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1966

*Analysis of the*  
**STEUBENVILLE, OHIO  
WEIRTON, WEST VIRGINIA  
HOUSING MARKET**

**as of January 1, 1966**

WASHINGTON, D. C. 20410  
AUG 1 1966

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

**August, 1966**

ANALYSIS OF THE  
STEUBENVILLE, OHIO-WEIRTON, WEST VIRGINIA, HOUSING MARKET  
AS OF JANUARY 1, 1966

FIELD MARKET ANALYSIS SERVICE  
FEDERAL HOUSING ADMINISTRATION  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

## Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of the Area	3
Economy of the Area	
Character and History	4
Employment	5
Employment by Industry	6
Principal Employment Sources	9
Unemployment	10
Future Employment	10
Income	11
Demographic Factors	
Population	12
Households	14
Housing Market Factors	
Housing Supply	16
Residential Building Activity	18
Tenure of Occupancy	19
Vacancy	20
Sales Market	23
Rental Market	24
Urban Renewal and Redevelopment	24
Public Housing	25
Demand for Housing	
Quantitative Demand	26
Qualitative Demand	26

ANALYSIS OF THE  
STEUBENVILLE, OHIO-WEIRTON, WEST VIRGINIA, HOUSING MARKET  
AS OF JANUARY 1, 1966

Summary and Conclusions

1. The economy of the Steubenville-Weirton Housing Market Area is primarily dependent on manufacturing industries, particularly basic steel, fabricated metals, and clay products. In June 1965, about 33,150 workers (64 percent of all employment covered by State employment insurance laws in the area) were engaged in manufacturing industries. As of December 1965, nonagricultural wage and salary employment totaled 59,700 jobs. For the year 1965, such employment averaged 59,600, twelve percent higher than in 1962. In 1965, unemployment averaged 3.6 percent of the work force, down significantly from the 1962 level of 6.6 percent. During the January 1966-January 1968 forecast period, total nonagricultural employment is expected to increase by 2,000 jobs (1,000 annually).
2. The median income of all families, after the deduction of Federal income tax, is approximately \$7,275; for tenant families the median income is about \$6,250. By 1968, median after-tax income will rise to approximately \$7,725 for all families and to \$6,625 for tenant families.
3. As of January 1966, the population of the HMA is estimated at 174,100 an increase of about 1,100 annually since 1960. During the forecast period, the population is expected to increase by 950 annually, and to total about 176,000 by January 1968.
4. Households in the HMA now total about 50,350, an increase of about 375 annually since 1960. Households are expected to increase by about 350 a year during the January 1966-January 1968 forecast period.
5. Currently, there are approximately 52,850 housing units in the HMA, an increase of about 390 annually since April 1960. The number of housing units built since 1960 and those currently under construction total about 3,230 units, including 2,630 units authorized by building permits and about 600 units built in nonpermit-issuing places. Permit authorizations have fluctuated from a low of 313 in 1961 to a high of 720 (including 200 public housing units) in 1963. Currently, there are approximately 170 housing units under construction. Of these, approximately 155 are single-family units and 15 units are in multifamily structures.
6. As of January 1, 1966 there are approximately 1,200 available, vacant, nonseasonal, nondilapidated housing units in the HMA. Approximately 350 units are for sale and 850 units are for rent, representing sales and rental vacancy ratios of 1.0 and 5.5 percent, respectively.

7. The demand for new privately-owned housing units during the January 1966-January 1968 forecast period is estimated at 460 units, including 400 sales and 60 rental units; an additional 15 privately-owned rental units a year probably could be absorbed at the lower rents associated with public benefits or assistance financing, exclusive of public low-rent housing or rent-supplement accommodations. The demand for the sales units by price class is indicated on page 26.

ANALYSIS OF THE  
STEUBENVILLE, OHIO-WEIRTON, WEST VIRGINIA, HOUSING MARKET  
AS OF JANUARY 1, 1966

Housing Market Area

For the purposes of this analysis, the Steubenville, Ohio-Weirton, West Virginia, Housing Market Area (HMA) is defined as being coterminous with the Steubenville-Weirton Standard Metropolitan Statistical Area, and is comprised of Jefferson County, Ohio, and Brooke and Hancock Counties, West Virginia. Together, these three counties are regarded as one labor market area. To facilitate the analysis, however, the HMA is divided into two sub-markets which are identified as the "Ohio portion" or Jefferson County, and the "West Virginia portion", composed of Brooke and Hancock Counties. The sub-markets are separated by the Ohio River which, for part of its course, forms the boundary of the two States.

Jefferson County is situated on the mid-eastern edge of the State of Ohio, while Brooke and Hancock Counties are located at the extreme northern panhandle of West Virginia. The HMA is contiguous to seven counties, located in three states (see map). Steubenville, Ohio, and Weirton, West Virginia, are the two largest communities and are the only cities with populations of over 10,000. Cities with populations of less than 10,000 include Toronto, Ohio, and Follansbee and Wellsburg, West Virginia. In 1960, the population of the HMA totaled nearly 167,800 of whom less than two percent were rural farm residents.<sup>1/</sup>

The cities of Steubenville and Weirton are located on the banks of the Ohio River, and are approximately 40 miles west of Pittsburgh, Pennsylvania, nearly 25 miles north of Wheeling, West Virginia, and about 60 miles south of Youngstown, Ohio. U.S. Highway 22 runs east-west and provides connections with Pittsburgh and Columbus. State Highway 7, on the Ohio side of the river, and State Highway 2, on the West Virginia side, lead north to Youngstown and south to Wheeling. The Pennsylvania Railroad provides freight transportation in the area with lines on both sides of the Ohio River. The Pittsburgh and Wheeling Airports, both within 40 miles of the major cities in the HMA, provide air transportation facilities.

The Census of Population reported that in April 1960, of a total of 55,325 workers who resided in the HMA, approximately 3,750 worked outside the HMA. In the same period, approximately 7,550 workers commuted from the contiguous counties into the HMA for employment, indicating that there was net daily in-commutation of about 3,800 workers. Most of the

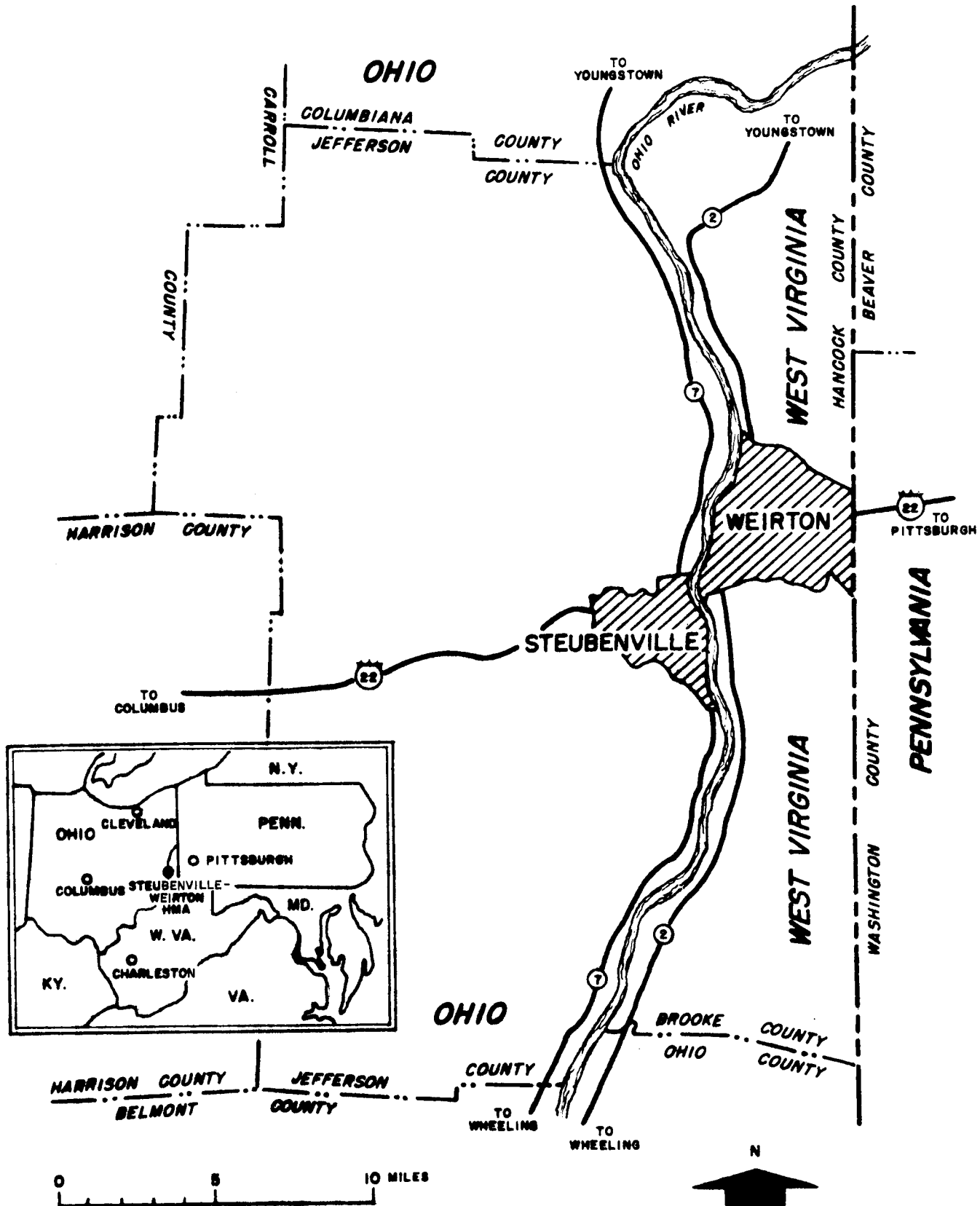
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<sup>1/</sup> Inasmuch as the rural farm population of the Steubenville-Weirton HMA constituted less than two percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

in-commuters came from Belmont and Columbiana Counties in Ohio, and Washington County, Pennsylvania. Though net in-commutation might have increased slightly because of increased employment opportunities, especially in the construction industry during the last two years, the pattern of commutation is not believed to have changed and it is expected to remain substantially the same during the forecast period.



# STEUBENVILLE, OHIO - WEIRTON, WEST VIRGINIA HOUSING MARKET AREA



## Economy of the Area

### History and Character

Jefferson County was organized in 1832 and Brooke and Hancock Counties were delineated in 1848. Exploration and settlement of the area had been attempted as early as the mid-eighteenth century, as evidenced by George Washington's journey through the area in the fall of 1770, the building of Fort Steuben in 1787, and the many conflicts between settlers and Indians throughout the latter half of the eighteenth century. Steubenville was incorporated as a town in 1805, and as a city in 1851. The Weirton area was settled as early as 1909 as a place of residence for steel mill workers, but was not incorporated until 1947, when a charter was approved and the name Weirton was adopted.

Though the early settlers were mainly dependent on the products of the soil and the forest for their support, general stores, hotels, and bars were prevalent in the area at an early date, and by 1809 the first bank had been established. During the first part of the nineteenth century, manufacturing began to assume some importance in the local economy. A copper works was established in 1800, a nail factory was operative in 1811, and in 1815 a woolen mill (which preceded a once thriving woolen and clothing industry) was built. In 1832, a brick factory was built in Brooke County; and by 1852 several iron works, the predecessors of the present steel establishments, were in operation. Today, the steel industry is the mainstay of the economy of the area.

From early times, the Ohio River has played an important part in the economy of the area. It still serves as a means of transportation in addition to supplying water and steam for use in many manufacturing processes. The completion of several railroads to the area from Pittsburgh, Cleveland, and Wheeling in the 1853-1865 period, supplementing and competing with river transportation, gave great impetus to economic development in the area and facilitated the development of the coal and steel industries.

The present economy of the Steubenville-Weirton HMA is primarily dependent on manufacturing industries. In June 1965, about 64 percent of all workers in the area who were covered by State unemployment compensation laws were employed by manufacturing establishments. Because of its dependence on manufacturing industries, particularly durable goods, the area is sensitive to outside economic developments, notably in the steel and automobile industries, and, therefore, to fluctuations in the national economy.

### Employment

Current Estimate. As of December 1965, nonagricultural wage and salary employment totaled 59,700 workers, approximately 2,700, about five percent, higher than the comparable month in 1964. For the year 1965, nonagricultural wage and salary employment averaged 59,600, approximately 3,700 (seven percent) above the average for 1964, and twelve percent higher than in 1962 (see table I).

Past Trend. Data on total nonagricultural wage and salary employment are not available for the HMA prior to 1962 and no breakdowns by industry or sub-markets are available, but the trends in covered employment (i.e., covered by State unemployment insurance laws) are indicative of changes in total nonagricultural wage and salary employment. In June 1965, covered employment totaled nearly 51,900. In 1964, covered employees totaled 45,175, equal to 81 percent of the 55,900 nonagricultural wage and salary jobs in the area (see tables I and II). The 45,175 workers in covered employment in 1964 included 21,425 (47 percent) in the Ohio portion of the HMA, and 23,750 (53 percent) in the West Virginia portion.

In 1961,<sup>1/</sup> covered employment averaged 43,675 persons. The annual average declined by 725 (two percent) in the 1961-1963 period to 42,950, then increased substantially by 2,225 (five percent) in 1964.

In the Ohio portion of the HMA, covered employment declined slightly in 1962. Since then, there have been yearly increases of two percent (420) and six percent (1,275 jobs) in 1963 and 1964, respectively. In the West Virginia portion, covered employment declined slightly in the 1961-1963 period, a loss which was more than regained in 1964 when covered employment in the West Virginia portion increased. The following table shows the trend of covered employment in the HMA in the 1961-1965 period. Covered employment in each of the sub-markets is shown in table II.

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<sup>1/</sup> 1961 is the earliest year for which comparable data are available.

Trend of Covered Employment  
Steubenville-Weirton HMA  
1961-1965

<u>Date</u>	<u>Manu- facturing</u>	<u>Nonmanu- facturing</u>	<u>Total covered employment</u>	<u>Change from previous year</u>	
				<u>Number</u>	<u>Percent</u>
1961	28,934	14,739	43,673	-	-
1962	28,566	14,523	43,089	-584	-1.3
1963	28,277	14,662	42,939	-150	-.3
1964	29,527	15,645	45,172	2,233	5.2
June 1965	33,129	18,768	51,897	NA	NA

Sources: Division of Research and Statistics, Ohio Bureau of Unemployment Compensation; West Virginia Department of Employment Security.

Employment by Industry

Manufacturing. In June 1965, 33,150 workers (64 percent of covered employment in the HMA) were in manufacturing industries compared with 29,525 in 1964. The proportion of total covered employment provided in manufacturing has been fairly constant, having varied less than one percent in the 1961-1964 period. Only 50 percent of the 1964 average of 21,425 covered workers in the Ohio portion were engaged in manufacturing, as compared to 79 percent of the nearly 23,750 covered workers in the West Virginia portion, emphasizing the concentration of heavy industry in the latter portion of the HMA.

The total of 29,525 covered workers engaged in manufacturing in 1964 was 1,250 (four percent) higher than the 1963 total. Between 1961 and 1963, manufacturing employment declined by 660 jobs because of weak demand for steel, plant modernizations, and alleged foreign competition, both in the steel and china industries. During the 1961-1963 period, manufacturing employment was affected adversely by several minor labor disputes also, and in the fall of 1962 a china establishment, which then employed several hundred workers, was forced out of business because of competition and inability to operate at a profit. In 1964, a metal fabricating firm, unable to recover fully from a fire in 1962 and because of marketing problems was forced to liquidate. The increase in employment in the manufacturing sector in the 1964-1965 period, therefore, represented, in part, recovery from job losses in the relatively depressed 1961-1963 period, stimulated by national prosperity in the recent past.

Data on employment in manufacturing by industry group are not available for the HMA. Local sources, including the State employment security offices and the Chambers of Commerce, indicate that the primary and fabricated metals industry engaged a preponderant proportion of all manufacturing workers, and that the production of stone, clay, and glass products and the pulp and paper industry, in that order, were next in importance. Employment fluctuations in the manufacturing sector are, in a large measure, the net effect of employment changes in these industries.

Nonmanufacturing. As of June 1965, a total of 18,750 workers, 36 percent of those covered by unemployment compensation laws, were employed in non-manufacturing industries. In 1964, about 15,650 workers, 35 percent of covered employment, were so employed, an increase of about 975 (seven percent) over the 1963 total of almost 14,675. Nonmanufacturing was relatively stable in the 1961-1963 period.

The Ohio portion, with 50 percent of its covered workers employed by nonmanufacturing industries, accounted for two-thirds of all covered nonmanufacturing employment in 1964. The West Virginia portion, where only 21 percent of covered workers were engaged in nonmanufacturing, accounted for one-third of all covered nonmanufacturing employment.

Wholesale and retail trade is the principal nonmanufacturing industry in the HMA, and in June 1965 employed 7,150. In 1964 the industry engaged 6,675 workers, equal to 15 percent of all covered employment. Trade employment declined by 100 in 1962, and averaged 6,400 in that year. The loss was virtually regained in 1963, and trade advanced by 175 (nearly three percent) in 1964. Although the industry is the largest in the nonmanufacturing sector, the wholesale and retail trade group is comprised of a large number of establishments, very few of which employ 100 or more workers.

Based on annual averages for the 1961-1964 period, transportation, communication, and public utilities is the second largest nonmanufacturing industry in the HMA, although in June 1965 contract construction ranked second, because of an upsurge in construction activity. In June 1965, covered employment in transportation, communication, and public utilities totaled 2,450. In 1964, this industry employed nearly 2,475 workers, about five percent of covered employment. The 1964 average represented a small loss since the 1962 level of 2,575. Despite recent developments in the area, including the construction of new power plants (the W.H. Sammis Plant at Stratton, Ohio, completed in 1962 and the Cardinal Plant at Brilliant, Ohio, now under construction) and the modernization program undertaken by Ohio Bell Telephone Company, employment in transportation, communication, and public utilities has remained relatively stable during the 1961-1964 period.

As of June 1965, there was a total of 2,700 employed in services. In 1964, employment in services averaged 2,250, about five percent of all covered employment, and 550 (33 percent) higher than the 1961 level of 1,700. Employment in services has shown moderate increases ranging from 225 to 150 in each of the years 1962 to 1964. The major employers in the group include the Ohio Valley Hospital and the Fort Steuben Hotel. Expanded employment is due, in part, to increased employment at the hospitals in the area.

Seasonally high employment in contract construction totaled 4,250 in June 1965. The average of 2,150 covered workers in construction in 1964, nearly five percent of all covered employment in the area, was slightly less than in 1961, the previous high. The 1964 average was almost 725 (50 percent) more than the 1963 average of about 1,425. In the 1961-1963 period contract construction declined by nearly 800. This decline in the construction industry reflected, mainly, the completion of a few large projects in the area, including the W. H. Sammis Power plant, the New Cumberland Dam, the Mingo Junction thoroughfare project, and expansion and modernization at Weirton Steel. The 1964 increase in employment in the construction industry, which undoubtedly has continued into the 1965 period, is due mainly to increased construction activity at Weirton Steel's "Mill of the Future" and at the new Cardinal Power Plant. There is a certain amount of fluidity in the supply of labor in the construction industry in the area. Often, an out-of-town contractor and his crew will be responsible for some phase of a project; for example, excavation, plumbing, or electrical wiring. In that case, a group will move into the area, complete its phase of the project, and then leave. This practice is significant, since it has the effect of inflating the demand for rental accommodations temporarily.

As of June 1965, employment in mining and quarrying totaled 1,200. There was an average of 1,200 workers (about three percent of covered employment) engaged in mining and quarrying in 1964, about 50 less than in 1963, the previous high. The industry experienced small increases of 60 and 130 in 1962 and 1963, respectively, but lost employment in the following year. The Hanna Coal Company and the North American Coal Company are the principal employers in the industry.

Finance, insurance, and real estate engaged approximately 950 workers in June 1965 and an average of about 890 workers in 1964, nearly two percent of covered employment. This industry has shown minor yearly increases since 1961 when 830 workers were employed.

As can be determined from table II, ranking industries in nonmanufacturing by the number of covered workers in 1964 reveals that the industries were virtually of the same relative importance to the sub-markets as they were to the HMA as a whole. For example, employment in trade ranked first among nonmanufacturing industries in the HMA as a whole, as well as in the Ohio and West Virginia portions.

### Principal Employment Sources

The principal employers in the area are engaged in the production of primary metals, particularly basic steel. A recent publication, "Industrial Development and Manufacturers Record" prepared by Conway Research, Inc. of Atlanta Georgia, indicates that in a recent year two establishments, (Weirton Steel, with some 13,000 employees, and Wheeling Steel, with about 7,000 workers) accounted for the major proportion of all manufacturing employment in the area.

Weirton Steel Co., Division of National Steel Corporation, originated in 1909 when Ernest T. Weir, President of Phillips Sheet and Tin Plate Co. of Clarksburg, West Virginia, purchased 105 acres of land at what is now Weirton. The choice was dictated mainly by accessibility of transportation facilities and of coal and water. His plan was to build an integrated steel mill. In 1911, the Pope Tin Plate plant in Steubenville was purchased by Mr. Weir and his associates. Expansion of facilities was so rapid that, by 1915, E. T. Weir and his associates were the "largest producers of tin-mill products in the world." Mr. Weir's efforts culminated in the organization of National Steel in 1929 when Weirton Steel Co., Great Lakes Steel, and iron ore properties, boats, and other facilities of M. A. Hanna Co. were brought under a single corporation. Subsequent growth has placed National Steel fourth in the American steel industry. In recent years, Weirton Steel, a division of National Steel, has adopted many technological changes, including installation of basic oxygen furnaces, vacuum degassing units, and continuous hot casting. These modern techniques will be combined in the new "Mill of the Future" now under construction.

Weirton Steel, Weirton, and its plants in Steubenville and Follansbee produce substantial quantities of electrolytic tin plate, rolled sheets, galvanized sheets, and structural steel. The management indicates that although demand for the products of the company is high and employment is expected to increase in the immediate future, the long-term prospect is for a leveling off, or perhaps a slight decline, in employment because the new steel mill will permit the closing of some of the blast furnaces, thereby eliminating many jobs.

Wheeling Steel, with plants at Steubenville, Yorkville, and Beech Bottom, is the second largest employer in the HMA. Wheeling Steel was formed in 1920, when three predecessor companies merged. Wheeling Steel also has undertaken an expansion and modernization program, with the installation of two new basic oxygen furnaces, and the building of a hot strip mill at the Steubenville plant. The major products of the Wheeling plants are hot and cold rolled sheets and plates, expanded metal products, prepainted steel products, and tin plate.

Titanium Metals Corporation of America, located at Toronto, Ohio, is the third largest manufacturing establishment in the area. The Directory of Steubenville Area Manufacturers, prepared by the Steubenville Area Chamber of Commerce, indicates that employment by Titanium metals is 1,000 or more. The company located at Toronto in 1957 and expanded rapidly. It is engaged in the production of titanium sheet, plate, billet, and tubing, mainly for use in the aircraft industry and in the space program. Despite the favorable growth rate experienced in recent years, the management indicates that employment probably will be stabilized at about the present level for the foreseeable future.

The Hanna Coal Company, a producer of bituminous coal, is also one of the large employers. Coal and coke are essential ingredients of the blast furnaces. Since the steel producers are gradually eliminating the blast furnaces and are turning to the use of oxygen furnaces which reduce the need for coke, there is a probability that coal production might be affected adversely in the future.

#### Unemployment

There were 2,500 unemployed persons in the Steubenville-Weirton HMA as of December 1965, slightly more than in the comparable month in 1964, and equal to about 3.6 percent of the work force of approximately 68,200 (see table I). For the year 1965, unemployment averaged 2,500, about 3.6 percent of the labor force of about 68,500. Unemployment averaged 6.6 percent in 1962, highest for the 1962-1965 period. Data are not available for any period prior to 1962, but local sources indicate that unemployment was at a high in the 1960-1961 recession when unemployment in the national economy reached a peak. In the 1962-1965 period, while unemployment declined, the work force increased substantially, reflecting the improved economic conditions of the area.

#### Future Employment

During the January 1966-January 1968 forecast period, nonagricultural employment is expected to increase by about 2,000 jobs (1,000 annually). This is substantially below the increase experienced in the last two years for which the data reflect recovery from a recession. Primary metals is expected to have only a small net addition of about 300 jobs, as existing plant capacity and the exploitation of the newer, more efficient, processing techniques can increase production without any significant increase in employment. A small increase of about 100 or 200 in stone, clay, and glass products probably will be offset by anticipated declines in fabricated metals and other manufacturing industries, which experienced declines in 1963 and 1964. An anticipated 700 jobs will be added annually in the nonmanufacturing sector, where services will add about 400 and government and trade are expected to increase by



about 200 each. Construction is expected to fluctuate considerably during the period, but it is anticipated that a net loss of about 200 (100 annually) will be sustained, as construction of the Weirton mill nears completion. Mining and quarrying is expected to decline slightly, offsetting a similar gain in transportation.

#### Income

Current Estimate. Currently, the median income, after deduction of Federal income tax, of all families in the Steubenville-Weirton HMA is \$7,275. The median after-tax income of tenant families is \$6,250. By 1968, median after-tax income of all families will rise to approximately \$7,725; median income of tenant families will be about \$6,625.

About sixteen percent of all families and 24 percent of tenant families in the HMA have incomes of less than \$4,000. About 23 percent of all families but only 13 percent of renter families have incomes of \$10,000 or over.

Incomes are higher in the West Virginia portion than in the Ohio portion. The median after-tax income of all families in the West Virginia portion is \$8,000 compared to \$6,750 in the Ohio portion. For tenant families the medians are \$6,875 and \$5,800, respectively. Distributions of families by estimated annual incomes are presented in table III.

## Demographic Factors

### Population

Current Estimate. As of January 1966, the population of the Steubenville-Weirton HMA is estimated at 174,100 persons, about 6,350 above the total enumerated in April 1960 (see table IV). The current population represents an average annual increase of about 1,100 persons (less than one percent a year), including a gain of some 520 persons in the Ohio portion and 580 in the West Virginia portion of the HMA. The populations of these two sub-markets currently are estimated at 102,200 and 71,900, respectively. The population of the city of Steubenville is about 33,300 and that of Weirton is approximately 30,250.

About 27 percent of the population increase in the Ohio portion of the HMA since 1960 occurred in the city of Steubenville, and a substantial portion of the gain was in the suburban parts of the city, particularly in and around Mingo Junction and Wintersville. In the West Virginia portion, approximately 61 percent of the population increase occurred in the city of Weirton and the remaining 39 percent occurred in several other villages and towns in Hancock and Brooke Counties.

Past Trend. In general, the population growth was slightly higher in the 1960-1966 period than during the 1950-1960 decade, but the rate of growth was slow (less than one percent) in both periods. The slow rate of growth is a reflection of the poor economic conditions which have been prevalent in the area, particularly in the late 1950's and during the 1960-1961 recession, the effect of which was relatively prolonged in this area.

Between 1950 and 1960 the total population of the HMA increased by nearly 10,000 persons (six percent) from about 157,800 to 167,800. The Ohio portion grew by 2,700 persons (three percent) from 96,500 to 99,200. The West Virginia portion increased in population by nearly 7,300 (12 percent) from about 61,300 to more than 68,550, accounting for nearly three-fourths of the population increase in the entire HMA.

During the 1950-1960 period, practically all of the population growth in the Ohio portion occurred in suburban areas, particularly in Wintersville, Toronto, and Mingo Junction. The city of Steubenville experienced a loss averaging about 340 persons annually. In the West Virginia portion of the HMA, the population of Weirton grew by about 420 persons annually and accounted for 58 percent of the growth in Brooke and Hancock Counties. Since 1950, the West Virginia portion, paced by the city of Weirton, has been growing faster than the Ohio portion, although the gap was narrowed in the 1960-1966 period. The respective rates of population growth are indicated in table IV.

Estimated Future Population. Based on the anticipated rise in employment during the forecast period, the population of the Steubenville-Weirton HMA is expected to increase by about 1,900 (950 annually) and to total 176,000 by January 1968. The projected population increase is somewhat below the rate experienced both in the 1960-1966 period and in the previous decade. The slight reduction in the rate of population increase results from the judgment that the anticipated level at which jobs will increase will be less than recent increases, some part of which represented recovery gains from the recession, and that a portion of the gain in construction is expected to be temporary. The population of the Ohio portion is expected to increase by about 900 persons (450 annually), while the West Virginia portion of the HMA will add about 1,000 persons (500 annually).

Net Natural Increase and Migration. During the 1950-1960 decade, net natural increase (the excess of resident live births over resident deaths) averaged 2,300 persons a year. The population increased about 1,000 annually, indicating that net out-migration during the decade averaged 1,300 persons annually. The majority of the out-migrants (approximately 74 percent) had been residents of the Ohio portion of the HMA, largely of the city of Steubenville. Net out-migration during the 1960-1966 period has been estimated at 510 persons annually, substantially less than in the decennial period. The decline in out-migration reflects the improvement in economic conditions, especially in the last two years.

Age of Population. A comparison of the population of the HMA in 1950 and 1960, by age groups, is presented in the following table.

Age Distribution of the Population  
Steubenville-Weirton HMA  
April 1950 and April 1960

<u>Age groups</u>	<u>1950</u>		<u>1960</u>		<u>Change 1950-1960</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 10	30,739	19.5	36,108	21.5	5,369	17.5
10 - 19	24,387	15.4	28,073	16.7	3,686	15.1
20 - 29	25,506	16.2	19,475	11.6	-6,031	-23.6
30 - 39	24,536	15.5	23,555	14.1	- 981	- 4.0
40 - 49	19,544	12.4	22,713	13.5	3,169	16.2
50 - 59	15,558	9.9	16,914	10.1	1,356	8.7
60 - 69	11,106	7.0	12,000	7.2	894	8.0
70 and over	<u>6,411</u>	<u>4.1</u>	<u>8,918</u>	<u>5.3</u>	<u>2,507</u>	<u>39.1</u>
Total	157,787	100.0	167,756	100.0	9,969	6.3

Source: 1950 and 1960 Censuses of Population.

The distribution shows that the greatest numerical increases occurred in the age groups under 20 years of age, in which the number of persons increased by a total of 9,050, reflecting the high birth rates of the Post-World War II and Korean Conflict periods. The age groups 20-59, collectively, declined by nearly 2,500 persons, indicating substantial out-migration of the working population, especially in the 20-29 age group. The increase in the number of persons 60 years and over is a reflection of the increased longevity of the population. The increase in the number of persons in the younger age groups is significant, inasmuch as many will begin to become household heads in the near future and probably will seek rental accommodations prior to purchasing their own homes.

### Households

Current Estimate. As of January 1, 1966, there are approximately 50,350 households in the Steubenville-Weirton HMA, an increase of about 2,150 since 1960 (see table V). The current estimate represents an average increase of 375 households annually, including an increase of 180 a year in the Ohio portion which now has about 30,050 households, and an increase of 195 yearly in the West Virginia portion which now has an estimated 20,300 households.

Approximately 34 percent of the household growth in the Ohio portion of the HMA occurred in the city of Steubenville, and a substantial part of the remainder occurred in areas adjacent to the city, especially in Wintersville and Mingo Junction. Households currently total about 10,550 in Steubenville City and approximately 19,500 in the remainder of Jefferson County. In the West Virginia portion, Weirton accounted for 61 percent of the increase in households; Weirton now has approximately 8,600 households while the remainder of the West Virginia portion of the HMA has about 11,700 households.

Past Trend. During the 1950-1960 decade the number of households in the HMA increased by 4,975 (over 11 percent) from 43,225 to 48,200. Approximately 44 percent of the increase in households occurred in the Ohio portion which grew by 2,200 households, from 26,800 to 29,000. The decennial growth occurred entirely outside Steubenville, in which the number of households declined by 130.

Approximately 56 percent of the household growth in the HMA during the 1950-1960 decade occurred in the West Virginia portion where the number of households increased by 2,775, from 16,425 to 19,200. As in the 1960-1966 period, Weirton accounted for a large part (56 percent) of the growth in households which occurred in the West Virginia portion. The increase in the number of households in the HMA between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Future Households. It is estimated that, during the forecast period, the number of households will increase by about 700 (about 350 annually) and will total approximately 51,050 by January 1968. The number of households is expected to increase by some 170 annually in the Ohio portion and by 180 annually in the West Virginia portion of the HMA. The projected household growth is slightly below the rate of increase experienced in the area since 1960 because of the smaller anticipated employment and population increases.

Household Size. Currently, there is an average of 3.42 persons per household in the HMA. The average number of persons per household declined from 3.60 in 1950 to 3.44 in 1960 (see table V). In the Ohio portion the average household size is 3.37. Between 1950 and 1960 household size in the Ohio portion declined from 3.55 to 3.39. In the West Virginia portion the average number of persons per household is 3.49, a decline from 3.52 in 1960 and 3.67 in 1950. The average number of persons per household is lowest (3.10) in the city of Steubenville, and highest (3.52) in the rural sections of Jefferson County. During the forecast period a very modest decline in household size is anticipated.

## Housing Market Factors

### Housing Supply

Current Estimate. As of January 1966, there is a total of about 52,850 housing units in the Steubenville-Weirton HMA, an increase of nearly 2,225 (four percent) or 390 annually since April 1960. Approximately 52 percent of this increase in the housing inventory occurred in the Ohio portion of the HMA, where the total number of housing units increased by 1,150 (an average of 200 units annually) to the current total of 31,800 units. The West Virginia portion now has approximately 21,050 housing units, an increase of 1,075 units (190 units annually) since April 1960.

Of the net addition of 1,150 housing units to the inventory in the Ohio portion during the 1960-1966 period, about 38 percent (440 units) was added in Steubenville, and 62 percent (710 units) was added in the remainder of the Ohio portion. Currently, there are approximately 11,150 housing units in Steubenville and 20,650 in the remainder of the Ohio portion. In the West Virginia portion, Weirton now has approximately 8,850 housing units and has accounted for 62 percent (665 units) of the increase of 1,075 housing units since 1960. The inventory in the remainder of the West Virginia portion grew by approximately 410 units, and now totals 12,200.

Past Trend. During the 1950-1960 decade, the number of housing units in the Steubenville-Weirton HMA increased by nearly 6,350 units (14 percent) from 44,300 to 50,650 units. Part of this increase, however, resulted from the definitional change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. The decennial increase was divided almost evenly between the sub-markets. In the Ohio portion of the HMA, the inventory increased by about 3,100 units (11 percent) from 27,550 to 30,650. Nearly all of the increase occurred outside the city of Steubenville. The inventory in the West Virginia portion increased by approximately 3,250 units, from 16,750 units to 20,000 units. Weirton accounted for 54 percent of the increase. The housing inventory for the HMA and sub-markets is presented in table VI.

Type of Structure. As indicated in table VII, there have been only minor changes in the composition of the housing inventory since 1960. One-unit structures, including trailers, comprise 88.4 percent of the total, slightly lower than in 1960.

Approximately 86.6 percent of the inventory in the Ohio portion of the HMA is in single-family structures compared to 91.2 percent in the West Virginia portion. Structures containing two units comprise slightly more of the inventory in the Ohio portion than in the West Virginia portion, 6.3 and 5.2 percent, respectively. Structures with three or more units are more numerous in the Ohio portion, where they constitute 7.1 percent of the inventory, than in the West Virginia portion, where only 3.6 percent of the housing supply is in structures containing three or more units.

Age of Structure. A high proportion (48 percent) of the housing inventory is quite old, having been built before 1930. Nearly 24 percent was built between 1930 and 1950; and approximately 28 percent has been built since 1950 and is relatively new (15 years old or less). Generally, the inventory is older in the Ohio portion than in the West Virginia portion. Nearly 53 percent of the inventory in the Ohio portion of the HMA was built prior to 1930, as compared to only 42 percent constructed before that year in the West Virginia portion.

Percentage Distribution of the Housing Inventory by Year Built  
Steubenville-Weirton HMA

<u>Year built<sup>a/</sup></u>	<u>Ohio portion</u>	<u>West Virginia portion</u>	<u>HMA total</u>
April 1960 to Dec. 1965	5.6	6.1	5.8
1955 to March 1960	11.3	12.9	11.9
1950 to 1954	8.9	12.4	10.3
1940 to 1949	9.8	12.6	10.9
1930 to 1939	11.5	14.3	12.7
1929 or earlier	<u>52.9</u>	<u>41.7</u>	<u>48.4</u>
Total	100.0	100.0	100.0

<sup>a/</sup> The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

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

Condition of the Inventory. Currently, about 14 percent of the housing inventory of the HMA is dilapidated or lacks one or more plumbing facilities, compared with 17 percent in 1960. In the Ohio portion, the current proportion of units that are dilapidated or lack one or more plumbing facilities is 16 percent; in the West Virginia portion, the proportion is 12 percent. In 1960, nearly 19 percent and 14 percent, respectively, of the inventory in the Ohio and West Virginia portions were classified as dilapidated or lacking one or more plumbing facilities. These data indicate that there has been a considerable improvement in the condition of the inventory, particularly in the Ohio portion, because of a large number of demolitions.

Value and Rent. The median value of owner-occupied houses in the HMA is approximately \$11,800. In 1960, the Census of Housing reported that the median value of owner-occupied houses was \$11,100. Local realtors indicate that there has been a slight increase in real estate values since 1960. The current median value, therefore, reflects both the appreciation in real estate values and the fact that the new units constructed have been priced, generally, above \$17,000.

Currently, the median gross rent, including utilities, of renter-occupied units in the HMA is approximately \$70. In April 1960, the Census of Housing reported that the median gross rent was \$66. The current median gross rent reflects a slight upward trend in rents in the area. The new rental units built and those demolished since 1960 were distributed by approximate rental ranges in estimating the current median.

The median value of owner occupied houses is slightly lower in the Ohio portion of the HMA than in the West Virginia portion. In 1960, these values were \$10,900 and \$11,300, respectively. The median gross rent is approximately the same in both sub-markets.

Residential Building Activity. Since January 1960, about 3,230 housing units have been built or are in some stage of construction in the HMA, including some 600 units estimated to have been built outside permit-issuing places. About 2,630 housing units have been authorized by building permits in various permit-issuing places in the HMA. Of these, about 1,510 units were authorized in the Ohio portion, mainly in Steubenville, Winterville, and Mingo Junction and about 1,120 were authorized in the West Virginia portion, mainly in Weirton (see table VIII). The total number of housing units authorized yearly since 1960 by type of structure is presented in the following table.

Housing Units Authorized by Building Permits  
Steubenville-Weirton HMA  
1960-1965

<u>Year</u>	<u>One family</u>	<u>Two- to four-family</u>	<u>Five- or more-family</u>	<u>Total units</u>
1960 <u>a/</u>	321	18	138	477
1961	261	22	30	313
1962	307	24	39	370
1963 <u>a/</u>	290	46	384	720
1964	295	18	48	361
1965	354	27	8	389

a/ Includes 126 and 200 public housing units approved for the city of Steubenville in 1960 and 1963, respectively.

Sources: Bureau of the Census, C-40 Construction Reports; and local permit-issuing offices.

Approximately 70 percent of the units authorized since 1960 were single-family houses. Two- to four-family units comprised nearly five percent, and units in structures of five or more units constituted nearly 25 percent of all units authorized. The number of single-family units



authorized declined slightly from 1960 to 1961, increased slightly to the 1962-1964 level of about 300 a year and then increased further to 350 in 1965. Except in 1960 and 1963, when 125 and 200 public housing units, respectively, were approved for the city of Steubenville, multifamily construction has remained at a relatively low level. The total of about 325 public housing units accounted for 50 percent of the nearly 650 units authorized since 1960 in structures containing five or more units. Excluding public housing, an average of about 50 units annually were authorized for five- or more-family structures, almost exclusively in Steubenville and Weirton.

Units Under Construction. Based on the results of a postal vacancy survey conducted in the HMA in January 1966, the record of building permits authorized, and information received from local sources, it is estimated that there are 170 housing units currently under construction in the HMA, including 155 single-family units and 15 multifamily units. A total of 100 units are estimated to be under construction in the Ohio portion of the HMA, largely in Steubenville, Wintersville, and Toronto. In the West Virginia portion, there are approximately 70 units under construction, mostly in Weirton and Follansbee. Most of the multifamily units currently under construction are in the Ohio portion of the HMA, mainly in Wintersville Village.

Demolitions. During the 1960-1966 period, an estimated 850 housing units have been demolished. Steubenville, which has a high proportion of old and substandard units, accounted for 65 percent of the demolitions. Many of the units were demolished through code enforcement and for highway and public housing projects. A small proportion was destroyed by fires and other catastrophes. Unless projects such as the public housing planned for Weirton and the urban renewal projects in Steubenville are accelerated, it is anticipated that the number of units demolished annually during the forecast period will be limited to units lost through code enforcement and catastrophes.

#### Tenure of Occupancy

As of January 1966, there are 50,350 occupied housing units in the Steubenville-Weirton HMA. Of these, 35,700 (71 percent) are owner-occupied and 14,650 (29 percent) are renter-occupied. Owner-occupancy has increased slightly, less than one percent, since 1960. In the 1950-1960 period, the proportion of owner-occupied units increased from nearly 60 to slightly over 70 percent. During the decade, correspondingly, renter-occupancy declined from 40 percent to 30 percent.

In the Ohio portion, there are 30,050 occupied units, of which 20,550 (68 percent) are owner-occupied and 9,500 (32 percent) renter occupied. In the West Virginia portion, 20,300 units are occupied, 15,150 (75

percent) by owners and 5,150 (25 percent) by renters. The Ohio portion has experienced a negligible increase in owner-occupancy since 1960, while in the West Virginia portion, owner-occupancy increased by slightly over one percent.

Steubenville, with about 10,550 occupied units, has about 5,400 (51 percent) owner occupants and 5,150 (49 percent) renters. Because only 40 percent of a total of 1,000 new units constructed in Steubenville has been single-family structures, the proportion of owner-occupied units has declined slightly, less than one percent since 1960, in contrast to other parts of the HMA where the proportions of owner-occupied units have increased. In Weirton, where there are approximately 8,600 occupied units, 6,475 (75 percent) are owner-occupied and 2,125 (25 percent) are renter-occupied.

#### Vacancy

Last Census. In April 1960, the Census of Housing reported that there were 1,110 vacant, nonseasonal, nondilapidated housing units available for sale or rent in the Steubenville-Weirton HMA, representing a net vacancy ratio of 2.3 percent. Of these, 320 were available for sale only, and 790 were available for rent, equal to sales and rental vacancy ratios of .9 and 5.2 percent, respectively (see table IX).

In the Ohio portion, 160 units were for sale only and 570 units were for rent, equal to sales and rental vacancy ratios of .8 and 5.8, respectively. In the West Virginia portion 160 units were for sale and 220 units for rent, representing vacancy ratios of 1.1 for sales units and 4.2 for rental units. Steubenville, with 30 vacant sales units had a lower sales vacancy ratio (.6 percent) than Weirton where 80 sales units were vacant (1.3 percent). The reverse was true in the rental category. Steubenville had 330 (6.3 percent) vacant units available for rent, compared with only 100 units (4.5 percent) for the city of Weirton.

Postal Vacancy Survey. A postal vacancy survey was conducted in the HMA in January 1965. The survey covered 37,690 housing units, about 71 percent of the current inventory. Of the total number of units surveyed, 865 were vacant, a vacancy ratio of 2.3 percent. The units surveyed included a total of 32,414 residences and 5,276 apartments. There were 509 vacant residences and 356 vacant apartments, equal to vacancy ratios of 1.6 and 6.7 percent, respectively. The results of the postal vacancy survey are summarized below and presented in detail in table X.

Summary of Results  
Postal Vacancy Survey  
Steubenville-Weirton HMA, January 1966

<u>Category</u>	<u>Units surveyed</u>	<u>Units vacant</u>	<u>Percent vacant</u>
Residences	32,414	509	1.6
Apartments	<u>5,276</u>	<u>356</u>	<u>6.7</u>
Total	37,690	865	2.3

Source: FHA Postal Vacancy Survey conducted by collaborating postmasters.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The Census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. Based on the results of the postal vacancy survey, the results of which have been adjusted for coverage and to census concepts, it is estimated that currently there are approximately 1,200 vacant, nonseasonal, nondilapidated housing units in the HMA available for sale or rent. This represents a net vacancy ratio of 2.3 percent, the same as in 1960. Of the available units, 350 are for sale only and 850 for rent, representing sales and rental vacancy ratios of 1.0 percent and 5.5 percent, respectively, negligible increases since 1960.

The current estimate of available units includes 830 units in the Ohio portion and 370 in the West Virginia portion. In the Ohio portion, 210 units (a 1.0 percent vacancy ratio) are for sale and 620 units (a 6.1 percent vacancy ratio) are for rent. In the West Virginia portion, 140 units (a .9 percent vacancy ratio) are for sale and 230 units (a 4.3 percent vacancy ratio) are for rent.

In the cities of Steubenville and Weirton, the sales vacancy rates of 1.1 percent and 1.2 percent, respectively, are slightly higher than that of the HMA as a whole. In Steubenville, where the rental inventory is large and its condition poorer than in the remainder of the HMA, the rental vacancy ratio is 7.0 percent, compared to 5.5 percent for the HMA. A large public housing project was recently completed in Steubenville which is not yet occupied (although it will be fully occupied soon) and has, temporarily, added 172 new units to the vacancy count. In contrast to the high rental vacancy ratio in Steubenville, the rental vacancy ratio is comparatively low in Weirton (3.8 percent) where the temporary influx of construction workers has absorbed some of the vacant units. The number of vacant units and the vacancy ratios for 1960 and 1966 are indicated for the HMA in the following table; similar data for the sub-markets are presented in table IX.

Vacant Housing Units  
Steubenville-Weirton HMA  
1960-1966

<u>Category</u>	<u>April 1960</u>	<u>January 1966</u>
Total vacant	2,436	2,500
Available vacant	1,113	1,200
For sale	320	350
Homeowner vacancy ratio	.9%	1.0%
For rent	793	850
Rental vacancy ratio	5.2%	5.5%
Other vacant	1,323	1,300

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

Of the current number of available vacancies, it is estimated that approximately 320 sales and 575 rental units have all plumbing facilities and are judged to be competitive. Approximately 190 of the sales units and 390 of the rental units that are vacant and have all plumbing facilities are in the Ohio portion, the remaining 130 sales and 185 rental units are in the West Virginia portion. The current estimate of available units with all plumbing facilities represent slight improvements over the proportions similarly classified in 1960, primarily because of the construction of new units and the demolition of many substandard houses in the 1960-1966 period. The January 1966 estimates of available competitive sales and rental units are only slightly above the proportions considered representative of a balanced supply-demand relationship in slow growing areas like the Steubenville-Weirton HMA.

## The Sales Market

General Market Conditions. As indicated by the current sales vacancy ratio, the record of building permits authorized, and limited data from the FHA unsold inventory of new sales housing completed in 1965, the sales market is firm, having experienced very little change since 1960. The supply of new single family units built each year has kept pace with the low level of household growth of the area. The small number of speculatively built homes have been sold readily. The weakest part of the sales market is the existing house market. Many of the older houses cannot compete with the newer units with respect to location, design, and various other amenities. This is especially true in the cities of Steubenville and Weirton where there are a number of vacant, previously occupied, single-family houses.

Subdivision Activity. Subdivision activity in the HMA is confined largely to the outskirts of the central cities, and there are only a few areas, such as Dickson Heights and Lawson Estates in the Ohio portion, and Marland Heights in the West Virginia portion, where about 10 to 20 sales houses are built annually. The majority of the houses are pre-sold. The speculatively built units usually are sold within three months.

Unsold Inventory of New Houses. The survey of unsold inventory of new houses conducted in the West Virginia portion of the HMA as of January 1, 1966, indicates that 52 houses were built in five subdivisions in which there were five or more completions in 1965. Of these, 33 houses were pre-sold and 19 were built speculatively. Of those built speculatively, only three remained unsold as of the survey date. These had been on the market for less than three months. A total of seven houses were under construction, of which six were presold.

A previous survey showed that a total of 39 houses was completed in four subdivisions with five or more completions in 1964. Of these, 30 were pre-sold and nine were built speculatively. Only one of the speculatively built units was unsold at the time of the survey. Three units were under construction, two of which were being built speculatively. In 1963, 24 units were completed in three subdivisions surveyed. Eighteen units were pre-sold and six were speculative. One unit remained unsold as of the survey date.

The results of the unsold inventory surveys are summarized in table XI. These data reveal an upward trend in completions both of pre-sold and speculative houses. Furthermore, the data show a concentration of houses built to sell for from \$20,000 to \$30,000. Although indicative of the price range in the West Virginia portion, the data should not be used alone as a basis for conclusions about the market because the sample is small and may not be representative.

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1/ Comparable data are not available for the Ohio portion of the HMA.

## Rental Market

General Market Conditions. Despite a slight increase in the rental vacancy ratio from 5.2 percent in 1960 to 5.5 percent currently, the rental market in the Steubenville-Weirton HMA is firm. As mentioned under the vacancy discussion, the increase in the rental vacancy ratio stems primarily from the impact of the 172-unit public housing project recently completed in Steubenville. The large number of demolitions and the presence of many construction workers in the area have assisted in keeping the rental market firm.

There have been very few conventionally-financed rental projects containing more than six or eight units built since 1960. The new rental units are mostly garden-type apartments, renting from \$100 to \$115 for one-bedroom, and from about \$100 to \$135 for two-bedroom units. Local realtors and builders, both in the Ohio and West Virginia portions of the HMA, report that none of the projects completed recently has had any marketing difficulties.

Rental Housing Under Construction or Proposed. As indicated by the postal vacancy survey and the record of building permits issued, there are approximately 15 multifamily units under construction as of January 1966. Most of these are in the Ohio portion of the HMA, mainly in Wintersville. In addition to the units under construction currently, there are proposals to build some 87 rental units in the HMA in the next six to twelve months. Those include 20 additional units in Wintersville, 12 units planned for the city of Toronto, and some 55 units near Route 22 in Weirton. Rents will be comparable with rents in recently completed projects.

## Urban Renewal and Redevelopment

As of January 1966, there is one urban renewal proposal in the HMA. This project, The South-Sixth Street Urban Renewal Project (Ohio, R77), is located in the south-west end of the city of Steubenville and covers an area of about 10 acres. The project area is bounded roughly by Slack Street on the north, Fourth Street on the east and south-east, and Railroad Avenue on the west. Approximately 200 housing units will be demolished and approximately 170 families, mainly renters, will be relocated. The project is in the survey and planning stage. Current plans call for the construction of 100 units of public housing in the area.

### Public Housing

Currently, there are 450 public housing units under management in the Steubenville-Weirton HMA. All are located in Steubenville. The Steubenville Metropolitan Housing Authority reports that all the units are rented, including those in the recently completed 172-unit John F. Kennedy Apartments although, at the time of the postal vacancy survey, tenants had not begun to occupy these apartments. The rent charged is based on total family income and family size. The rent is approximately 20 percent of income less authorized deductions.

In addition to the units currently under management, there are plans to construct some 305 public housing units in various parts of the HMA. Of these, 100 units are planned for the South-Sixth Street urban renewal project in Steubenville, 75 units are planned for Toronto, and 130 units for Weirton. The Steubenville project is in the planning stage, while property rights are being acquired for the Toronto project. It is anticipated that the rents and income limits in these two projects will be the same as in the units now under management. The Weirton project, which proposes 90 units for the elderly and 50 low income units, is still in the preliminary planning stage.

Demand for Housing

Quantitative Demand

It is estimated that the number of households in the Steubenville-Weirton HMA will increase by approximately 350 annually during the January 1966-January 1968 forecast period. The prospective demand for new housing units resulting from the increase in households has been adjusted for the number of housing units expected to be lost through demolitions, conversions, and other causes. Consideration also has been given to the current number of vacancies, the present volume of construction, the anticipated shift in tenure, and the transfer of single-family units from owner to renter status. Based on these factors it is estimated that the annual demand for new privately-owned housing will total 460 units, including 400 sales and 60 rental units. An additional 15 rental units a year (almost entirely in the Ohio portion) could be absorbed at the lower rents which can be achieved through use of public benefits or assistance in financing or land acquisition. The demand estimates do not include public low-rent housing or rent-supplement accommodations.

Of the annual demand for 400 sales units, it is estimated that 175 units represent demand in the Ohio portion and 225 units represent demand in the West Virginia portion. Of the annual demand for 60 rental units approximately 45 units will be in demand in the Ohio portion and 15 units in the West Virginia portion of the HMA.

Qualitative Demand

Sales Housing. The approximate distribution of the annual demand for sales housing in the HMA is presented in the following table.

Estimated Annual Demand for New Sales Housing, by Price Class

Steubenville-Weirton HMA  
January 1966-January 1968

<u>Price class</u>	<u>Ohio portion</u>	<u>West Virginia portion</u>	<u>HMA total</u>
\$12,000 - \$13,999	10	10	20
14,000 - 15,999	15	15	30
16,000 - 17,999	15	15	30
18,000 - 19,999	25	20	45
20,000 - 22,499	35	35	70
22,500 - 24,999	30	45	75
25,000 - 27,499	15	40	55
27,500 - 29,999	15	25	40
30,000 and over	15	20	35
Total	175	225	400



The foregoing distributions differ from those in table XI which reflect only selected subdivision experience in the West Virginia portion during the 1963-1965 period. It must be noted that the data for these years do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that some of the lower-value homes are concentrated in the smaller building operations. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than the subdivision surveys reveal.

Rental Housing. The annual demand for rental units, at minimum gross rents (including utilities) achievable in the area, has been estimated at 60 units, including 45 units in the Ohio portion and 15 units in the West Virginia portion. The total number of rental units will be absorbed best if distributed in the following sizes: five efficiencies, 20 one-bedroom units, 25 two-bedroom units, and ten three-bedroom units. The net addition to the rental inventory may be accomplished by either new construction or rehabilitation, and should be provided in small structures of only a few units each at rents close to the minimum achievable rents in the area.

At current costs, minimum rents at which privately-owned rental units can be produced at market interest rate financing are approximately \$80 for an efficiency, \$95 for one-bedroom, \$115 for a two-bedroom, and \$135 for a three-bedroom apartment.

An additional 15 units annually, mostly one- and two-bedroom, probably could be absorbed by the rental market at the lower rents achievable with below-market-interest-rate financing, exclusive of public low-rent housing or rent-supplement accommodations. The location factor is of especial importance in the provision of new units at the lower rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus the utilization of lower-priced land for new rental housing in out-lying locations to achieve lower rents may be self defeating unless the existence of a demand potential is clearly evident.

Table I

Trend of Civilian Work Force Components  
Steubenville-Weirton, HMA  
Annual averages 1962-1965

<u>Components</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>Comparable months</u>	
					<u>Dec. 1964</u>	<u>Dec. 1965</u>
Civilian work force	<u>64,100</u>	<u>63,600</u>	<u>64,900</u>	<u>68,500</u>	<u>65,300</u>	<u>68,200</u>
Unemployment	4,200	4,100	2,600	2,500	2,200	2,500
Percent of work force <sup>a/</sup>	6.6%	6.4%	3.9%	3.6%	3.4%	3.6%
Employment	<u>59,800</u>	<u>59,500</u>	<u>62,300</u>	<u>66,100</u>	<u>63,100</u>	<u>65,800</u>
Nonag. wage and salary emp.	53,200	53,200	55,900	59,600	57,000	59,700
All other employment	6,600	6,300	6,400	6,500	6,100	6,100

<sup>a/</sup> Based on unrounded figures.

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

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

Table II

Workers Covered Under Unemployment Compensation Laws  
Steubenville-Weirton HMA, 1961-1965  
(Annual averages)

<u>Category</u>	<u>HMA total</u>				<u>June 1965</u>
	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	
Total covered employment	<u>43,673</u>	<u>43,089</u>	<u>42,939</u>	<u>45,172</u>	<u>51,897</u>
Manufacturing	28,934	28,566	28,277	29,527	33,129
Nonmanufacturing	<u>14,739</u>	<u>14,523</u>	<u>14,662</u>	<u>15,645</u>	<u>18,768</u>
Contract construction	2,212	1,622	1,426	2,140	4,259
Mining & quarrying	1,065	1,125	1,255	1,210	1,202
Trans. comm. & pub. util.	2,427	2,568	2,526	2,464	2,456
Trade	6,505	6,407	6,491	6,665	7,157
Fin. ins. & real estate	830	874	878	893	952
Services	1,697	1,924	2,073	2,255	2,718
Other	4	4	14	19	24

	<u>Ohio portion</u>				<u>June 1965</u>
	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	
Total covered employment	<u>20,087</u>	<u>19,738</u>	<u>20,157</u>	<u>21,435</u>	<u>22,984</u>
Manufacturing	10,066	9,895	10,130	10,810	11,199
Nonmanufacturing	<u>10,021</u>	<u>9,843</u>	<u>10,027</u>	<u>10,625</u>	<u>11,785</u>
Contract construction	1,170	857	882	1,498	2,444
Mining & quarrying	884	877	978	927	802
Trans. comm. & pub. util.	1,657	1,614	1,641	1,623	1,614
Trade	4,450	4,526	4,497	4,460	4,688
Fin. ins. & real estate	665	671	663	662	672
Services	1,192	1,295	1,356	1,444	1,541
Other	4	4	11	12	24

	<u>West Virginia portion</u>				<u>June 1965</u>
	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	
Total covered employment	<u>23,586</u>	<u>23,351</u>	<u>22,782</u>	<u>23,737</u>	<u>28,913</u>
Manufacturing	18,868	18,671	18,147	18,717	21,930
Nonmanufacturing	<u>4,718</u>	<u>4,680</u>	<u>4,635</u>	<u>5,020</u>	<u>6,983</u>
Contract construction	1,042	765	544	642	1,815
Mining & quarrying	181	248	277	283	400
Trans. comm. & pub. util.	770	954	885	841	842
Trade	2,055	1,881	1,994	2,205	2,469
Fin. ins. & real estate	165	203	215	231	280
Services	505	629	717	811	1,177
Other	0	0	3	7	0

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

Sources: Division of Research and Statistics, Ohio Bureau of Unemployment Compensation; West Virginia Department of Employment Security.

Table III

Estimated Percentage Distribution of Families by Annual Income  
After Deduction of Federal Income Tax  
Steubenville-Weirton HMA  
1966 and 1968

Annual family income	HMA total				Ohio portion				West Virginia portion			
	1966		1968		1966		1968		1966		1968	
	All	Tenant	All	Tenant	All	Tenant	All	Tenant	All	Tenant	All	Tenant
Under \$3,000	10	16	10	15	12	18	12	17	8	13	7	12
\$3,000 - 3,999	6	8	5	8	7	9	6	8	4	7	4	7
4,000 - 4,999	8	11	7	9	9	12	8	12	8	9	7	9
5,000 - 5,999	11	12	10	11	12	14	11	12	8	12	8	10
6,000 - 6,999	12	13	11	12	13	15	12	15	11	11	10	9
7,000 - 7,999	11	13	10	13	12	12	12	12	11	13	9	12
8,000 - 8,999	10	9	10	10	10	6	10	8	11	12	10	12
9,000 - 9,999	9	5	10	7	7	4	8	5	10	7	10	9
10,000 - 12,499	12	8	14	9	10	7	11	8	15	10	18	12
12,500 and over	11	5	13	6	8	3	10	3	14	6	17	8
Total	100	100	100	100	100	100	100	100	100	100	100	100
Median	\$7,275	6,250	7,725	6,625	6,750	5,800	7,050	6,050	\$8,000	6,875	6,475	7,275

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends  
Steubenville-Weirton HMA  
April 1, 1950-January 1, 1966

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>January 1966</u>	<u>Average annual change</u>			
				<u>1950 -1960</u>	<u>a/</u>	<u>1960-1966</u>	<u>a/</u>
	<u>Number</u>	<u>Rate</u>		<u>Number</u>	<u>Rate</u>		<u>Rate</u>
HMA total	<u>157,787</u>	<u>167,156</u>	<u>174,100</u>	<u>997</u>	<u>.6</u>	<u>1,100</u>	<u>.7</u>
Ohio portion	<u>96,495</u>	<u>99,201</u>	<u>102,200</u>	<u>271</u>	<u>.3</u>	<u>520</u>	<u>.6</u>
Steubenville	<u>35,872</u>	<u>32,495</u>	<u>33,300</u>	<u>-337</u>	<u>-.9</u>	<u>140</u>	<u>.5</u>
Remainder of Ohio portion	<u>60,623</u>	<u>66,706</u>	<u>68,900</u>	<u>608</u>	<u>.9</u>	<u>380</u>	<u>.6</u>
West Virginia portion	<u>61,292</u>	<u>68,555</u>	<u>71,900</u>	<u>726</u>	<u>1.1</u>	<u>580</u>	<u>.9</u>
Weirton	<u>24,005</u>	<u>28,201</u>	<u>30,250</u>	<u>419</u>	<u>1.6</u>	<u>355</u>	<u>1.3</u>
Remainder of West Virginia portion	<u>37,287</u>	<u>40,354</u>	<u>41,650</u>	<u>307</u>	<u>.8</u>	<u>225</u>	<u>.6</u>

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

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

Table V

Trends in Number and Size of Households  
Steubenville-Weirton HMA  
April 1950-January 1966

<u>Area</u>	<u>Number of households</u>			<u>Average annual change</u>				<u>Persons per household</u>		
	<u>April</u>	<u>April</u>	<u>January</u>	<u>1950-1960</u>		<u>1960-1966</u>		<u>April</u>	<u>April</u>	<u>January</u>
	<u>1950</u>	<u>1960</u>	<u>1966</u>	<u>Number</u>	<u>Rate <sup>a/</sup></u>	<u>Number</u>	<u>Rate <sup>a/</sup></u>	<u>1950</u>	<u>1960</u>	<u>1966</u>
HMA total	<u>43,228</u>	<u>48,193</u>	<u>50,350</u>	<u>497</u>	<u>1.0</u>	<u>375</u>	<u>.8</u>	<u>3.60</u>	<u>3.44</u>	<u>3.42</u>
Ohio portion	<u>26,805</u>	<u>29,001</u>	<u>30,050</u>	<u>220</u>	<u>.8</u>	<u>180</u>	<u>.7</u>	<u>3.55</u>	<u>3.39</u>	<u>3.37</u>
Steubenville	<u>10,321</u>	<u>10,190</u>	<u>10,550</u>	<u>-13</u>	<u>-.1</u>	<u>60</u>	<u>.7</u>	<u>3.39</u>	<u>3.13</u>	<u>3.10</u>
Rest of Ohio portion	<u>16,484</u>	<u>18,811</u>	<u>19,500</u>	<u>233</u>	<u>1.3</u>	<u>120</u>	<u>.7</u>	<u>3.65</u>	<u>3.53</u>	<u>3.52</u>
West Virginia portion	<u>16,423</u>	<u>19,192</u>	<u>20,300</u>	<u>277</u>	<u>1.6</u>	<u>195</u>	<u>1.0</u>	<u>3.67</u>	<u>3.52</u>	<u>3.49</u>
Weirton	<u>6,365</u>	<u>7,923</u>	<u>8,600</u>	<u>156</u>	<u>2.2</u>	<u>120</u>	<u>1.5</u>	<u>3.74</u>	<u>3.54</u>	<u>3.50</u>
Rest of West Virginia portion	<u>10,058</u>	<u>11,269</u>	<u>11,700</u>	<u>121</u>	<u>1.1</u>	<u>75</u>	<u>.7</u>	<u>3.63</u>	<u>3.51</u>	<u>3.49</u>

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

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

Table VI

Housing Inventory, Tenure, and Total Vacant Units  
Steubenville-Weirton HMA  
1950-1966

	Ohio portion			West Virginia portion			
	Steubenville	Rest of	Total	Weirton	Rest of	Total	HMA
Occupancy and tenure	City	Ohio portion	Ohio portion	City	W. Va. portion	W. Va. portion	total
<u>April 1, 1950</u>							
Total housing inventory	<u>10,491</u>	<u>17,047</u>	<u>27,538</u>	<u>6,438</u>	<u>10,314</u>	<u>16,752</u>	<u>44,290</u>
Total occupied	<u>10,321</u>	<u>16,484</u>	<u>26,805</u>	<u>6,365</u>	<u>10,058</u>	<u>16,423</u>	<u>43,228</u>
Owner occupied	<u>4,750</u>	<u>10,807</u>	<u>15,557</u>	<u>3,949</u>	<u>6,202</u>	<u>10,151</u>	<u>25,708</u>
Percent of all occupied	46.0%	65.6%	58.0%	62.0%	61.7%	61.8	59.5%
Renter occupied	<u>5,571</u>	<u>5,677</u>	<u>11,248</u>	<u>2,416</u>	<u>3,856</u>	<u>6,272</u>	<u>17,520</u>
Percent of all occupied	54.0%	34.4%	42.0%	38.0%	38.3%	38.2%	40.5%
Total vacant	170	563	733	73	256	329	1,062
<u>April 1, 1960</u>							
Total housing inventory	<u>10,714</u>	<u>19,941</u>	<u>30,655</u>	<u>8,187</u>	<u>11,787</u>	<u>19,974</u>	<u>50,629</u>
Total occupied	<u>10,190</u>	<u>18,811</u>	<u>29,001</u>	<u>7,923</u>	<u>11,269</u>	<u>19,192</u>	<u>48,193</u>
Owner occupied	<u>5,311</u>	<u>14,461</u>	<u>19,772</u>	<u>5,880</u>	<u>8,175</u>	<u>14,055</u>	<u>33,827</u>
Percent of all occupied	52.1%	76.9%	68.2%	74.2%	72.5%	73.2%	70.2%
Renter occupied	<u>4,879</u>	<u>4,350</u>	<u>9,229</u>	<u>2,043</u>	<u>3,094</u>	<u>5,137</u>	<u>14,366</u>
Percent of all occupied	47.9%	23.1%	31.8%	25.8%	27.5%	26.8%	29.8%
Total vacant	524	1,130	1,654	264	518	782	2,436
<u>January 1, 1966</u>							
Total housing inventory	<u>11,150</u>	<u>20,650</u>	<u>31,800</u>	<u>8,850</u>	<u>12,200</u>	<u>21,050</u>	<u>52,850</u>
Total occupied	<u>10,550</u>	<u>19,500</u>	<u>30,050</u>	<u>8,600</u>	<u>11,700</u>	<u>20,300</u>	<u>50,350</u>
Owner occupied	<u>5,400</u>	<u>15,150</u>	<u>20,550</u>	<u>6,475</u>	<u>8,675</u>	<u>15,150</u>	<u>35,700</u>
Percent of all occupied	51.2%	77.7%	68.4%	75.3%	74.1%	74.6%	70.9%
Renter occupied	<u>5,150</u>	<u>4,350</u>	<u>9,500</u>	<u>2,125</u>	<u>3,025</u>	<u>5,150</u>	<u>14,650</u>
Percent of all occupied	48.8%	22.3%	31.6%	24.7%	25.9%	25.4%	29.1%
Total vacant	600	1,150	1,750	250	500	750	2,500

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

Table VII

Housing Inventory by Units in Structure  
Steubenville-Weirton HMA  
1960-1966

<u>Units in structure</u> <u>a/</u>	<u>HMA total</u>			
	<u>April 1960</u>	<u>January 1966</u>	<u>Percent of total</u>	
One unit	44,868	46,750	88.6	88.4
Two units	3,052	3,100	6.0	5.9
Three or more units	2,709	3,000	5.4	5.7
Total	50,629	52,850	100.0	100.0

<u>a/</u>	<u>Ohio portion</u>			
	<u>April 1960</u>	<u>January 1966</u>	<u>Percent of total</u>	
One unit	26,715	27,550	87.1	86.6
Two units	1,993	2,000	6.5	6.3
Three or more units	1,947	2,250	6.4	7.1
Total	30,655	31,800	100.0	100.0

<u>a/</u>	<u>West Virginia portion</u>			
	<u>April 1960</u>	<u>January 1966</u>	<u>Percent of total</u>	
One unit	18,153	19,200	90.9	91.2
Two units	1,059	1,100	5.3	5.2
Three or more units	762	750	3.8	3.6
Total	19,974	21,050	100.0	100.0

a/ Includes trailers.

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



Table VIII

Housing Units Authorized by Building Permits  
Steubenville-Weirton HMA  
1960-1965

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>Total 1960-1965</u>
<u>HMA total</u>	<u>477<sup>a/</sup></u>	<u>313</u>	<u>370</u>	<u>720<sup>a/</sup></u>	<u>361</u>	<u>389</u>	<u>2,630</u>
Ohio portion	<u>270</u>	<u>154</u>	<u>167</u>	<u>545</u>	<u>203</u>	<u>174</u>	<u>1,513</u>
Steubenville City	<u>212</u>	<u>56</u>	<u>68</u>	<u>468</u>	<u>120</u>	<u>80</u>	<u>1,004</u>
Wintersville Village	<u>24</u>	<u>43</u>	<u>32</u>	<u>31</u>	<u>48</u>	<u>62</u>	<u>240</u>
Mingo Junction Village	<u>19</u>	<u>37</u>	<u>55</u>	<u>29</u>	<u>26</u>	<u>26</u>	<u>192</u>
Toronto City	<u>6</u>	<u>13</u>	<u>7</u>	<u>12</u>	<u>7</u>	<u>6</u>	<u>51</u>
Remainder of Ohio portion	<u>9</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>2</u>	<u>0</u>	<u>26</u>
West Virginia portion	<u>207</u>	<u>159</u>	<u>203</u>	<u>175</u>	<u>158</u>	<u>215</u>	<u>1,117</u>
Weirton	<u>203</u>	<u>147</u>	<u>184</u>	<u>118</u>	<u>105</u>	<u>76</u>	<u>833</u>
Remainder of West Virginia portion	<u>4</u>	<u>12</u>	<u>19</u>	<u>57</u>	<u>53</u>	<u>139</u>	<u>284</u>

a/ Includes 126 and 200 public housing units approved for Steubenville in 1960 and 1963, respectively.

Sources: Bureau of the Census, C-40 Construction reports; and local permit-issuing offices.

Table IX

Trend of Vacancy  
Steubenville-Weirton HMA  
1950-1966

	<u>Ohio portion</u>			<u>West Virginia portion</u>			<u>HMA total</u>
	<u>Steubenville City</u>	<u>Rest of Ohio portion</u>	<u>Total Ohio portion</u>	<u>Weirton City</u>	<u>Rest of W. Va. portion</u>	<u>Total W. Va. portion</u>	
<u>Vacant housing units</u>							
<u>April 1, 1950</u>							
Total vacant	<u>170</u>	<u>563</u>	<u>733</u>	<u>73</u>	<u>256</u>	<u>329</u>	<u>1,062</u>
Available vacant	<u>56</u>	<u>99</u>	<u>155</u>	<u>26</u>	<u>61</u>	<u>87</u>	<u>242</u>
For sale	<u>14</u>	<u>47</u>	<u>61</u>	<u>14</u>	<u>26</u>	<u>40</u>	<u>101</u>
Homeowner vacancy rate	.3%	.4%	.4%	.4%	.4%	.4%	.4%
For rent	<u>42</u>	<u>52</u>	<u>94</u>	<u>12</u>	<u>35</u>	<u>47</u>	<u>141</u>
Rental vacancy rate	.7%	.9%	.8%	.5%	.9%	.7%	.8%
Other vacant	114	464	578	47	195	242	820
<u>April 1, 1960</u>							
Total vacant	<u>524</u>	<u>1,130</u>	<u>1,654</u>	<u>264</u>	<u>518</u>	<u>782</u>	<u>2,436</u>
Available vacant	<u>360</u>	<u>364</u>	<u>724</u>	<u>176</u>	<u>213</u>	<u>389</u>	<u>1,113</u>
For sale	<u>31</u>	<u>126</u>	<u>157</u>	<u>80</u>	<u>83</u>	<u>163</u>	<u>320</u>
Homeowner vacancy rate	.6%	.9%	.8%	1.3%	1.0%	1.1%	.9%
For rent	<u>329</u>	<u>238</u>	<u>567</u>	<u>96</u>	<u>130</u>	<u>226</u>	<u>793</u>
Rental vacancy rate	6.3%	5.2%	5.8%	4.5%	4.0%	4.2%	5.2%
Other vacant	164	766	930	88	305	393	1,323
<u>January 1, 1966</u>							
Total vacant	<u>600</u>	<u>1,150</u>	<u>1,750</u>	<u>250</u>	<u>500</u>	<u>750</u>	<u>2,500</u>
Available vacant	<u>450</u>	<u>380</u>	<u>830</u>	<u>165</u>	<u>205</u>	<u>370</u>	<u>1,200</u>
For sale	<u>60</u>	<u>150</u>	<u>210</u>	<u>80</u>	<u>60</u>	<u>140</u>	<u>350</u>
Homeowner vacancy rate	1.1%	1.0%	1.0%	1.2%	.7%	.9%	1.0%
For rent	<u>390</u>	<u>230</u>	<u>620</u>	<u>85</u>	<u>145</u>	<u>230</u>	<u>850</u>
Rental vacancy rate	7.0%	5.0%	6.1%	3.8%	4.6%	4.3%	5.5%
Other vacant	150	770	920	85	295	380	1,300

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

Table X

## Steubenville-Weirton, Ohio-West Virginia, Area Postal Vacancy Survey

January 18-31, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	37,690	865	2.3	636	229	166	32,414	509	1.6	458	51	152	5,276	356	6.7	178	178	14	589	36	6.1
Steubenville, Ohio	13,710	471	3.4	274	197	75	9,834	191	1.9	172	19	63	3,876	280	7.2	102	178	12	126	12	9.5
Main Office	9,936	432	4.3	250	182	39	6,351	165	2.6	155	10	36	3,585	267	7.4	95	172	3	50	-	-
Wintersville Branch	3,167	37	1.2	22	15	27	2,876	24	0.8	15	9	18	291	13	4.5	7	6	9	65	1	1.5
Annex Station	607	2	0.3	2	-	9	607	2	0.3	2	-	9	-	-	-	-	-	-	11	11	100.0
Weirton, W. Va.	8,493	162	1.9	152	10	42	7,880	123	1.6	113	10	40	613	39	6.4	39	-	2	67	1	1.5
Main Office	5,509	140	2.5	132	8	40	5,186	103	2.0	95	8	38	323	37	11.5	37	-	2	67	1	1.5
Cove Station	2,984	22	0.7	20	2	2	2,694	20	0.7	18	2	2	290	2	0.7	2	-	-	-	-	-
Other Cities and Towns	15,487	232	1.5	210	22	49	14,700	195	1.3	173	22	49	787	37	4.7	37	-	-	396	23	5.8
Ohio Portion	7,846	110	1.4	98	12	23	7,434	89	1.2	77	12	23	412	21	5.1	21	-	-	303	6	2.0
Brilliant	698	3	0.4	3	-	2	692	3	0.4	3	-	2	6	-	-	-	-	-	33	-	-
Mingo Junction	2,427	28	1.2	26	2	9	2,238	22	1.0	20	2	9	189	6	3.2	6	-	-	46	-	-
Tiltonsville	721	7	1.0	7	-	-	715	7	1.0	7	-	-	6	-	-	-	-	-	-	-	-
Toronto	3,427	60	1.8	50	10	10	3,319	47	1.4	37	10	10	108	13	12.0	13	-	-	224	6	2.7
Yorkville	573	12	2.1	12	-	2	470	10	2.1	10	-	2	103	2	1.9	2	-	-	-	-	-
West Virginia portion	7,641	122	1.6	112	10	26	7,266	106	1.5	96	10	26	375	16	4.3	16	-	-	93	17	18.3
Chester	1,782	18	1.0	17	1	2	1,733	14	0.8	13	1	2	49	4	8.2	4	-	-	14	14	100.0
Follansbee	2,431	38	1.6	30	8	17	2,229	36	1.6	28	8	17	202	2	1.0	2	-	-	32	-	-
Newell	604	16	2.6	15	1	-	520	13	2.5	12	1	-	84	3	3.6	3	-	-	15	3	20.0
Wellsburg	2,824	50	1.8	50	-	7	2,784	43	1.5	43	-	7	40	7	17.5	7	-	-	32	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table XI

Houses Completed in Selected Subdivisions, by Price Class  
Weirton, West Virginia, Area  
1963-1965

<u>Sales price</u>	<u>Total completions</u>			<u>Presold</u>			<u>Speculative houses</u>					
							<u>Total</u>			<u>Unsold</u>		
	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>
\$12,500 - \$14,999	4	0	5	3	0	3	1	0	2	1	0	0
15,000 - 17,499	0	0	0	0	0	0	0	0	0	0	0	0
17,500 - 19,999	0	2	0	0	1	0	0	1	0	0	0	0
20,000 - 24,999	14	19	21	11	15	16	3	4	5	0	0	0
25,000 - 29,999	6	18	24	4	14	13	2	4	11	0	1	2
30,000 - 34,999	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	24	39	52	18	30	33	6	9	19	1	1	3

Source: Federal Housing Administration.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION

Washington, D. C. 20411

**NEWS**

FHA INFORMATION 382-4693

FOR RELEASE FRIDAY  
AUGUST 19, 1966

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Poston

The Federal Housing Administration today released its analysis of the Steubenville, Ohio - Weirton, West Virginia, housing market. The housing market includes Jefferson County in Ohio, and Brooke and Hancock Counties in West Virginia. Demand for new housing is estimated at 360 units a year for the two years dating from January 1966. The yearly total includes 300 sales and 60 rental units. An additional 15 privately-owned rental units a year probably could be absorbed at the lower rents associated with public benefits or assistance financing.

The January 1966 vacancy report suggests a balanced market. At that time there were about 1,200 available, vacant, nonseasonal, nondilapidated housing units. About 350 units were for sale and 850 units were for rent. These are vacancy ratios of 1.0 percent for sales and 5.5 percent for rentals.

Building volume has fluctuated since 1960, with the major portion of activity in single-family structures. In January 1966, there were about 52,850 housing units. New construction provided about 3,230 units since 1960, and includes 2,630 units authorized by building permits and 600 built where permits are not issued. The number of permits issued varied from a low of 313 in 1961 to a high of 720 in 1963. In January 1966, about 170 units were being built with about 155 of them in single-family structures.

Figures for employment and unemployment reflect an improved economy since 1962. However, employment gains in the manufacturing-based economy are expected to fall below gains of the recent past years. Yearly gains during January 1966-January 1968 are forecast at 1,000 jobs a year. As of December 1965, nonagricultural wage and salary employment totaled 59,700 jobs. For the year 1965, such employment averaged 59,600, twelve percent higher than in 1962. In 1965, unemployment averaged 3.6 percent of the work force, down significantly from the 1962 level of 6.6 percent.

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Rises are predicted for family incomes. In January 1966, the median yearly income of all families, after the deduction of federal income tax, was about \$7,275. For tenant families it was about \$6,250. By 1968, figures are expected to increase to \$7,725 and \$6,625, respectively.

The rates of increase in population and the number of households are expected to be slightly lower than the rates during 1960-1966. In January 1966, the population was estimated at 174,100. This is an increase of about 1,100 a year since 1960. Gains are projected at 950 for each of the two forecast years. In January 1966, households totaled about 50,350. This is an increase of about 375 a year since 1960. Households are expected to increase by about 350 a year during the January 1966-January 1968 forecast period.

Requests for copies of the analysis should be directed to Mr. William H. Hackman, Director, Federal Housing Administration, Stouffer Building, 1375 Euclid Avenue, Cleveland, Ohio 44115, or to Mr. James F. Haught, Director, Federal Housing Administration, New Federal Office Building, 500 Quarrier Street, Charleston, West Virginia 25301.

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8/19/66