Analysis of the

SYRACUSE, NEW YORK

HOUSING MARKET

as of July 1, 1967

(A supplement to the September 1, 1964 analyis)

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

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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 be differences of opinion, of course, 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 and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE SYRACUSE, NEW YORK, HOUSING MARKET AS OF JULY 1, 1967

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Summary and Conclusions

1. Manufacturing, particularly of durable goods, is the main source of basic economic support in the Syracuse Housing Market Area (HMA). In recent years, however, nonmanufacturing employment has become more important as the area has increasingly developed as a center for education, business administration, government, and medical services.

2. Nonagricultural wage and salary employment averaged 214,800 during the twelve-month period ending June 1, 1967. In contrast to the 1960-1964 period, when wage and salary employment increased by an average of 2,075 annually, job gains between 1964 and 1966 averaged 10,250. The very rapid economic growth which marked the 1964-1966 period seems to have slackened in early 1967. The total of 214,300 wage and salary jobs in May 1967 was just 4,600 above the May 1966 figure, and only 400 jobs above January 1967. Based on information gained locally and on trends established in past years, a gain of about 9,000 wage and salary jobs (4,500 jobs annually) appears to be a reasonable expectation during the two-year forecast period of this report.

3. The annual average rate of unemployment declined each year after 1963, when the number of jobless persons equalled 4.9 percent of the work force. During 1966, the unemployment rate averaged 2.9 percent. Because of the slow-down in economic growth in early 1967, the jobless rate increased to 3.2 percent during the twelve-month period ending June 1, 1967.

4. The 1967 median after-tax income of all families in the Syracuse HMA is estimated at $7,600, and the median after-tax income of renter households (excluding one-person renter households) at $6,250. By 1969, all-family income will increase to a median of about $7,975, and renter households will have a median income of about $6,575.

5. As of July 1, 1967, the population of the Syracuse HMA was 621,700 persons, up 31,400 (11,100 annually) since September 1964. About 215,900 persons resided in Syracuse, 35 percent of the HMA total. The population of the Syracuse HMA is expected to increase by about 17,800, or 8,900 annually, during the July 1967-July 1969 period.

6. On July 1, 1967, there were about 182,000 households (occupied housing units) in the Syracuse HMA, reflecting average annual increments of about 3,275 since September 1964. The number of households will increase by about 5,000 (2,500 annually) during the two-year forecast period.

7. There were about 198,700 housing units in the Syracuse HMA as of July 1, 1967, reflecting a net gain of 9,200 units since September 1964. Building permit activity declined each year from 1961 to 1964. Permits were issued for 2,727 units in 1964. During 1965 a total of 3,474 units were authorized and in 1966 the total was up to about 3,675. Since September 1964 about 1,400 housing units have been demolished in the Syracuse HMA, mostly as a result of clearance for highway rights-of-way, urban renewal activities, and city building code enforcement.

8. As of July 1, 1967, there were about 16,700 vacant housing units in the Syracuse HMA, of which 4,200 were not dilapidated and were available for rent or for sale--an over-all available vacancy rate of 2.3 percent. About 1,100 units were available for sale only, a homeowner vacancy rate of 0.9 percent; 3,100 units were available for rent, a renter vacancy rate of 4.9 percent. Both the homeowner and renter vacancy rates have decreased since September 1964, from 1.6 percent and 5.9 percent, respectively.

9. There will be a yearly demand for about 2,700 units of privately-financed housing in the HMA during the July 1967-July 1969 period, including 1,500 units of single-family housing and 1,200 units in multifamily structures. The demand estimate for multifamily housing includes 550 units at the lower rents achievable only with below-market-interest-rate financing or assistance in land acquisition or cost. This estimate of demand is exclusive of public low-rent housing and rent supplement accommodations.

   Demand for new single-family housing during the next two years is expected to approximate the price range distribution indicated on page 13. The forecast demand for multifamily housing is distributed by unit size and rent range on page 14.

ANALYSIS OF THE
SYRACUSE, NEW YORK, HOUSING MARKET
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(A supplement to the September 1, 1964, analysis)

Housing Market Area

The Syracuse, New York, Housing Market Area (HMA) is defined as being co-extensive with the Syracuse Standard Metropolitan Statistical Area, which consists of Onondaga, Madison, and Oswego Counties. In 1960, the population of the HMA was about 563,800 persons[1/].

Syracuse is located in central Onondaga County. The city contains about one-third of the current population of the HMA, but is the trade and employment center of the three-county area. There are three other cities in the HMA--Oswego and Fulton in Oswego County and Oneida in Madison County.

Economy of the Area

Employment

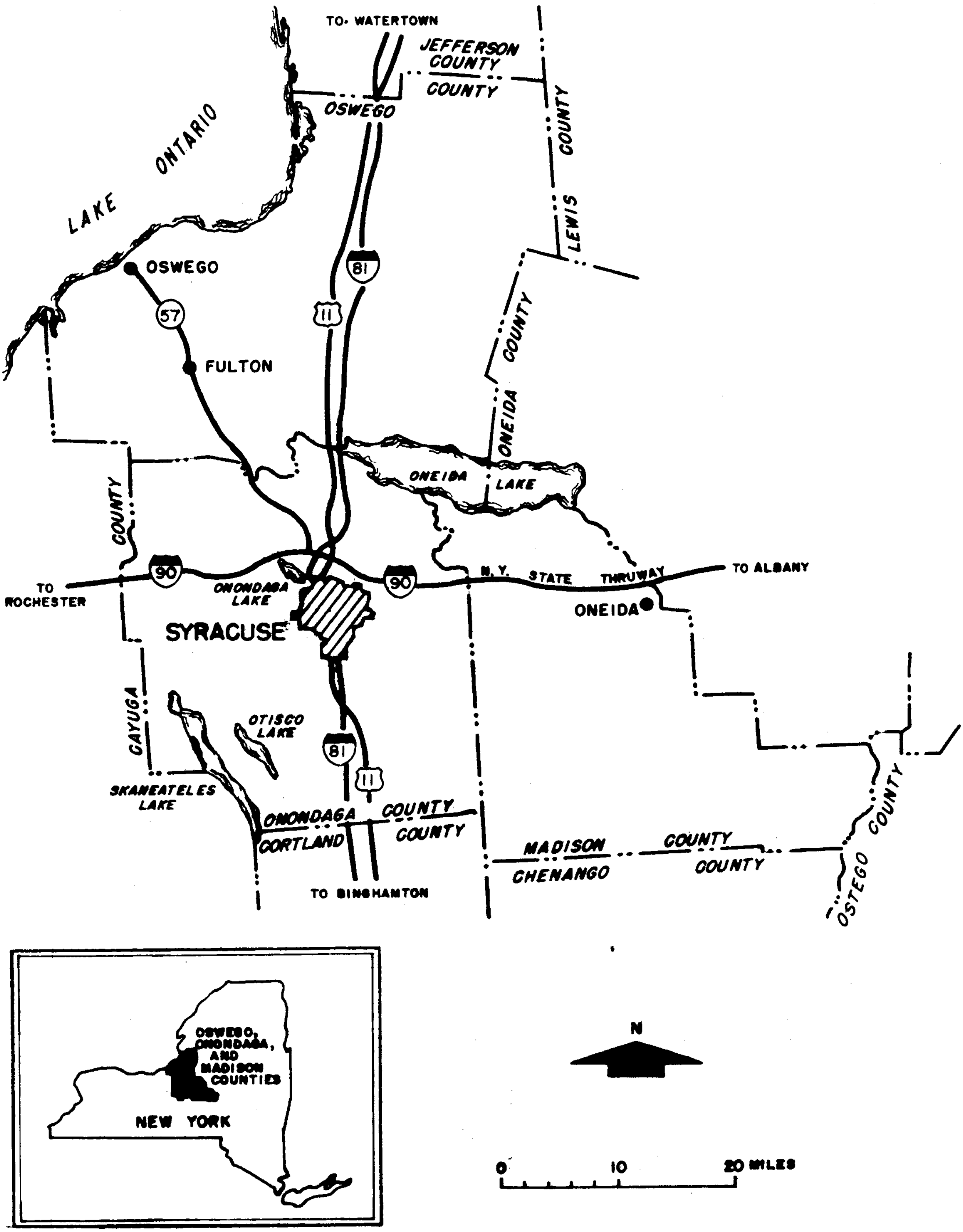
Current Estimate and Past Trends. The very rapid economic growth which marked the 1964-1966 period was arrested in early 1967. The total of 214,300 nonagricultural wage and salary jobs in May 1967 was just 4,600 above the May 1966 figure, and only 400 jobs above January 1967. The principal cause of the slow-down in the rate of growth was a decline in manufacturing jobs, mostly in durable goods industries. May 1967 employment in manufacturing, at 64,800, was 4,100 jobs below the figure for the previous May.

Nonagricultural wage and salary employment averaged 214,800 during the twelve-month period ending June 1, 1967. There was an average of 23,800 other nonfarm jobs during the period and total nonagricultural employment amounted to 238,600. Agricultural employment averaged 6,700 during the twelve-month period.

In contrast to the 1960-1964 period, when nonagricultural wage and salary employment increased by an average of around 2,075 annually, job gains between 1964 and 1966 averaged 10,250 yearly. Spurred by the military effort in southeast Asia and by heightened demand for consumer durables, wage and salary employment increased by 7,900 (4.1 percent) between 1964 and 1965, and by 12,600 (6.3 percent) between 1965 and 1966. The following table summarizes trends in nonagricultural wage and salary employment.

1/ Inasmuch as the rural farm population constituted only 3.9 percent of the population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data. The last previous analysis of the Syracuse area, conducted as of September 1, 1964, excluded the rural farm component. All estimates of demographic and housing data as of September 1964 in this report are from the previous analysis, adjusted to include the rural farm component and to reflect a re-evaluation, in view of subsequent developments, of some of the data obtained at the time of the field work for the 1964 analysis.

SYRACUSE, NEW YORK, HOUSING MARKET AREA



Average Annual Nonagricultural Wage and Salary Employment
Syracuse, New York, HMA 1960-1967
(in thousands)

Year	Manufacturing: Durable goods	Manufacturing: Non-durables	Manufacturing: Total	Nonmanu-facturing	Total[a/]	Change in total from preceding date
1960	46.1	21.3	67.4	115.2	182.5	-
1961	45.1	20.6	65.6	117.4	183.1	.6
1962	45.8	20.5	66.2	121.5	187.7	4.6
1963	43.8	20.1	63.9	125.1	189.0	1.3
1964	42.0	20.7	62.9	128.1	190.8	1.8
1965	43.9	21.1	65.0	133.6	198.7	7.9
1966	48.4	21.6	70.0	141.3	211.3	12.6
12 months ending June 1						
1966	45.8	21.4	67.1	136.8	204.0	-
1967	48.1	21.7	69.8	145.1	214.8	10.8

a/ Details may not add to totals because of rounding.

Source: New York State Employment Service.

Major Industries. Employment in the Syracuse HMA is only slightly more concentrated in manufacturing industries than in the nation as a whole. According to the U. S. Department of Labor, manufacturing provided 33 percent of all nonagricultural wage and salary jobs in the Syracuse HMA during 1965, only three percentage points above the ratio for the nation as a whole. Manufacturing employment in the Syracuse HMA is heavily concentrated in the volatile durable goods industries, however; about 68 percent of all manufacturing employment in the HMA was in durable goods production during 1965, compared to 58 percent in the nation as a whole.

Gains in manufacturing employment were the prime cause of the rapid economic expansion of the 1964-1966 period, stimulating growth in ancillary nonmanufacturing occupations. The national economic boom and events in southeast Asia greatly increased demand for goods manufactured in Syracuse (especially the products of General Electric, many of which are consumer durables or have military applications).

Nonmanufacturing employment has grown at a considerably higher rate since 1964 than during the 1960-1964 period (table I). Because of the concurrent rapid growth of manufacturing employment, however, the proportion of total employment in nonmanufacturing remained almost unchanged. Nonmanufacturing jobs increased by 5,500 between 1964 and 1965, and by 7,700 between 1965 and 1966; during the twelve-month period ending May 1, 1967, nonmanufacturing employment averaged 8,300 above the previous twelve months. Nonmanufacturing job gains since 1964 have been stimulated by the location in Syracuse of the data processing division of the Mutual Insurance Company of New York (MONY) and the headquarters of Agway Incorporated (a producer and distributor of agricultural equipment and supplies).

Employment Participation Rates. The ratio of resident civilian nonfarm jobs to the population of the HMA is termed the resident employment participation rate. The participation rate was about 36.2 percent as of September 1964. The very rapid economic growth after 1964 resulted in an increased rate, up to about 38.5 percent during late 1966. During the two-year forecast period of this analysis, the employment participation rate is expected to increase slightly.

Principal Employers

The General Electric Company is the largest employer in the Syracuse HMA. The first G. E. production facilities were located in the area in 1942. Employment has increased over the years as divisions were added to the G. E. Syracuse complex. A large part of the substantial increase in manufacturing employment since 1964 originated at G. E. Production cut-backs started at the beginning of 1967, however, and June 1967 employment at G. E. was considerably below the 1966 peak. According to G. E. officials, there will be little change in the number of employees at the Syracuse facilities from present levels. The company has expressed a desire to avoid domination of the area economy.

The second largest manufacturing employer in the Syracuse HMA is the Carrier Air Conditioning Corporation. Other important machinery producers include manufacturers of electric lighting equipment and conduit fittings (Crouse-Hinds Company); roller bearings; electric tools and motors; and conveyor equipment. There are large employers in other durable-goods-manufacturing industries, including firms producing primary metals (Crucible Steel Company), automobile transmissions and gears (New Process Gear Division of the Chrysler Corporation), automotive components (Ternstedt Division of General Motors), and vitrified china (Syracuse China Corporation). The largest nondurable goods manufacturers are producers of chemicals (Solvay Process Division of the Allied Chemical Corporation) and antibiotics and other prescription drug products (Bristol Laboratories Division of Bristol-Meyers).

There are several large employers in nonmanufacturing, including Syracuse University, the most important employer in Syracuse City. The university employs around 4,800 persons full-time.

Unemployment

The rate of unemployment declined each year after 1963, when the number of jobless persons equaled 4.9 percent of the work force. During 1966 the unemployment rate averaged 2.9 percent. Because of the production slowdown and worker lay-offs in early 1967, the jobless rate increased to 3.2 percent during the twelve-month period ending June 1, 1967. The May 1967 rate was 4.2 percent.

Future Employment Prospects

Nonmanufacturing employment in Syracuse has benefited from the location of regional and national offices of several companies in the area since 1964. The manufacturing segment of the economy, influenced strongly by producers of consumer durables and military equipment, expanded rapidly during the 1964-1966 years of rapid national economic growth. Given the slow-down in the first months of 1967 and the prevalent forecasts of national economic expansion at a rate somewhat below the 1964-1966 period, and based on the known plans of existing firms in the area, the rate of job increase during the July 1967-July 1969 forecast period will be below the rates of the 1964-1966 years. Because substantial growth is not expected in the basic manufacturing sector of employment during the forecast period, increases in the ancillary nonmanufacturing occupations are expected to be somewhat below those of the 1964-1966 period.

Based on the trend in nonmanufacturing employment of past years and on information provided by some of the larger, expanding employers in the area, a gain of about 9,000 wage and salary jobs (4,500 annually) appears to be a reasonable expectation during the two-year forecast period of this report. While this annual gain is substantially below the increases of the 1964-1966 period, which averaged over 10,000 a year, it is much above the rates of growth maintained during the early 1960's. The forecast rate of increase is similar to the average of the over-all 1960-1966 period (4,800 annually), and is believed to be compatible with the character and long-term history of the Syracuse area.

Income

Average Weekly Wages. Wages in manufacturing industries are somewhat higher in the Syracuse HMA than in the State of New York or in the nation as a whole, reflecting the relative importance of high-wage durable goods industries in the HMA. In 1966, weekly gross earnings were $119 in Syracuse compared with $111 in New York State as a whole and a national average of $112.

Family Income. The 1967 median after-tax annual income of all families in the Syracuse HMA is estimated at $7,600, and the median after-tax income of renter households[1/] at $6,250. By 1969, all family income will increase to a median of about $7,975, and renter households will have a median income of about $6,575. About 32 percent of all families and 47 percent of the renter households have annual after-tax incomes of less than $6,000. Approximately 9 percent of all families and 3 percent of the renter households have after-tax incomes in excess of $15,000 annually. Percentage distributions by income are contained in table II.

1/ Excludes one-person renter households.

Demographic Factors

Population

Current Estimate and Recent Trends. As of July 1, 1967, the population of the Syracuse HMA was 621,700[1/] persons, only about one-third of whom (215,900) resided in Syracuse City. The July 1967 total reflects a net increase of 31,400 (11,100, or 1.9 percent, annually) since September 1964 somewhat higher than the increase during the period between the 1960 Census and September 1964. The slower rates of increase during the earlier period were a reflection of the relatively low economic growth of those years, which encouraged population out-migration. The table below is a summary of population trends in the Syracuse HMA, including a forecast to July 1969. Table III contains a more detailed description of recent population changes by geographic area.

Changes in Population
Syracuse, New York, HMA
April 1960-July 1969

Date	Number of persons	Average annual change from preceding date: Number[a/]	Percent
April 1960	563,781	-	-
September 1964	590,300	6,000	1.1
July 1967	621,700	11,100	1.9
July 1969	639,500	8,900	1.4

a/ Rounded.

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

Most socio-economic growth in the Syracuse HMA is centered in Syracuse but, because of the fixed boundaries of the city, the areas of the greatest population increase have extended into the surrounding suburbs. As may be seen in table III, about 90 percent of the population increase in the HMA since September 1964 has been in suburban Onondaga County.

The population of Syracuse City has remained virtually constant in recent years as many of the in-migrants from outside the HMA and persons in newly-formed households have settled inside the city, largely off-setting out-migration from the central city to suburban areas.

1/ For comparability with census data and previous reports those college and university students who will attend classes during the 1967 fall semester but not physically in the HMA on July 1 are assumed to be present as of July 1, 1967.

Estimated Future Population. Based on anticipated increases in employment opportunities and changes in work force participation, the population of the Syracuse HMA is expected to increase by about 19,900, or 9,950 (1.6 percent) annually, during the two-year forecast period of this analysis.

Net Natural Increase and Migration. As a result of the more rapid rate of employment increase after 1964 than previously, the migration trend has reversed. During the September 1964-July 1967 period, net natural increase averaged about 7,000 annually. The population of the area increased by an annual average of about 11,100 suggesting a net in-migration averaging approximately 4,100 persons a year.

Households

Current Estimate and Recent Trends. As of July 1, 1967, there were about 182,000 households (occupied housing units) in the Syracuse HMA, reflecting average annual increments of about 3,275 (1.9 percent) since September 1964. During the April 1960-September 1964 period, the number of households increased by an average of about 2,050 (1.2 percent) annually. The table below summarizes trends in the number of households since April 1960, including a projection to July 1969.

Changes in the Number of Households
Syracuse, New York, HMA
April 1960-July 1969

Date	Number of households	Average annual change from preceding date: Number[a]	Average annual change from preceding date: Percent
April 1960	163,649	-	-
September 1964	172,700	2,050	1.2
July 1967	182,000	3,275	1.9
July 1969	187,000	2,500	1.4

a/ Rounded

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

Estimated Future Households. It is expected that the number of households will increase by about 5,000 (2,500 annually) during the July 1967-July 1969 forecast period to a total of 187,000.

Household Size Trends. Average household size declined from 3.34 persons in 1960 to about 3.31 as of September 1964. The decline in average household size was almost arrested after 1964 and it is estimated that the 1967 average size of households was about the same as in 1964.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of July 1, 1967, there were 198,700 housing units in the Syracuse HMA, reflecting a net gain of about 9,200 units since September 1964, an average of about 3,250 annually. The increase since September 1964 reflects the completion of about 10,600 housing units (including about 300 units of public housing) and the removal of about 1,400 units through demolition, largely as a result of clearance for highway rights-of-way and urban renewal activity within Syracuse.

Residential Building Trends. Building permits were issued for 2,727 units in 1964, the lowest level in the 1960-1966 period. During the first five months of 1967, about 1,250 housing units were authorized by building permits, less than 60 percent of the comparable period in 1966. The table below is a summary of building permit activity since 1960.

Privately-Financed Housing Units Authorized for Construction
Syracuse, New York, HMA, 1960-1967

Year	Housing units		
	Single-family	Multi-family	Total
1960	2,117	656	2,773
1961	2,144	1,274	3,418
1962	2,390	842	3,232
1963	2,158	867	3,025
1964	1,773	954	2,727
1965	1,732	1,742	3,474
1966	1,782	2,090	3,872
First five months			
1966	850	1,400	2,250[a]
1967	750	500	1,250[a]

a/ Estimated.

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

The number of single-family unit authorizations averaged about 1,750 units in 1965 and 1966. The number of multifamily units authorized during 1965 and 1966 (1,742 units, and 2,090 units, respectively) was especially large compared with previous years reflecting (in part) the rapid economic expansion and resulting in-migration of workers.

Units Under Construction. Based on a postal vacancy survey conducted during June 1967, building permit data, and on information obtained locally, there are estimated to be a total of about 1,900 units of housing under construction in the Syracuse HMA as of July 1, 1967, including 1,200 units in multifamily structures. Most of the multifamily units under construction were located in Syracuse. The majority of the uncompleted single-family units were in the Onondaga County suburbs surrounding Syracuse.

Demolition. About 400 housing units have been removed from the inventory through demolition since September 1964. The demolition resulted primarily from clearance for highway rights-of-way, urban renewal activities, and city building code enforcement, in addition to voluntary removal and losses from natural causes (fire, etc.).

The construction of Interstate Route 81 through Syracuse has necessitated the removal of many housing units. During the two-year forecast period of this analysis, another 180 units may be removed from the housing inventory because of highway right-of-way clearance. Urban renewal projects now in execution or in planning will result in the elimination of at least 600 units during the July 1967-July 1969 forecast period of this analysis.

Tenure of Occupancy

The renter-occupancy ratio, after declining slightly in the early 1960's is judged to have returned to the 1960 level (33 percent) as of July 1967, reflecting an increased interest in and construction of multifamily housing (table IV). Many in-migrants were attracted to the Syracuse HMA by substantial increases in employment since 1964 and became occupants of rental units.

Vacancy

Trends. As of September 1964, there were approximately 16,800 vacant housing units in the Syracuse HMA. Of these, 5,400 were available for rent or sale, an over-all available vacancy rate of 3.1 percent. The 1964 available vacancy rate was at a level somewhat above that reported in the 1960 Census (2.5 percent); both the 1964 sales vacancy rate, at 1.6 percent and the rental rate, at 5.9 percent, were above 1960 levels (1.2 percent and 5.1 percent, respectively).

Postal Vacancy Surveys. The results of a postal vacancy survey conducted during June 1967 are summarized in table V. The survey covered about 153,850 possible deliveries (excluding trailers), equal to around 77 percent of the housing supply. Almost 3,125 vacancies in residences and apartments were enumerated by the survey, an over-all vacancy rate of 2.0 percent.

Vacancies in residences numbered about 1,700, equal to 1.5 percent of all residential deliveries enumerated. A total of 345 units reported as "new" (never occupied) were included in the vacant residences. Vacancies in apartments amounted to almost 1,425, 3.5 percent of the total apartment units enumerated. Vacant apartments included 50 new units. The rates of vacancy reported by the Syracuse Post Office were lower than the over-all rates in the total survey area. Syracuse delivery units reported total vacancy rates of 1.7 percent, comprised of residential vacancies amounting to 1.2 percent and apartment vacancies of 2.7 percent.

An earlier postal vacancy survey conducted for the FHA during July-August 1964, covered a geographic area similar to the 1967 enumeration, but five villages included in the later survey were not in the 1964 enumeration (Canastota, Chittenango, Marcellus, Nedrow, and Phoenix). Vacancy rates were higher in the 1964 survey. About 3,500 units were reported as vacant, or 2.6 percent of the total. Residential vacancies amounted to 1.7 percent of the total residences enumerated. and apartment vacancies equaled 4.2 percent of all apartment deliveries reported.

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 delineation, and methods of enumeration. The census reported units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure.

July 1, 1967, Estimate. On the basis of postal vacancy survey results and information gained from local sources, it is judged that as of July 1, 1967 there were about 16,700 vacant housing units in the Syracuse HMA, of which 4,200 were not dilapidated and were available for rent or sale--an over-all available vacancy rate of 2.3 percent. About 1,100 units are available for sale only, a homeowner vacancy rate of 0.9 percent; 3,100 units are available for rent, a renter vacancy rate of 4.9 percent. Approximately 100 of the vacant units available for sale and 350 vacant rental units are substandard in that they lack one or more plumbing facilities. The present number of sales and rental vacancies appears to be well within the level necessary for adequate mobility and freedom of choice in an area with the growth characteristics of Syracuse. According to local sources, a shortage of available rental housing exists in the moderate-and low-rent ranges.

Most of the increases in "other" vacant units during the 1960-1967 period (see table IV) reflects gains in units used seasonally only. Such units are considered "vacant" year-around by census definitions.

Sales Market

General Market Conditions. The market for new sales housing in the Syracuse HMA is firm, but speculative construction has been depressed somewhat by the tight money situation which developed during 1966. Because of the shortage of mortgage funds, many operative builders were unable to obtain interim financing for speculative construction, and speculative building was depressed. According to FHA surveys of single-family housing constructed in subdivisions containing five or more completions during 1966, about one-third of all units built in the year represented speculative construction. In the similar survey of 1965 completions, almost three-fourths of the houses built had been reported as speculative construction. Although the surveys covered only about one-half of all single-family completions during the years, the findings appear to be valid.

Local sources report that, judging from the number of inquiries, interest in the purchase of new single-family units remains high. Because of the lagging construction of new sales housing, some potential purchasers of new sales units have bought existing housing. The absorption of existing sales units is reflected in a lowered sales vacancy rate--down to 0.9 percent as of July 1967 compared to 1.6 percent in September 1964.

Rental Market

General Market Conditions. The base of the rental market (renter households) of the Syracuse HMA has been growing more rapidly in recent years than previously; the quickened pace of economic growth resulted in a higher rate of in-migration of workers, including many renters. As of September 1964 the rental vacancy rate was about 5.9 percent. Despite the subsequent higher rates of addition to the rental inventory, as of July 1967 the renter vacancy rate had declined to 4.9 percent, indicating a more rapid absorption of new rental units.

The small stock of luxury high-rise apartments in Syracuse had much better occupancy in mid-1967 than in September 1964. The improved occupancy appears to be representative of the over-all rental market as of July 1967. Local sources report very few vacancies in adequate low- and moderate-rental housing. The level of vacancies in apartments located north of Syracuse near the G. E. Electronics Park is slightly above 1966, however, reflecting production slow-downs and worker lay-offs.

The larger number of apartment units now under construction is of importance to the future of the Syracuse rental market. Yet to be completed and marketed are some 1,200 units in multifamily structures, representing every rental range.

Urban Renewal

Two urban renewal projects are in execution in the downtown Central Syracuse General Neighborhood Renewal Plan (G.N.R.P.) area, and a third project is nearing the execution stage.

The Near East Side (N.Y. R-30) project is a 101-acre area immediately east of the downtown shopping district of Syracuse. Execution of the project has resulted in the elimination of about 1,525 housing units from the inventory of the city. About 80 percent of the units were substandard by urban renewal definitions. About one-fourth of the area is planned to be used for housing, including a 278-unit luxury high-rise building under construction (for late 1967 occupancy).

The Downtown One (N.Y. R-161) project consists of 61 acres adjacent to the western boundry of the Near Eastside Area and is primarily commercial with some housing units over stores or in other commercial structures. Many of the structures are to be rehabilitated but about 180 structures will be demolished, some of them within the next two-years, Re-use will be mostly commercial. The Downtown One area is the location of Mony Plaza, the site of the new office building housing the data processing division of MONY.

The Clinton Square (N.Y. R-214) project is nearing the execution stage. The 40-acre project is within the area bounded by Franklin Street on the west, Salina Street on the east, an interchange of I-81 on the north, and Fayette Street on the south. About 25 housing units will be removed in clearance of the area. Re-use of the area will be mostly commercial, including a new department store, banking facilities, and a new publishing plant.

The University Hill G.N.R.P. covers 450 acres of east-central Syracuse and contains the urban renewal project of greatest impact on the city within the two-year forecast period of this report. Slated for completion in 1972, the Syracuse Hill project is planned to enter the execution stage in late 1968. The 302-acre project area has irregular boundaries, but is contained within the area east of I-81 to Scott Street and south of Erie Boulevard to University Park. Redevelopment of the area, now mostly residential, will include a new mental health center, and will provide for expansion of two hospitals and Syracuse University and for construction and rehabilitation of housing. About 1,775 housing units will be demolished in the area during execution of the project. A number of the demolitions probably will take place within the two-year forecast period of this analysis--perhaps as many as one-third of the total expected removals. The University Hill G.N.R.P. is also the location of two smaller urban renewal projects, Erie-Genessee and University South, neither of which is scheduled for execution in the near future.

In addition to the above, the Syracuse Department of Urban Improvement has an active housing code enforcement program and is the recipient of a federal demolition grant. Within the two-year forecast period these programs will result in the elimination of a number of substandard units from the Syracuse housing inventory.

Public Housing

There are 2,072 units of public housing in Syracuse, 760 of which are designed especially for the elderly. Now under construction are 364 units of housing for the elderly. There exists a waiting list of over 400 persons for accommodations in public housing. In addition to the units in Syracuse, there are 196 units of public housing in Fulton. Oswego is the location of 186 units of public housing. All of the units in Oswego and Fulton and 413 of those in Syracuse are state-financed. The remainder of the Syracuse public housing was built under federal programs.

Syracuse University administers 693 units of married student housing. Construction was completed on 308 of the units in 1965. The remainder are "temporary" units built some time ago.

Demand for Housing

Quantitative Demand

The estimated demand for new privately-financed housing is based on the expected increase in the number of households during the next two years (2,500 annually), on replacement requirements for units demolished, and on adjustments to reflect the large number of multifamily units now under construction and yet to be marketed. On the basis of these considerations, the demand for new privately-financed housing during the two-year forecast period of this analysis will approximate 2,700 units annually, including 1,500 units of single-family housing and 1,200 units in multifamily structures. About 550 units of the annual demand for multifamily housing will be at the lower rents achievable only with below-market-interest-rate financing or assistance in land acquisition and cost--such as the FHA Section 221(d)(3)(BMIR) provisions or the New York State Mitchell-Lama program. This demand estimate is exclusive of public low-rent housing and rent-supplement accommodations.

The total privately-financed demand forecast is somewhat below the rate of construction activity during 1965 and 1966, when construction starts averaged an estimated 3,600 units. The forecast demand is nearer to the average rates of construction activity during the 1960-1964 period, when construction was started on an average of 3,000 privately-financed housing units annually, including 2,100 single-family units and 1,000 units in multifamily structures.

Qualitative Demand

Single-family Housing. Based on current family incomes, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 1,500 single-family units is expected to be distributed by price as shown in the following table.

Estimated Annual Demand for New Single-Family Housing
Syracuse, New York, HMA
July 1967 - July 1969

Sales price	Single-family units Number	Single-family units Percent
Under $15,000	135	9
$15,000 - 17,499	285	19
17,500 - 19,999	270	18
20,000 - 24,999	315	21
25,000 - 29,999	255	17
30,000 - 34,999	105	7
35,000 and over	135	9
Total	1,500	100

Multifamily Housing. The monthly rents or charges at which 650 market-interest-rate-financed net additions to the privately-owned multifamily housing inventory might be absorbed are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals. Part of the forecast demand for multifamily housing may be satisfied through the construction of units in multifamily structures for sale to owner occupants. Note that the table does not include the 550 units of demand at the lower rents achievable with below-market-interest-rate financing or other public benefits.

Estimated Annual Demand for New Private Multifamily Housing
At Rents Achievable with Market-Interest-Rate Financing
Syracuse, New York, HMA
July 1967 - July 1969

Monthly gross rent[a]	Units by number of bedrooms			
	Efficiency	One bedroom	Two bedroom	3 or more bedroom
\$105-\$114	15	-	-	-
115- 124	15	-	-	-
125- 134	10	70	-	-
135- 144	5	60	-	-
145- 154	-	50	60	-
155- 164	-	40	55	-
165- 179	-	30	50	25
180- 199	-	20	45	20
200 and over	-	15	40	25
Total	45	285	250	70

a/ Gross rent is shelter rent plus the cost of utilities; it is also the rental equivalent for multifamily units marketed as condominiums or cooperatives.

The 550 units of demand at rents achievable only with below-market-interest-rate financing or other public benefits (not included in the table above) will be distributed by unit size as follows: 20 efficiency units, 240 one-bedroom units, 210 two-bedroom units, and 80 units with three bedrooms or more.

Table II

Estimated Percentage Distribution of All Families and Renter Households
By Income and Tenure after Deduction of Federal Income Tax
Syracuse, New York, Housing Market Area, 1967 and 1969

Annual after-tax incomes	Percentage distributions 1967 All families	1967 Renter households[a]	1969 All families	1969 Renter households[a]
Under $2,000	6	9	5	8
$ 2,000 - 2,999	4	6	3	6
3,000 - 3,999	5	8	5	8
4,000 - 4,999	8	12	8	11
5,000 - 5,999	9	12	9	11
6,000 - 6,999	12	12	11	11
7,000 - 7,999	10	11	9	10
8,000 - 8,999	9	9	9	9
9,000 - 9,999	8	6	8	7
10,000 - 12,499	15	9	16	11
12,500 - 14,999	5	3	7	5
15,000 and over	9	3	10	3
Total	100	100	100	100
Median income	$7,600	$6,250	$7,975	$6,575

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table I

Civilian Work Force Components [a]
And Nonagricultural Wage and Salary Employment by Industry
Syracuse, New York, Housing Market Area, 1958-1967
(Annual averages in thousands)

Item	1958	1959	1960	1961	1962	1963	1964	1965	1966	12-month period ending June 1: 1966	12-month period ending June 1: 1967
Total work force	229.3	228.4	230.0	233.3	234.2	234.0	234.1	239.4	249.2	243.4	253.6
Unemployment	15.2	11.7	11.6	14.2	11.3	11.4	10.6	8.9	7.1	7.9	8.1
Percent of work force	6.6%	5.2	5.1%	6.1%	4.8%	4.9%	4.5%	3.7%	2.9%	3.2%	3.2%
Agricultural employment	10.8	10.2	9.8	9.6	9.2	8.6	7.9	7.3	6.8	7.2	6.7
Nonagricultural employment	203.3	206.5	208.6	209.5	213.7	214.0	215.6	223.3	235.2	228.3	238.6
Wage and salary	177.5	180.6	182.5	183.1	187.7	189.0	190.8	198.7	211.3	204.0	214.8
Manufacturing	66.0	67.8	67.4	65.6	66.2	63.9	62.7	65.0	70.0	67.1	69.8
Durable goods	44.9	46.4	46.1	45.1	45.8	43.8	42.0	43.9	48.4	45.8	48.1
Stone, clay & glass	2.6	2.7	2.5	2.4	2.4	2.3	2.3	2.5	2.6	2.5	2.6
Primary metals	4.3	4.3	4.5	4.1	4.6	4.6	4.9	5.4	5.7	5.6	5.8
Fabricated metals	4.0	4.0	4.2	3.4	3.0	2.9	2.9	3.0	2.9	3.0	2.9
Machinery (incl. elec.)	30.1	31.4	30.9	31.6	31.1	29.0	26.7	27.6	31.6	29.2	31.4
Transportation equipment	2.4	2.3	2.4	2.2	3.1	3.6	4.1	4.3	4.1	4.2	3.9
Other durable goods	1.7	1.6	1.5	1.4	1.4	1.4	1.2	1.2	1.4	1.3	1.4
Nondurable goods	21.1	21.4	21.3	20.6	20.5	20.1	20.7	21.1	21.6	21.4	21.7
Food and kindred products	5.5	5.6	5.6	5.5	5.5	5.3	5.4	5.6	5.5	5.7	5.5
Paper and allied products	5.1	5.2	5.1	4.7	4.6	4.2	4.1	4.0	3.9	3.9	3.8
Printing and publishing	2.3	2.4	2.4	2.3	2.3	2.3	2.4	2.5	2.6	2.5	2.6
Other nondurables	8.1	8.2	8.3	8.0	8.1	8.3	8.9	9.0	9.7	9.3	9.8
Nonmanufacturing	111.5	112.8	115.2	117.4	121.5	125.1	128.1	133.6	141.3	136.8	145.1
Construction	7.7	7.6	7.5	7.6	8.5	8.9	9.2	10.1	11.0	10.6	11.4
Trans., comm., & pub. util.	12.6	12.7	12.6	12.5	12.4	12.6	12.6	12.8	13.2	13.0	13.4
Trade	36.5	36.8	37.5	37.4	38.7	39.5	40.3	41.9	43.9	42.7	44.5
Finance, ins., & real est.	8.2	8.3	8.6	9.1	9.3	9.5	9.5	9.5	9.9	9.6	10.3
Service and miscellaneous	24.1	24.1	24.6	25.5	26.4	28.0	28.8	30.3	32.4	31.2	33.0
Government	22.4	23.3	24.3	25.3	26.2	26.7	27.6	29.0	31.0	29.8	32.5
All other nonag. empl. [b]	25.6	25.6	25.5	26.2	25.9	25.0	24.8	24.6	23.9	24.3	23.8
Persons involved in labor-management disputes	.2	.3	.6	.2	c/	c/	c/	c/	.1	c/	.2

a/ Details may not add to totals because of rounding.
b/ Includes nonagricultural self-employed, family workers, and domestics.
c/ Less than 50.

Source: New York State Employment Service.

Table III

Population and Household Trends
Syracuse, New York, Housing Market Area
April 1960-July 1967

Area	April 1960	Sept. 1964	July 1967	Average annual change a/ 1960-64	1964-67
HMA total population	563,781	590,300	621,700	6,000	11,100
Onondaga County	423,028	445,300	474,000	5,050	10,150
Syracuse	216,038	215,300	215,900	-170	210
Remainder	206,990	230,000	258,100	5,200	9,950
Oswego County	86,118	88,350	89,800	500	510
Oswego	22,155	22,400	22,550	55	55
Fulton	14,261	14,500	14,700	55	70
Remainder	49,702	51,450	52,550	400	390
Madison County	54,635	56,650	57,900	450	440
Oneida	11,677	11,800	11,800	30	-
Remainder	42,958	44,850	46,100	430	440
HMA total households	163,649	172,700	182,000	2,050	3,275
Onondaga County	124,090	131,900	140,400	1,775	3,000
Syracuse	67,830	68,900	70,250	240	480
Remainder	56,260	63,000	70,150	1,525	2,525
Oswego County	24,323	25,000	25,450	150	160
Oswego	6,192	6,250	6,350	15	35
Fulton	4,485	4,550	4,650	15	35
Remainder	13,646	14,200	14,450	125	90
Madison County	15,236	15,800	16,150	130	120
Oneida	3,651	3,700	3,700	10	-
Remainder	11,585	12,100	12,450	115	120

a/ Rounded; may not add to totals.

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

Table IV

Components of the Housing Inventory
Syracuse, New York, Housing Market Area
April 1960-July 1967

Tenure and vacancy	April 1960	Sept. 1964	July 1967	Average annual change a/ 1960-64	1964-67
Total housing inventory	178,107	189,500	198,700	2,575	3,250
Occupied housing units	163,649	172,700	182,000	2,050	3,275
Owner-occupied	109,835	117,100	122,100	1,650	1,775
Percent of all occupied	67.1%	67.8%	67.1%	-	-
Renter-occupied	53,814	55,600	59,900	400	1,525
Vacant housing units	14,458	16,800	16,700	530	-35
Available vacant	4,134	5,400	4,200	290	-420
For sale only	1,279	1,900	1,100	140	-280
Homeowner vacancy rate	1.2%	1.6%	0.9%	-	-
For rent	2,855	3,500	3,100	150	-140
Renter vacancy rate	5.1%	5.9%	4.9%	-	-
Other vacant	10,324	11,400	12,500	240	390

a/ Rounded; may not add to totals.

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

Table V

Syracuse, New York, Area Postal Vacancy Survey

June 12-21, 1967

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	153,854	3,117	2.0	2,720	397	1,746	113,524	1,702	1.5	1,357	345	582	40,330	1,415	3.5	1,363	52	1,164	1,714	42	2.5
Onondaga County	122,464	2,258	1.8	1,932	326	1,517	86,789	1,191	1.4	896	295	444	35,675	1,067	3.0	1,036	31	1,073	603	11	1.8
Syracuse City	94,253	1,633	1.7	1,521	112	1,252	60,025	701	1.2	619	82	183	34,228	932	2.7	902	30	1,069	493	7	1.4
General Post Office	23,867	601	2.5	571	30	468	7,914	146	1.8	134	12	1	15,953	455	2.9	437	18	467	-	-	-
Branches:																					
DeWitt	3,100	23	0.7	23	-	116	2,532	7	0.3	7	-	6	568	16	2.8	16	-	110	137	5	3.6
Fairmount	5,458	69	1.3	50	19	46	5,115	53	1.0	34	19	46	343	16	4.7	16	-	-	91	-	0.0
Mattydale	2,482	13	0.5	13	-	2	2,333	11	0.5	11	-	2	149	2	1.3	2	-	-	-	-	-
North Syracuse	6,831	100	1.5	92	8	11	6,466	86	1.3	78	8	11	365	14	3.8	14	-	-	37	1	2.7
Onondaga	2,025	46	2.3	20	26	60	1,985	45	2.3	20	25	60	40	1	2.5	-	1	-	-	-	-
Solvay	4,738	75	1.6	65	10	45	3,922	45	1.1	35	10	45	816	30	3.7	30	-	-	68	1	1.5
Stations:																					
Colvin	8,777	179	2.0	174	5	2	5,038	102	2.0	101	1	2	3,739	77	2.1	73	4	-	-	-	-
Eastwood	7,943	66	0.8	66	-	-	4,341	21	0.5	21	-	-	3,602	45	1.2	45	-	-	110	-	0.0
Elmwood	6,701	147	2.2	145	2	11	4,503	48	1.1	47	1	3	2,198	99	4.5	98	1	8	-	-	-
Salina	9,341	126	1.3	122	4	-	7,751	61	0.8	59	2	-	1,590	65	4.1	63	2	-	50	-	0.0
Salt Springs	3,492	36	1.0	28	8	9	2,703	11	0.4	7	4	4	789	25	3.2	21	4	5	-	-	-
University	9,498	152	1.6	152	-	482	5,422	65	1.2	65	-	3	4,076	87	2.1	87	-	479	-	-	-
Other Cities and Towns	28,211	625	2.2	411	214	265	26,764	490	1.8	277	213	261	1,447	135	9.3	134	1	4	110	4	3.6
Baldwinsville	4,524	104	2.3	85	19	38	4,399	68	1.5	49	19	38	125	36	28.8	36	-	-	9	2	22.2
East Syracuse	5,037	91	1.8	70	21	16	4,651	54	1.2	34	20	16	386	37	9.6	36	1	-	6	-	0.0
Fayetteville	3,412	90	2.6	65	25	19	3,163	75	2.4	50	25	15	249	15	6.0	15	-	4	43	2	4.7
Liverpool	7,891	157	2.0	65	92	142	7,891	157	2.0	65	92	142	-	-	-	-	-	-	-	-	-
Manlius	2,278	112	4.9	61	51	20	1,814	83	4.6	32	51	20	464	29	6.3	29	-	-	22	-	0.0
Marcellus	1,449	15	1.0	15	-	19	1,344	13	1.0	13	-	19	105	2	1.9	2	-	-	12	-	0.0
Minoa	583	5	0.9	5	-	2	583	5	0.9	5	-	2	-	-	-	-	-	-	-	-	-
Nedrow	823	4	0.5	4	-	-	823	4	0.5	4	-	-	-	-	-	-	-	-	12	-	0.0
Skaneateles	2,214	47	2.1	41	6	9	2,096	31	1.5	25	6	9	118	16	13.6	16	-	-	6	-	0.0

The distributions of total possible deliveries to residences, apartments and house trailers were estimated by the postal carriers. The data in this table, therefore, are not strictly comparable to the distribution of deliveries by structural type for surveys prior to 1966. The total possible deliveries for the total of residences, apartments and house trailers, however, are as recorded in official route records.

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 V (cont'd)

Syracuse, New York, Area Postal Vacancy Survey

June 12-21, 1967

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	Vacant: No.	Vacant: %
Madison County	12,184	418	3.4	383	35	124	10,533	263	2.5	240	23	85	1,651	155	9.4	143	12	39	458	12	2.6
Canastota	2,954	146	4.9	138	8	17	2,719	100	3.7	95	5	17	235	46	19.6	43	3	-	101	5	5.0
Cazenovia	1,718	52	3.0	48	4	73	1,650	45	2.7	41	4	38	68	7	10.3	7	-	35	33	3	9.1
Chittenango	2,122	64	3.0	59	5	25	2,039	57	2.8	52	5	21	83	7	8.4	7	-	4	219	4	1.8
Hamilton	1,003	36	3.6	28	8	7	795	24	3.0	16	8	7	208	12	5.8	12	-	-	29	-	0.0
Oneida	4,387	120	2.7	110	10	2	3,330	37	1.1	36	1	2	1,057	83	7.9	74	9	-	76	-	0.0
Oswego County	19,206	441	2.3	405	36	105	16,202	248	1.5	221	27	53	3,004	193	6.4	184	9	52	653	19	2.9
Fulton	7,050	153	2.2	142	11	68	5,864	75	1.3	67	8	29	1,186	78	6.6	75	3	39	265	6	2.3
Oswego	9,160	194	2.1	176	18	28	7,678	113	1.5	99	14	15	1,482	81	5.5	77	4	13	241	8	3.3
Phoenix	1,530	40	2.6	38	2	2	1,472	30	2.0	28	2	2	58	10	17.2	10	-	-	67	-	0.0
Pulaski	1,466	54	3.7	49	5	7	1,188	30	2.5	27	3	7	278	24	8.6	22	2	-	80	5	6.3

The distributions of total possible deliveries to residences, apartments and house trailers were estimated by the postal carriers. The data in this table, therefore, are not strictly comparable to the distribution of deliveries by structural type for surveys prior to 1966. The total possible deliveries for the total of residences, apartments and house trailers, however, are as recorded in official route records.

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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).