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Toledo, Ohio
1965

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

as of December 1, 1965

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

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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, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

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

Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	2
Economy of the Area	
Character and History	3
Employment	3
Principal Employment Sources	5
Unemployment	6
Future Employment Prospects	6
Income	6
Demographic Factors	
Population	8
Households	9
Housing Market Factors	
Housing Supply	11
Residential Building Activity	13
Tenure	15
Vacancy	15
Sales Market	18
Rental Market	19
Urban Renewal Activity	20
Public Housing	21
Demand for Housing	
Quantitative Demand	22
Qualitative Demand	23

ANALYSIS OF THE
TOLEDO, OHIO, HOUSING MARKET
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Summary and Conclusions

1. Durable goods manufacturing industries are basic to the economy of the Toledo area, accounting for almost 30 percent of total nonagricultural wage and salary employment in Lucas County in 1964. As a durable goods-oriented area, the Toledo economy is sensitive to national economic fluctuations. Employment in the area decreased in the 1960-1961 period, but since that time has been experiencing growth of about two percent annually. In November 1965, the work force in the Toledo HMA consisted of 219,400 employed persons and 5,700, or 2.5 percent, unemployed. During the December 1965-December 1967 period, nonagricultural wage and salary employment in the area is expected to increase by 8,000.
2. The population of the Toledo HMA is 564,800 as of December 1, 1965, an increase of over 35,300 (seven percent) since April 1960. Of the total population, about 386,800 are in the city of Toledo. By December 1967, the total population in the HMA is expected to reach 580,300, a gain that would represent an increase of 15,500 (7,750 annually) above the December 1965 level.
3. The current median annual income of all families in the Toledo HMA, after deduction of Federal income taxes, is about \$7,675, and the current median after-tax income of all tenant families is \$6,175.
4. There are currently about 170,300 households in the Toledo HMA, an increase of almost seven percent since April 1960. Currently, there are 119,900 households in Toledo, a gain of almost 20 percent, reflecting annexations since 1960. The average annual household gain of 1,950 between April 1960 and December 1965 should increase to about 2,400 households annually during the forecast period.
5. There are 179,700 housing units in the Toledo HMA at the present time, representing a net addition to the housing stock of 11,150 units since April 1960. This net addition resulted from the completion of about 14,650 housing units, including about 200 units a year outside permit-issuing places, and the demolition of about 3,500 housing units between April 1960 and December 1965. The number of units authorized for construction by building permits in the Toledo HMA totaled almost 3,300 in 1964 and 2,600 in the first eleven months of 1965. Multifamily construction has been increasing steadily since 1960, reaching an authorization level of 1,400 in 1964.

6. As of December 1965, there are about 5,900 vacant dwelling units available for sale or rent in the Toledo HMA. The current homeowner vacancy rate is about 1.5 percent, and the renter vacancy rate is 7.7 percent. These vacancy rates are slightly above the most desirable level, but represent a reduction from 1960 levels, an indication of improved economic conditions.
7. Demand for additional privately-owned housing in the next two years is expected to be about 2,550 units annually, comprised of 1,850 sales units and 700 rental units. An additional annual demand for about 300 rental units could be realized through the use of public benefits or assistance in financing or land acquisition, exclusive of public low-rent housing and rent-supplement accommodations. Demand for new sales housing by sales price ranges is expected to approximate the pattern indicated on page 23. An approximate distribution of rental demand by monthly gross rent and size of units is presented on page 25.

ANALYSIS OF THE
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Housing Market Area

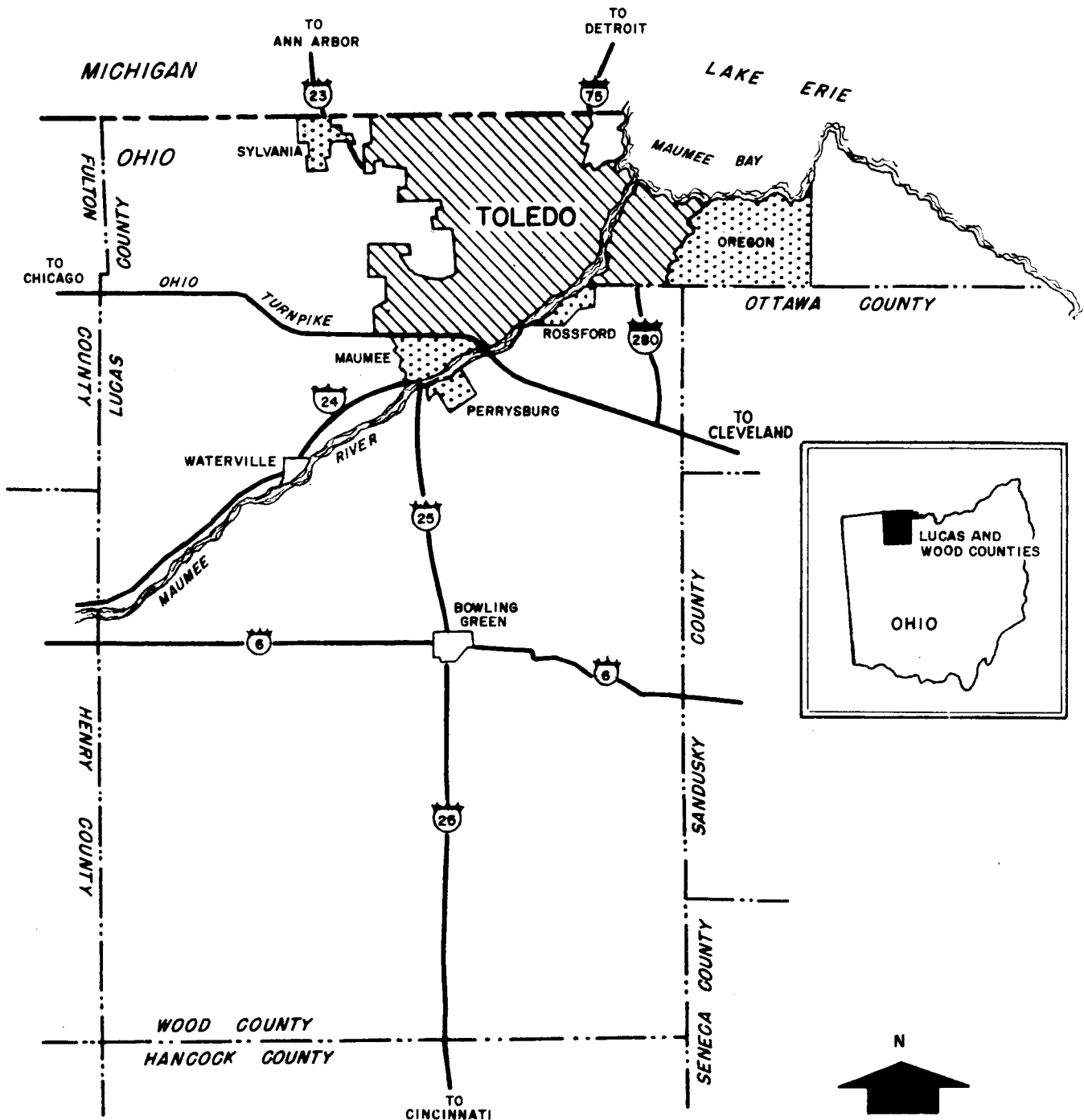
The Toledo Housing Market Area (HMA) is defined as being coterminous with Lucas and Wood Counties, Ohio. The area, as delineated, includes the Ohio portion of the Toledo, Ohio-Michigan Standard Metropolitan Statistical Area (SMSA). Monroe County, Michigan, although recently classified by the Bureau of the Budget as part of the SMSA, has been excluded from the Toledo HMA because it is judged to constitute a separate housing market. The two-county HMA contained about 529,500 people in April 1960 ^{1/}, the great majority of whom resided in the urban area of Toledo, which includes the cities of Toledo, Oregon, Sylvania, and Maumee in Lucas County and Perrysburg in Wood County.

The HMA is situated in northwestern Ohio on the westernmost shore of Lake Erie, approximately 75 miles east of the Indiana State line and abutting the Michigan border (see map).

Complementing and emphasizing Toledo's central geographic location, the HMA has excellent highway, rail, and water transportation facilities. The Ohio Turnpike with two interchanges within the HMA, provides a main east-west artery and Interstate 75, a major north-south facility, connects with Detroit 55 miles to the north and with Cincinnati 215 miles to the south. Toledo is served by eleven railroads; a large portion of the rail freight comes from the distribution of automotive parts and accessories. The port of Toledo serves as a major transportation component of the HMA and ranks second on the Great Lakes and ninth in the United States in total tonnage handled. The port is the largest mover of soft coal in the world, with other major categories of waterborne tonnage including iron ore, grain, and petroleum. In addition to the highway, rail, and port facilities, the area has fine air, truck, and bus service available.

^{1/} Inasmuch as the rural farm population of the Toledo HMA constituted only 2.5 percent of the total population in 1960, all demographic and housing data in this analysis refer to the total of farm and nonfarm data.

TOLEDO, OHIO, HOUSING MARKET AREA



Economy of the Area

Character and History

From its initial settlement as a trading post in 1680 to its incorporation as a city in 1837, the growth of the city of Toledo centered around its location on Lake Erie in the rich Maumee River Valley. As the westernmost port on Lake Erie, Toledo became established as a transfer point between the agricultural west and the industrially-developing east. The advent of the railroad and the discovery of petroleum to the south of Toledo strengthened its position as a transfer point and added impetus to the area's industrial progress.

The location of glass and automotive industries in the Toledo area in the early 1900's and their subsequent expansion changed the economic character of the area and provided the base for further industrial expansion. The rapid growth of the automotive industry after World War I and the advantageous location of the city prompted suppliers of automotive parts (spark plugs, safety glass, auto furnishings) to locate in the HMA. These developments have made the automotive industry the dominant factor in the economy of the Toledo HMA.

Employment

Current Estimate. According to the Division of Research and Statistics, Ohio Bureau of Unemployment Compensation, there was a total of 219,400 persons employed in the Toledo HMA in November 1965, representing an increase of about 9,900 over the November 1964 total of 209,500. Of the November 1965 total, about 192,500 (88 percent) were employed in Lucas County and the remaining 26,900 were working in Wood County.

Past Trend. Employment data for the two-county HMA are not available for long-term trend analysis. Nonagricultural wage and salary employment data for Lucas County are available, however, from 1958 through 1964 and should indicate significant employment trends in the Toledo HMA (see table I).

After increasing by almost two percent annually between 1958 and 1960, nonagricultural wage and salary employment in Lucas County declined from a 1960 annual average of 159,600 to a seven-year low of 151,800 in 1961. This employment drop of almost five percent, or 7,800 jobs, was attributable primarily to the response of the durable goods segment of the economy to the 1960-1961 national recession. With the decrease in automotive production and smaller reductions in metal and machinery production, employment in durable goods industries dropped from 46,100 in 1960 to an annual average of 40,800 in 1961. After the 1961 low,

nonagricultural wage and salary employment in Lucas County rose about two percent annually, from 151,800 in 1961 to a 1964 annual average of 160,200.

Distribution by Major Industry. Of the 1964 average of 160,200 nonagricultural wage and salary employees in Lucas County, 60,100 (38 percent) were employed in manufacturing industries and 100,100 (62 percent) were employed in nonmanufacturing industries. These proportions remained relatively unchanged during the 1958-1964 period (see table I).

Durable goods manufacturing industries are basic to the economy of the area, accounting for almost 30 percent of total nonagricultural wage and salary employment in Lucas County in 1964. It was this segment of the economy which was most affected by the 1961 recession, with total employment dropping over 11 percent between 1960 and 1961. Although the number of employees in the durable goods segment has risen steadily since 1961, it is significant to note that it was not until 1964 that employment in the category reached the pre-1961 level. Transportation equipment, the largest of the manufacturing industries, experienced annual employment increases of 2,000 and 1,600 between 1961 and 1963. Employment in this industry remained stable during the 1963-1964 period, averaging about 15,700 workers, or almost ten percent of all nonagricultural wage and salary employees in Lucas County. Employment increases in the primary metal, fabricated metal, and nonelectrical machinery industries have been steady during the 1961-1964 period.

Employment in nonmanufacturing industries averaged 100,100 in 1964, about 62 percent of total nonagricultural wage and salary employment in Lucas County. Nonmanufacturing employment was not as seriously affected by the 1961 recession as was manufacturing employment. After a 1960-1961 decline of about two percent, employment in nonmanufacturing industries increased by about one percent annually during the 1961-1964 period. The only segment of nonmanufacturing employment in which there was a steady decline between 1958 and 1963 was contract construction, from 8,600 in 1958 to 6,300 in 1963. Increasing residential construction halted the decline and employment in the construction industry rose slightly to a 1964 average of 6,700.

While employment in most of the nonmanufacturing industries has remained stable since 1961, the service and government segments have shown steady employment growth. Employment increases averaging about three percent annually between 1961 and 1964 were recorded for each of the two categories.

Employment Participation Rate. The ratio of employment to the total population of the HMA is termed the employment participation rate. Census data indicate that the ratio for the two-county area was 35.82 percent in 1960, a decrease from the 1950 ratio of 38.13 percent. The decreasing participation rate of the 1950-1960 decade probably continued into the first few years of the 1960's. Improved economic conditions have encouraged more residents to enter the civilian work force recently, thereby reversing the downward trend, and presently the employment participation rate is rising steadily.

Principal Employment Sources

Table II lists the major manufacturing employers in the Toledo HMA by industry and employment. All of the employment totals for individual firms reported in this analysis were obtained from the 1961 and 1965 Ohio Directory of Manufacturers.

Three Toledo area employers engaged in the transportation equipment industry currently employ over 2,000 workers each. Kaiser Jeep, the largest of the three, produces "Jeep" vehicles and accessories. Employment at Kaiser Jeep has increased considerably recently, totalling about 4,840 in 1960 and 7,700 in 1964. The firm was seriously affected by the 1961 recession, but new government contracts and the production start of the "Jeep Wagoneer" have increased employment since the 1961 low. The Chevrolet Motor Division of General Motors and the Dana Corporation, the two other major automotive employers in the Toledo area, have had gains in employment since 1960. Chevrolet employed about 2,400 workers in 1960 and 2,950 in 1964, and Dana had about 2,050 workers in 1960 and 2,825 in 1964. The Chevrolet plant produces automatic automobile transmissions and Dana manufactures automotive components.

The glass industry in the Toledo area is closely linked to the automotive industry as a supplier of window and safety plate glass. Therefore, employment in the industry is sensitive to fluctuations in auto production. Libbey Owens Ford Glass Company has four plants in the area which employed about 5,250 people in 1964. In addition, the Libbey Glass Division of Owens Illinois had a 1964 employment level of almost 1,675.

Major electrical and nonelectrical machinery producers in the Toledo area have had divergent employment trends. The only large employer in electrical machinery in the Toledo HMA currently is Champion Spark Plug, with a reported employment level of about 1,500 in 1964, a reduction from the 1960 total of 1,650. The Auto-Lite Spark Plug Company, which employed about 3,630 people in 1960, was not listed in the Manufacturers Directory after 1961, since part of the facility was being moved elsewhere.

Both of these firms, heavily dependent upon the automotive industry, showed employment losses during the 1960-1961 period. Major non-electrical machinery producers in the Toledo HMA include DeVilbiss, Doehler-Jarvis, Toledo Scale, and Midland Ross Corporation. All have exhibited 1964 employment levels above the reported 1960 totals. Unlike the other major manufacturing classifications in the Toledo area, the nonelectrical machinery industry is not heavily dependent upon the automotive industry.

Unemployment

Division of Research and Statistics, Ohio Bureau of Unemployment Compensation data indicate that there were 5,700 unemployed persons in Lucas and Wood Counties in November 1965, equal to 2.5 percent of the total work force. The current rate represents a decrease from the November 1964 rate of 3.0 percent and is a continuation of a decline that started in 1961.

Estimated Future Employment

Nonagricultural wage and salary employment in the Toledo HMA is expected to increase by 8,000, or 4,000 annually, over the next two years. This employment growth is based on the assumption that the automotive industry will continue its recent growth, thereby encouraging corresponding increases in the automotive supply industries within the Toledo economy. The expansion of local industries will be complemented by the location of a new Chrysler Corporation automotive parts plant in Perrysburg township in Wood County. Construction of the plant has started and tentative plans call for the transfer of the first production employees to the area in August 1966. Chrysler Corporation has announced that employment should reach 600 to 1,000 jobs in early 1967, with the peak employment level of 3,500 to be reached within three years.

The increases anticipated in the manufacturing sector will be reflected also in the demand for more services, more trade facilities, and more governmental functions. These supporting industries should continue recent employment increases throughout the forecast period.

Income

Wages. The average gross weekly earnings of production workers on manufacturing payrolls in the Toledo area were \$127 in 1964, slightly above the average for Ohio and considerably above the national average of \$103. As shown in the following table, the work week averaged 41.7 hours in the Toledo area in 1964, also slightly above the Ohio and national averages. Between 1959 and 1964, all three areas experienced about a 17 percent increase in weekly earnings.

Average Gross Weekly Hours and Earnings
of Manufacturing Production Workers
1959 to 1964
(Rounded to nearest dollar)

<u>Year</u>	<u>Toledo</u>		<u>Ohio</u>		<u>United States</u>	
	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>
1959	\$108	40.5	\$103	40.7	\$ 88	40.3
1960	108	40.0	104	40.0	90	39.7
1961	110	39.7	107	40.0	92	39.8
1962	115	40.5	113	40.8	97	40.4
1963	117	40.4	116	41.1	100	40.5
1964	127	41.7	121	41.6	103	40.7

Source: U.S. Bureau of Labor Statistics.

Family Income. The current median annual income of all families in the Toledo HMA, after deduction of Federal income taxes, is about \$7,675, and the current median after-tax income of all tenant families is \$6,175. Approximately 15 percent of all families and 28 percent of all tenant families have after-tax income below \$4,000 annually; 28 percent of all families and 14 percent of all tenant families have income in excess of \$10,000 annually (see table III). By 1967, the median annual after-tax income of all families should reach \$8,075, while the median renter income is expected to rise to \$6,500.

Demographic Factors

Population

Current Estimate. The population of the Toledo HMA is 564,800 as of December 1, 1965, an increase of over 35,300 (seven percent) since April 1960. Of the total, about 86 percent (486,300) lives in Lucas County and the remaining 14 percent (78,500) resides in Wood County. About 386,800 persons now live in the city of Toledo, a 22 percent population gain since April 1960; however, over 90 percent of the increase in population in the city resulted from annexation activity. According to the Toledo-Lucas County Planning Commission, there have been over 50 annexations to the city of Toledo since April 1960. About 62,200 people lived in the areas at the time of their annexation. Most of the annexations have been in areas to the west and north of Toledo.

Past Trend. During the April 1950 to April 1960 period, the total population of the HMA grew from about 455,200 to 529,500, an increment of almost 74,400 (16 percent). The population of Lucas County rose from almost 395,600 in April 1950 to over 456,900 in April 1960, and population in Wood County increased from 59,600 to 72,600 during the 1950 decade. About 81 percent of the population increase in the HMA between 1950 and 1960 occurred outside the city of Toledo, reflecting the out-migration of families from the city to the suburbs. Population in Toledo rose from 303,600 in April 1950 to an April 1960 level of 318,000, a gain of about five percent during the decade. Over-all population changes in the HMA are shown below, and are presented in greater detail in table IV.

Components of Population Change Toledo, Ohio, HMA 1950-1965

<u>Date</u>	<u>Population</u>	<u>Average annual change from preceding date</u>		
		<u>Number</u>	<u>Net natural increase</u>	<u>Net migration</u>
April 1950	455,156	-	-	-
April 1960	529,527	7,437	7,283	154
December 1965	564,800	6,225	5,825	400

Sources: 1950 and 1960 U.S. Censuses of Population, Ohio State Department of Health and estimates by Housing Market Analyst.

Estimated Future Population. Based on the increases in employment that are expected to occur in the Toledo HMA during the next two years, it is estimated that total population will increase by about 15,500, or 7,750 annually, to a December 1967 level of 580,300. About 85 percent of this growth is expected to occur in Lucas County, mainly in the suburban fringe areas of Toledo.

Net Natural Increase and Migration. The major components of population change are net natural increase (resident live births less resident deaths) and net migration. As seen in the table on the preceding page, net in-migration accounted for about two percent of the 1950-1960 total population increase and for over six percent of the 1960-1965 gain. Although the annual average in-migration between April 1960 and December 1965 is shown as 400, it is probable that it was not until after the 1961 recession that in-migration reached and subsequently surpassed this level. The rising proportion of population gain due to in-migration reflects the increasing economic opportunities in the area in recent years.

Households

Current Estimate. The total number of households in the Toledo HMA is currently about 170,300, an increase of almost 11,100 (seven percent), or 1,950 annually, since April 1960. About 87 percent (148,400) of the December 1965 total households are in Lucas County and the remaining 13 percent (21,900) are in Wood County. Currently, there are 119,900 households in Toledo, a gain of almost 20 percent since April 1960. Like population totals for Toledo, the current number of households in the city includes those acquired through annexations. Based on the estimates of population in annexed areas at the time of annexation, it is judged about 17,600 households were added to the city of Toledo by annexation between April 1960 and December 1965.

Past Trend. Between April 1950 and April 1960, the total number of households in the Toledo HMA increased from 133,400 to over 159,200, a gain of 25,800. The increase in households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. The number of households in Lucas County increased from 116,600 in 1950 to over 138,900 in 1960, and in Wood County increased from 16,800 to almost 20,300 during the decade. Between 1950 and 1960, the number of households in the city of Toledo increased by about 11 percent, from 90,400 to 100,100.

Over-all household changes in the Toledo HMA are presented in the following table, showing particularly a decline of about one-fourth in the annual rate of growth from 1960 to 1965, as compared with the 1950-1960 decade, and an expectation that the 1950-1960 rate of growth will almost be attained again in the next two years. Table V presents household changes in the major geographical segments of the area.

Changes in Households
Toledo, Ohio, HMA
1950-1967

<u>Date</u>	<u>Number</u>	<u>Average annual change from preceding date</u>
April 1950	133,419	-
April 1960	159,226	2,581
December 1965	170,300	1,950
December 1967	175,100	2,400

Sources: 1950 and 1960 U.S. Censuses of Housing.
1965 and 1967 estimated by Housing
Market Analyst.

Household Size Trends. The average size of households in the Toledo HMA decreased during the 1950-1960 decade, from about 3.26 in 1950 to 3.24 in 1960. As seen in the following table, this decline is judged to have continued during the 1960-1965 period. The development of Wood County as a suburban community has caused the average household size to increase since 1950 in this area. This segment of the HMA is an area of high owner occupancy with a relatively small proportion of one and two person households.

Average Household Size
Toledo, Ohio, HMA
1950, 1960, and 1965

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>December 1965</u>
Total HMA	3.26	3.24	3.23
Lucas County	3.26	3.22	3.21
Wood County	3.33	3.37	3.38

Sources: 1950 and 1960 U.S. Censuses of Housing.
1965 estimated by Housing Market Analyst.

Estimated Future Household Growth. Based on the anticipated increase in population in response to new job opportunities in the HMA and on the household size trends evident in the area, there are expected to be about 175,100 households in the Toledo HMA by December 1967. This represents an average addition of about 2,400 annually during the two-year forecast period. As in the past, most of this growth is expected to occur in the urban area of Toledo.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. At present, there are about 179,700 housing units in the Toledo HMA, a net addition to the housing stock of about 11,150 units, or about 1,975 annually, since April 1960 (see table VI). The number of housing units in Lucas County has increased by about six percent since April 1960, reaching a December 1965 total of 156,400. The remaining 23,300 housing units are located in Wood County.

During the 1950-1960 decade, the number of housing units in the Toledo HMA increased by almost 31,900 (23 percent), from 136,700 to over 168,500. Housing unit totals in each of the two constituent counties also increased by about 23 percent during the ten-year period.

Type of Structure. The proportion of the housing inventory of the Toledo HMA that is in one-unit structures (including trailers) has remained at 80 percent since April 1960. Although the proportion of units in multifamily structures is also the same for the April 1960 and December 1965 inventory, the proportion has shifted slightly from two-, three-, or four-unit structures to larger structures. This results from the demolition of two- to four-unit structures in the downtown Toledo area and the recent construction of large multifamily structures. The following table lists the housing inventory by units in structure for April 1960 and December 1965.

Housing Inventory by Units in Structure
Toledo, Ohio, HMA
April 1960 and December 1965

<u>Units in</u> <u>structure</u>	<u>April</u> <u>1960</u>	<u>December</u> <u>1965</u>	<u>Percent of total</u>	
			<u>1960</u>	<u>1965</u>
1 unit	134,103	143,300	80	80
2 to 4 units	23,516	24,300	14	13
5 or more units	10,913	12,100	6	7
Total	168,532 ^{a/}	179,700	100	100

^{a/} Differs slightly from count of all housing units (168,548) because units by type of structure were enumerated on a sample basis.

Sources: 1960 Census of Housing.
1965 estimated by Housing Market Analyst.

Age of Structure. About eight percent of the current housing inventory has been built since April 1960, and about 29 percent has been added in the last 15 years. Over one-half (52 percent) of all housing units at the present time were built prior to 1930.

Distribution of the Inventory by Age of Structure
Toledo, Ohio, HMA
December 1965

<u>Year built^{a/}</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1960-December 1965	14,600	8.1
1955-March 1960	18,650	10.4
1950-1954	19,250	10.7
1940-1949	16,900	9.4
1930-1939	17,400	9.7
1929 or earlier	<u>92,900</u>	<u>51.7</u>
Total	179,700	100.0

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

Source: 1960 Census of Housing, adjusted to reflect building activity and demolitions.

Condition of the Inventory. About six percent of the housing units in the Toledo HMA at the present time are dilapidated or lack one or more plumbing facilities. The total of 10,600 units in this substandard condition represents an improvement from the 1960 figure of over 14,100, about eight percent of the 1960 housing stock. The relative condition of the inventory has improved since 1960 as a result of the demolition of deteriorating and dilapidated units in the city of Toledo as well as new construction.

Value and Rent. According to the Census of Housing, the median value of all owner-occupied housing units in 1960 was \$12,500 in Lucas County and \$11,400 in Wood County. Recent subdivision and scattered home construction, demolition of low-priced units in the city of Toledo, and the slight increase in property values since 1960 have been factors in raising the median value to about \$13,000 in Lucas County and almost \$12,000 in Wood County.

Median monthly gross rents (contract rent plus utilities and services) reported by the 1960 Census were \$72 in Lucas County and \$71 in Wood County. New multifamily rental housing units constructed since April 1960 have been primarily moderate- to high-rent units, and the median rent in the HMA probably is about \$80 a month, currently.

Residential Building Activity

Between January 1, 1960 and December 1, 1965, there have been almost 15,200 housing units authorized by building permits for construction in the Toledo HMA, about 1,350 in Wood County and 13,850 in Lucas County, including 250 units of public housing in the city of Toledo. In addition to these authorizations, however, it is estimated that about 200 units a year have been built in non-permit-issuing places, especially in Wood County. As seen in table VII, almost 91 percent of all permits issued in the HMA between 1960 and 1965 were in Lucas County.

The annual volume of new residential construction has increased recently. The number of units authorized averaged about 2,225 in the 1960-1962 period. In 1963, however, the annual total increased to 2,625 and, in 1964, reached a ten-year high of almost 3,300 units. In the first eleven months of 1965, about 2,600 units have been authorized for construction in the Toledo HMA, about 2,375 in Lucas County and 225 in Wood County. In the 1960-1962 period, about one-third of all permits issued were in the city of Toledo; since that time, the proportion issued in Toledo has been increasing, reaching 51 percent in 1964 and 57 percent in 1965. Toledo's rising share of authorizations is the result of increasing multifamily construction in the city, primarily, but also reflects the extension of geographical boundaries of Toledo because of annexations.

The total number of new housing units authorized by building permits by type of structure since 1960 is presented in summary in the following table and in detail in table VIII.

Units Authorized by Building Permits by Type of Structure
Toledo, Ohio, HMA
January 1960-November 1965

<u>Year</u>	<u>Single-</u> <u>family</u>	<u>Multi-</u> <u>family</u>	<u>Total</u> <u>units</u>
1960	2,110 <u>a/</u>	169	2,279
1961	1,974	291	2,265
1962	1,707	426	2,133
1963	1,636	995	2,631
1964	1,875	1,411 <u>b/</u>	3,286
1965 <u>c/</u>	1,640	950	2,590

a/ Includes 47 public housing units.

b/ Includes 203 public housing units.

c/ Through November. Division by type of structure estimated by Housing Market Analyst.

Source: U.S. Bureau of the Census, C-40 Construction Reports.

Over 9,300 (74 percent) of the total units authorized in the HMA between January 1960 and December 1964 were single-family houses, and about 3,300 were units in multifamily structures. The number of single-family units authorized decreased annually from over 2,100 in 1960 to about 1,625 in 1963. As employment and annual incomes recovered from the low levels of the early 1960's, single-family residential construction responded, increasing from the 1963 low to about 1,875 units in 1964. In the first eleven months of 1965 authorized single-family construction is estimated to be about 1,650 units.

Multifamily authorizations rose throughout the 1960-1964 period. From a 1960 level of about 170 units, multifamily construction increased to a 1964 total of over 1,400 units. It should be noted, however, that 203 of the multifamily units authorized in 1964 were in a public housing project in the city of Toledo. The 1965 multifamily construction estimate of 950 units for eleven months is below the 1964 rate but similar to 1963 construction. About 63 percent, or over 2,075 units, of all multifamily units authorized for construction between January 1960 and December 1964 were in the city of Toledo.

Units Under Construction. Based on building permit data and on the postal vacancy survey conducted in November and December 1965, it is estimated that there are approximately 1,525 housing units under construction at the present time. This total includes about 725 single-

family units and 800 multifamily units. The postal vacancy survey listed about 1,050 apartments under construction in the HMA; however, about 275 of these units are not to be residences, but rather a hospital in Sylvania. About 1,400 of the total units currently under construction are in Lucas County, primarily in and around the city of Toledo.

Demolitions. Since April 1960, about 3,500 housing units have been demolished in the Toledo HMA. Many of the units demolished were in old, single-family houses which had been converted to multiple use. Most of the demolitions were a result of highway construction and urban renewal activity in the city of Toledo. Continuation of highway and urban renewal programs in the area in the next few years is expected to keep demolition activity near recent levels.

Tenure of Occupancy

Currently, about 72 percent (122,100 units) of the occupied housing stock in the Toledo HMA is owner-occupied, and the remaining 28 percent (48,200 units) is renter-occupied. As shown in table VI, owner occupancy increased from about 66 percent in April 1950 to over 71 percent in April 1960. The trend toward homeownership evident in the HMA during the 1950's has been slowed recently due to increasing multifamily construction. Reflecting its suburban nature, Wood County currently has about 76 percent of all households occupied by owners, while the ratio of owner occupancy in Lucas County is somewhat lower, currently about 71 percent.

Vacancy

1960 Census. There were 5,850 vacant available housing units in the Toledo HMA in April 1960, equal to about 3.5 percent of the total inventory (see table VI). Of this number, about 1,625 were available for sale only and over 4,225 were available for rent, representing net homeowner and renter vacancy ratios of 1.4 percent and 8.4 percent, respectively. Qualitative characteristics of vacant units are important, however, and it is significant that about six percent of the vacant sales units and 20 percent of the available rental units in 1960 lacked one or more plumbing facilities.

In April 1960, about 5,375 units in Lucas County were listed as available vacancies, over 1,450 for sale and about 3,925 for rent. About one-half of all available sales units and over 92 percent of available rental units in Lucas County in April 1960 were in the city of Toledo.

Postal Vacancy Surveys. A postal vacancy survey was conducted in the Toledo, Ohio-Michigan, SMSA in the November 22, 1965 to December 3, 1965 period by ten principal post offices in the area. The Ohio portion of the survey covered 92 percent of the current inventory in Lucas County and about 52 percent of all housing units in Wood County. The postal survey listed over 155,600 possible deliveries in the Toledo HMA, or 87 percent of the total current inventory.

As seen in table IX, about 5,500 units (3.5 percent) were vacant at the time of the survey. Of the reported vacancies in the HMA, 2,800 were residences, a vacancy ratio of 2.3 percent, and about 2,700 were deliveries to apartments, indicating an apartment vacancy ratio of 8.2 percent. Although the postal vacancy survey listed about 2,800 vacant residences, over ten percent of these units actually are available for rent. About 1,575 units (525 residences and 1,050 apartments) were reported to be under construction in the Toledo HMA. Also included in the postal survey were almost 2,750 house trailers, of which 60, or 2.2 percent, were in place and vacant.

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

A previous vacancy survey was conducted in Lucas County in November 1963 by four post offices in the area, including the Toledo Post Office. The following table compares the results of the 1963 and 1965 surveys. This comparison indicates that vacancy levels in both sales and rental housing have decreased in the past two years.

Postal Vacancy Surveys
Lucas County, Ohio
November 1963 and November 1965

<u>Units</u>	<u>November</u> <u>1963</u>	<u>November</u> <u>1965</u>
Total units surveyed	140,196	143,498
Percent vacant	4.3%	3.6%
Residences surveyed	109,367	112,157
Percent vacant	2.6%	2.3%
Apartments surveyed	30,829	31,341
Percent vacant	10.2%	8.3%

Sources: FHA postal vacancy surveys conducted by cooperating postmasters in Toledo, Maumee, Sylvania, and Waterville in November 1963 and November 1965.

FHA Vacancies. The annual occupancy survey of FHA-insured apartment projects, conducted each March, has covered 1,400 units in each of the last six years. Vacancies rose steadily from 6.0 percent in March 1961 to 15.2 percent in March 1963, an indication of the over-all rental vacancy problem in the area in the early 1960's. Since March 1963, however, the annual occupancy surveys have reported declining vacancy ratios, from 15.2 percent in March 1963 to 9.4 percent in March 1964 and 5.5 percent in March 1965, a six-year low. All of the units surveyed by the FHA report were built in the early 1950's; therefore, vacancy levels in the projects serve as an indication of the market in the older, adequate, rental projects. The decreasing vacancy rates in the older rental units indicates good marketing experience recently despite the large number of rental projects which have been built in the last two years.

Current Estimate. The recent downward trend in vacancies reported by both postal vacancy surveys and annual FHA-project reports reflects a reversal of high vacancy ratios which reached a peak in the early 1960's. Based on these data, on less comprehensive private surveys, and on local field inspection, it is estimated that there are about 5,900 vacant dwelling units available for sale or rent in the Toledo HMA currently, about 3.3 percent of the available inventory.

Of this number, an estimated 1,875 are vacant sales units, representing a current homeowner vacancy ratio of 1.5 percent, and 4,025 are available rental units, indicating a current renter vacancy rate of 7.7 percent. It should be noted that the estimated current vacancy rate of 3.3 percent is slightly below that reported by the November 1965 postal vacancy survey. This results from the fact that a number of units listed as vacant by the postal survey were being held off the market by the Urban Renewal Agency pending demolition. Of the vacant units enumerated as available, however, about eight percent of the sales units and almost 30 percent of the rental units are dilapidated or lacking one or more plumbing facilities. The great majority of the substandard vacant units are in the city of Toledo.

Sales Market

General Market Conditions. The sales market in the Toledo area has recovered from the poor condition of the early 1960's. Renewed employment growth has prompted an increase in single-family construction and a decline in sales vacancies. No geographic segment of the market appears to be overbuilt. Nevertheless, the experience of the early 1960's has cautioned most builders to avoid large numbers of speculatively-built homes, and most new sales construction in the Toledo area recently has been done on a contract basis.

The fact that new homes in the Toledo HMA are available in the \$13,000 to \$15,000 price range is creating a slight adverse affect on the market for existing single-family homes. Competition from these newer homes has limited sales of older single-family houses located in the downtown areas of towns contiguous to Toledo such as Oregon, Sylvania, Maumee, and Perrysburg. This, however, is a slight problem so far, and many other older areas in the HMA are in excellent condition and are quite stable. The existing home markets in the Ottawa Hills section of West Toledo, and in an area along Lake Erie known as Point Place, for example, are sound and not experiencing vacancy problems.

The majority of new sales construction in the Toledo HMA has been located around the city of Toledo, primarily to the west and south of the city. The subdivisions located west of Toledo generally have units priced in the \$20,000 to \$25,000 price range, with some scattered building above and below this range. To the southwest of the city, in the Maumee area, prices appear to be slightly higher, averaging around \$27,500 for a new home. In the northern section of the HMA, there has been new construction in almost every price range, from some units around \$12,500 to a few small subdivisions priced above \$30,000.

Unsold Inventory of New Homes. In January 1966, the Cleveland, Ohio, Insuring Office surveyed 15 subdivisions in the Toledo area. In the selected subdivisions, a total of 299 homes had been completed during 1965. About two-thirds of the houses were sold before construction started and the remaining 106 were built speculatively. Of the 106 speculatively-built homes in 1965, 82 were sold, and 24 remained unsold in January 1, 1966. The unsold houses represented about 23 percent of the speculative construction. Over one-half of all units in the 15 subdivisions were priced between \$20,000-\$30,000, and only about three percent were priced above \$30,000.

Rental Market

It has been only in the last three years that multifamily construction and large, private, rental projects have entered the Toledo market as a significant factor. In the early 1960's, high vacancies in the existing multifamily projects and little economic and population growth kept multifamily construction at a low level. In 1963 and 1964, however, over 2,400 multifamily units were built, most of which were in projects of five-or-more units at moderate- or high-rent. In addition, about 800 multifamily units authorized in 1965 currently are under construction in the Toledo area.

The multifamily units built in the last three years generally have experienced good occupancy. In November 1965, the Cleveland, Ohio, Insuring Office surveyed 17 apartment projects in the Toledo area which were built after 1963. Twelve of the projects had been open for more than three months and have rented all but four percent of the units available for occupancy as of November 1965. The remaining five projects, open three months or less, had 20 percent vacant. Gross monthly rents in projects less than three years old averaged about \$110 to \$120 for one-bedroom units and \$130 to \$140 for two-bedroom apartments.

Although the over-all rental market in Toledo is sound, the high-rent segment is having vacancy problems. Competition from sales-type housing appears to be the primary cause of this weakness. Monthly gross rents in projects of this type begin at about \$180 for one-bedroom units.

The rental market in the older multifamily projects appears to be in sound condition. Vacancies have decreased since the early 1960's in many of the large projects. The older units generally offer fewer amenities than recently-built multifamily projects, but rents are significantly lower.

FHA Activity. As seen in the table below, the number of FHA-insured loans in the Toledo HMA has followed residential building trends since 1960. The total stayed relatively unchanged during 1960 and 1961, dropped considerably in 1962, and has risen steadily since then.

Number of Existing and New Home Mortgages
Insured by the FHA
Toledo, Ohio, HMA
1960-1964

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Lucas County	1,000	1,001	849	938	1,319
Wood County	80	50	34	27	43
HMA total	1,080	1,051	883	965	1,362

Source: FHA Division of Research and Statistics.

Urban Renewal Activity

Currently, there are seven active urban renewal projects in the HMA, all in the city of Toledo. Chase Park (R-9) is bounded on the north by Manhattan Boulevard, Summit Street to the east, Albany Street on the south,

and Ontario Street on the west. The Chase Park project encompasses about 75 acres which have been cleared of over 350 dwelling units. About 50 units of public housing for the elderly were built in the area in 1965 and additional middle-income rental housing is contemplated for the remaining sites.

Vistula Meadows (R-22) is a 27-block project located on the northern fringe of the downtown Toledo business district. The present land use consists of commercial structures and apartments, the bulk of which are in dilapidated structures. About 200 dwelling units will be demolished in the project area. Future land use will be a mix of residential, commercial, and public facilities. The plan proposes a residential development of two high-rise structures, one of which is intended for housing for the elderly. In addition, a 164-unit public housing-for-the-elderly project is planned.

Ironville (R-34) is a 72-acre project located in the extreme northeast section of Toledo. The area is bordered by Bay Street, Clarence Avenue, Duck Creek, and Jessie Street. The surrounding area is industrial, and future use will be primarily industrial. About 225 housing units were demolished and no housing replacements are planned.

Riverview (R-80) is a downtown urban renewal project of 12.4 acres bounded by Madison Avenue, St. Clair Street, Jefferson Avenue, and the Maumee River. Prior land use was primarily commercial, with only a few "upstairs", dilapidated dwelling units. Redevelopment of the project area also will be for commercial uses. Land acquisition has begun in this area.

Roosevelt School (R-84) project is currently in the planning stage. At this time, the area consists of residential and light industrial buildings. Present plans call for the demolition of about 600 housing units in 1967.

East Side and West Side are two local conservation projects currently in progress in the Toledo area. Both are near downtown Toledo and are areas in which homeowners are encouraged to improve and maintain their properties. About 100 dwelling units were demolished in the West Side project as part of the Toledo Expressway program.

Public Housing

There are 1,693 public housing units in the Toledo area at the present time. Of these, 203 units were built in 1965. About 175 public housing units in the Toledo HMA are designed for elderly occupants only.

Demand for Housing

Quantitative Demand

Demand for new housing is primarily a function of the projected level of household growth, estimated at 2,400 annually during the December 1965-December 1967 period in the Toledo HMA. Adjustments to this level must be made to reflect the demolitions planned in the area as a part of highway and urban renewal activity in the next two years. The tenure of future household growth is the result of consideration of the current tenure composition of households and the continued trend toward homeownership in the HMA. The current level of construction by type of structure is also taken into account. Giving regard to each of these factors, it is expected that about 2,550 housing units could be absorbed annually over the next two years, consisting of about 1,850 sales units and 700 rental units. An additional 300 middle-income rental units may be marketed only at the rents achievable with the aid of below-market-interest-rate financing or assistance in land acquisition and cost. This demand does not include public low-rent housing or rent-supplement accommodations.

A construction volume of about 1,850 sales units annually during the forecast period is similar to the 1961-1965 pattern of single-family residential construction. The rates of economic and household growth and a satisfactory sales vacancy situation indicate that the projected level of single-family construction should provide an adequate supply of sales housing and leave the market in reasonable balance at the end of the forecast period.

The projected rental demand of about 1,000 units annually is about equal to the average authorization level during the 1963-1965 period. Of this total rental demand, 300 units of middle-income rentals would become effective only at the lower rents possible with some sort of public benefits or assistance, excluding public low-rent housing and rent-supplement accommodations. The projected level of multifamily construction which could be produced with market-rate financing is, therefore, below recent construction levels. The reduction in rental demand reflects the large number of multifamily units under construction at the time of this report which will satisfy part of the tenant household growth anticipated in the forecast period. The reduced rental demand is not the result of an undesirable vacancy situation in new or existing rental projects. Most new units in the Toledo HMA have been absorbed well with no significant weakening in the market for existing rental units; however, absorption of new units during the next year should be observed closely, and if the market for new construction shows signs of weakness, appropriate downward adjustments should be made.

Qualitative Demand

Sales Housing. The annual demand for 1,850 additional sales housing units is expected to approximate the sales price distribution presented in the table below. The pattern is based on the distribution of families by current annual after-tax incomes, on the proportion of income Toledo area families typically pay for sales housing, and on recent market experience.

Estimated Annual Demand for New Sales Housing
Toledo, Ohio, HMA
December 1965 to December 1967

<u>Price range</u>	<u>Number</u>
Under \$12,000	60
\$12,000 - 13,999	60
14,000 - 15,999	165
16,000 - 17,999	230
18,000 - 19,999	275
20,000 - 24,999	420
25,000 - 29,999	295
30,000 - 34,999	185
35,000 and over	160
Total	1,850

The demand for new sales housing in the forecast period is expected to be distributed between the two counties in about the same proportion as recent construction levels, about 90 percent in Lucas County and 10 percent in Wood County.

Rental Housing. On the basis of current construction and land cost in the Toledo area, the minimum achievable gross monthly rents without public benefits or assistance in financing or land purchase are \$85 for efficiencies, \$105 for one-bedroom units, \$125 for two-bedroom units and \$145 for three-bedroom units. At or above these minimum rents there is an annual demand for about 700 units of rental housing.

At the lower rents achievable only with public benefits or assistance in financing or land purchase an additional 300 units of new middle-income rental housing could be absorbed each year in the Toledo HMA, excluding public low-rent housing and rent-supplement accommodations. The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

The monthly rental 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. These net additions may be accomplished by either 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.

Estimated Annual Demand for New Rental Units
By Monthly Gross Rent and by Unit Size
Toledo, Ohio, HMA
December 1965 to December 1967

Monthly gross rent ^{a/}	Size of unit			
	Efficiency	One bedroom	Two bedroom	Three bedroom
\$ 70 and over	130	-	-	-
75 " "	125	-	-	-
80 " "	120	-	-	-
85 " "	115	420	-	-
90 " " - - - - -	110 - - - - -	390 - - - - -	- - - - -	-
95 " "	105	375	-	-
100 " "	95	345	325	-
105 " "	85	320	300	-
110 " "	75	295	270	-
115 " " - - - - -	60 - - - - -	270 - - -	250 - - -	125
120 " "	45	240	230	115
125 " "	30	215	205	95
130 " "	20	190	175	80
135 " "	10	165	155	75
140 " " - - - - -	- - - - -	140 - - -	140 - - -	70
145 " "	-	115	125	60
150 " "	-	90	110	55
160 " "	-	60	75	40
170 " "	-	30	35	25
180 " "	-	10	10	10

a/ Gross rent is shelter rent plus the cost of utilities.

Note: The figures above are cumulative and cannot be added vertically.
For example, demand for one-bedroom units at from \$110 to \$120
is 55 (295 minus 240).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it

should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.

The location of new multifamily construction in the HMA in the next two years should follow past experience. The majority of new rental units have been and should continue to be built in Toledo, although some garden-type units will probably be marketed effectively in the communities surrounding the city.

Table I

Nonagricultural Wage and Salary Employment by Industry
Lucas County, Ohio
Annual Averages, 1958-1964
(in thousands)

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Wage and salary employment	<u>153.9</u>	<u>156.7</u>	<u>159.6</u>	<u>151.8</u>	<u>154.5</u>	<u>157.3</u>	<u>160.2</u>
Manufacturing	<u>57.4</u>	<u>59.5</u>	<u>60.5</u>	<u>54.9</u>	<u>56.8</u>	<u>59.0</u>	<u>60.1</u>
Durable goods	<u>43.1</u>	<u>45.0</u>	<u>46.1</u>	<u>40.8</u>	<u>42.8</u>	<u>45.4</u>	<u>46.3</u>
Primary metals	4.0	4.5	4.5	3.9	4.1	4.6	4.8
Fabricated metals	5.3	5.9	6.0	5.3	5.7	5.9	6.2
Nonelectrical machinery	7.3	7.2	6.8	6.5	6.7	6.8	7.4
Transportation equipment	11.1	12.1	13.3	12.1	14.1	15.7	15.7
All other	15.4	15.4	15.5	13.0	12.2	12.4	12.3
Nondurable goods	<u>14.2</u>	<u>14.5</u>	<u>14.4</u>	<u>14.1</u>	<u>14.0</u>	<u>13.6</u>	<u>13.7</u>
Food	4.9	4.8	4.7	4.5	4.4	4.4	4.1
Petroleum refining	2.4	2.3	2.2	2.2	2.1	2.0	1.9
All other	6.9	7.4	7.5	7.5	7.5	7.3	7.7
Nonmanufacturing	<u>96.5</u>	<u>97.2</u>	<u>99.0</u>	<u>96.9</u>	<u>97.7</u>	<u>98.3</u>	<u>100.1</u>
Mining and quarrying	.2	.2	.2	.2	.2	.2	.2
Contract construction	8.6	7.5	7.3	6.9	6.5	6.3	6.7
Transportation and utilities	13.6	14.1	13.9	12.5	12.6	12.4	12.5
Trade	34.3	35.0	35.8	34.3	34.4	34.8	34.6
Fin., ins., and real estate	5.2	5.5	5.8	5.9	5.9	5.8	6.1
Services	20.9	21.0	21.6	22.1	22.9	23.2	23.9
Government	13.8	13.9	14.5	14.9	15.1	15.5	16.1

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

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

Table II

Major Employers
Toledo, Ohio, HMA
1964

<u>Firm</u>	<u>Products</u>	<u>1964 Employment</u>
Electrical Machinery		
Champion Spark Plug	Spark plugs	1,499
Nonelectrical Machinery		
DeVilbiss	Metal products	1,045
Doehler-Jarvis	Aluminum and zinc die castings	2,078
Toledo Scale	Scales, food machines, dishwashers	1,277
Midland Ross Corporation	Industrial burner and heating equipment	1,043
Glass Products		
Libbey Owens Ford Glass	Window plate, safety glass, etc.	5,250
Libbey Glass of Owens Illinois	Glass products	1,673
Transportation Equipment		
Chevrolet Motor Division	Automobile automatic transmissions	2,944
Dana Corporation	Universals, transmissions, etc.	2,825
Kaiser Jeep	"Jeep" vehicles, auto parts, etc.	7,702
Other		
Toledo Blade	Newspaper	1,024

Source: 1965 Ohio Directory of Manufacturers, Ohio Department of Industrial Relations.

Table III

Estimated Percentage Distribution of Families by Annual Income
After Deduction of Federal Income Tax
Toledo, Ohio, HMA
1965 and 1967

<u>Annual family income</u>	<u>All families</u>				<u>Nonwhite families</u>			
	<u>1965 income</u>		<u>1967 income</u>		<u>1965 income</u>		<u>1967 income</u>	
	<u>All families</u>	<u>Tenant families</u>	<u>All families</u>	<u>Tenant families</u>	<u>All families</u>	<u>Tenant families</u>	<u>All families</u>	<u>Tenant families</u>
Under \$3,000	10	19	9	18	26	30	24	28
\$3,000 - 3,999	5	9	5	9	11	12	11	12
4,000 - 4,999	8	10	7	9	13	14	12	13
5,000 - 5,999	9	10	9	9	12	16	11	14
6,000 - 6,999	12	12	10	10	10	10	10	12
7,000 - 7,999	10	12	10	11	9	7	10	7
8,000 - 8,999	9	9	9	9	6	4	6	5
9,000 - 9,999	9	5	8	7	4	4	5	4
10,000 -12,499	14	8	16	11	8	{3	8	{5
12,500 and over	14	6	17	7	1	3	3	5
Total	100	100	100	100	100	100	100	100
Median income	\$7,675	\$6,175	\$8,075	\$6,500	\$5,225	\$4,625	\$5,475	\$4,875

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends
Toledo, Ohio, HMA
1950-1965

Area	April 1950	April 1960	December 1965	Average annual change			
				1950-1960		1960-1965	
				Number	Rate ^{a/}	Number	Rate ^{a/}
HMA total	<u>455,156</u>	<u>529,527</u>	<u>564,800</u>	<u>7,437</u>	<u>1.5</u>	<u>6,225</u>	<u>1.2</u>
Lucas County	<u>395,551</u>	<u>456,931</u>	<u>486,300</u>	<u>6,138</u>	<u>1.5</u>	<u>5,175</u>	<u>1.2</u>
Maumee	5,548	12,063	14,750	651	7.8	470	3.6
Oregon	10,193	13,319	15,550	313	2.7	390	2.8
Sylvania Village	2,433	5,187	7,600	275	7.6	425	6.8
Toledo	303,616	318,003	386,800 ^{b/}	1,439	0.5	12,150 ^{b/}	3.5 ^{b/}
Remainder of County	73,761	108,359	61,600 ^{b/}	3,460	3.9	-8,250 ^{b/}	-9.9 ^{b/}
Wood County	<u>59,605</u>	<u>72,596</u>	<u>78,500</u>	<u>1,299</u>	<u>1.9</u>	<u>1,050</u>	<u>1.4</u>
Bowling Green	12,005	13,574	15,100	157	1.2	275	1.9
Perrysburg Village	4,006	5,519	6,500	151	3.2	175	2.9
Remainder of County	43,594	53,503	56,900	991	2.0	600	1.1

Note: Components may not add to totals due to rounding.

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

^{b/} Includes about 62,200 people annexed by Toledo from Lucas County.

Sources: 1950 and 1960 U.S. Censuses of Population.
1965 estimated by Housing Market Analyst.

Table V

Household Trends
Toledo, Ohio, HMA
1950-1965

<u>Area</u>	April 1950	April 1960	December 1965	Average annual change			
				1950-1960		1960-1965	
				Number	Rate ^{a/}	Number	Rate ^{a/}
HMA total	<u>133,419</u>	<u>159,226</u>	<u>170,300</u>	<u>2,581</u>	<u>1.8</u>	<u>1,950</u>	<u>1.2</u>
Lucas County	<u>116,599</u>	<u>138,930</u>	<u>148,400</u>	<u>2,233</u>	<u>1.8</u>	<u>1,675</u>	<u>1.2</u>
Maumee	1,578	3,395	4,150	182	7.7	130	3.6
Oregon	2,799	3,726	4,350	93	2.9	110	2.8
Sylvania Village	705	1,389	2,050	68	6.8	120	6.9
Toledo	90,392	100,108	119,900 ^{b/}	972	1.0	3,500 ^{b/}	3.2 ^{b/}
Remainder of County	21,125	30,312	17,950 ^{b/}	918	3.6	-2,175 ^{b/}	-2.8 ^{b/}
Wood County	<u>16,820</u>	<u>20,296</u>	<u>21,900</u>	<u>348</u>	<u>1.9</u>	<u>275</u>	<u>1.4</u>
Bowling Green	2,789	3,293	3,850	50	1.7	100	2.8
Perrysburg Village	1,262	1,287	1,500	3	0.2	25	2.8
Remainder of County	12,769	15,716	16,550	295	2.1	150	1.0

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

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

^{b/} Includes about 17,600 households annexed by Toledo from Lucas County.

Sources: 1950 and 1960 U.S. Censuses of Housing.
1965 estimated by Housing Market Analyst.

Table VI

Components of the Housing Inventory
Toledo, Ohio, HMA
April 1950 to December 1965

<u>Tenure and vacancy</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>December</u> <u>1965</u>
Total housing supply	<u>136,665</u>	<u>168,548</u>	<u>179,700</u>
Occupied housing units	<u>133,419</u>	<u>159,226</u>	<u>170,300</u>
Owner occupied	<u>87,937</u>	<u>113,234</u>	<u>122,100</u>
Percent of all occupied	65.9%	71.1%	71.7%
Renter occupied	45,482	45,992	48,200
Percent of all occupied	34.1%	28.9%	28.3%
Vacant housing units	<u>3,246</u>	<u>9,322</u>	<u>9,400</u>
Available vacant	<u>1,056</u>	<u>5,850</u>	<u>5,900</u>
For sale	493	1,614	1,875
Homeowner vacancy rate	0.6%	1.4%	1.5%
For rent	563	4,236	4,025
Renter vacancy rate	1.2%	8.4%	7.7%
Other vacant <u>a/</u>	2,190	3,472	3,500

a/ Includes vacant seasonal units, dilapidated units, units rented or sold awaiting occupancy, and units held off the market.

Sources: 1950 and 1960 U.S. Censuses of Housing.
1965 estimated by Housing Market Analyst.

Table VII

Housing Units Authorized by Building Permits
Toledo, Ohio, HMA
1955-November 31, 1965

<u>Area</u>	<u>1955</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	Jan. 1- Nov. 31, <u>1965</u>
HMA total	<u>3,400</u>	<u>2,771</u>	<u>1,956^{a/}</u>	<u>2,256</u>	<u>2,063</u>	<u>2,279^{b/}</u>	<u>2,265</u>	<u>2,133</u>	<u>2,631</u>	<u>3,286^{c/}</u>	<u>2,590</u>
Lucas County	<u>3,369</u>	<u>2,688</u>	<u>1,884</u>	<u>2,170</u>	<u>1,996</u>	<u>2,042</u>	<u>2,099</u>	<u>1,847</u>	<u>2,443</u>	<u>3,036</u>	<u>2,371</u>
Toledo	842	619	456	613	693	708	673	710	1,069	1,691	1,473
Maumee	129	237	113	189	62	72	193	119	187	98	86
Oregon	NA	NA	NA	NA	NA	105	88	89	107	155	177
Sylvania	93	81	45	230	148	50	180	112	133	207	146
Rest of County	2,305	1,751	1,270	1,138	1,093	1,107	965	817	947	885	489
Wood County	<u>31</u>	<u>83</u>	<u>72</u>	<u>86</u>	<u>67</u>	<u>237</u>	<u>166</u>	<u>286</u>	<u>188</u>	<u>250</u>	<u>219</u>
Bowling Green	NA	58	46	71	55	69	61	167	62	144	172
Perrysburg	NA	NA	NA	NA	NA	62	27	40	54	23	26
Rest of County	31	25	26	15	12	106	78	79	72	83	21

^{a/} Includes 50 public housing units in Toledo.

^{b/} " 47 " " " " "

^{c/} " 203 " " " " "

Source: Bureau of the Census, C-40 Construction Reports.

Table VIII

Housing Units Authorized by Building Permits
By Type of Structure
Toledo, Ohio, HMA
1960-November 31, 1965

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	Jan. 1- Nov. 31, <u>1965</u>
HMA total	<u>2,279</u>	<u>2,265</u>	<u>2,133</u>	<u>2,631</u>	<u>3,286</u>	<u>2,590</u>
Single-family	<u>2,110</u> ^{a/}	<u>1,974</u>	<u>1,707</u>	<u>1,636</u>	<u>1,875</u> ^{b/}	NA
Multifamily	169	291	426	995	1,411 ^{b/}	NA
Lucas County	<u>2,042</u>	<u>2,099</u>	<u>1,847</u>	<u>2,443</u>	<u>3,036</u>	<u>2,371</u>
Single-family	<u>1,885</u> ^{a/}	<u>1,832</u>	<u>1,533</u>	<u>1,492</u>	<u>1,713</u> ^{b/}	NA
Multifamily	157	267	314	951	1,323 ^{b/}	NA
Toledo	<u>708</u>	<u>673</u>	<u>710</u>	<u>1,069</u>	<u>1,691</u>	<u>1,473</u>
Single-family	<u>591</u> ^{a/}	<u>505</u>	<u>503</u>	<u>525</u>	<u>642</u> ^{b/}	NA
Multifamily	117	168	207	544	1,049 ^{b/}	NA
Rest of county	<u>1,334</u>	<u>1,426</u>	<u>1,137</u>	<u>1,374</u>	<u>1,345</u>	<u>898</u>
Single-family	<u>1,294</u>	<u>1,327</u>	<u>1,030</u>	<u>967</u>	<u>1,071</u>	NA
Multifamily	40	99	107	407	274	NA
Wood County	<u>237</u>	<u>166</u>	<u>286</u>	<u>188</u>	<u>250</u>	<u>219</u>
Single-family	<u>225</u>	<u>142</u>	<u>174</u>	<u>144</u>	<u>162</u>	NA
Multifamily	12	24	112	44	88	NA

^{a/} Includes 47 public housing units.

^{b/} " 203 " " "

Source: Bureau of the Census, C-40 Construction Reports.

Table IX

Toledo, Ohio-Michigan, Area Postal Vacancy Survey

November 22-December 3, 1965

Page 1 of 2

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	169,922	5,918	3.5	5,141	777	1,658	135,310	3,175	2.3	2,753	422	583	34,612	2,743	7.9	2,388	355	1,075	2,840	59	2.1
Ohio Portion	155,645	5,488	3.5	4,747	741	1,579	122,926	2,789	2.3	2,395	394	525	32,719	2,699	8.2	2,352	347	1,054	2,741	59	2.2
Lucas County	143,498	5,137	3.6	4,483	654	1,488	112,157	2,543	2.3	2,200	343	468	31,341	2,594	8.3	2,283	311	1,020	2,401	52	2.2
Toledo	133,634	4,815	3.6	4,257	558	1,053	103,044	2,292	2.2	2,017	275	411	30,590	2,523	8.2	2,240	283	642	2,278	50	2.2
Main Office	5,900	517	8.8	447	70	-	1,654	153	9.3	153	-	-	4,246	364	8.6	294	70	-	-	-	-
Branch: Oregon	4,865	120	2.5	97	23	93	4,362	104	2.4	85	19	37	503	16	3.2	12	4	56	90	7	7.8
Stations:																					
A	13,667	547	4.0	536	11	13	9,432	222	2.4	215	7	8	4,235	325	7.7	321	4	5	281	1	0.4
B	12,636	402	3.2	373	29	246	8,310	144	1.7	142	2	4	4,326	258	6.0	231	27	242	-	-	-
C	12,340	363	2.9	327	36	26	9,423	219	2.3	204	15	11	2,917	144	4.9	123	21	15	328	31	9.5
D	8,685	352	4.1	346	6	4	7,246	182	2.5	179	3	4	1,439	170	11.8	167	3	-	-	-	-
E	11,546	406	3.5	399	7	15	8,657	199	2.3	197	2	-	2,889	207	7.2	202	5	15	137	3	2.2
F	9,843	897	9.1	792	105	143	3,572	208	5.8	208	-	-	6,271	689	11.0	584	105	143	-	-	-
Central	2,424	123	5.1	123	-	-	1,705	35	2.1	35	-	-	719	88	12.2	88	-	-	-	-	-
Heatherdowns	7,351	120	1.6	66	54	83	6,905	86	1.2	43	43	45	446	34	7.6	23	11	38	163	3	1.8
Point Place	6,984	233	3.3	196	37	53	6,170	147	2.4	110	37	43	814	86	10.6	86	-	10	-	-	-
Reynolds Corners	7,342	213	2.9	159	54	75	7,255	194	2.7	155	39	55	87	19	21.8	4	15	20	174	2	1.1
Wernet	18,353	355	1.9	248	107	239	17,517	275	1.6	186	89	169	836	80	9.6	62	18	70	687	2	0.3
West Toledo	11,698	167	1.4	148	19	63	10,836	124	1.1	105	19	35	862	43	5.0	43	-	28	418	1	0.2
Other Post Offices	9,864	322	3.3	226	96	435	9,113	251	2.8	183	68	57	751	71	9.5	43	28	378	123	2	1.6
Maumee	4,582	106	2.3	86	20	31	4,185	84	2.0	64	20	31	397	22	5.5	22	-	-	94	1	1.1
Sylvania	4,089	186	4.5	112	74	404	3,822	150	3.9	102	48	26	267	36	13.5	10	26	378	29	1	3.4
Waterville	1,193	30	2.5	28	2	-	1,106	17	1.5	17	-	-	87	13	14.9	11	2	-	-	-	-
Wood County	12,147	351	2.9	264	87	91	10,769	246	2.3	195	51	57	1,378	105	7.6	69	36	34	340	7	2.1
Bowling Green	5,311	159	3.0	109	50	46	4,225	100	2.4	76	24	21	1,086	59	5.4	33	26	25	125	-	-
Perrysburg	4,043	116	2.9	103	13	21	3,840	90	2.3	77	13	21	203	26	12.8	26	-	-	83	4	4.8
Rossford	1,549	33	2.1	33	-	9	1,494	26	1.7	26	-	9	55	7	12.7	7	-	-	-	-	-
Walbridge	1,244	43	3.5	19	24	15	1,210	30	2.5	16	14	6	34	13	38.2	3	10	9	132	3	2.3

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 IX (cont'd)

Page 2 of 2

Toledo, Ohio-Michigan, Area Postal Vacancy SurveyNovember 22-December 3, 1965

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.	%
Michigan Portion																					
Monroe County	14,277	430	1.6	394	36	79	12,384	386	3.1	358	28	58	1,893	44	2.3	36	8	21	99	-	-
Dundee	1,395	15	1.1	13	2	22	1,257	12	1.0	12	-	5	138	3	2.2	1	2	17	-	-	-
Monroe	12,882	415	3.3	381	34	57	11,127	374	3.4	346	28	53	1,755	41	2.3	35	6	4	99	-	-

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.

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