families. Upon completion, the units of public housing currently under construction are expected to satisfy only three percent of the two-year potential for families and 33 percent of the two-year potential for the elderly. The only other public housing authority in the HMA is in Newark, in Wayne County. The Newark Housing Authority currently has 60 units of

public housing for the elderly under construction. As in the case of the Section 236 potential, the majority of the potential for public housing is centered in the immediate vicinity of the city of Rochester. The continued urban renewal activity in the city of Rochester is expected to generate a greater demand for public housing in the immediate area of the city since past experience has shown that approximately 20 percent of the displacements from Rochester's urban renewal areas have qualified for public housing accommodations.

### The Sales Market

The sales market in the Rochester HMA, which tightened considerably during the 1960's (vacancy rates declined from 1.0 percent in 1960 to 0.6 percent in 1970), has eased somewhat during the past year and a half. From 1960 to 1970, the large amount of in-migration increased the demand for sales housing. This increased demand, coupled with low levels of single-family construction in the early and latter 1960's, resulted in a decreased number of sales vacancies. The construction of sales homes reached a peak in 1965, and then declined somewhat during the 1960 to 1968 period as mortgage funds were less available. A sharp decline in sales construction in 1969 was indicative of rising interest rates as well as an increased shortage of mortgage funds. This low level of sales activity continued through 1970. Absorption of new sales houses throughout the 1969-1970 period continued to be good, and the lower level of building activity served to reduce builders inventories.

A temporary decline in interest rates in early 1971, as well as increased construction under the Section 235 program, stimulated an increase in single-family home construction during the past eight months. Building permits issued for single-family homes during the first eight months of 1971 were about 20 percent above the total issued for the comparable 1970 period. While homes priced up to \$35,000 continue to be absorbed at an adequate rate, it appears that the slackening of the local economy has resulted in slower absorption of units priced in excess of \$35,000.

New home construction has occurred mainly throughout the suburban Rochester area. The areas of greatest single-family construction activity have been in the towns of Chili, Gates, Greece, Henrietta, Penfield, Perinton, and Pittsford. Home construction in Chili, Gates, and Henrietta, all to the west or southwest of the city of Rochester, has been in the \$20,000 to \$27,500 range. Construction in Greece, to the northwest of the city, has been in the \$25,000 to \$35,000 range. Higher priced housing is being constructed in the Penfield, Perinton, and Pittsford areas.

The market for used homes remains strong in the under \$35,000 range, particularly for homes priced under \$25,000. The increasing cost of new homes has enhanced the marketability of existing homes. The temporary decline in interest rates in early 1971 increased activity in the under \$35,000 range. Vacancy rates in homes selling for over \$35,000 have increased recently. It appears that the recent downturn in the local economy has had its greatest effect in this price range. Existing homes priced over \$35,000 are selling at a slower pace than previously had been the case.

### The Rental Market

Increased in-migration, the rapid formation of new households, and the rising cost of new houses resulted in rapid absorption of apartment units during the 1960-1970 decade. Although the size of the rental inventory of the Rochester HMA increased by 30 percent between 1960 and 1970, the above factors resulted in a slight reduction of the renter vacancy rate from 1960 to 1970. Continued good absorption and good occupancy levels are indicative of the sound rental market.

From 1965 to 1969, multifamily construction averaged about 2,800 units annually as compared to the average of about 1,250 annually from 1960 to 1964. Most of this multifamily construction was in garden-type apartments. Although apartment construction has occurred throughout the suburban areas, the greatest activity has been in the town of Greece to the northwest of Rochester, and in Pittsford, Perinton and Brighton to the southeast of the city. Most of the construction has been in the moderate to medium rent range with little activity in the luxury rent range. Apartment living has proved most attractive to young, newly-married couples who are either unable or unwilling to buy a home. Local sources have indicated that most of the recent demand has come from residents of the area.

The decline in multifamily construction in 1970 was more a result of lack of available mortgage funds rather than signifying a sharp decline in demand for rental units. A greater availability of funds in 1971 has resulted in a rapid increase in multifamily construction. From data available as of September 1, 1971, it appears that multifamily completions during the next twelve months will exceed those of any twelve-month period since 1960. While the current demand for multifamily units remains strong, the anticipated lack of in-migration to the HMA during the forecast period is expected to result in lower demand levels for multifamily units than was the case in the middle and latter 1960's. The most popular rental range is currently from \$190 to \$225 a month for one-bedroom units and \$225 to \$275 for two-bedroom units (both including utilities). These rent classes are expected to continue to prevail during the forecast period (see table I).

### Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based upon the employment, income, demographic, and housing factors discussed below.

Nonagricultural Employment. Overall, nonagricultural employment in the Rochester HMA is strongly influenced by the large percentage of employment in the manufacturing sector. Employment gains by manufacturing industries from the early 1960's until the late 1960's stimulated the local economy and resulted in sizeable employment increases and a decline in the unemployment rate to abnormally low levels during the 1966 to 1969 period. Recent declines in manufacturing employment have curtailed growth in non-agricultural employment resulting in a decrease of 2,400 jobs in 1970



compared with 1969. During the twelve months ending June 30, 1971, there was a decline of 6,500 jobs compared to the previous twelve-month period. Table III presents work force components and industrial breakdowns for the Rochester HMA from 1960 through June 30, 1971.

Nonagricultural wage and salary employment averaged 347,200 jobs in 1970, a decline of 1,800 jobs from the 1969 total as a result of a slowed rate in the increase of nonmanufacturing jobs combined with a decrease of 4,600 manufacturing jobs from 1969 to 1970. After recovering from a recession in the early 1960's, the economy of the Rochester HMA expanded rapidly from 1961 to 1969. Total nonagricultural wage and salary employment increased by an average of 11,000 workers annually (4.2 percent). Increases in manufacturing employment, which averaged 3,900 jobs annually from 1961 to 1969, accounted for about 35 percent of the increase in wage and salary employment during that time. Increases in nonmanufacturing employment averaged about 7,100 jobs from 1961 to 1969. More than three quarters of manufacturing employment is in the highly volatile durable goods sector. During the 1961-1969 period, this sector increased employment rapidly, largely influenced by employment increases at three of the areas major employers (Kodak, Xerox, and General Dynamics). The durable goods sector accounted for all the increase in manufacturing employment from 1961 to 1969. Continued employment gains at the Eastman Kodak Company and spectacular employment increases by the Xerox Corporation (both categorized under instruments, etc.), as well as employment increases by General Dynamics Corporation (much of which resulted from defense work) were the major factors in the rapid expansion of employment in the durable goods sector of the economy from 1961 to 1969. The nondurable goods sector declined only slightly from 1961 to 1969, with the food and apparel industries being responsible for this decline.

Employment increases in the nonmanufacturing sector from 1961 to 1969 were led by significant gains in trade, services and government. These increases were primarily in response to the rapid population growth during the mid-1960's as well as increased incomes in the HMA. Since 1969, total nonagricultural wage and salary employment has decreased, primarily as a result of a significant decline in manufacturing employment. Employment in the instruments, photo and optical goods sector, which increased rapidly during the 1960's, has leveled off since 1969. Employment in all other sectors of the durable goods segment has declined during the past 18 months. The most significant factor in this decline has been the layoffs and eventual closing of the General Dynamics Electronics Division plant. At its maximum, this plant employed nearly 5,000 persons; however, by the time of its closing in 1970, there were only about 1,700 employees. A continued employment decline in the food and apparel industries has resulted in accelerated employment losses in nondurable goods employment since 1969. Nonmanufacturing employment has continued to increase during the past year and a half, however, at a slower rate than during the 1961-1969 period. Continued increases in services and government employment as well as increased employment in construction have been the principal reasons for nonmanufacturing employment growth since 1969.

Nonagricultural wage and salary employment is expected to increase by 5,500 jobs annually during the period from September 1971 to September 1973. Employment increases in manufacturing are expected to account for less than 15 percent of this increase. This low level of growth in the manufacturing sector is premised upon recent national economic trends which are expected to continue to limit significant employment expansion in durable goods industries. The small employment increases in the manufacturing sector are anticipated to occur in the durable goods sector. Employment expansion at the Xerox Corporation and the metal-working machinery sector as well as new small firms engaged in research and development (primarily staffed by engineers and technicians laid off by General Dynamics Corporation) are expected to provide the majority of this increment of 1,500 jobs during the next two years. Nonmanufacturing employment increases, which are expected to account for more than 85 percent of the wage and salary employment increases during the next two years, are expected to occur in most sectors. The continued expansion of the universities in the HMA (primarily the University of Rochester, Rochester Institute of Technology and the State University of New York at Brockport), and growth in the trade and service sectors are expected to be responsible for most of the growth in employment in the nonmanufacturing segment.

Income. The median annual income of all families, after deducting federal income taxes, was \$11,700 as of September 1, 1971. The median after-tax income of renter households of two or more persons was \$9,100. Both all family and renter incomes have increased significantly since 1959, largely attributable to the large proportion of manufacturing employment in the HMA and the presence of the headquarters of two rapidly growing firms (Kodak and Xerox). Detailed distributions of families and renter households by 1959 and 1971 after-tax incomes are presented in table IV.

Demographic Factors. The population of the Rochester HMA was an estimated 896,700 persons as of September 1, 1971. This reflects an average annual increase of 9,900 persons (1.1 percent) since April 1970. From 1960 to 1970, the population of the HMA increased by 15,000 persons annually (1.9 percent). The net natural increase (resident births less resident deaths) during the decade was 8,700 persons annually, accounting for about 58 percent of the total population increase. The total in-migration to the Rochester HMA averaged slightly in excess of 6,300 persons annually from 1960 to 1970. It is estimated that in-migration was largest during the 1963-1968 period, corresponding with employment patterns. From 1968 to 1970, in-migration to the Rochester HMA slowed markedly, as employment opportunities slackened. Since 1970, it is estimated that the population of the HMA has increased by 14,000 persons. This reflects virtually no in-migration to the HMA during this period because the slowed growth of job opportunities in the HMA since 1969 has inhibited in-migration to the area.

The population of the city of Rochester declined by an average of 2,225 persons annually between 1960 and 1970. Much of this decline in population occurred in the early and middle 1960's. Toward the end of the 1960's, the population in the city is estimated to have grown slightly,

because of rejuvenation of the downtown area through urban renewal, and increased construction of multifamily structures which attracted some households into the city and induced potential out-migrants to remain. Since 1970, however, out-migration has commenced again, but at a much slower rate than during the 1960-1966 period.

The population of the remainder of Monroe County increased by about 147,900 persons from 1960 to 1970. This annual average increase of nearly 14,775 persons (4.4 percent) was quite general in the suburban areas immediately adjacent to the city of Rochester, with the most rapid growth occurring in communities on the west and south of the city. Since 1970, the decline in in-migration has been felt most in these suburban communities. The population of the remainder of Monroe County has increased by about 9,400 persons (2.3 percent) annually since 1970, or slightly less than 65 percent of the average annual 1960-1970 growth in population.

Population growth in the remaining three counties during the 1960-1970 period was considerably smaller than increases in the population in Monroe County. Much of the growth in these counties was independent of growth in Monroe County, with the western portion of Wayne County being the only area significantly affected. During the 1960-1970 period, the population of Wayne County increased by an average of 1,150 persons (1.6 percent) annually, the population of Livingston County increased by an average of 1,000 persons (2.0 percent) annually, and the population of Orleans County increased by an average of 300 persons (0.9 percent) annually. Population growth in all of these counties paralleled that of Monroe County in that the largest increases, for the most part, occurred in the mid-1960's. Since April 1970, in-migration to both Wayne and Livingston Counties is estimated to have ceased, resulting in slowed population increases in both counties. Population growth since 1970 in all three counties is estimated to have occurred as a result of net natural increase, as the declining number of new job opportunities has stemmed in-migration into the remaining three counties of the Rochester HMA.

Population increases in the HMA are expected to average about 10,200 persons annually during the forecast period. This low rate of growth during the forecast period (only about 70 percent of the 1960-1970 average annual increment) is predicated upon the expected slow expansion of job opportunities, which is expected to continue to inhibit in-migration to the HMA. Population growth in Monroe County is expected to account for about 85 percent of the increase during the forecast period.

The number of households in the Rochester HMA increased from 219,265 in April 1960 to 270,515 in April 1970, an annual increment of 5,125 (2.1 percent). Since April 1970, households have increased by only 3,200 (1.2 percent) annually. In the 1960-1970 period, especially during the period of rapid economic growth in the mid-1960's, household formation occurred at a more rapid rate than did population increases. Since 1968, the rate of household formation declined as job opportunities became more scarce. The decline in household size, which was most evident during the period of rapid household formation in the mid-1960's, likewise has slowed during the past three years.

Based upon the slowed growth in employment opportunities in the Rochester HMA, it is expected that the number of households in the HMA will increase by only about 3,400 (1.2 percent) annually during the forecast period. While this number is considerably below the 1960-1970 annual average, it is above the annual average recorded from 1970 to 1971.

Housing Factors. There were an estimated 289,475 housing units in the Rochester HMA as of September 1, 1971, an annual increase of about 3,425 housing units since April 1970. The housing inventory in the Rochester HMA increased by about 5,000 units annually between 1960 and 1970. Increased levels of single-family construction in the middle 1960's and a large increase in construction of multifamily units towards the latter part of the 1960's were responsible for this large increase in the housing inventory. The increase was particularly evident in the suburban Rochester area. Because of a large number of losses to the inventory (because of demolition or other causes) coupled with low levels of construction, the housing inventory in the city of Rochester declined by 1,750 units between 1960 and 1970. Housing inventory trends for the Rochester HMA, by constituent parts, are shown in table VII.

As of September 1, 1971, there were approximately 8,375 housing units under construction in the Rochester HMA. About 1,275 of these units were single-family houses and 7,100 were in multifamily structures. About 80 percent of the single-family houses under construction are in Monroe County, mostly in the suburban Rochester area. The estimate of multifamily units under construction includes about 800 low-rent public housing units, about 420 units in projects subsidized under Section 236, and about 580 units for university staff and students. It is estimated that only about five to ten percent of the single-family houses under construction will be insured under Section 235. Of the remaining 5,300 multifamily units currently under construction (most of which are in Monroe County), the majority are expected to be marketed in the \$190 to \$250 a month rent range.

The volume of residential building activity<sup>1/</sup> in the Rochester HMA increased markedly from 1960 to 1965. Following the peak year of 1965, single-family home construction stabilized at around 3,450 homes annually until 1969, but multifamily construction, after a decline in 1966, increased to over 2,900 units annually in 1967 and 1968. Since 1968, high interest rates, scarce mortgage funds, increasing construction costs and the easing employment situation have led to a decline in single-family home construction. The most recent data available, however, indicate that single-family home construction for 1971 will be approximately 15 percent above the 1970 figure. Nonsubsidized multifamily construction increased in 1969 to the 1965 level, but then dropped in 1970 to the 1966 level, mostly because of a lack of mortgage funds. Building permit data available and local sources have indicated that multifamily construction in 1971 could exceed the total built in any year since 1960.

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<sup>1/</sup> Building permits enumerated in table VI are estimated to cover all the building activity in Monroe County. Building permit coverage for the remaining three counties is incomplete. Monroe County is estimated to have accounted for 90 percent of all residential construction activity in the HMA since 1960.

There were about 14,425 vacant units in the HMA as of September 1, 1971, an increase over the April 1970 level, but below the April 1960 level. The decline in vacancies from 1960 to 1970 resulted entirely from a 17 percent decline in the number of "other vacant units."<sup>1/</sup> This decline has been most evident in the three outer counties (Wayne, Livingston, and Orleans) where "other vacancies" dropped by more than 1,400, compared with a decrease of only 275 in Monroe County. While the number of available vacant units both for sale and for rent increased from 1960 to 1970 by about 480, the growth of the community, involving high levels of residential construction from 1960 to 1970 and continued good absorption, served to reduce the vacancy rates in both sales and rental housing from 1960 to 1970. The sales vacancy rate declined from 1.0 percent to 0.6 percent and the renter vacancy rate declined from 5.0 percent to 4.9 percent. The relatively large decline in the sales vacancy rate is indicative of the rapid population growth of the HMA from 1960 to 1970, particularly during the mid-1960's. The slight decline in the renter vacancy rate reflects the increased multifamily construction activity and good absorption patterns in rental units during the 1960-1970 period, a time when the renter inventory increased by nearly 30 percent. Since April 1970, "other vacant units," have continued to decline, but available vacant units have increased moderately. The recent declines in the local economy have resulted in an increase of sales vacancies (up to 0.7 percent from 0.6 percent in 1970). Renter vacancies have also increased slightly since 1970. Table VIII presents vacancy characteristics for the Rochester HMA and its constituent parts for the 1960-1971 period.

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<sup>1/</sup> Includes seasonal units, vacant dilapidated units, units rented or sold and awaiting occupancy and units held off the market for absentee owners or for other reasons.

Table I

Estimated Annual Demand for Nonsubsidized Housing  
Rochester, New York, Housing Market Area  
September 1, 1971-September 1, 1973

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$22,500	325	14
\$22,500 - 24,999	525	22
25,000 - 29,999	550	23
30,000 - 34,999	425	18
35,000 - 39,999	350	14
40,000 and over	225	9
Total	2,400	100

B. Multifamily Units

<u>Gross monthly rent</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$180	120	-	-	-
\$180 - 199	40	415	-	-
200 - 219	15	440	505	-
220 - 239	5	185	285	30
240 - 259	-	80	160	45
260 - 279	-	55	115	30
280 - 299	-	-	90	25
300 and over	-	-	-	60
Total	180	1,175	1,155	190

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Rochester, New York, Housing Market Area

	<u>Section 236<sup>a/</sup></u> <u>exclusively</u>	<u>Families eligible</u> <u>for both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	150	30	160	340
2 bedrooms	470	70	425	965
3 bedrooms	285	15	255	555
4+ bedrooms	<u>110</u>	<u>15</u> <sup>b/</sup>	<u>125</u> <sup>b/</sup>	<u>250</u>
Total	1,015	130 <sup>b/</sup>	965 <sup>b/</sup>	2,110
<b>B. <u>Elderly</u></b>				
Efficiency	125	275	420	820
1 bedroom	<u>150</u>	<u>180</u>	<u>115</u> <sup>c/</sup>	<u>445</u>
Total	275	455 <sup>c/</sup>	535 <sup>c/</sup>	1,265

<sup>a/</sup> Estimates are based upon regular income limits.

<sup>b/</sup> All of these families also are eligible under the rent-supplement program.

<sup>c/</sup> All of the elderly couples and individuals also are eligible for rent-supplement payments.

Table III  
Work Force, Unemployment and Employment by Industry a/  
Rochester, New York, Housing Market Area, 1960-1971  
(Annual averages in thousands)

<u>Work force components</u>	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	Twelve months average ending	
												June 30, 1970	June 30, 1971
Total civilian work force	315.1	320.8	326.6	330.7	338.8	349.1	364.4	380.8	391.2	395.8	401.3	400.7	401.3
Unemployment	12.2	14.6	12.5	13.2	10.9	10.2	8.3	8.5	8.7	7.6	15.4	11.2	19.3
Percent of work force	3.9%	4.6%	3.8%	4.0%	3.2%	2.9%	2.3%	2.2%	2.2%	1.9%	3.8%	2.8%	4.8%
Involved in labor disputes	0.0	0.3	0.1	0.0	0.7	0.1	0.2	0.2	0.1	0.0	0.7	0.5	0.3
Total employment	302.9	305.9	314.1	317.5	327.2	338.8	355.8	372.1	382.4	388.2	385.2	389.5	382.0
Agricultural employment	14.1	14.4	13.9	13.4	12.8	11.7	10.8	11.0	10.6	10.1	9.5	10.1	9.1
Nonagricultural employment	288.8	291.5	300.2	304.1	314.4	327.1	345.0	361.1	371.8	378.1	375.7	379.4	372.9
Wage & salary employment	259.1	260.9	269.8	275.1	284.1	297.6	315.3	331.6	342.7	349.0	347.2	350.3	344.2
Manufacturing	118.6	117.6	120.2	121.5	125.5	131.3	141.4	147.5	147.9	149.0	144.4	148.6	138.8
Durable goods	82.9	81.7	83.7	86.0	90.9	96.8	105.4	112.2	113.1	114.5	111.1	114.4	107.0
Pri. & fab. metal prod. & ord.	6.5	6.5	6.5	6.6	6.8	7.2	7.7	7.9	7.6	7.6	7.7	7.8	7.5
Machinery (except elec.)	11.5	11.2	11.8	12.2	12.6	13.5	14.6	15.8	15.9	15.7	14.7	15.8	13.6
Electrical machinery	11.4	11.8	11.2	11.1	12.3	12.8	13.3	14.8	16.2	16.9	14.5	16.4	12.5
Instr., photo, & opt. goods	44.9	44.7	46.1	47.6	50.4	54.2	60.9	65.8	66.7	68.3	68.7	68.8	68.2
Other durables	8.6	7.6	8.1	8.4	8.9	9.1	8.9	7.9	5.8	6.0	5.5	5.7	5.3
Nondurable goods	35.7	35.9	36.5	35.5	34.6	35.0	36.1	35.3	34.8	34.5	33.3	34.2	31.8
Food	13.2	13.6	13.6	13.0	12.1	12.3	12.5	12.6	11.9	11.3	10.9	11.2	10.5
Apparel	8.2	7.9	8.1	8.1	8.0	8.2	8.0	7.3	7.0	6.9	6.2	6.6	5.4
Printing & publishing	5.7	5.8	5.7	6.0	6.1	6.3	6.7	6.8	7.0	7.3	7.4	7.4	7.4
Other nondurables	8.6	8.6	8.9	8.4	8.5	8.3	8.8	8.6	3.9	9.0	8.8	8.9	8.6
Nonmanufacturing	140.5	143.3	149.6	153.6	158.6	165.8	173.9	184.2	194.8	200.0	202.8	201.7	205.4
Construction	11.0	10.9	11.1	11.2	11.9	13.4	14.7	15.8	17.1	15.6	13.7	14.2	15.1
Trans., comm., & util.	12.8	12.4	12.6	12.6	12.7	12.6	12.8	12.7	12.9	13.3	12.7	13.1	12.4
Trade	45.3	46.0	48.4	49.3	50.6	52.6	55.3	58.0	60.4	61.6	62.4	62.4	62.3
Fin., ins., & real estate	8.2	8.5	9.1	9.3	9.5	9.8	10.0	10.6	11.2	11.7	12.2	12.0	12.2
Service	31.8	33.1	34.9	36.4	38.2	40.7	43.0	45.8	49.0	52.0	54.7	53.4	55.9
Government	31.4	32.4	33.5	34.8	35.7	36.7	38.0	41.3	44.1	45.8	47.2	46.6	47.4
Other nonagricultural	29.7	30.6	30.4	29.0	30.3	29.5	29.7	29.5	29.1	29.1	28.5	29.1	28.7

a/ Components may not add to totals because of rounding

Source: New York Department of Labor, Division of Employment.



Table IV

Percentage Distribution of All Families and Renter  
Households by Income After Deduction of Federal Income Tax  
Rochester, New York, Housing Market Area  
1959 and 1971

Annual after-tax income	1959		1971	
	<u>All families</u>	<u>Renter households<sup>a/</sup></u>	<u>All families</u>	<u>Renter households<sup>a/</sup></u>
Under \$ 3,000	12	20	4	8
\$ 3,000 - 3,999	7	14	2	4
4,000 - 4,999	12	17	3	6
5,000 - 5,999	16	16	3	6
6,000 - 6,999	14	12	5	7
7,000 - 7,999	10	8	5	9
8,000 - 8,999	7	5	7	9
9,000 - 9,999	5	2	7	8
10,000 - 12,499	9	2	19	18
12,500 - 14,999	3	2	16	11
15,000 - 19,999	3	1	14	9
20,000 and over	<u>2</u>	<u>1</u>	<u>15</u>	<u>5</u>
Total	100	100	100	100
Median	\$6,250	\$4,850	\$11,700	\$9,100

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends  
Rochester, New York, Housing Market Area  
April 1, 1960-September 1, 1971

<u>Population</u>	<u>April 1960</u>	<u>April 1970</u>	<u>September 1971</u>	<u>Average annual change</u>	
				<u>1960-1970</u>	<u>1970-1971</u>
HMA total	<u>732,588</u>	<u>882,667</u>	<u>896,700</u>	<u>15,000</u>	<u>9,900</u>
Monroe County	586,387	711,917	724,000	12,550	8,525
Rochester	318,611	296,233	295,000	-2,225	- 875
Remainder	267,776	415,684	429,000	14,775	9,400
Livingston County	44,053	54,041	54,700	1,000	465
Orleans County	34,159	37,305	37,675	300	260
Wayne County	67,989	79,404	80,325	1,150	650
<u>Households</u>					
HMA total	<u>219,265</u>	<u>270,515</u>	<u>275,050</u>	<u>5,125</u>	<u>3,200</u>
Monroe County	177,639	220,554	224,500	4,300	2,785
Rochester	102,997	101,238	101,200	- 175	- 25
Remainder	74,642	119,316	123,300	4,475	2,810
Livingston County	11,967	15,088	15,250	310	115
Orleans County	10,106	11,320	11,450	115	90
Wayne County	19,553	23,553	23,850	400	210

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

Table VI

Privately Financed Housing Units Authorized by Building Permits  
Rochester, New York, Housing Market Area<sup>a/</sup>  
1961-1970

	<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>
Monroe County total	3,506	4,128	5,313	5,879	7,434	5,063	6 342	6,295	5,410	3,952
Single-family	2,632	2,955	3,560	3,930	4,223	3,446	3,549	3,385	2,191	2,194
Multifamily	874	1,173	1,753	1,949	3,211	1,617	2,793	2,910	3,219	1,778
Rochester	135 <sup>b/</sup>	448 <sup>c/</sup>	705	430 <sup>d/</sup>	639 <sup>e/</sup>	174 <sup>f/</sup>	594 <sup>g/</sup>	700 <sup>h/</sup>	1,014 <sup>i/</sup>	219 <sup>j/</sup>
Single-family	68	74	84	87	67	42	17	147	164	149
Multifamily	67	374	621	343	572	132	577	553	850	70
Remainder	3,371	3,680	4,608	5,449	6,795	4,889	5,748	5,595	4,396	3,733
Single-family	2,564	2,881	3,476	3,843	4,156	3,404	3,532	3,238	2,027	2,045
Multifamily	807	799	1,132	1,606	2,639	1,485	2,216	2,357	2,369	1,688

<sup>a/</sup> Table only includes Monroe County. Building permits for Wayne, Livingston and Orleans Counties, which accounted for only 10 percent of the 1960-1971 HMA total, cover only about 55 percent of the total residential construction activity in these counties.

<sup>b/</sup> Excludes 296 units of public housing.

<sup>c/</sup> Excludes 242 units of public housing.

<sup>d/</sup> Excludes 504 units of Section 221(d)(3).

<sup>e/</sup> Excludes 132 units of public housing.

<sup>f/</sup> Excludes 100 units of public housing and 189 units of Section 221(d)(3).

<sup>g/</sup> Excludes 12 units of public housing.

<sup>h/</sup> Excludes 64 units of public housing.

<sup>i/</sup> Excludes 100 units of public housing.

<sup>j/</sup> Excludes 363 units of Section 236.

Sources: U.S. Bureau of the Census, C-40 Construction Reports and local building records.

Table VII

Trends in Household Tenure  
Rochester, New York, Housing Market Area  
April 1, 1960-September 1, 1971

<u>Area and date</u>	<u>Total housing inventory</u>	<u>Total</u>	<u>Occupied housing units</u>				<u>Total vacant units</u>
			<u>Owner occupied</u>	<u>Owner occupied</u>	<u>Renter occupied</u>	<u>Renter occupied</u>	
			<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
HMA total							
April 1, 1960	234,577	219,265	149,422	68.1	69,843	31.9	15,312
April 1, 1970	284,614	270,515	180,627	66.8	89,888	33.2	14,099
September 1, 1971	289,475	275,050	182,175	66.3	92,875	33.7	14,425
Monroe County							
April 1, 1960	185,476	177,639	118,654	66.8	58,994	33.2	7,837
April 1, 1970	229,554	220,554	143,031	64.9	77,523	35.1	8,000
September 1, 1971	232,800	224,500	144,100	64.2	80,400	35.8	8,300
Rochester							
April 1, 1960	107,295	102,997	52,936	51.4	50,061	48.6	4,298
April 1, 1970	105,544	101,238	48,005	47.4	53,233	52.6	4,306
Sept. 1, 1971	105,200	101,200	47,300	46.7	53,900	53.3	4,000
Remainder							
April 1, 1960	78,190	74,651	65,718	88.0	8,933	12.0	3,539
April 1, 1970	124,010	119,316	95,026	79.6	24,290	20.4	3,694
Sept. 1, 1971	127,600	123,300	96,800	78.5	26,500	21.5	4,300
Livingston County							
April 1, 1960	13,996	11,967	8,706	72.8	3,261	27.2	2,029
April 1, 1970	16,845	15,088	11,285	74.8	3,803	25.2	1,757
Sept. 1, 1971	17,050	15,250	11,425	74.9	3,825	25.1	1,800
Orleans County							
April 1, 1960	11,822	10,106	7,438	73.6	2,668	26.4	1,716
April 1, 1970	12,901	11,320	8,524	75.3	2,796	24.7	1,581
Sept. 1, 1971	13,050	11,450	8,650	75.5	2,800	24.5	1,600
Wayne County							
April 1, 1960	23,283	19,553	14,633	74.8	4,920	25.2	3,730
April 1, 1970	26,314	23,553	17,787	75.5	5,766	24.5	2,761
Sept. 1, 1971	26,550	23,850	18,000	75.5	5,850	24.5	2,725

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

Table VIII

Vacancy Trends  
Rochester, New York, Housing Market Area  
April 1, 1960-September 1, 1971

Area and date	Total vacant units	Available vacant housing units					Other vacant units <sup>a/</sup>
		Total	For sale		For rent		
			Number	Percent	Number	Percent	
HMA total							
April 1, 1960	15,312	5,163	1,469	1.0	3,694	5.0	10,149
April 1, 1970	14,099	5,646	1,060	0.6	4,586	4.9	8,453
September 1, 1971	14,425	6,125	1,275	0.7	4,850	5.0	8,300
Monroe County							
April 1, 1960	7,837	4,333	1,181	1.0	3,152	5.1	3,504
April 1, 1970	8,000	4,768	766	0.5	4,002	4.9	3,232
September 1, 1971	8,300	5,200	950	0.7	4,250	5.0	3,100
Rochester							
April 1, 1960	4,298	4,073	314	0.6	2,759	5.2	1,225
April 1, 1970	4,306	2,791	309	0.6	2,482	4.5	1,515
September 1, 1971	3,095	2,605	305	0.6	2,300	4.1	1,300
Remainder							
April 1, 1960	3,539	1,260	867	1.3	393	4.2	2,279
April 1, 1970	3,694	1,977	457	0.5	1,520	5.9	1,717
September 1, 1971	4,300	2,600	650	0.7	1,950	6.9	1,700
Livingston County							
April 1, 1960	2,029	206	61	0.7	145	4.3	1,823
April 1, 1970	1,757	276	96	0.8	180	4.5	1,481
September 1, 1971	1,800	300	100	0.9	200	5.0	1,500
Orleans County							
April 1, 1960	1,716	209	79	1.1	130	4.6	1,507
April 1, 1970	1,581	191	62	0.7	129	4.4	1,390
September 1, 1971	1,600	200	75	0.9	125	4.3	1,400
Wayne County							
April 1, 1960	3,730	415	148	1.0	267	5.1	3,315
April 1, 1970	2,761	411	136	0.8	275	4.6	2,350
September 1, 1971	2,725	425	150	0.8	275	4.5	2,300

<sup>a/</sup> Includes vacant seasonal units, dilapidated units, units rented or sold and awaiting occupancy, and units held off the market.

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

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