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ANALYSIS OF THE SYRACUSE, N.Y. HOUSING MARKET

AS OF SEPTEMBER 1, 1964 /

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A Report by the
U.S. FEDERAL HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY
WASHINGTON, D.C. 20411
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THE SYRACUSE, NEW YORK HOUSING MARKET
AS OF SEPTEMBER 1, 1964

u.S.
FIELD MARKET ANALYSIS SERVICE
FEDERAL HOUSING ADMINISTRATION
Housing and Home Finance Agency

Foreword

Since 1936 the Federal Housing Administration has prepared locality housing market analyses for administrative use as an aid in mortgage insurance underwriting and policy determinations. 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 published analyses omit certain information supplied to FHA for administrative use only, such as selected labor market or military information, the omissions do not affect the pertinence of analytical findings and conclusions. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Since market analysis is not an exact science, however, 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 determination of the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

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.

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ANALYSIS OF
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Summary and Conclusions

1. The economy of the SMSA is heavily based on the machinery industry, which employs 44 percent of the manufacturing workers. Despite this dominance, the economy of the area is considered to be reasonably diversified. Much of the economic growth in the recent past has resulted from the locating in Syracuse of several regional sales offices of nationally known firms.
2. The civilian work force increased by almost 2,000 workers from 1960 to 1961 but has since declined to about the 1960 level of approximately 231,000. Nonagricultural wage and salary employment has increased by 4,200 since 1960 to a total of 188,600. This net increase resulted from an 11,300 increase in nonmanufacturing employment and a decrease of 7,100 in manufacturing employment. During the two-year forecast period, nonagricultural wage and salary employment is expected to increase by 4,200, virtually all in the nonmanufacturing sector.
3. The current all-family median income, after deducting federal income tax, is \$7,375. The current renter after-tax median is \$6,025. The projected (1966) after-tax median income for all families is \$7,800 and for renters it is \$6,375.
4. The current population is estimated to total 570,400, up 5.2 percent since 1960. The growth rate was fairly similar in each of the three counties that make up the SMSA. The population is projected to 584,500 in September 1966, 2.4 percent above the current level.
5. Households are currently estimated at 167,400, a 6.0 percent increase over the 1960 level of 157,947. It is estimated that households will increase to 171,900 by September 1966. Household size has decreased very slightly since 1950.
6. At present, the housing supply consists of an estimated 184,200 housing units, an addition of 11,795 units (6.8 percent) since 1960. The addition resulted from the construction of an estimated 14,800 new units and the loss of an estimated 3,000 units through demolitions. Approximately 70 percent of the new units constructed since 1960 were in single-family structures. Because

single-family structures accounted for a large proportion of new residential construction and because most single-family structures are owner-occupied, it is estimated that owner-occupied units presently account for 67.8 percent of all occupied units. In 1960 owner-occupied units accounted for 66.4 percent of all occupied units.

7. There are an estimated 5,400 vacant available units in the SMSA at present, a net vacancy ratio of 3.0 percent. Of these, 1,900 are estimated to be available for sale (1.6 percent vacancy) and 3,500 are estimated to be available for rent (6.0 percent vacancy).
8. Housing demand for each of the next two years is estimated at 2,125 units; 1,500 sales units and 625 rental units. Slightly more than 75 percent of the sales demand will be for units priced below \$25,000. Demand for units priced between \$18,000 and \$25,000 will constitute 44 percent of the over-all sales demand. The distribution of the estimated demand for 625 rental units by gross rent and unit size is shown in the table on page 18.
9. Demand for housing designed for elderly occupancy, without special services, will be limited to approximately 50 units for each of the next two years.
10. Based on the estimated 1966 elderly population, the existing supply of nursing beds in suitable nursing homes, the level of vacancies, and the proportion of beds in proprietary homes, a need exists for a maximum additional 1,300 beds in nursing homes.

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This analysis embraces the over-all sales and rental housing markets as well as the specified sub-markets.

Since this analysis is concerned with the market for urban housing, the agricultural segment of the SMSA has been excluded whenever possible. Unless specified otherwise, all data deal with the nonagricultural economy, population, and housing market.

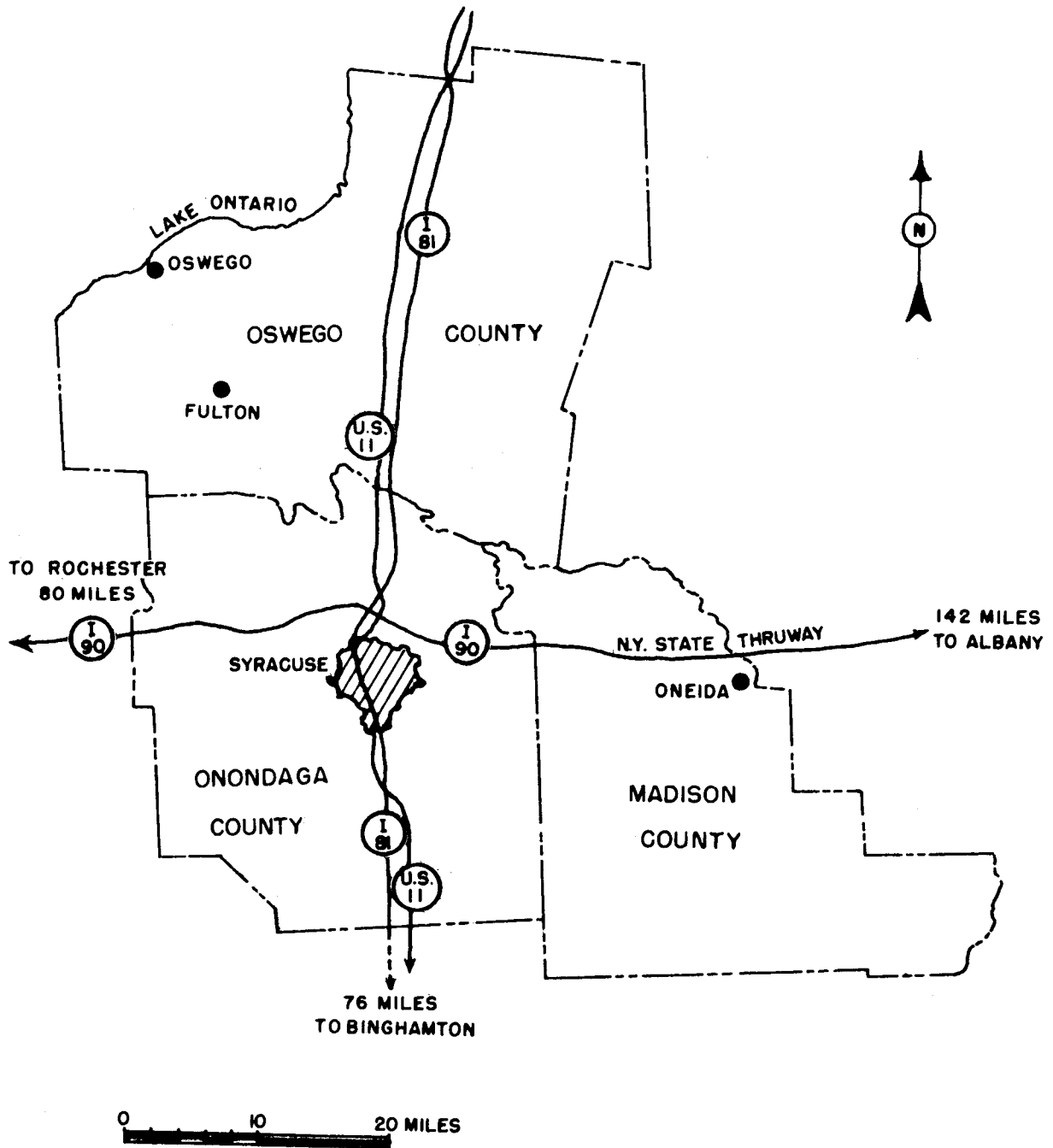
Housing Market Area

For this report, the Syracuse, New York Housing Market Area (HMA) is defined as being coterminous with the Syracuse Standard Metropolitan Statistical Area (SMSA), which is composed of Madison, Onondaga, and Oswego Counties. The city of Syracuse, containing slightly more than one-third of the population of the SMSA is the urban, trade, and employment center of the three-county area. The cities of Oswego and Fulton in Oswego County and Oneida in Madison County are, however, small separate urban centers and are considered to be semi-autonomous housing market areas. The outlying areas of each county are predominately agricultural and not actually part of the Syracuse housing market. The entire three-county area is included in the HMA, however, to facilitate the use of statistical data which are compiled on county and SMSA bases.

The city of Syracuse is situated on a broad expanse of relatively level land in Central New York, approximately 80 miles east of Rochester, New York, 76 miles north of Binghamton, New York, and 142 miles west of Albany, New York. Excellent highways link Syracuse with these and other major urban centers in the northeast. Two major highways are the New York State Thruway, Interstate 90 (east-west), and The Empire Stateway, Interstate 81, a limited access north-south expressway, parts of which have not as yet been completed. In addition, there are three U.S. highways and numerous state and county highways serving the area.

According to the U.S. Bureau of the Census, there was net commutation of 1,097 workers to the SMSA from the surrounding counties in 1960, 7,618 in-commuters and 6,521 out-commuters. Nearly one-third of the commuters to the SMSA travelled east from Cayuga County, an agriculturally-oriented county, and forty percent of the commuters from the SMSA travelled east to Oneida County, where the cities of Utica and Rome are located. Virtually all commutation within the SMSA was directed to Onondaga County, the majority to Syracuse itself.

SYRACUSE, NEW YORK HOUSING MARKET AREA



Economy of the Area

The economy of the SMSA is heavily based on the machinery industry, electrical and nonelectrical. At present, 44 percent of manufacturing employment is in this industry. Despite this dominance, other industries manufacture sufficiently varied products to provide reasonable diversity in the economy of the area. The diversity of manufacturing activity, however, has not prevented a decline in employment in the manufacturing sector over the past six years. This decline in large part has been due to the closing of industrial plants or to their transfer to other areas and to transfers of departments and personnel from Syracuse by other firms which have maintained some operations in Syracuse. The number of new firms and expansions in existing firms have not been sufficient to offset the move-outs. Several firms plan to locate in Syracuse in the next few years, however, and several existing firms are currently expanding their facilities.

In the past several years, a number of nationally known firms (insurance companies and office machine manufacturers) have established regional offices in Syracuse. This influx, coupled with the steady growth of government employment, has provided much of the growth in the Syracuse area.

Employment

As reported by the New York State Department of Labor, Division of Employment, 230,900 persons were in the civilian work force of the Syracuse SMSA in May 1964; this is about 300 fewer than in May 1960 (see table below). Agricultural employment declined by 2,100 to 7,600, while total nonagricultural employment increased by 3,600 to 214,300 from 1961 to 1962 and then remained fairly constant through May 1964.

Employment Trends, Syracuse, New York SMSA
May 1960-May 1964
(in thousands)

<u>Employment</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Work force	<u>231.2</u>	<u>233.1</u>	<u>232.7</u>	<u>232.5</u>	<u>230.9</u>
Unemployment	10.8	14.7	9.5	9.8	9.0
Percent	4.7%	6.3%	4.1%	4.2%	3.9%
Agricultural emp.	9.7	9.3	8.9	8.4	7.6
Nonag. employment ^{a/}	210.7	209.1	214.4	214.4	214.3

^{a/} Includes self-employed.

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

Total nonagricultural wage and salary employment increased by 11,500 to 188,600 between May 1958 and May 1964, an increase of 6.4 percent (see Appendix Table I). At the same time, manufacturing employment decreased by 4,200 (6.4 percent) to 61,500. This decline was quite general as employment dropped in seven of the eleven manufacturing industrial classifications. Employment in the durable goods industries declined by 2,800, largely as a result of a 3,100 decline in electrical and nonelectrical machinery. The major factors in this decline were the closing of one appliance plant, and the transfer of functions by two large local employers to other locations. The primary metals industry added 400 employees in the six-year period, while employment in the pottery industry fell 100.

The nondurable goods manufacturing industries experienced a general decline much like that in durable goods from 1958 to 1964, with employment dropping by 1,400. Declines were noted in food products (300), paper and allied products (1,000), and other nondurables (200). The printing and publishing industry, at the same time, remained stable at 2,300.

Employment in the nonmanufacturing sector has increased by 15,700 (14.1 percent) since May 1958. As is typical of many metropolitan areas, the increase was concentrated in services and government, followed closely by trade. Employment in these classifications increased by 4,700, 4,800 and 3,400, respectively. The employment gains in construction and in finance, although numerically less than those mentioned above, were none-the-less impressive. The percentage increase of 22.1 percent in construction was the highest of all nonmanufacturing industries and the 15.9 percent increase in finance also ranked high. Employment in transportation and utilities decreased by 300 jobs, the only nonmanufacturing classification that declined, largely because of declines in railroad employment.

The employment participation rate (the number of workers per 100 population) has been declining in the Syracuse HMA since 1950. In 1960, the ratio was 38.04 and is estimated to have declined to 37.50 at the present time.

Unemployment

Currently, there are an estimated 9,000 unemployed persons in the SMSA, equal to 3.9 percent of the total work force. This is 1,800 fewer than in May 1960, when 4.7 percent of the work force was out of work.

In the recession year of 1961, there was peak unemployment of 14,700, equal to 6.3 percent of the work force. Since 1961, unemployment has not exceeded 4.2 percent of the work force for any May, as shown on page 2.

Employment Outlook

The only sizable growth in employment in the manufacturing sector is expected in the transportation equipment industry where expansion programs at two plants will result in the hiring of 400 additional employees at each plant when the programs are completed in the fall of 1964 and the spring of 1965. These gains may be offset, however, by a moveout of another which has 900 employees. Based on these facts and on past trends, manufacturing employment is expected, at best, to remain steady over the next two years and could very possibly continue the present modest rate of decline.

We estimate that employment in nonmanufacturing establishments may increase by as much as two percent annually during the forecast period. Much of this growth will result from internal stimuli, demand for more services, more trade facilities, and more governmental functions. The popularity of Syracuse as an area for regional offices appears still in evidence and will also be a factor in this growth. One such company is planning to add 150 to 200 employees to its current total of 350. A feed and fertilizer manufacturer will locate in Syracuse with a headquarters staff of 500. One company will house its data processing division in a building to be built in the Downtown One Urban Renewal Area. Since the building will not be completed in the next two years, however, the estimated employment of 500 to 1,000 is not included in the projected employment total. The construction and related industries will be buoyed by the construction of the facility, however, during the next two years. Based on these considerations, nonagricultural wage and salary employment is expected to total 192,900 by September 1966. This is an increase of 4,200, or 2.2 percent, over the May 1964 level.

Income

The current median family income for all families in the SMSA, after deducting federal income tax, is \$7,375. The current renter-family after-tax median income is estimated to be \$6,025 (see Appendix Table II). Approximately 23 percent of all families in the SMSA currently have after-tax incomes below \$5,000 and 24 percent have incomes in excess of \$10,000. Of the renter families, 35 percent currently have incomes below \$5,000 and 12 percent have incomes above \$10,000.

The median after-tax income of all families is projected to \$7,800 in September 1966, 5.8 percent above the current level. The median renter-family after-tax income is expected to rise to \$6,375.

Demographic Factors

Population

It is estimated that the nonfarm population of the SMSA presently totals 570,400, an increase of 28,420, or 5.2 percent, since 1960. This is a slower rate of growth than occurred in the decade of the 1950's and is the result of sluggish economic development. The bulk of the 1960-1964 increase occurred in Onondaga County, although the rate of growth in this county (5.2 percent since 1960) was slightly slower than in Madison County (5.5 percent) and Oswego County (5.3 percent) (see Appendix Table III).

The population of the SMSA increased by 118,200 between 1950 and 1960, according to the U. S. Bureau of the Census. The bulk of this increase (89,381) was in Onondaga County, outside of Syracuse. The city of Syracuse experienced a population decline of 4,545. Madison and Oswego Counties increased in population by 11,115 and 17,704, respectively, most of which occurred outside the main cities of each of the counties. As shown in Appendix Table III, the rate of growth was greatest in Madison County, followed in turn by Oswego and Onondaga Counties, with increases of 30.6 percent, 28.7 percent, and 27.4 percent, respectively.

Estimated Future Population. The population of the SMSA is projected to 584,500 in September 1966, an increase of 14,100, or 2.5 percent, above the current level. Each of the counties is expected to continue past growth trends. The population in Madison County is projected to 51,400, in Onondaga County to 447,300, and in Oswego County to 85,800.

Population Changes, Syracuse, New York SMSA
1950-1966

<u>Year</u>	<u>Population</u>	<u>Annual average change</u> <u>from previous year shown</u>	
		<u>Number</u>	<u>Percent</u>
1950 (April)	423,780	-	-
1960 (April)	541,980	11,820	2.8
1964 (Sept.)	570,400	6,430	1.2
1966 (Sept.)	584,500	7,050	1.2

Source: 1950 and 1960 U. S. Census of Population.
1964 and 1966 estimated by Housing Market Analyst.

Natural Increase and Migration. Since January 1960, there have been 60,298 resident births and 24,857 resident deaths in the SMSA, resulting in a net natural increase (births minus deaths) of 35,441. Comparison of this figure with the estimated total population growth of 28,420, leads to a calculated net out-migration of 7,021 during the period (1,600 annually). The out-migration occurred in all three counties: 6,025 moved from Onondaga County, 485 from Madison County, and 511 from Oswego County.

Age Distribution. A distribution, by age, of the SMSA population in 1950 and 1960 is shown in the table below. Of significance are the increases in the 0-14 age group and the over 65 age group. Some of the people in the 0-14 group in 1960 will be leaving school during the forecast period and some will be in the market for housing. The 65 and over age group provides the demand for special housing insured under Section 231 and 232 of the National Housing Act.

Distribution of the Population by Age
Syracuse, New York SMSA
1950 and 1960

<u>Age group</u>	<u>1950</u>	<u>1960</u>	<u>Decennial change</u>	
			<u>Number</u>	<u>Percent</u>
0-14	102,413	169,723	67,310	65.7
15-29	100,330	106,115	5,785	5.8
30-44	90,606	110,136	19,530	21.6
45-64	91,530	103,146	11,616	12.7
65 and over	<u>38,901</u>	<u>52,860</u>	<u>13,959</u>	<u>35.9</u>
Total	423,780	541,980	118,200	27.9

Source: U. S. Censuses of Population.

Households

The number of households is currently estimated at 167,400, an increase of 9,450 or 6.0 percent since 1960. Onondaga County added 7,640 households and experienced the highest growth rate, followed by Oswego (1,140 new households), and Madison which added 673 households. The cities of Syracuse and Oswego experienced household increases despite decreases in population (see Appendix Table IV).

The number of households increased by 36,980, or 30.6 percent, between 1950 and 1960. The growth rates of the three counties over the decade were in the same order as in the 1960-1964 period: Onondaga the fastest, followed in turn by Oswego and Madison. The increase in households between 1950 and 1960 was due in part to a conceptual change from "dwelling unit" in the 1950 census to "housing unit" in 1960.

Estimated Future Households. Based on the estimated population increase and household size trends, the number of households is projected to 171,900 in September 1966, an increase of 4,500 (2,250 annually), or 2.7 percent.

Household Change, Syracuse, New York SMSA
1950-1966

<u>Year</u>	<u>Households</u>	<u>Average annual change</u> <u>from previous year shown</u>	
		<u>Number</u>	<u>Percent</u>
1950 (April)	120,967	-	-
1960 (April)	157,947	3,698	3.1
1964 (Sept.)	167,400	2,139	1.4
1966 (Sept.)	171,900	2,250	1.4

Source: 1950 and 1960 Census of Housing.
1964 and 1966, estimated by Housing Market Analyst.

From 1950 to the present, household size has remained virtually unchanged in the SMSA, at an average 3.32 persons a household in 1950 to 3.31 in 1964. Onondaga County has experienced a moderate decline in household size, while Madison and Oswego Counties have experienced slight increases. It is estimated that average household size in the SMSA will continue to decline slightly during the two-year forecast period.

Housing Market Factors

Housing Supply

At present, there are an estimated 184,200 housing units in the SMSA, 11,795 (6.8 percent) more than in April 1960 (see Appendix Table V). The 1960 total was 42,859 (33.1 percent) greater than the comparable 1950 total. Approximately 75 percent of the present housing stock in the SMSA is located in Onondaga County, 15 percent in Oswego County, and 10 percent in Madison County. The distribution by county has remained essentially unchanged since 1960.

Type of Structure. Single-family units accounted for 66.6 percent of all housing units in the SMSA in 1960. Units in structures containing 2-4 units accounted for 22.9 percent, units in multifamily structures accounted for 9.1 percent, and trailers accounted for 1.4 percent of the inventory. Onondaga County had proportionately less single-family housing than the other two counties and had proportionately more multifamily structures. The city of Syracuse was proportionately higher in multifamily structures (18.6 percent) and lower in single-family (41.1 percent) than the remainder of the SMSA. Currently, units in single-family structures are estimated to account for 67.0 percent of all units, up slightly from 1960. Units in large multifamily structures are also up slightly from 1960, representing 9.4 percent of the total at present. Units in structures containing 2-4 units presently represent slightly less of the total housing stock than in 1960.

Age of Structures. The housing supply in the SMSA was rather old in 1960, according to the U. S. Census of Housing. Structures built prior to 1930 accounted for 61.2 percent of the total supply. Structures built between 1930 and 1950 accounted for only 15.7 percent of the supply, split evenly between the two decades. The remaining 23.1 percent was built after 1950. The situation has been improved by the addition of approximately 14,200 new units since 1960. These units comprise about 7.5 percent of the current supply. As a result, each of the age categories enumerated above has declined slightly as a proportion of the total. The largest decline was in the group of units built before 1930, as most of the units demolished in urban renewal areas are believed to have been constructed prior to 1930.

Condition. The U. S. Bureau of the Census reported that 20,409 housing units, or 11.8 percent of the 172,405 nonfarm housing units in the SMSA in 1960 lacked some or all plumbing facilities or were dilapidated. Of the total substandard units, 5,999 were occupied by owners and 8,595 were occupied by renters. The remaining 5,815 units were vacant, 743 available for sale or rent and 5,072 "other vacant units."

Values and Rents. In 1960, the median value of owner-occupied housing units in the SMSA was \$13,400. The median in Onondaga at \$14,600 was noticeably higher than the median of \$9,800 in Madison County and \$8,700 in Oswego County. The median asking price for vacant units available for sale was \$15,900 in the SMSA in 1960.

The median gross rent of occupied rental units in 1960 was \$79.00 a month. The median rent was highest in Onondaga County (\$81.00), followed by Madison County (\$70.00), and Oswego County (\$69.00). The median rent asked for vacant units available for rent only was \$64.00. Rents asked in Onondaga County were higher than in the other two counties.

Residential Building Activity

The sharp increase in building permit volume from 1960 to 1961 (see following table) was partially due to the construction of public housing for families displaced from sites in the Near Eastside Urban Renewal Area. While construction activity declined in 1962 and 1963, the level remained above that of 1960. In the first seven months of 1964, however, permits in Onondaga County totaled 1,352, an increase of 221 over the same period in 1963. Current levels of construction appear to be somewhat higher than those reported in the 1950-1959 decade.

Approximately 70 percent of the building permits issued since 1960 have been for single-family structures. The leading areas in single-family construction have been the city of Syracuse and the towns of Camillus, Clay, Salina, Cicero, and Dewitt. These towns form a semi-circle to the north of Syracuse. The bulk of the multifamily units have been constructed in the city of Syracuse and in the town of Dewitt, just east of Syracuse.

Housing Units Authorized by Building Permits
Syracuse, New York SMSA, 1960-1964

<u>Locality</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>First 7 months</u>	
					<u>1963</u>	<u>1964</u>
SMSA total	<u>2,792</u>	<u>3,899</u>	<u>3,302</u>	<u>3,085</u>	<u>N.A.</u>	<u>N.A.</u>
Madison County	128	103	148	127	N.A.	N.A.
Onondaga County	<u>2,567</u>	<u>3,685^{a/}</u>	<u>2,968</u>	<u>2,719</u>	<u>1,131</u>	<u>1,352</u>
Camillus town	259	233	283	367	148	131
Cicero town	161	265	282	301	107	89
Clay town	232	247	356	295	158	332
Dewitt town	285	193	355	381	78	119
Salina town	237	206	190	157	97	66
Syracuse City	678	<u>1,813^{a/}</u>	685	413	259	414
Remainder of co.	715	728	817	805	284	201
Oswego County	97	111	186 ^{b/}	239 ^{c/}	N.A.	N.A.

^{a/} Includes 500 units of public housing.

^{b/} Includes 70 units of public housing.

^{c/} Includes 60 units of public housing.

Source: U. S. Department of Commerce, Bureau of the Census.

Demolitions. An estimated total of 3,000 housing units have been demolished since 1960, virtually all in the city of Syracuse, and largely poor quality rental units. The removal of about 2,000 rental units occasioned the need for an important part of the 3,900 new rental units authorized in the same period. This volume of demolition is not expected to be sustained during the next two years, however, since the clearance for the Near Eastside Area and for the right of way for Interstate 81 is near completion. The number of units to be demolished during the next two years is estimated at 500 (250 a year). Increased demolition activity is forecast for later in the decade on the basis of present tentative urban renewal planning.

Tenure of Occupancy

It will be noted that the shift from tenant to owner status was much more rapid in the decade of the 1950's than it has been since (see Appendix Table V). From 1950 to 1960, the number of owner-occupied housing units increased at the rate of 3,445 a year, compared with 1,965 annually in the 1960-1964 period.

Vacancy

There were 4,134 vacant housing units available for sale or rent in the SMSA in 1960, a net vacancy ratio of 2.5 percent. Of these, 1,279 (a homeowner vacancy rate of 1.2 percent) were available for sale and 2,855 (a rental vacancy rate of 5.1 percent) were available for rent. One hundred fifty-five of the sales vacancies and 588 of the rental vacancies lacked some or all plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey was conducted in July 1964 by 14 post offices in the SMSA (see Appendix Table VI). A total of 136,029 units were surveyed, of which 3,511 (2.6 percent) were vacant. Of the total vacant units, 1,505 were single-family units (a vacancy ratio of 1.7 percent) and 2,006 were apartment units (a vacancy ratio of 4.2 percent).

A similar post office vacancy survey was conducted in March 1962. At that time, 2,182 of the 112,494 units surveyed were vacant--a ratio of 1.9 percent. The current vacancy rate in the city of Syracuse is seven-tenths of a percent higher than in 1962. Most of the other areas for which 1962-1964 comparisons can be made also show higher vacancy rates at the present time.

Current Vacancies. As of September 1964, there are an estimated 5,400 vacant available units in the SMSA, a net vacancy ratio of 3.0 percent. Of these, 1,900 are estimated to be available for sale and 3,500 are estimated to be available for rent, vacancy ratios of 1.6 percent and 6.0 percent, respectively. Substandard vacant units are estimated to have increased to 900, of which 200 are estimated to be for sale and 700 for rent.

In moderate growth areas, such as Syracuse, a sales vacancy ratio of 1.0 percent and a renter vacancy ratio of 5.0 percent would provide a balanced demand-supply relationship in the market. On this basis, it is estimated that 1,200 vacant units available for sale and 2,750 vacant units available for rent would be adequate. Thus, the current supply of vacant units exceeds the number which would constitute a balanced market, but the excess is not of such proportion as to constitute a surplus housing market condition.

The total number of vacant units is estimated to have increased in each of the four urban centers of the SMSA from 1960 to the present. The increase in Syracuse was slight (from 1,854 in 1960 to 1,975 at present), reflecting the loss of units demolished for urban renewal and highway construction. In Fulton, vacancies are estimated to have increased from 137 in 1960 to 175 at present and in Oswego from 69 to 250. The city of Oneida has a currently estimated total of 200 vacant units as compared with 117 in 1960.

Sales Market

The sale market is reasonably sound, except in the area to the north of Syracuse, where the market has softened as a result of the shift of several production units to other locations, with consequent declines in local employment. The end of these production shifts, together with employment increases in other departments, should strengthen the market in this area.

The result of the January 1964 survey of houses completed in 29 subdivisions with five or more completions during 1963 is shown in the following table. Nearly 50 percent of the units were built speculatively. Of the speculatively built units, 115, or 31.2 percent, were unsold as of the date of the survey. Twenty-nine of the unsold units had been completed for one month or less, 70 had been completed for two to three months, and the remaining 16 had been completed for four to six months.

Completed Unsold Houses by Sales Price Class Syracuse, New York SMSA January 1964

<u>Sales price</u>	<u>Houses completed</u>			<u>Speculative houses</u>			
	<u>Number</u>	<u>Percent</u>	<u>Pre-sold</u>	<u>Total spec.</u>	<u>No. sold</u>	<u>Unsold</u>	
						<u>No.</u>	<u>Percent</u>
\$10,000-\$12,499	224	30.1	150	74	66	8	10.8
12,500- 14,999	98	13.1	53	45	31	14	31.1
15,000- 17,499	75	10.1	40	35	18	17	48.6
17,500- 19,999	156	20.9	63	93	64	29	31.2
20,000- 24,999	126	16.9	43	83	47	36	43.4
25,000- 29,999	60	8.0	24	36	26	10	27.8
30,000- 34,999	<u>7</u>	<u>0.9</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>1</u>	<u>33.3</u>
Total	746	100.0	377	369	254	115	31.2

Source: Annual survey of unsold inventory of new houses conducted by the Albany Insuring Office of the FHA.

The small number of FHA-acquired properties in the HMA is an indication of the strength of the over-all sales market. As of mid-August 1964, there were only 29 acquired properties on file in the Syracuse Valuation Station. Twenty-one of these were scattered throughout Onondaga County, seventeen in suburban areas and four in Syracuse. Seven were in Madison County and two were in the village of Oswego in the county of Oswego. The original sales price of these houses ranged from \$4,700 to \$20,900. The majority were in the \$13,000 to \$16,000 price range.

There are estimated to be 1,485 units under construction at the present time in the SMSA. Of these, 650 are single-family structures and 835 are

structures containing two or more units. Approximately 80 percent of the construction is in Onondaga County, 15 percent in Oswego County, and the remaining 5 percent in Madison County.

Rental Market

Because of the substantial demolition of rental housing, net additions to the rental supply have totaled only about 1,450 units since 1960. Since it is estimated that the number of good quality rental vacancies has increased by 650 units in the same period, the net increase in occupied rental units has totaled about 800 units.

The rental market, despite the increase in vacant units available for rent since 1960, is in a fairly sound condition, especially for units in the low to medium rent ranges. A survey of FHA-insured Section 608 rental projects in Syracuse revealed very high occupancy levels in all but one project; only this project reported a substantially lower occupancy level at this time than was reported on the Rental Housing Occupancy Report in March 1964. The combined occupancy ratio of 1,021 units surveyed in March was 92.3 percent and by mid-August the occupancy in these units had increased to 94.9 percent. There is a hint of keen competition for tenants, however, as a number of projects containing 50 to 100 efficiency, studio, or one-bedroom units are cropping up in various parts of Syracuse, including the superior James Street area. Competitive pressure is also evidenced in improved maintenance of grounds and buildings in these older FHA rental projects, plus the indicated desire of some project managers to refurbish the buildings, inside and out, and to add more amenities, such as swimming pools and air conditioning units.

The market for high-rise, high-rent apartments is in a somewhat unsettled condition. In fact, the higher-rent apartments are not being as readily absorbed as the lower-rent units in the same projects. The disparity of occupancy levels among projects has been attributed to a number of factors by people who deal in real estate in Syracuse. Among the reasons offered are layout and design differences, bad publicity resulting from bankruptcy and foreclosure, variations in competence of management, differentials in rent levels and in duration on the market, and relative dollar value of apartments. Still another reason, one that may go further than any of the others toward explaining the situation, is that the market may not be sufficiently strong to absorb and maintain reasonably full occupancy of the 700 high-rise apartments concentrated within an area of just a few blocks on James Street.

The Syracuse rental market, until 1960, had only one high-rise apartment

project. The possibility of luxury apartment living is now being offered for the first time. However, the trend to apartment living, if there is such a trend, has not been rapid and there is no indication at this time that the trend will gain momentum appreciably in the near future.

There are 835 rental units under construction at the present time in the SMSA, the great majority (85 percent) in Onondaga County. These units are in walk-up garden-type apartment projects, and in motel-type projects, with each unit having an outside entrance.

Urban Renewal

To date, three Urban Renewal Projects in the city of Syracuse have reached the implementation stage. The first was the Triangle Block (7-1) which was initiated in 1956 and completed three years later. The area covered 1.8 acres and originally housed 32 families in 15 substandard housing units. Re-use was split between commercial and public purposes.

The Near Eastside Urban Renewal Area (R-30), lying east of the downtown shopping area of Salina Street near Syracuse University is in the execution stage. There were 1,125 families (278 white and 847 nonwhite) in the area; all but 59 families have been moved.

These last families will be relocated in the very near future. Of the 1,692 housing units originally in the area, 1,346 were substandard and 346 were standard. The majority of the units were renter-occupied. One-quarter of the 101 acres is proposed for high-and medium-rent housing projects, another quarter will be in commercial property, fifteen percent will be used for public purposes (office buildings, museums, etc.), and the remaining 35 percent will be in streets and highways.

Downtown One (R-161) is adjacent to the western boundary of the Near Eastside Area, extending along Jefferson and Adams Streets to the New York Central Railroad tracks beyond Clinton Street. This is the oldest section of the downtown area of Syracuse and has deteriorated as a result of the shifted emphasis to the north along Salina Street and to the shopping centers located on the outskirts of Syracuse. Most of the living units in Downtown One are located over stores or other commercial buildings and are substandard. A sizeable portion of the structures, however, will be conserved and rehabilitated in conjunction with the broader 262-acre General Neighborhood Renewal Plan which encompasses the entire center of Syracuse. The only section of Downtown One that is in execution is the site for the MONY Plaza where clearance is underway and test borings have been performed.

University Hill, extending along Almond Street (the eastern boundary of the Near Eastside) from Syracuse University to Erie Boulevard, will be mainly a conservation project. The aim will be to upgrade the

quality of the residential structures and provide space for expansion of the university. Initial work on the 409-acre site is scheduled to begin later in the decade.

Public Housing

There are 1,616 units of public housing in the SMSA--1,203 financed with federal funds and 413 financed with state funds--all in the city of Syracuse. The occupancy level has remained high in all projects. There are 392 units designed for and occupied by elderly persons, including 220 in the Central Village, a recently-completed project which already has a high level of occupancy.

The second section of Central Village (NY 1-4) containing 260 units, is under construction. These units are not designed for the elderly. Project number NY 1-5, planned for 124 units, is in the preconstruction stage. A proposed 350-unit project (NY 1-6) for elderly occupancy will be located near the University Medical Center in the University Hill Urban Renewal Area. The units are planned for occupancy by elderly persons in need of medical assistance, but who do not require the continuous care offered in nursing homes. Upon the completion of these proposed projects, the number of units in public housing in Syracuse will increase to 2,590, of which 740 units will be for elderly occupancy.

Rents in public housing range from a low of \$30 for an efficiency to a high of \$100 for a five-bedroom apartment. The income limits for admission are \$3,500 for a one- or two-person family to \$6,000 for a seven-person family (for larger families, \$500 is added per person). For continued occupancy, the income limits are \$4,400 for one- and two-person families and \$7,500 for seven-person families (for larger families, income can rise above the admission level by 25 percent).

Demand for Housing

Quantitative Demand

The demand for new housing is derived from the projected level of household growth (2,250 annually for the next two years), the number of units expected to be demolished, and the adjustment of vacancies to levels consonant with the long-term needs of the Syracuse area. Consideration is also given to the existing tenure composition of the inventory and to the continued slow trend toward home ownership. Giving due regard to each of the foregoing factors, annual demand for new housing for each of the next two years is estimated at 2,125 units, comprised of an annual demand for 1,500 sales units and 625 rental units.

Qualitative Demand

Sales Demand. Based on past income-housing expense relationships, the demand for new sales housing is expected to be distributed by price as shown below.

Estimated Annual Demand for New Sales Housing
Syracuse, New York SMSA
Sept. 1964-Sept. 1966

<u>Price range</u>	<u>Number of units</u>	<u>Percent distribution</u>
\$12,000-\$13,999	105	7
14,000- 15,999	180	12
16,000- 17,999	195	13
18,000- 19,999	270	18
20,000- 24,999	390	26
25,000- 29,999	165	11
30,000- 34,999	105	7
35,000 and over	<u>90</u>	<u>6</u>
Total	1,500	100

Source: Estimated by Housing Market Analyst.

The preceding distribution shows that slightly over 75 percent of the sales demand will be for units priced below \$25,000. Nearly half (44 percent) of the demand will be for units priced between \$18,000 and \$25,000. Demand thins out quite rapidly above \$25,000. Construction of single-family structures is not economically feasible for

less than \$12,000 in the Syracuse SMSA. The area with the greatest appeal for single-family units is to the north of Syracuse, from Liverpool to Minoa, and to the east of Syracuse, in the Camillus area.

Rental Demand. The monthly rentals at which privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. Net additions in these rentals may be accomplished either by (1) new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition, or (2) production of units at higher rentals which competitively effect a filtering of existing accommodations to the rentals specified.

Estimated Annual Demand for Additional Rental Housing
Syracuse, New York SMSA
Sept. 1964-Sept. 1966

<u>Rental^{a/}</u>	<u>Efficiency</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>
\$90 and over	70	-	-	-
95 " "	65	255	-	-
100 " "	60	245	235	-
105 " "	60	235	220	65
110 " "	55	225	210	60
115 " "	50	210	195	55
120 " "	45	190	175	50
125 " "	40	170	155	45
130 " "	35	150	145	40
140 " "	30	115	120	35
150 " "	20	85	95	30
160 " "	15	55	60	25
170 " "	10	35	40	15
180 " "	5	20	25	10
190 " "	-	15	15	5
200 " "	-	10	10	-
220 " "	-	5	5	-

a/ Includes all utilities.

Note: Figures are cumulative; the columns cannot be added vertically.

Source: Estimated by Housing Market Analyst.

The market for rental units is still predominantly in the city of Syracuse, although there has been a recent development of rental areas in the towns of Dewitt, Camillus, Clay, and Salina.

Demand for Rental Housing Among the Elderly

The elderly population, aged 60 and over, is estimated to have increased by 8,764 since 1960, to 83,300 currently. The 11.8 percent increase is more than double the rate of increase of the total population during the same period. As a result, the elderly population has increased as a proportion of total population, from 13.8 percent in 1960 to 14.6 percent at present. It is estimated that the elderly population will reach 87,800 in September 1966, an increase above the current level of 4,500, or 5.4 percent.

Elderly households are currently estimated to total 47,000, an increase of 5,380, or 12.9 percent above the 1960 level. Of the current elderly households, 34,600 are two- or more-person households and 12,400 are single-person households. Of the two- or more-person households, only 6,900 (20.0 percent) are renters, whereas 6,000 (48.4 percent) of the single-person households are renters. Reflecting the increased ability of elderly persons to maintain separate establishments, the number of elderly households is increasing at a faster rate than the elderly population, and the size of elderly households is decreasing.

The median after-tax income of elderly renter families with two or more persons is currently \$4,850, \$1,175 less than the median for all renter families. The projected elderly renter median of \$5,050 is \$1,325 below the projected renter median for all families.

The generally low incomes of the elderly preclude a substantial portion of the elderly households from consideration in the demand for new rental units. Consequently, demand for rental units by the elderly is estimated at only 85 units a year. Inasmuch as some elderly households will choose to live in regular rental units, the demand for units specifically designed for the elderly will be limited to approximately 50 rental units a year for each of the next two years.

Demand for Nursing Home Accommodations

There are 37 proprietary nursing homes in the SMSA, with a total capacity of 982 beds. In addition, there are 535 beds in county-owned homes. Of the 1,517 beds in the SMSA, only 321 are in fire-proof structures--the criterion used by the state of New York to determine the suitability of a structure for nursing home use. The remaining 1,196 beds are in old structures converted from residential usage, many of which have sprinklers or fire escapes, but which are none-the-less combustible, and therefore considered unsuitable.

Available evidence suggests that the rates which new nursing homes must charge to meet debt service and operating expenses tend to narrow the market considerably for such facilities. Moreover, there is a shortage of qualified employees needed in the operation of nursing homes, a factor which undoubtedly will continue and may be aggravated when the University Medical Center is completed and in operation, several years hence. Occupancy levels in the older homes are acceptable. Most empty beds in these lower-price homes result from patient turnover.

In addition to the 535 welfare patients in the county-owned facilities, there are 275 patients in proprietary nursing homes that receive welfare payments. This amounts to about 28 percent of the bed capacity in the proprietary homes. The maximum payments for nursing home care of welfare cases vary from \$170 in Madison, to \$200 in Oswego, and to \$220 in Onondaga County. These payment limits are accepted by most homes; only a few homes with very high charges refuse to accept welfare patients.

Since the great majority of nursing home residents are elderly, the number of nursing home beds needed in an area is a derivative of the projected elderly population. The need for additional nursing home beds is derived in turn by allowing for the number of beds in existing homes that are deemed suitable. These calculations lead to the conclusion that there is a need for a maximum additional 1,300 beds in nursing homes. Of the total, 100 additional beds are needed in Madison County, 900 are needed in Onondaga County, and 300 in Oswego County.

The health commissioner of Onondaga County has suggested "home care" as an alternative to the type of care offered in nursing homes. The county is preparing plans for a "home care" program, whereby elderly persons in need of care less intensive than that provided in nursing homes, would live in private residences and would be visited regularly by a team of specialists. A typical team might consist of a physician, public health nurse, social worker, and a therapist. The cost of this care is estimated at about half the cost of nursing home care. If implemented, this plan would undoubtedly cause a reduction in the need for additional new nursing homes.

Table 1

Employed Persons by Industry
Syracuse, New York SMSA
1958-1964

(in thousands)

<u>Industry</u>	<u>May</u> <u>1958</u>	<u>May</u> <u>1959</u>	<u>May</u> <u>1960</u>	<u>May</u> <u>1961</u>	<u>May</u> <u>1962</u>	<u>May</u> <u>1963</u>	<u>May</u> <u>1964</u>	<u>Increase</u> <u>Number</u>	<u>1958-1964</u> <u>Percent</u> ^{b/}
Nonagricultural wage and salary ^{a/}	<u>177.1</u>	<u>181.0</u>	<u>184.4</u>	<u>182.4</u>	<u>187.3</u>	<u>188.8</u>	<u>188.6</u>	<u>11.5</u>	<u>6.5</u>
Manufacturing	<u>65.7</u>	<u>67.7</u>	<u>68.6</u>	<u>65.1</u>	<u>65.8</u>	<u>63.5</u>	<u>61.5</u>	<u>-4.2</u>	<u>-6.4</u>
Durable goods	<u>44.9</u>	<u>46.5</u>	<u>47.4</u>	<u>44.8</u>	<u>45.5</u>	<u>43.8</u>	<u>42.1</u>	<u>-2.8</u>	<u>-6.2</u>
Pottery	<u>2.5</u>	<u>2.8</u>	<u>2.5</u>	<u>2.3</u>	<u>2.5</u>	<u>2.4</u>	<u>2.4</u>	<u>0.1</u>	<u>-4.0</u>
Primary metals	<u>4.1</u>	<u>4.9</u>	<u>4.6</u>	<u>4.0</u>	<u>4.6</u>	<u>4.6</u>	<u>4.5</u>	<u>0.4</u>	<u>9.8</u>
Fab. metals	<u>4.0</u>	<u>4.0</u>	<u>4.3</u>	<u>3.6</u>	<u>2.9</u>	<u>2.9</u>	<u>2.9</u>	<u>-1.1</u>	<u>-27.5</u>
(Nonelectrical mach.)									
Elec. mach.	<u>29.8</u>	<u>30.9</u>	<u>32.1</u>	<u>31.5</u>	<u>31.0</u>	<u>28.9</u>	<u>26.7</u>	<u>-3.1</u>	<u>-10.2</u>
Transportation equip.	<u>2.7</u>	<u>2.3</u>	<u>2.5</u>	<u>2.0</u>	<u>3.1</u>	<u>3.5</u>	<u>3.8</u>	<u>1.2</u>	<u>40.7</u>
Other durable goods	<u>1.7</u>	<u>1.6</u>	<u>1.5</u>	<u>1.4</u>	<u>1.4</u>	<u>1.5</u>	<u>1.5</u>	<u>-0.2</u>	<u>-11.8</u>
Nondurable goods	<u>20.8</u>	<u>21.2</u>	<u>21.2</u>	<u>20.3</u>	<u>20.4</u>	<u>19.6</u>	<u>19.4</u>	<u>-1.4</u>	<u>-6.7</u>
Food products	<u>5.3</u>	<u>5.5</u>	<u>5.4</u>	<u>5.2</u>	<u>5.4</u>	<u>5.1</u>	<u>5.0</u>	<u>-0.3</u>	<u>-5.7</u>
Paper & allied prods.	<u>5.0</u>	<u>5.2</u>	<u>5.1</u>	<u>4.7</u>	<u>4.6</u>	<u>4.1</u>	<u>4.0</u>	<u>-1.0</u>	<u>-20.0</u>
Printing & pub.	<u>2.3</u>	<u>2.3</u>	<u>2.3</u>	<u>2.3</u>	<u>2.3</u>	<u>2.3</u>	<u>2.3</u>	<u>0.0</u>	<u>0.0</u>
Other nondurable goods	<u>8.2</u>	<u>8.2</u>	<u>8.4</u>	<u>8.0</u>	<u>8.1</u>	<u>8.1</u>	<u>8.0</u>	<u>-0.2</u>	<u>-2.4</u>
Nonmanufacturing	<u>111.4</u>	<u>113.4</u>	<u>115.8</u>	<u>117.3</u>	<u>121.4</u>	<u>125.3</u>	<u>127.1</u>	<u>15.7</u>	<u>14.1</u>
Construction	<u>7.7</u>	<u>8.1</u>	<u>8.0</u>	<u>7.6</u>	<u>8.3</u>	<u>9.4</u>	<u>9.4</u>	<u>1.7</u>	<u>22.1</u>
Trans., comm., & public util.	<u>12.6</u>	<u>12.7</u>	<u>12.5</u>	<u>12.3</u>	<u>12.4</u>	<u>12.5</u>	<u>12.3</u>	<u>-0.3</u>	<u>-2.4</u>
Wholesale & retail trade	<u>36.5</u>	<u>36.8</u>	<u>37.5</u>	<u>37.6</u>	<u>38.7</u>	<u>39.4</u>	<u>39.9</u>	<u>3.4</u>	<u>9.3</u>
Service	<u>24.1</u>	<u>24.3</u>	<u>24.8</u>	<u>25.6</u>	<u>26.6</u>	<u>28.1</u>	<u>28.8</u>	<u>4.7</u>	<u>19.5</u>
Government	<u>22.3</u>	<u>23.2</u>	<u>24.3</u>	<u>25.0</u>	<u>26.0</u>	<u>26.5</u>	<u>27.1</u>	<u>4.8</u>	<u>21.5</u>
Finance	<u>8.2</u>	<u>8.3</u>	<u>8.6</u>	<u>9.2</u>	<u>9.4</u>	<u>9.4</u>	<u>9.5</u>	<u>1.3</u>	<u>15.9</u>

^{a/} Excludes self-employed.^{b/} Percent changes based on rounded data.

Note: Components do not always
add to sub-totals because of
rounding.

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

Table II

Estimated Family Income Distribution a/
Syracuse, New York SMSA
September 1964 and September 1966

Annual income after tax	Percent distribution			
	All families		Renter families	
	1964	1966	1964	1966
Under \$ 3,000	9.5	9.0	16.0	14.0
\$ 3,000 - 3,999	5.5	5.0	8.5	8.5
4,000 - 4,999	8.0	7.0	10.5	9.5
5,000 - 5,999	10.5	9.5	14.5	12.0
6,000 - 6,999	11.5	10.0	13.5	14.5
7,000 - 7,999	12.0	12.0	10.5	11.0
8,000 - 8,999	10.5	10.5	8.5	9.5
9,000 - 9,999	8.5	8.5	6.0	7.0
10,000 -12,499	13.0	15.5	5.5	6.5
12,500 -14,999	6.0	5.5	4.5	4.5
15,000 and over	5.0	7.5	2.0	3.0
Total	100.0	100.0	100.0	100.0
Median	\$7,375	\$7,800	\$6,025	\$6,375

a/ After deduction of federal income tax.

Source: Estimated by Housing Market Analyst.

Table III

Population Trends
Syracuse, New York SMSA
1950, 1960, and 1964

<u>Area</u>	April 1, <u>1950</u>	April 1, 1960	September 1, <u>1964</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1964</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
SMSA total	<u>423,780</u>	<u>541,980</u>	<u>570,400</u>	<u>11,820</u>	<u>2.8</u>	<u>6,434</u>	<u>1.2</u>
Madison County	<u>36,371</u>	<u>47,486</u>	<u>50,100</u>	<u>1,111</u>	<u>3.1</u>	<u>592</u>	<u>1.2</u>
Oneida	<u>11,325</u>	<u>11,677</u>	<u>11,800</u>	<u>35</u>	<u>0.3</u>	<u>28</u>	<u>0.2</u>
Remainder of county	<u>25,046</u>	<u>35,809</u>	<u>38,300</u>	<u>1,076</u>	<u>4.3</u>	<u>564</u>	<u>1.6</u>
Onondaga County	<u>325,655</u>	<u>415,036</u>	<u>436,600</u>	<u>8,938</u>	<u>2.7</u>	<u>4,882</u>	<u>1.2</u>
Syracuse	<u>220,583</u>	<u>216,038</u>	<u>214,300</u>	<u>-454</u>	<u>-0.2</u>	<u>-393</u>	<u>-0.2</u>
Remainder of county	<u>105,082</u>	<u>198,998</u>	<u>222,300</u>	<u>9,392</u>	<u>8.9</u>	<u>5,275</u>	<u>2.6</u>
Oswego County	<u>61,754</u>	<u>79,458</u>	<u>83,700</u>	<u>1,771</u>	<u>2.9</u>	<u>960</u>	<u>1.2</u>
Fulton	<u>13,922</u>	<u>14,261</u>	<u>14,400</u>	<u>34</u>	<u>0.2</u>	<u>31</u>	<u>0.2</u>
Oswego	<u>22,647</u>	<u>22,155</u>	<u>22,100</u>	<u>-49</u>	<u>-0.2</u>	<u>-12</u>	<u>0.0</u>
Remainder of county	<u>25,185</u>	<u>43,042</u>	<u>47,200</u>	<u>1,786</u>	<u>7.1</u>	<u>941</u>	<u>2.2</u>

Source: 1950 and 1960 Census of Population.
1964 estimated by Housing Market Analyst.

Table IV

Household Trends
Syracuse, New York SMSA
1950, 1960, and 1964

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>September 1, 1964</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1964</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
SMSA total	<u>120,967</u>	<u>157,947</u>	<u>167,400</u>	<u>3,698</u>	<u>3.1</u>	<u>2,140</u>	<u>1.4</u>
Madison County	<u>10,556</u>	<u>13,427</u>	<u>14,100</u>	<u>287</u>	<u>2.7</u>	<u>152</u>	<u>1.1</u>
Oneida	<u>3,510</u>	<u>3,651</u>	<u>3,700</u>	<u>14</u>	<u>0.4</u>	<u>11</u>	<u>0.3</u>
Remainder of county	<u>7,046</u>	<u>9,776</u>	<u>10,400</u>	<u>273</u>	<u>3.9</u>	<u>141</u>	<u>1.4</u>
Onondaga County	<u>92,614</u>	<u>121,960</u>	<u>129,600</u>	<u>2,935</u>	<u>3.2</u>	<u>1,730</u>	<u>1.4</u>
Syracuse	<u>63,204</u>	<u>67,830</u>	<u>68,900</u>	<u>463</u>	<u>0.7</u>	<u>242</u>	<u>0.4</u>
Remainder of county	<u>29,410</u>	<u>54,130</u>	<u>60,700</u>	<u>2,472</u>	<u>8.4</u>	<u>1,486</u>	<u>2.7</u>
Oswego County	<u>17,797</u>	<u>22,560</u>	<u>23,700</u>	<u>476</u>	<u>2.7</u>	<u>258</u>	<u>1.2</u>
Fulton	<u>4,235</u>	<u>4,485</u>	<u>4,550</u>	<u>25</u>	<u>0.6</u>	<u>15</u>	<u>0.3</u>
Oswego	<u>6,187</u>	<u>6,192</u>	<u>6,200</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>-</u>
Remainder of county	<u>7,375</u>	<u>11,883</u>	<u>12,950</u>	<u>451</u>	<u>6.1</u>	<u>241</u>	<u>2.0</u>

Source: 1950 and 1960 Census of Housing.
1964 estimated by Housing Market Analyst.

Table V

Housing Supply and Characteristics
Syracuse, New York SMSA
1950, 1960, and 1964

<u>Occupancy and tenure</u>	April 1, 1950	April 1, 1960	September 1, 1964	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1964</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing supply	<u>129,546</u>	<u>172,405</u>	<u>184,200</u>	<u>4,286</u>	<u>3.3</u>	<u>2,670</u>	<u>1.5</u>
Occupied housing units	<u>120,967</u>	<u>157,947</u>	<u>167,400</u>	<u>3,698</u>	<u>3.1</u>	<u>2,140</u>	<u>1.4</u>
Owner occupied	<u>70,350</u>	<u>104,799</u>	<u>113,450</u>	<u>3,445</u>	<u>4.9</u>	<u>1,958</u>	<u>1.9</u>
Percent of all occupied	58.2%	66.4%	67.8%	-	-	-	-
Renter occupied	<u>50,617</u>	<u>53,148</u>	<u>53,950</u>	<u>253</u>	<u>0.5</u>	<u>182</u>	<u>0.3</u>
Percent of all occupied	41.8%	33.6%	32.2%	-	-	-	-
Vacant housing units	<u>8,579</u>	<u>14,458</u>	<u>16,800</u>	<u>588</u>	<u>6.8</u>	<u>530</u>	<u>3.7</u>
Available	<u>1,166</u>	<u>4,134</u>	<u>5,400</u>	<u>297</u>	<u>25.5</u>	<u>287</u>	<u>6.9</u>
For sale only	<u>353</u>	<u>1,279</u>	<u>1,900</u>	<u>93</u>	<u>26.2</u>	<u>141</u>	<u>11.0</u>
Homeowner vacancy rate	0.5%	1.2%	1.6%	-	-	-	-
For rent only	<u>813</u>	<u>2,855</u>	<u>3,500</u>	<u>204</u>	<u>25.1</u>	<u>146</u>	<u>5.1</u>
Renter vacancy rate	1.6%	5.1%	6.1%	-	-	-	-
Other	<u>7,413</u>	<u>10,324</u>	<u>11,400</u>	<u>291</u>	<u>3.9</u>	<u>243</u>	<u>2.4</u>

Source: 1950 & 1960-Census of Housing.
1964-estimated by Housing Market Analyst.

Table VI

SYRACUSE, NEW YORK AREA POSTAL VACANCY SURVEY

July-August 1964

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 No.	%
Syracuse Area Total	136,029	3,511	2.6	3,113	398	1,373	88,586	1,505	1.7	1,264	241	596	47,443	2,006	4.2	1,849	157	777	732	30	4.1
Syracuse City Total	92,834	2,262	2.4	2,041	221	727	52,214	773	1.5	645	128	203	40,620	1,489	3.7	1,396	93	524	413	9	2.2
SPC	24,874	861	3.5	850	11	124	5,657	63	1.1	63	-	2	19,217	798	4.2	787	11	122	-	-	-
Branches:																					
Dewitt	6,326	107	1.7	70	37	63	5,369	58	1.1	33	25	41	957	49	5.1	37	12	22	86	5	5.8
Mattydale	2,356	23	1.0	22	1	2	2,224	17	0.8	16	1	2	132	6	4.5	6	-	-	-	-	-
North Syracuse	6,656	141	2.1	125	16	77	5,703	104	1.8	89	15	21	953	37	3.9	36	1	56	-	-	-
Onondaga	1,920	36	1.9	28	8	26	1,823	34	1.9	26	8	26	97	2	2.1	2	-	-	6	2	33.3
Solvay	9,646	179	1.9	93	86	49	8,306	110	1.3	74	36	33	1,340	69	5.1	19	50	16	169	2	1.2
Stations:																					
Colvin	8,951	201	2.2	171	30	37	4,559	86	1.9	57	29	37	4,392	115	2.6	114	1	-	-	-	-
Eastwood	7,816	95	1.2	82	13	10	4,988	49	1.0	38	11	10	2,858	46	1.6	44	2	-	110	-	-
Elmwood	6,607	204	3.1	198	6	4	5,536	99	1.8	97	2	4	1,071	105	9.8	101	4	-	-	-	-
Salina	9,306	179	1.9	166	13	17	4,969	98	2.0	97	1	17	4,337	81	1.9	69	12	-	42	-	-
University	8,346	236	2.8	236	-	318	3,080	55	1.8	55	-	10	5,266	181	3.4	181	-	308	-	-	-
Suburban Area Total	43,195	1,249	2.9	1,072	177	646	26,372	732	2.0	619	113	393	6,823	517	7.6	453	64	253	319	21	6.6
Madison County Total	6,517	279	4.3	266	13	29	4,785	144	3.0	133	11	17	1,732	135	7.8	133	2	12	37	2	5.4
Cazenovia	1,570	88	5.3	77	11	16	1,433	59	4.1	50	9	8	237	29	12.2	27	2	8	23	1	4.3
Hamilton	615	7	1.1	7	-	1	541	5	0.9	5	-	1	74	2	2.7	2	-	-	-	-	-
Onesida	4,232	184	4.3	182	2	12	2,811	80	2.8	78	2	8	1,421	104	7.3	104	-	4	14	1	7.1
Onondaga County Total	21,014	441	2.1	297	144	412	18,929	286	1.5	199	87	274	2,085	155	7.4	98	57	138	20	-	-
Baldwinsville	4,239	136	3.2	114	22	27	3,587	89	2.5	73	16	27	652	47	7.2	41	6	-	18	-	-
East Syracuse	4,289	104	2.4	98	66	54	3,536	63	1.8	26	37	54	753	41	5.4	12	29	-	-	-	-
Fayetteville	3,184	82	2.6	69	13	51	2,943	61	2.1	48	13	49	241	21	8.7	21	-	2	-	-	-
Liverpool	5,999	14	0.2	10	4	215	5,823	14	0.2	10	4	125	176	-	-	-	90	-	-	-	-
Manlius	1,950	78	4.0	40	38	64	1,719	42	2.4	26	16	18	231	36	15.6	14	27	46	2	-	-
Minco	500	6	1.1	5	1	1	500	6	1.1	5	1	1	-	-	-	-	-	-	-	-	-
Skaneateles	326	21	2.5	21	-	-	756	11	1.4	11	-	-	32	10	31.3	10	-	-	-	-	-
Cswego County Total	15,664	529	3.4	509	20	205	12,658	302	2.4	287	15	102	3,006	227	7.6	222	5	103	262	19	7.3
Fulton	5,547	219	3.3	213	6	102	5,436	118	2.2	113	5	42	1,121	101	9.0	100	1	60	101	15	14.9
Cswego	8,473	271	3.2	258	13	98	6,897	176	2.6	167	9	55	1,576	95	6.0	91	4	43	161	4	2.5
Pulaski	634	39	6.2	38	1	5	325	8	2.5	7	1	5	309	31	10.0	31	-	-	-	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, and 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.

Federal Housing Administration
Division of Research and Statistics
Market Analysis and Research Section

Source: FHA Postal Vacancy Survey conducted by cooperating postmasters.

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