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Analysis of the

**SPRINGFIELD,
OHIO
HOUSING
MARKET**

as of January 1, 1972

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

August 1972

Housing Market Analysis

Springfield, Ohio, as of January 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 - SPRINGFIELD, OHIO
AS OF JANUARY 1, 1972

The Springfield Housing Market Area (HMA) is defined as Clark County, Ohio and is coextensive with the Springfield Standard Metropolitan Statistical Area (SMSA). The population in the HMA was about 160,850 persons on January 1, 1972, of whom approximately 82,200 lived in the city of Springfield.

Employment growth in the HMA since 1960 has been good. The expansion of plants located in the HMA was responsible for large population and household gains in the two townships (Morefield and German) north of the city of Springfield. Bethel and Mad River Townships, located in the southwest part of the HMA, gained the largest number of persons of any township between 1960 and 1970. An in-migration in response to employment opportunities in the Dayton SMSA, which bounds the Springfield SMSA on the south and west, contributed to this growth. In the next two years employment gains should continue in the Springfield HMA. Reflecting the anticipated growth in employment, current tight housing market conditions, and estimated population and household growth, the projected demand for unsubsidized housing is expected to be higher than any of the last four years. Production of subsidized housing may continue at recent rates or above, especially if greater emphasis is placed on low-income public housing or rent supplement units.

Anticipated Housing Demand

It is estimated that there will be a demand for an average of 1,250 new unsubsidized housing units annually in the HMA during the two year period ending January 1, 1974. It is judged that the most favorable market balance would be achieved through the construction of 800 single-family houses and 450 multi-family units. The total of 1,250 new unsubsidized housing units per year is higher than the total of authorized unsubsidized housing construction in the last several years and is justified not only on the basis of anticipated employment gains and expected household growth but also on the rapid absorption of new housing units in the past few years. The rental market should be able to absorb the construction of multifamily units at least at the levels of the past three years. A continued good response to new multifamily units may occasion an increase in the estimate of projected multifamily demand. Distribution of demand for single-family units by price class and for multifamily units by gross monthly rents and unit size are shown in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate income families may be provided through a number of different programs administered by 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 Springfield HMA, the total occupancy potential is estimated to be 460 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 January 1, 1972, and on available market experience.^{2/}

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 Springfield HMA, the annual occupancy potential for public housing is estimated at 175 units for families and 145 units for the elderly. Approximately 30 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent-supplement program, the potential for families would be about 60 percent of the figure above, while the potential for the elderly would be about the same.

^{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 programs.

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

There are 571 units of low-rent public housing in the Springfield HMA at present, of which 320 are for the elderly. An additional 100 units for the elderly are to be constructed this year. These units should be subtracted from this year's potential. There is a waiting list of 140 elderly and 170 families. All of the existing public housing units are occupied, except for vacancies which occur through normal turnover. There are currently 228 units of rent-supplement housing in the HMA with six vacant units. An additional 179 units are under construction. These new units should satisfy demand over the next year with a re-evaluation of the following year's potential based on absorption of these units.

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, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Springfield HMA, it is estimated that for the January 1972-January 1974 period there is an occupancy potential for 120 subsidized family units annually using regular income limits under either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 50 units of Section 236 rental housing for elderly couples and individuals. The potentials would be somewhat higher utilizing exception income limits. It is estimated that about 40 percent of the households which are prospective occupants of Section 235 housing are five or more person households.

Activity under Section 235 has been concentrated in and around the cities of Springfield and New Carlisle. Since the inception of the program, about 370 new houses and 50 existing houses have been insured. There now are about 30 Section 235 houses under construction. Three-bedroom houses under Section 235 generally sell in the \$17,500-\$19,999 price group. The market experience of Section 235 houses has been very good.

The inventory of subsidized rental housing available to moderate income households consists of about 179 existing units of Section 221(d)(3) BMIR housing. There are 32 units of Section 236 housing under construction which are 90 percent completed. These are the first Section 236 units in the HMA. The market experience of the Section 221(d)(3) units has been good.

Sales Market

The market for new sales housing in the HMA is tight and new houses are absorbed quickly. The FHA unsold inventory survey made in January 1971 indicates that only three of the 500 houses completed in 1970 were unsold after being on the market for three months.

New home construction in 1971 was at a higher level than in either of the two previous years. There is a good deal of residential construction north of the city of Springfield in Moorefield Township. Houses are clustered primarily

in the \$18,000 to \$25,000 price group and to a lesser extent in the \$25,000 to \$35,000 price group. The housing market in the rapidly growing townships of Bethel and Mad River is tight, particularly in the city of Enon in Mad River Township. New houses around Enon are priced from \$30,000 to \$50,000.

The market for existing sales housing in the city of Springfield is moderately tight overall and quite tight in the northwest section of the city. The majority of the homes in this section sell for between \$18,000 and \$30,000. A large area of the city's least expensive housing is located in the southwestern portion, with sales prices ranging from \$10,000 to \$22,000.

Rental Market

The residents of the HMA have shown a definite preference for single-family houses over multifamily units. Between April 1960 and April 1970, the percentage of owner-occupied units increased from 63.9 percent to 68.0 percent. As a result, multifamily construction since 1960 has been low. Increasing levels of multifamily construction in recent years, however, have not saturated the market. In fact, vacancies in new projects are low. New apartment units in the HMA have a gross rent of between \$160 and \$195 for a two-bedroom unit. The market for rental homes, particularly in more desirable areas, is very tight. A monthly rent of \$250 for a three-bedroom house is not uncommon.

Economic, Demographic, and Housing Factors

Economic Factors. The employment data examined in this section are based on the number of workers covered by the Ohio Unemployment Compensation Act. Although covered employment does not identify all of the workers employed at a given time, the examination of covered employment data shows trends which form a basis for economic forecasting.

Total employment (including covered employment) for 1971 averaged 51,050 workers; an increase of 800 workers from 1970. Employment growth since 1960 has been uneven with only one period of consistent growth, from 1964 to 1967. Although there were employment losses in four years of the decade, there were never employment losses in two consecutive years.

In 1971, covered employment averaged 35,000 people. Little real growth can be seen from covered employment statistics since 1967 although 1,050 jobs were added between 1970 and 1971. Prior to 1968, however, consistent gains were made.

The 18,200 workers employed in the manufacturing sector in 1971 represented 52 percent of the total of covered employment. The growth of manufacturing employment parallels that of total covered employment. Employment gains in manufacturing have been the result of the expansion of existing industries rather than new industry moving into the HMA. Significant declines in manufacturing employment have occurred twice since 1960--in 1968 when 1,320 jobs were lost and in 1970 when 1,110 were lost. The effect of these losses was lessened, however, by gains of approximately 575 workers in both 1969 and 1971.

The HMA's principal industries include transportation equipment, electrical machinery, nonelectrical machinery, and aircraft assemblies.

Gains have been made in covered nonmanufacturing employment in every year since 1961. In 1971, approximately 16,800 workers were employed in the nonmanufacturing sector. Wholesale and retail trade and the service sectors are the major employers and are also responsible for most of the growth in nonmanufacturing. Employment opportunities for residents of the HMA, specifically in Bethel and Mad River Townships, are provided by Wright-Patterson Air Force Base near Dayton, Ohio. An estimated 28 percent of the 18,000 to 19,000 people who work at Wright-Patterson AFB are Clark County residents. Employment opportunities at Wright-Patterson AFB and other employment opportunities in and around Dayton contributed to the rapid population and household growth in Bethel and Mad River Townships between April 1960 and April 1970.

It is anticipated that 1,050 jobs per year will be added to covered employment over the forecast period. Manufacturing employment will increase by about 500 jobs per year with gains being registered in the transportation equipment industry (International Harvester broke ground for a new truck assembly plant in November 1971), electrical machinery, and nonelectrical machinery. Nonmanufacturing employment will gain about 550 jobs per year with the largest increases occurring in wholesale and retail trade and the services sectors.

Income. In 1972, the median annual income of all families in the Springfield HMA, after deduction of federal income tax, was \$10,000. The median after-tax income of two-or more-person renter households was about \$5,400. Detailed distributions of all families and renter households by income class are presented in table IV.

Demographic Factors. The population of the Springfield HMA was estimated to be 160,850 persons in January 1972, an increase of 3,735 persons from the April 1970 Census total of 157,115. The current population represents an average annual gain of about 2,125 persons from the April 1970 population. This is less than the average annual increase of 2,550 persons between April 1960 and April 1970. The difference can be accounted for by a decrease in in-migration, as a result of employment losses between 1969 and 1970 and declining birth rates during the decade. Population gains during the decade were concentrated in the two western townships of Bethel and Mad River and in Moorefield Township, north of the city of Springfield. The period of greatest population gains was between 1964 and 1967; accelerated by high rates of in-migration in response to flourishing economic conditions.

The city of Springfield, which had a net out-migration of 8,550 persons between April 1960 and April 1970, gained an estimated 270 persons between April 1970 and January 1972. Increased opportunities for employment around the city and the availability of new housing in the city, particularly in multifamily units, are mainly responsible for the reversal of the 1960-1970 trend.

Based on anticipated employment gains during the forecast period, the population is expected to increase by 2,700 persons annually to a total of 166,250 persons, including 82,500 in the city of Springfield in January 1974.

There were about 49,950 households in the HMA in January 1972, representing an increase of 1,700 households from the April 1970 Census count. Household growth paralleled the trend of population growth over the decade, increasing by an average of 930 households (2.1 percent) from 1960 to 1970. Between 1960 and 1970, persons per household decreased from 3.3 to 3.2. Household growth during the forecast period is expected to be greater than that experienced during the past decade, due to declining household size and projected employment gains and should average 1,200 households per year. Population and household trends from 1960 to 1974 are presented in table V.

Housing Factors. The housing inventory of the HMA totaled approximately 51,800 units in January 1972, an increase of 1,730 units since April 1970. The net gain resulted from the addition of 1,655 newly constructed units, the loss of 225 units through demolition, and the addition of 250 trailers. Between April 1960 and April 1970 the housing inventory increased by 9,170 units, 86 percent of them outside the city of Springfield. There were about 370 units under construction in January 1972, including 220 single-family houses and 150 multifamily units.

Residential building volume, as represented by building permits which cover between 97 and 99 percent of the construction activity in the HMA, has increased in every year since 1968 reaching a peak volume of 837 units in 1971.

Single-family home building activity has maintained a consistent trend since 1960. Since 1965, single-family construction has varied from a low of 517 units to a high of 773 units, averaging 666.

Multifamily residential building activity since 1960 has been concentrated in the years from 1967 through 1971 with 71 percent of the units being built during this five year period. Multifamily construction has increased in every year since 1968, reaching a peak of 580 units in 1971. Subsidized projects accounted for a substantial part (36 percent) of the multifamily activity in 1971 when 179 units of Section 221(d)(3) and 32 units of Section 236 housing were built. The trend of building activity is presented in table VI.

In January 1972, there were about 1,850 vacant housing units in the HMA, including 1,250 available vacant units and 600 other vacant units. The available vacant total included 250 units for sale and 1,000 units for rent, equal to a homeowner vacancy rate of 0.7 percent and a renter vacancy rate of 5.9 percent.

Table I

Estimated Annual Demand for New, Nonsubsidized Housing
Springfield, Ohio, Housing Market Area
January 1972-January 1974

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
\$17,000 - \$19,999	50	6
20,000 - 22,499	55	7
22,500 - 24,999	80	10
25,000 - 29,999	170	21
30,000 - 34,999	270	34
35,000 and over	<u>175</u>	<u>22</u>
Total	800	100

B. Multifamily Units

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>One bedrooms</u>	<u>Three or more bedrooms</u>
Under \$140	10	-	-	-
\$140 - 159	10	-	-	-
160 - 169	-	55	-	-
170 - 179	-	45	-	-
180 - 189	-	<u>70^{b/}</u>	55	-
190 - 199	-	-	45	-
200 - 219	-	-	45	15
220 and over	-	-	<u>70^{b/}</u>	<u>30^{b/}</u>
Total	<u>20</u>	<u>170</u>	<u>215</u>	<u>45</u>

a/ Includes shelter rent plus the cost of utilities.

b/ Demand at this rent and above.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Springfield, Ohio, Housing Market Area
January 1972 to January 1974

	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<u>A. Families</u>				
One bedroom	10	0	25	35
Two bedrooms	40	0	75	115
Three bedrooms	40	0	50	90
Four bedrooms or more	<u>30</u>	<u>0</u>	<u>25</u>	<u>55</u>
Total	120	0	<u>175^{b/}</u>	295
 <u>B. Elderly</u>				
Efficiency	10	20	75	105
One bedroom	<u>10</u>	<u>10</u>	<u>40</u>	<u>60</u>
Total	20	30	<u>115^{c/}</u>	165

a/ Estimates are based upon regular income limits.

b/ About 58 percent of these families also are eligible for rent supplement.

c/ All of these elderly couples and individuals also are eligible for rent supplements.

Source: Estimated by Housing Market Analyst.

Table III

Workers Covered by Ohio Unemployment Compensation
Springfield, Ohio, HMA, 1960-1971
 (Annual averages)

	<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>	<u>1971^{a/}</u>
Labor force	46,750	46,225	46,350	46,900	46,900	48,675	51,125	52,550	51,925	52,725	52,750	53,850
Total employment	44,025	43,150	43,550	44,675	44,600	46,800	49,525	50,825	50,000	51,025	50,250	51,050
Unemployed	2,660	3,050	2,730	2,200	2,300	1,900	1,630	1,730	1,920	1,690	2,480	2,800
Pct. unemployed	5.7	6.6	5.9	4.7	4.9	3.9	3.2	3.3	3.7	3.2	4.7	5.2
Covered employment	27,920	27,724	28,775	29,795	30,013	31,668	33,906	34,720	33,630	34,772	33,949	35,000
Manufacturing	14,772	14,761	15,365	16,319	16,289	17,469	19,009	19,595	18,274	18,813	17,703	18,200
Nonmanufacturing	13,148	12,963	13,410	13,476	13,724	14,199	14,897	15,125	15,356	15,959	16,245	16,800
Contract construction	1,328	1,213	1,187	1,275	1,451	1,642	1,664	1,558	1,419	1,476	1,437	NA
Trans. & utilities	1,860	1,863	1,903	1,848	1,772	1,739	1,692	1,721	1,733	1,862	1,864	NA
Wholesale & retail trade	6,160	6,028	6,211	6,301	6,444	6,554	7,166	7,279	7,491	7,766	7,856	NA
Fin., ins., & real estate	1,325	1,378	1,432	1,412	1,376	1,413	1,425	1,449	1,561	1,663	1,757	NA
Services	2,317	2,347	2,552	2,526	2,561	2,718	2,831	3,007	3,041	3,080	3,203	NA
Other	158	134	125	114	120	133	119	111	111	112	128	NA

Note: Detail may not add to total because of rounding.

a/ Average of employment data for August and April.

Source: Division of Research and Statistics, Ohio Bureau of Employment Services.

Table IV

Percentage Distribution of All Families and Renter Households
By Estimated Annual Income After Deduction of Federal Income Tax
Springfield, Ohio, Housing Market Area
1959 and 1972

<u>Annual income</u>	<u>1959</u>		<u>1972</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$ 2,000	8	21	4	8
\$ 2,000 - 2,999	9	14	2	9
3,000 - 3,999	12	20	3	12
4,000 - 4,999	14	16	4	14
5,000 - 5,999	16	12	5	16
6,000 - 6,999	13	10	6	13
7,000 - 7,999	9	5	7	9
8,000 - 8,999	6	1	9	6
9,000 - 9,999	4	1	10	4
10,000 - 12,499	5	-	17	5
12,500 - 14,999	2	-	13	3
15,000 and over	2	-	20	1
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$5,400	\$3,700	\$10,000	\$5,400

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V
Demographic Trends
Springfield, Ohio, Housing Market Area
1960-1974

<u>Population</u>	April 1,	April 1,	January	January	<u>Average annual change^{a/}</u>		
	<u>1960</u>	<u>1970</u>	<u>1972</u>	<u>1974</u>	<u>1960-1970</u>	<u>1970-1972</u>	<u>1972-1974</u>
HMA total	<u>131,440</u>	<u>157,115</u>	<u>160,850</u>	<u>166,250</u>	<u>2,550</u>	<u>2,125</u>	<u>2,700</u>
City of Springfield	<u>82,723</u>	<u>81,926</u>	<u>82,200</u>	<u>82,500</u>	<u>-80</u>	<u>160</u>	<u>150</u>
Remainder of HMA	<u>48,717</u>	<u>75,189</u>	<u>78,650</u>	<u>83,750</u>	<u>2,650</u>	<u>1,975</u>	<u>2,550</u>
 <u>Households</u>							
HMA total	<u>38,931</u>	<u>48,242</u>	<u>49,950</u>	<u>52,350</u>	<u>930</u>	<u>950</u>	<u>1,200</u>
City of Springfield	<u>25,464</u>	<u>26,731</u>	<u>27,150</u>	<u>27,600</u>	<u>130</u>	<u>240</u>	<u>225</u>
Remainder of HMA	<u>13,467</u>	<u>21,511</u>	<u>22,800</u>	<u>24,750</u>	<u>800</u>	<u>740</u>	<u>975</u>

a/ Rounded, may not add to totals.

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

Table VI

Housing Units Authorized by Building Permits
Springfield, Ohio, Housing Market Area
1960-1971

	<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>	<u>1971</u>
HMA total	<u>885</u>	<u>1,233</u>	<u>864</u>	<u>683</u>	<u>660^{a/}</u>	<u>802</u>	<u>837</u>	<u>1,213^{b/}</u>	<u>794</u>	<u>877^{c/}</u>	<u>1,145^{d/}</u>	<u>1,165^{e/}</u>
Single-family	<u>885</u>	<u>1,233</u>	<u>800</u>	<u>571</u>	<u>412</u>	<u>634</u>	<u>756</u>	<u>773</u>	<u>680</u>	<u>517^{c/}</u>	<u>618^{d/}</u>	<u>685^{e/}</u>
Multifamily	-	-	<u>64</u>	<u>112</u>	<u>248^{a/}</u>	<u>168</u>	<u>81</u>	<u>440^{b/}</u>	<u>114</u>	<u>360</u>	<u>527</u>	<u>480^{e/}</u>
Springfield, city	<u>219</u>	<u>233</u>	<u>218</u>	<u>302</u>	<u>379^{a/}</u>	<u>310</u>	<u>181</u>	<u>570^{b/}</u>	<u>258</u>	<u>372</u>	<u>650</u>	<u>637</u>
Single-family	<u>219</u>	<u>233</u>	<u>154</u>	<u>230</u>	<u>147</u>	<u>142</u>	<u>137</u>	<u>172</u>	<u>187</u>	<u>118</u>	<u>182</u>	<u>207</u>
Multifamily	-	-	<u>64</u>	<u>72</u>	<u>232^{a/}</u>	<u>168</u>	<u>44</u>	<u>398^{b/}</u>	<u>71</u>	<u>254</u>	<u>468</u>	<u>430</u>
Remainder	<u>666</u>	<u>1,000</u>	<u>646</u>	<u>381</u>	<u>281</u>	<u>492</u>	<u>656</u>	<u>643</u>	<u>536</u>	<u>505</u>	<u>495</u>	<u>528</u>
Single-family	<u>666</u>	<u>1,000</u>	<u>646</u>	<u>341</u>	<u>265</u>	<u>492</u>	<u>619</u>	<u>601</u>	<u>493</u>	<u>399^{c/}</u>	<u>436</u>	<u>478</u>
Multifamily	-	-	-	<u>40</u>	<u>16</u>	-	<u>37</u>	<u>42</u>	<u>43</u>	<u>106</u>	<u>59</u>	<u>50</u>

a/ Excludes 210 units of public housing.

b/ Excludes 150 units of public housing.

c/ Excludes 26 units of Section 235 housing.

d/ Excludes 243 units of Section 235 housing located primarily in the cities of New Carlisle and Springfield.

e/ Excludes 117 units of Section 235 housing and 179 units of rent supplement located in the city of Springfield and 32 units of Section 236 housing located in the city of Springfield.

Sources: U.S. Bureau of the Census, local building records, and estimates by Housing Market Analyst.

Table VII

Housing Inventory, Tenure, and Vacancy Trends
Springfield, Ohio, Housing Market Area
April 1, 1960 - January 1, 1972

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>January 1, 1972</u>
Total housing inventory	<u>40,901</u>	<u>50,071</u>	<u>51,800</u>
Total occupied units	<u>38,931</u>	<u>48,242</u>	<u>49,950</u>
Owner-occupied	24,858	32,810	33,975
Percent	63.9	68.0	68.0
Renter-occupied	14,073	15,432	15,975
Percent	36.1	32.0	32.0
Total vacant units	<u>1,970</u>	<u>1,829</u>	<u>1,850</u>
Available vacant	1,233	1,182	1,250
For sale	311	254	250
Homeowner vacancy rate	1.2	0.8	0.7
For rent	922	928	1,000
Rental vacancy rate	6.1	5.7	5.9
Other vacant ^{a/}	737	647	600

^{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: April 1, 1960 and April 1, 1970 from U.S. Census of Housing. January 1, 1972 estimated by Housing Market Analyst.

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