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1970

Analysis of the
**SANDUSKY, OHIO
HOUSING MARKET**

as of September 1, 1970

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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

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FHA Housing Market Analysis

Sandusky, Ohio, as of September 1, 1970

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration 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 - SANDUSKY, OHIO
AS OF SEPTEMBER 1, 1970

The Sandusky, Ohio, Housing Market Area (HMA) is defined as Erie County, Ohio. The HMA is located in northern Ohio, on the south shore of Lake Erie, and is midway between the cities of Toledo and Cleveland. There were an estimated 74,700 persons living in the HMA as of September 1, 1970.

Employment in the Sandusky HMA grew moderately between 1962 and 1966; however, from 1967 to 1969, labor force and employment totals increased at significantly higher rates. Manufacturing employment is predominant in the Sandusky economy, with automobile parts manufacturing comprising a substantial portion of total employment. Residential construction activity has not kept pace with economic and population growth throughout the HMA, resulting in very low vacancy rates in both single-family houses and multifamily units.

Anticipated Housing Demand

Taking into consideration the projected expansion of employment in the HMA during the next two years, current supply-demand relationships, and the anticipated loss of units through demolition and other causes, there will be a demand for about 375 new nonsubsidized housing units a year during the period from September 1, 1970 to September 1, 1972. The most desirable supply-demand balance would be achieved if annual construction volume included about 300 single-family houses and 75 multifamily units. A few mobile homes also are expected to be added. Annual demand distributions for single-family houses by price classes and for multifamily units by gross monthly rents are shown in table I. Construction of the units should be distributed throughout the northern half of the HMA in and around the cities of Sandusky, Huron, and Vermilion.

The projected annual demand for 300 nonsubsidized single-family houses is not as high as the volume of single-family construction that took place

in most of the years prior to 1968, yet it exceeds the number of new houses built during 1968 and 1969 by as much as thirty percent, and exceeds the rate of construction that has taken place during the first eight months of 1970 by an even greater amount. These units should be built so as to achieve an average sales price lower than about \$25,000, thus allowing families to enter the market who previously had been restricted from the market due to high prices. However, land and development costs are likely to prevent the attainment of a lower sales price average.

The projected demand for 75 multifamily units annually over the next two years exceeds the amount of private multifamily construction that has taken place throughout the HMA during every year of the 1960's, except for 1965 and 1966 when 156 and 109 private units, respectively, were built. There have been an undetermined number of rental units that have been occupied as alternate housing until the sales market loosens, resulting in a very tight rental market. The projected demand is based upon the fact that 75 new units could be absorbed annually and produce a more balanced market.

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 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 Sandusky HMA, the total occupancy potential is estimated to be 245 units annually. Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on September 1, 1970, and on available market experience.

Sales Housing Under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on exception income limits, about 95 houses a year could be absorbed in the HMA during the two-year forecast period of this report; using regular income limits, the potential would be relatively unchanged. About thirty percent of the families eligible under this program are five or more person households. Currently, there are no Section 235 units in the HMA or in planning stages.

Rental Housing Under the Public Housing and Rent Supplement Programs. These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Sandusky HMA, the annual occupancy potential for public housing is estimated at 90 units for families and 70 units for the elderly. About fifteen percent of the families and forty percent of the elderly also are eligible for housing under Section 236. In the case of the more restrictive rent supplement program, the potential for families would be approximately two-thirds of the figure shown above, and the market among the elderly would remain unchanged.

There are 252 units of public housing in the HMA under the supervision of the Erie County Metropolitan Housing Authority and all units are occupied except for normal turnover. Approximately twenty-four of the public housing units are single-family dwellings with a minimum of three bedrooms. All of the public housing units are Section 23 Leased Housing except for the 158-unit project for the elderly which was acquired under the Turnkey Program. The authority has a waiting list of 175 families and 26 elderly families and individuals. There are currently seven units under construction and twenty-seven more units planned for the near future for families under Section 23. All of the public housing units except for twenty of the Section 23 units are located in Sandusky. The twenty units that are located in Huron are all occupied and there is a waiting list of 16 families.

Rental Housing Under Section 236.^{2/} Moderately priced rental units can be provided under Section 236. With exception income limits, there is an annual occupancy potential for 130 units of Section 236 housing, including

^{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 the distribution of rents and sales prices over the complete range attainable for housing under the specified program.

^{2/} Interest reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

35 units for elderly families and individuals; based on regular income limits, these potentials would be relatively unchanged. About fifteen percent of the families eligible under this section are alternatively eligible for public housing and almost all of the elderly households would qualify for public housing. It should also be noted that in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same population and are, therefore, not additive. Currently, there are no Section 236 units in the HMA or in planning stages. There is one Section 202 project of 153 units that was completed in mid-1969 and was fully occupied in a very short time.

Sales Market

The sales market in the Sandusky HMA has improved since 1960 as indicated by a drop in the homeowner vacancy rate. Builders' unsold inventories are small, reflecting a decrease in new construction activity. This decrease has been especially serious in 1969 and 1970, during which time the volume of new homes built was one-half the rate of new single-family construction for the year 1968. The cutback in construction resulted mostly from a weakened demand caused by the unwillingness of prospective homebuyers to pay high interest rates of $8\frac{1}{2}$ or 9 percent.

The greatest volume of new sales housing is priced in the over \$25,000 range; very few houses are being built at prices over \$35,000. Currently, the average price of a new house is about \$28,000, compared to an average of about \$25,000 to \$26,000 only two years ago. There are very few homes built for less than \$25,000 and buyers in this price range must resort to existing homes. As a result the inventory of existing homes for sale also has diminished recently. Existing homes priced at \$17,000 and above are generally in very good condition, but the inventory is not large enough to offer a wide selection. As a result, many would-be owners become renters. The lowest price for which a new home can be built is approximately \$21,000, but few, if any, are being offered at that price.

Although the inventories of both new and existing vacant homes are small, there are more of these homes in the \$30,000 to \$40,000 range than in the \$20,000 to \$30,000 price range.

The Rental Market

The rental market in the Sandusky HMA currently is relatively tight. Except for some vacant units of poor quality and those vacant because of normal turnover, vacancies are concentrated in the newer high-rent units. It is believed however, that the vacant rental units will be occupied soon if the sales market does not loosen up. The estimated number of vacant rental units on September 1, 1970 was about 200 units, a majority of which are converted single-family houses.

Quite a few new rental units (approximately 500 new private units) have come into the market since 1964. Construction of these units has not been confined to the city of Sandusky; they have been built in the whole northern section of the HMA, the area closest to Lake Erie. Two garden type complexes in the higher rent ranges and containing both apartments and townhouse type units have been built on the lake front and offer a choice location in addition to air-conditioning, swimming pools, and other amenities. The rents in these units range from \$140 to \$165 for a one-bedroom apartment and \$175 to \$210 for a two-bedroom apartment or townhouse. The majority of the three-bedroom units are in townhouse type units and rent for about \$225 to \$250. Similar units which are not on the lake front generally rent for \$20 to \$40 less than comparable units on Lake Erie. Generally, rents quoted include utilities, except in townhouse units.

All of the newer units have obtained full or near full occupancy immediately after completion. It is believed, however, that some of the rental units are occupied by families forced into the rental market by a tight sales market.

Economic, Demographic, and Housing Factors

The estimated demand for new nonsubsidized housing units is based on the trends in employment, income, population, and housing factors summarized below.

Employment. Total nonagricultural wage and salary employment is not available in terms of its components except for those workers covered under the Ohio Unemployment Compensation Law. The proportion of the total employment figure that is covered employment, however, has remained at approximately sixty-eight to seventy percent since 1965 and is therefore, a good indicator of employment gains in manufacturing and in the various sectors of nonmanufacturing employment.

The most recent year for which both total and covered employment figures are available is 1968. Total employment was 30,700 in 1968, of which 21,211 (69.1 percent) was covered nonagricultural wage and salary employment. Total employment in the HMA has increased every year since 1961 except for 1962 when there was a drop of about 820 jobs (3.2 percent). Increases since 1962 have averaged about 1,075 jobs a year, although a low gain of 620 was recorded in 1965 and a high of 1,400 was recorded in both 1968 and 1969. The 1,400 new jobs added in 1969 reduced the unemployment rate to 2.7 percent, the lowest since 1961 when 8.1 percent of the labor force was unemployed.

The overall annual average growth rates for the 1961 to 1968 period in total employment and covered nonagricultural wage and salary employment

are 2.8 percent and 4.7 percent, respectively. The available data for covered employment showing the various components of employment as shown in table III, indicate that most of the increase in nonagricultural wage and salary employment has been in the manufacturing sector, which comprised about 56 percent of covered nonagricultural employment in 1968. Most of the gains have been in the nonelectrical machinery industries, especially in those manufacturing automobile parts. Employment breakdowns are not available for the various manufacturing industries, but local sources indicate that two local automobile parts manufacturers employed about fifteen percent of total nonagricultural employment in 1964 and they are still considered to be the primary foundation of the Sandusky economy.

Although the nonmanufacturing industries grew at a higher annual rate than the manufacturing industries between 1961 and 1968 (5.0 percent compared to 4.4 percent), the proportion of covered workers employed in nonmanufacturing is only 44 percent. According to available data, the wholesale and retail trade sector comprises about 49 percent (4,630 jobs) of the covered nonmanufacturing employment total. From 1961 to 1968, wholesale and retail trade gained about 1,051 employees (29 percent) to remain undoubtedly the largest employment source in this sector. The next largest employment category is services with 1,852 jobs in 1968, an industry that has increased by 691 jobs (60 percent) since 1961.

For the year 1969, preliminary total employment and labor force figures are available for the Sandusky area. The increase in employment in 1969 over the 1968 total is estimated to be 1,700 jobs, the greatest annual increase since 1961.

There are other sources of employment in the HMA which, although they do not fall into categories listed by the Ohio Bureau of Employment Services, do have considerable impact on the local economy. Figures for these employment sources were only available on a current basis and include federal, state, and local government (1,000), railroad and railroad related employment (400), hospital employment (1,300), and agricultural employment (360). All of these categories except agriculture would have some impact on the proportion of jobs in the nonmanufacturing industries as compared to total nonagricultural employment.

Projected total employment on September 1, 1972 is expected to be approximately 36,350, an annual increase of about 1,300 jobs over the 1969 preliminary estimates. Projections of annual employment growth are lower than growth in recent years because it is believed that the recent increases in employment were unusual and the increases for the forecast period are expected to return to normal levels.

Income. In September 1970, the median annual income of all families in the Sandusky HMA was about \$9,000, after the deduction of federal income

taxes. The median after tax income of renter households of two or more persons was \$7,675 a year. The 1970 median after-tax incomes compare with the 1959 incomes of \$5,450 for all families and \$4,575 for renter households of two or more persons. Detailed distributions of all families and renter households by 1959 and 1970 income classes are presented in table IV.

Population and Households. As of September 1, 1970, the population of the Sandusky HMA was approximately 74,700, reflecting an average annual increase of 640 since April 1960. The 1970 estimate is based upon preliminary 1970 Census data available for the HMA.^{1/} The population of the city of Sandusky has grown by only an estimated 20 persons annually since 1960 to a total of 32,200. This increase, however, includes about 1,000 persons the city of Sandusky annexed in 1962, indicating that Sandusky would have lost approximately 800 persons had the annexation not occurred. The major cause of the low growth of the city population was an average annual rate of out-migration of about 280 persons.

In the HMA outside Sandusky an estimated 620 persons annually were added to the population. This rate existed despite an out-migration rate of about 110 persons annually from the HMA.

Based on prospects of economic growth, it is expected that the population of the HMA will increase by an average of 500 persons annually during the next two years, reaching a level of 75,700 by September 1, 1972. All of the population growth is expected to take place outside the city of Sandusky. An annual decline of about 50 persons is expected in Sandusky, resulting in a September 1, 1972 population of 32,100.

There were about 24,100 households in the Sandusky HMA as of September 1, 1970, an average annual increase of 390 since April 1960. The number of households in the city of Sandusky was an estimated 11,350 as of September 1, 1970, reflecting an average annual increase of 110 households. The high rate of outmigration from Sandusky between 1960 and 1970 was concentrated among the younger population and had no serious effect on the number of households formed in the city, but did reduce the average size of households to a very low figure of 2.79 persons.

During the period between September 1, 1970 and September 1, 1972, the number of households in the HMA is expected to increase by an average of 400 annually. Approximately 50 households a year are expected to be formed in the city of Sandusky and 350 a year in the remainder of the HMA.

Housing Inventory and Residential Construction Trends. As of September 1, 1970, there were approximately 25,900 housing units in the

^{1/} Final official census population and household data will be made available by the Census Bureau within the next few months.

Sandusky HMA, reflecting an increase of about 2,900 units over the April 1960 housing inventory of about 23,000. The increase resulted from the construction of about 3,950 housing units, the loss of about 1,175 units through demolition or other causes, and the net addition to the inventory of about 125 mobile homes. There were about 75 units under construction as of September 1, 1970, including 55 single-family units and 20 units in multifamily structures. The city of Sandusky had an estimated 11,750 housing units on September 1, 1970, an average annual increase of about 75 new units since April 1, 1960.

As measured by building permits issued which, with only a few exceptions, cover the entire HMA, residential construction varied greatly from year to year throughout the 1960's (see table VI). Single-family construction fell to its lowest level of the 1960's in 1968, when only 212 private units were authorized. A slight recovery was made in single-family homes in 1969, but totals for the first eight months of 1970 indicate a new low will be reached in 1970. Multifamily housing units authorized prior to 1966 indicated an increasing acceptability of rental type housing units; however, the 156 private units authorized in 1965 has not been matched by any other year in the 1960's and during the first eight months of 1970, no private multifamily units were authorized. Generally, the new construction activity has taken place in the city of Sandusky, Perkins Township, and the cities of Huron and Vermilion. These areas are located in the northern section of the HMA, the same area identified as the best location for construction of the anticipated demand over the forecast period.

Vacancy. Vacancies in the Sandusky HMA have declined since 1960. There were 1,800 vacant housing units in the HMA as of September 1, 1970; 200 units were available for sale, 200 units were available for rent, and 1,400 units were either unsuitable or unavailable. The current available vacant sales and rental units represent vacancy ratios of 1.2 percent and 2.6 percent, respectively, compared with corresponding ratios of 1.4 percent and 7.8 percent in April 1960. An increase in the demand for multifamily units without corresponding increases in building activity has been the primary cause of extremely low vacancy ratios.

Table I

Annual Demand for New Nonsubsidized Housing
Sandusky, Ohio, Housing Market Area
September 1, 1970 to September 1, 1972

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
\$20,000 - \$22,499	50	16
22,500 - 24,999	80	26
25,000 - 29,999	90	31
30,000 - 34,999	50	17
35,000 and over	<u>30</u>	<u>10</u>
Total	300	100

B. Multifamily Units

<u>Gross monthly rent^{a/}</u>	<u>Unit size</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$120 - \$139	5	15	-	-
140 - 159	-	5	15	-
160 - 179	-	5	10	5
180 and over	<u>-</u>	<u>-</u>	<u>10</u>	<u>5</u>
Total	5	25	35	10

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Sandusky, Ohio, Housing Market Area
September 1, 1970 to September 1, 1972

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	5	5	5	15
2 bedrooms	35	5	35	75
3 bedrooms	25	5	20	50
4+ bedrooms	<u>15</u>	<u>0</u>	<u>15</u>	<u>30</u>
Total	80	<u>15b/</u>	<u>75b/</u>	<u>170</u>
B. <u>Elderly</u>				
Efficiency	5	20	30	55
1 bedroom	<u>0</u>	<u>10</u>	<u>10</u>	<u>20</u>
Total	<u>5c/</u>	<u>30d/</u>	<u>40d/</u>	<u>75</u>

a/ Estimates are based upon exception income limits.

b/ Approximately two-thirds of these families also are eligible under the rent supplement program.

c/ Applications and commitments under Section 202 are being converted to Section 236.

d/ All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Civilian Work Force Components
Sandusky, Ohio, Housing Market Area
1961-1969^{a/}

	<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>
Total labor force ^{b/}	<u>27,940</u>	<u>26,500</u>	<u>27,200</u>	<u>27,830</u>	<u>28,525</u>	<u>29,200</u>	<u>30,325</u>	<u>31,625</u>	<u>33,250</u>
Total employment	25,680	24,860	25,800	26,730	27,350	28,325	29,300	30,700	32,400
Total unemployment	2,260	1,640	1,400	1,100	1,175	875	1,025	925	850
Rate	8.1	6.2	5.1	4.0	4.1	3.0	3.4	2.9	2.7
Covered nonag. wage & salary employment ^{c/}	<u>15,987</u>	<u>17,187</u>	<u>17,495</u>	<u>17,871</u>	<u>18,783</u>	<u>19,899</u>	<u>20,088</u>	<u>21,211</u>	N/A
Manufacturing	<u>9,058</u>	<u>9,882</u>	<u>9,947</u>	<u>10,123</u>	<u>10,578</u>	<u>11,467</u>	<u>11,159</u>	<u>11,850</u>	N/A
Nonmanufacturing	<u>6,929</u>	<u>7,305</u>	<u>7,548</u>	<u>7,748</u>	<u>8,205</u>	<u>8,432</u>	<u>8,929</u>	<u>9,361</u>	N/A
Mining and quarrying	140	152	145	147	129	121	120	120	N/A
Contract construction	852	893	941	996	1,082	1,122	1,190	1,215	N/A
Transportation and utilities	724	751	756	729	785	823	885	905	N/A
Wholesale and retail trade	3,579	3,858	3,961	4,032	4,147	4,124	4,342	4,630	N/A
Finance, insurance and real estate	473	501	502	540	571	598	629	639	N/A
Services	1,161	1,150	1,243	1,304	1,491	1,644	1,763	1,852	N/A

^{a/} Labor force, total employment, and unemployment figures are total annual averages as estimated by the Division of Research and Statistics, Ohio Bureau of Employment Services. Nonagricultural wage and salary, manufacturing, nonmanufacturing employment and its components, are annual averages of those workers covered under the Ohio Unemployment Compensation Law.

^{b/} Subtotals may not add to totals because of rounding. Employment includes workers involved in labor-management disputes.

^{c/} Sum of industrial divisions may not equal total for year due to exclusion of minor divisions and those with fewer than three employers.

Source: Ohio Bureau of Employment Services.

Table IV

Estimated Percentage Distribution of All Families and Renter Households^{a/}
By Annual Income, After Deduction of Federal Income Tax
Sandusky, Ohio, Housing Market Area
1959 and 1970

After-tax income	1959		1970	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under - \$2,000	8	10	3	5
\$2,000 - 2,999	6	10	3	3
3,000 - 3,999	11	18	4	5
4,000 - 4,999	17	21	4	7
5,000 - 5,999	17	15	6	9
6,000 - 6,999	12	10	8	13
7,000 - 7,999	10	7	11	11
8,000 - 8,999	7	4	11	10
9,000 - 9,999	4	1	9	9
10,000 - 12,499	4	2	17	15
12,499 - 15,000	2	1	11	7
15,000 and over	2	1	13	6
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$5,450	\$4,575	\$9,000	\$7,675

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Sandusky, Ohio, Housing Market Area
April 1, 1960 to September 1, 1972

<u>Component</u>	<u>April 1, 1960</u>	<u>September 1, 1970</u>	<u>September 1, 1972</u>	<u>Average annual change</u>			
				<u>1960-1970</u>		<u>1970-1972</u>	
				<u>Number^{a/}</u>	<u>Rate^{b/}</u>	<u>Number^{a/}</u>	<u>Rate^{b/}</u>
<u>Population</u>							
Sandusky HMA	<u>68,000</u>	<u>74,700</u>	<u>75,700</u>	<u>640</u>	0.9	<u>500</u>	0.7
Sandusky	31,989	32,200	32,100	20	0.1	-50	-0.2
Remainder of HMA	36,011	42,500	43,600	620	1.1	550	1.3
<u>Households</u>							
Sandusky HMA	<u>20,046</u>	<u>24,100</u>	<u>24,900</u>	<u>390</u>	1.7	<u>400</u>	1.6
Sandusky	10,223	11,350	11,450	110	1.0	50	0.4
Remainder of HMA	9,823	12,750	13,450	280	2.5	350	2.7

a/ Rounded.

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

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

Table VI

Housing Units Authorized by Building Permits
Sandusky, Ohio, HMA, 1960-1970

<u>Year</u>	<u>Total</u>	<u>Single-family</u>	<u>Multifamily</u>
1960	246	238	8
1961	325	321	4
1962	355	313	42
1963	275	253	22
1964	378	304	74
1965	524	368	156
1966	462	353	109
1967	365	309	56
1968	601	214 ^{a/}	387 ^{b/}
1969	335	241 ^{c/}	94 ^{d/}
1970(1st 8 mos.)	<u>83</u>	<u>75^{e/}</u>	<u>8^{f/}</u>
Total	3,949	2,989	960

a/ Includes two units of Section 23 leased housing for public housing.

b/ Includes 158 units of Turnkey public housing, 153 units of Section 202 housing, and 4 units of Section 23 leased public housing.

c/ Includes 13 units of Section 23 leased housing for public housing.

d/ Includes 58 units of Section 23 leased housing for public housing.

e/ Includes 6 units of Section 23 leased housing for public housing.

f/ All 8 units are Section 23 leased housing for public housing.

Source: U.S. Bureau of the Census, C-40 Construction Reports; and local building inspectors.

Table VII

Components of Housing Inventory
Sandusky, Ohio, Housing Market Area
April 1, 1960 to September 1, 1970

<u>Component</u>	<u>April 1, 1960</u>	<u>September 1, 1970</u>
Total housing inventory	<u>22,993</u>	<u>25,900</u>
Total occupied units	<u>20,046</u>	<u>24,100</u>
Owner-occupied	13,764	16,600
Percent	68.7	68.8
Renter-occupied	6,282	7,500
Percent	31.3	31.2
Total vacant units	<u>2,947</u>	<u>1,800</u>
Available vacant	<u>726</u>	<u>400</u>
For sale	196	200
Homeowner vacancy rate	1.4	1.2
For rent	530	200
Renter vacancy rate	7.8	2.6
Other vacant ^{a/}	2,221	1,400

^{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 Census of Housing; 1970 estimated by Housing Market Analyst.

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT