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DEPARTMENT OF HOUSING  
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# TOLEDO, OHIO HOUSING MARKET

as of February 1, 1971

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

September 1971

## FHA Housing Market Analysis

Toledo, Ohio, as of February 1, 1971

### Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - TOLEDO, OHIO  
AS OF FEBRUARY 1, 1971

For purposes of this analysis, the Toledo, Ohio, Housing Market Area (HMA) is defined as being coextensive with Lucas and Wood Counties in Ohio. As here defined, the HMA is coterminous with the Ohio portion of the Toledo, Ohio-Michigan Standard Metropolitan Statistical Area as defined by the Office of Management and Budget. The HMA is situated in northwestern Ohio, on the Ohio-Michigan border, approximately 60 miles southwest of Detroit, Michigan. On February 1, 1971, the population was estimated at 577,600 persons. The 1970 Census enumerated a population of 574,092 in the HMA on April 1, 1970; the 1970 population reflected an average rate of population growth of 4,460 (0.8 percent) annually over the 1960 decade. Approximately 65 percent of the 1970 population (383,818) resided in the city of Toledo; this reflected an average increase of 6,580 annually between the 1960 and 1970 Censuses, but the increase reflects primarily substantial annexations to the city of surrounding areas of Lucas County in the early part of the decade.

The HMA has a substantial manufacturing employment base in a well diversified group of industries. Continuous growth and low unemployment rates characterized the area economy throughout the middle and latter part of the 1960 decade. The nonmanufacturing sector has accounted for

most of the recent employment gains and increasingly serves as a moderating influence upon cyclical fluctuations in the manufacturing sector. An expanding economy and rising employment have resulted in a generally favorable housing market, which may be characterized by a trend towards increased construction levels and declining vacancy rates over the 1960 to 1969 decade.

#### Anticipated Housing Demand

Taking into consideration such diverse factors as the current demand-supply relationships in the Toledo housing market, the expected growth in the economy of the HMA, the projected growth in households, and anticipated losses to the inventory through demolitions and other causes, it is anticipated that there will be a demand for 2,650 new nonsubsidized housing units annually in the HMA over the two-year forecast period (February 1, 1971 to February 1, 1973). Best absorption of these units is expected to be achieved if construction consists of 1,250 single-family houses and 1,400 units in multifamily structures. Demand for an additional 150 housing units annually is expected to be satisfied by mobile homes. About 50 percent of the demand for single-family houses is expected to be for houses marketed in the \$20,000 to \$25,000 price range. One- and two-bedroom units should account for about 80 percent of the demand for multifamily units. Construction should be concentrated at or near the lowest rents achievable in the area--about \$170 monthly for one-bedroom units and \$200 for two-bedroom units (including the cost of utilities). Qualitative distributions of demand for single-family houses by price class and for multifamily units by gross monthly rents and unit size are presented in table I.

The total demand projections for nonsubsidized housing are below the average annual rate of building activity between 1967 and 1970. The projected demand for single-family houses represents a significant improvement over the 1970 level of construction in anticipation of the stimulating effect of recent improvements in the mortgage market on the local market for sales housing. Multifamily demand, however, is expected to be considerably below the peak of 2,585 units authorized by building permits in 1970. Because of the large number of units under construction in February 1971 and a recent slowdown in the rate of absorption of new units, a substantial cutback from the 1970 level of production is judged to be prudent. The absorption of the multifamily units currently under construction should be monitored closely for signs of further weakness in the rental market. Construction of the projected units should be sufficient to maintain a reasonably balanced housing market in the HMA over the next two years.

#### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different

programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplements; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Toledo HMA, the total occupancy potential is estimated to be 1,925 units annually, including 450 units designed for occupancy by elderly persons (see table II). Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The estimated occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on February 1, 1971,<sup>2/</sup> and on available market experience.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced subsidized sales housing for eligible families

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<sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as distributions of rents and sales prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

can be made available through Section 235. Subsidized rental housing<sup>1/</sup> for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Toledo HMA, it is estimated (based on regular income limits) that, for the period February 1971-February 1973, there is an annual occupancy potential for a total of 520 subsidized family units, utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 190 units of Section 236 rental housing for elderly couples and individuals. Using exception income limits, the potential for family occupancy under Sections 235 and 236 would be increased by about 40 percent and the potential for elderly occupants under Section 236 would be increased about 20 percent.

In February 1971, approximately 250 homes had been insured in the Toledo HMA under the provisions of Section 235; there was no completed Section 236 housing in the HMA. Most of the units insured have been new houses built in subdivisions in the western portion of Toledo. Typically, the sales prices of new units have approximated the maximum limits for housing under Section 235--\$21,000 for three-bedroom units and \$23,000 for four-bedroom units; three-bedroom units have been the more popular in terms of size.

It was anticipated in February 1971, that Section 235 financing would be requested on about 275 units that were either recently completed or under construction. Under the Section 236 rental program, construction of 355 units is scheduled to begin in the spring of 1971. The units on which Section 235 financing was anticipated in February 1971 should satisfy more than half of the first year potential for family units under Sections 235 and 236. Because of the long time periods required to complete multi-family units in the area, the Section 236 units are not expected to be marketed before 1972. The marketability of Section 236 housing to households in the HMA has not been tested. Absorption of new units under Sections 235 and 236 should be watched closely to determine the advisability of raising or lowering estimates of the market's absorption capacity and to insure the optimum distribution of production between Section 235 homeownership units and Section 236 rental units.

In addition to the family housing discussed above, there also were 196 units of Section 236 housing for elderly couples and individuals under construction in the HMA. Construction of an additional 215 units of elderly housing is scheduled to begin in the spring of 1971. The units under construction and those scheduled for construction approximate the two year potential for elderly occupants under Section 236 over the next two years.

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<sup>1/</sup> Interest reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

Rental Units under the Public Housing and Rent Supplement Programs.

These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements such as personal asset limitations. The occupancy potential for public housing in the Toledo HMA is estimated to be approximately 925 units annually over the two-year forecast period (February 1, 1971 to February 1, 1973). The potential includes 350 units annually specifically designed for elderly occupants. In the case of the somewhat more restrictive rent supplement program, the potential for the elderly would remain unchanged while the number of families eligible for rent supplement payments would be about 40 percent of the public housing potential. Units under construction in February 1971 were considered in arriving at the estimated occupancy potential and are not to be subtracted from the total. About 25 percent of the elderly eligible for low rent public housing also are eligible for housing under Section 236; fewer than five percent of the families eligible for public housing qualify for Section 236 housing.

There were 2,940 units of low-rent public housing under management within the HMA in February 1971, including 575 units occupied by elderly persons. All units are located within the city of Toledo with the exception of 52 units in Spencer Township. The occupancy rate in the existing units approached 100 percent in February 1971 and sources at the Toledo Metropolitan Housing Authority estimated that the waiting list of potential tenants numbered in excess of 2,700. Applications were being received at a rate of 100 monthly and the waiting period for admission was about one year. In February 1971, 330 units of public housing were under construction in the city of Toledo; all of these units should be completed before the fall of 1971. The units under construction included 161 units designed specifically for occupancy by elderly persons.

There were 180 units of Section 221(d)(3) rent supplement housing designed for occupancy by families in the HMA in February 1971; these units were completed in June 1970 and achieved full occupancy shortly thereafter. The management reported a waiting list of prospective tenants in excess of 200 families seeking admission. In addition to the existing rent supplement project, about 75 units of rent supplement housing will be made available in Section 236 projects approved for the HMA.

Sales Market

The market for sales housing in the Toledo HMA is in a period of recovery from the depressed conditions existing during the period of high interest rates and scarcity of mortgage funds in 1969 and 1970. The home-owner vacancy rate was estimated at a low 0.8 percent of the inventory in February and reflects the recent low level of single-family construction. The number of single-family units authorized by building permits decreased from 1,588 in 1968 to 1,455 in 1969 and 1,165 in 1970; since 1969, approximately 250 of the units authorized by building permits were insured under

the FHA subsidized housing program. Concurrently with the decline in the level of new construction, the market for existing properties weakened and the average period of market exposure required to sell both speculatively-built new homes and existing properties increased significantly. A large increase in the supply of mortgage funds has occurred over the past several months and the current mortgage interest rate is about 7.5 percent.

The market for existing houses has reacted more quickly to lower interest rates and plentiful mortgage funds than has the market for new homes. In February 1971, good quality existing properties were selling after short periods of market exposure. Improvement is evident in all price classes; however, there is some weakness in the market for existing homes located in the central city portion of the city of Toledo; the softness in this segment of the market reflects both the inferior quality of many inner-city properties and consumer preferences regarding location. The sharply rising cost of new units also has been an important factor in the increased demand for existing units as many purchasers seek to increase the value of their housing dollars through the purchase of lower cost existing properties.

In line with the national trend over the latter part of the 1960 decade, mobile homes have become a significant factor in satisfying demand for moderately priced housing in the HMA. With the recent declines in interest rates and the expansion of the FHA Section 235 program in the HMA, mobile homes are expected to decline somewhat in importance over the near-term future as other types of moderate price housing become more plentiful.

Most new houses being built in the HMA are located in large subdivisions in the western section of the city of Toledo. Recently, the most popular price range has been for homes marketed between \$20,000 and \$25,000. Absorption of higher priced units (\$30,000 and above) has been slower and builders have decreased their speculative building in the upper price ranges. An unsold inventory survey conducted by the Federal Housing Administration in the HMA in January 1971 covered all houses completed in 1970 in subdivisions with five or more completions in 1970. A total of 907 houses were covered by the survey, representing almost eighty percent of the single-family units authorized by building permits during 1970. About 15 percent of the units surveyed (153 units) were unsold in January 1971. Over half (491) of the total units surveyed were priced to sell below \$30,000; those included 133 houses built on a speculative basis, 27 of which were unsold. Of the 243 units built on a speculative basis and priced to sell above \$30,000, about 35 percent (88 units) were unsold in January 1971. Ten houses had been completed and unsold for more than twelve months; all of these units were priced to sell for more than \$30,000. The survey listed fifty-six units under construction in January 1971, including 21 houses being built on a speculative basis. All of the speculative homes under construction in January 1971 were priced in the \$25,000 to \$27,500 price class.



### Rental Market

The market for nonsubsidized rental units in the Toledo HMA was good in February 1971 and the rental vacancy rate was estimated at 5.9 percent of the inventory. With the high levels of rental construction in recent years and a noticeable decline in the local economy in the past year, the absorption of new rental units has slowed somewhat and the rental vacancy rate has risen slightly. However, new units continued to be absorbed at an acceptable rate in February 1971. The market for well kept older units has not been affected by the large number of new units coming on the market. Older units typically have rents considerably below those of units built in recent years and are in great demand. The shortage of units available to low and middle income families has served to further tighten the market for older units.

Multifamily building permit authorizations increased from 1,598 units in 1969 to 2,585 units in 1970. New rental units in the HMA are typically constructed in garden and townhouse type complexes. Recent construction of rental units has been concentrated in the southwestern portion of Toledo and in Bowling Green. The new units built in Bowling Green have been designed, almost exclusively, to serve the growing student and faculty population of Bowling Green University. Rents in the new multifamily units vary significantly depending upon such factors as location, type of unit, and the availability of amenities. However, the most popular prices are at or near the lowest rents achievable in the area--\$150 to \$175 monthly for one- and two-bedroom units, respectively (excluding the cost of utilities). One- and two-bedroom units predominate; the demand for larger units has been limited by the high rents that current costs require for such units in the area.

Currently, there are approximately 1,600 multifamily units under construction in the HMA. With the anticipation that the rate of economic growth and new household formations will be considerably less than that of the peak growth period of the latter 1960's, absorption of the units currently under construction is expected to be somewhat slower than has been the case over the past several years. Construction of subsidized units for low- and moderate-income families should relieve some of the pressure on the market for older, less expensive rental units.

### Economic, Demographic, and Housing Factors

The estimated demand for nonsubsidized housing units over the next two years is based on the trends in employment, income, population, and housing factors summarized below.

Economic Factors. Nonagricultural wage and salary employment in the Toledo Labor Market Area<sup>1/</sup> averaged 241,500 jobs in 1970. Employment in 1970 represented an increase of only 600 over the 1969 average of 240,900 jobs, contrasted with an increase of 46,100 (7,675 annually) over the 1964 total of 195,400 jobs. The employment gain experienced between 1969 and 1970 was the lowest annual level of growth of the 1964 to 1970 period.

Nonagricultural wage and salary employment increased by 11,150 jobs annually between 1964 and 1966 and 9,450 annually in the 1967 to 1969 period. The effects of the national automobile strike in the latter part of 1970 and the general decline in the national economy were primary causes of the absence of substantial gains in employment. Although few area workers were directly affected by the automobile strike, many workers employed in local firms engaged in the manufacture of transportation related products, including some segments of the glass industry, were placed on extended layoffs. The high degree of diversification within the local economy prevented an absolute decline in employment during the 1969 to 1970 period. (See table III for trends in nonagricultural employment from 1964 to 1970.)

Manufacturing wage and salary employment averaged 84,600 jobs in 1970; this was about the same as the number of manufacturing jobs in the area in 1969. The 1969 total reflected an increase at 10,500 jobs (1,750 annually) since 1964. The durable goods sector accounted for 10,200 of the increase in manufacturing employment; growth in the nondurable goods category has not been significant since 1964. Growth in manufacturing employment since 1964 occurred in two time periods, 1964 to 1966 and 1967 to 1968 when 5,700 and 5,900 jobs, respectively were added. Gains were dispersed throughout all categories of durable goods industries; however, the largest employment gains since 1964 have been in transportation equipment (2,900 jobs) and in the stone, clay, and glass and the non-electrical machinery industries with increases of 1,600 jobs each. Total manufacturing employment declined by 1,000 jobs between 1966 and 1967. Small gains in nonelectrical machinery and other smaller durable goods categories were not sufficient to offset declines in other areas, including a decrease of 600 jobs in the nondurable goods category.

The nonmanufacturing sector accounts for about 65 percent of wage and salary employment in the HMA, and was responsible for almost 80 percent of the growth between 1964 and 1970. In 1970, nonmanufacturing employment averaged 156,900 jobs, an increase of 35,600 (5,925 annually) since 1964. The period of greatest nonmanufacturing employment increase occurred between 1964 and 1966 when an average of 8,300 jobs were added annually.

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<sup>1/</sup> Includes Monroe County, Michigan; Lucas and Wood Counties in Ohio account for more than 90 percent of the total.

Most of the job gains occurred in the trade, services, and government sectors, reflecting the increasing importance of Toledo as a trade center and increased demand for government and private services from a population increasing both in numbers and in affluence.

Based on preliminary data, unemployment in the Toledo HMA was estimated at 4.8 percent of the labor force in 1970. This is the highest unemployment rate of the 1964 to 1970 period. Unemployment averaged 4.2 percent of the labor force in 1964. Rapid expansion of the local economy reduced the unemployment rate to 2.9 percent in 1966. A slowdown in economic growth between 1966 and 1967 resulted in a slight increase in unemployment to 3.0 percent in 1967. The resumption of rapid economic growth from 1967 to 1969 led to a further decline in unemployment. Unemployment in the HMA averaged 2.6 percent of the labor force in 1968 and 1969. Table IV shows trends in the HMA labor force, employment, and unemployment from 1964 to 1970.

The recent settlement of the national automobile strike, which had an inhibiting effect upon local economic growth during 1970, is expected to stimulate employment growth in the HMA over the near-term future. Over the two-year forecast period (February 1, 1971 to February 1, 1973), nonagricultural wage and salary employment is expected to increase by about 11,000 jobs (5,500 annually) in the Toledo Labor Market Area; over 90 percent of the growth is expected to occur within the Toledo HMA. Following the trend of the middle and latter part of the 1960 decade, the major portion of growth is expected to occur in the nonmanufacturing sector. Growth in all segments is expected to be below the average annual growth rates of the past six years. Nonmanufacturing employment is expected to increase by 4,000 jobs annually, representing a substantial recovery from the 1969 to 1970 experience, but considerably below the experience of the 1964 to 1969 period. Significant growth is anticipated in the trade (1,700), services (1,400), and government (700) sectors, totaling about 3,800 annually. The projected growth in manufacturing is expected to be concentrated in the durable goods industries. About 500 jobs annually should be created by the transportation equipment industry and an additional 300 jobs in the stone, clay and glass sector.

In February 1971, the median annual income of all families in the Toledo HMA was estimated to be \$10,175, after deduction of federal income tax. The median annual after tax income of renter households of two or more persons was estimated to be \$8,375. The 1970 incomes represented considerable increases over the 1959 median annual incomes of \$5,950 and \$4,700 for all families and renter households of two or more persons, respectively. See table V for percentage distributions of all families and renter households by income classes for 1959 and 1970.

Demographic Factors. The population of the Toledo HMA was estimated at 577,600 on February 1, 1971, a gain of about 3,500 since the 1970 Census. Population growth since April 1970 has been slightly less than the annual rate of population gains registered between the 1960 and 1970

units in 1969; however, a sharp recovery was registered in 1970 when 3,750 units were authorized. In January 1971, 227 units were authorized by building permits. Table VII presents trends in building permit authorizations between 1961 and 1971.

Despite the general trend towards increased levels of total privately financed construction activity in the HMA since 1961, the level of single-family construction has trended downward and reflects the shift in the housing stock from owner to renter occupancy over the 1960 decade. The peak year for construction of single-family houses occurred in 1961. Since 1961, construction of single-family houses has varied considerably. In 1970, 1,165 single-family houses were authorized by building permits, a decrease of 290 from the 1969 total. About 250 of the single-family houses authorized in 1969 and 1970 were financed under the subsidized sales housing program.

In contrast to the general downward trend in the numbers of single-family houses authorized by building permits, the level of multifamily construction activity has increased rapidly since 1961, with the exception of downward fluctuations in 1965, 1966, and 1969. Multifamily units authorized increased from 291 units in 1961 to 1,208 in 1964. Between 1964 and 1966, authorizations declined and totaled 946 units in 1966. A sharp recovery occurred between 1966 and 1968, with 1,859 units authorized in 1968, followed by a decline to 1,598 units in 1969. The peak year for multifamily construction occurred in 1970 when 2,585 privately financed multifamily units were authorized.

Approximately 7,225 units were vacant in the Toledo HMA in February 1971. This reflected a substantial decrease from the 9,322 vacant units in 1960. The 1970 Census enumerated 6,859 vacant units in the HMA on April 1, 1970, including 935 units available for sale and 3,371 units available for rent, representing homeowner and renter vacancy rates of 0.8 percent and 5.7 percent, respectively. The February 1971 total of vacant units included 1,025 units available for sale and 3,500 units available for rent, representing homeowner and renter vacancy rates of 0.8 percent and 5.9 percent, respectively. Both the April 1970 and February 1971 vacancy rates represent considerable decreases from the 1960 rates of 1.4 percent and 8.4 percent for homeowner and renter vacancy rates, respectively.

Table I

Annual Demand for New Nonsubsidized Housing  
Toledo, Ohio, Housing Market Area  
1971-1973

A. Single-family

<u>Price class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$22,499	240	20
\$22,500 - 24,999	360	30
25,000 - 29,999	360	30
30,000 - 34,999	120	10
35,000 - 39,999	60	5
40,000 and over	60	5
Total	1,200	100

B. Multifamily

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$149	45	-	-	-
\$ 150 - 169	40	-	-	-
170 - 189	10	350	-	-
190 - 209	5	75	300	-
210 - 229	5	50	175	-
230 - 249	-	30	125	75
250 - 269	-	20	35	20
270 - 289	-	-	15	10
290 and over	-	-	10	5
Total	105	525	660	110

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Toledo, Ohio, Housing Market Area  
1971-1973

A. Families

	<u>Section 236<sup>a/</sup></u> <u>exclusively</u>	<u>Families eligible</u> <u>for both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
1 bedroom	35	5	75	115
2 bedrooms	175	15	190	380
3 bedrooms	190	-	200	390
4+ bedrooms	<u>100</u>	<u>-</u>	<u>90</u>	<u>190</u>
Total	500	20 <sup>b/</sup>	555 <sup>b/</sup>	1,075

B. Elderly

Efficiency	65	55	145	265
1 bedroom	<u>35</u>	<u>35</u>	<u>115</u>	<u>185</u>
Total	100	90 <sup>c/</sup>	260 <sup>c/</sup>	450

<sup>a/</sup> Estimates are based upon regular income limits.

<sup>b/</sup> Approximately 40 percent of these families also are eligible under the rent supplement program.

<sup>c/</sup> All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Nonagricultural Wage and Salary Employment by Industry  
Toledo, Ohio, Labor Market Area  
1964 to 1970

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Wage & salary employment	<u>195.4</u>	<u>206.6</u>	<u>217.7</u>	<u>222.0</u>	<u>231.4</u>	<u>240.9</u>	<u>241.5</u>
Manufacturing	74.1	77.1	79.7	78.7	81.8	84.7	84.6
Durable goods	56.0	58.7	60.9	60.5	63.2	66.2	66.2
Stone, clay & glass	12.2	12.7	12.8	12.8	13.2	13.8	13.8
Primary metals	5.3	6.0	7.0	6.7	6.0	6.5	6.5
Fabricated metals	6.7	7.1	7.5	7.1	7.3	7.6	7.6
Nonelec. machinery	8.1	8.6	9.2	9.4	9.1	9.6	9.7
Trans. equipment	17.9	17.9	17.1	17.0	20.0	20.8	20.8
Other durables	5.8	6.4	7.3	7.5	7.6	7.9	7.8
Nondurable goods	18.1	18.3	18.8	18.2	18.6	18.5	18.4
Nonmanufacturing	121.3	129.5	137.9	143.3	149.6	156.3	156.9
Mining	.3	.3	.3	.3	.3	.3	.3
Construction	7.3	8.9	9.9	9.7	10.0	10.4	10.3
Trans., utilities	14.8	15.3	16.1	16.5	16.8	17.0	17.1
Trade	41.8	43.9	46.4	48.2	48.9	51.7	51.8
Fin., ins., & real estate	6.6	6.8	6.9	7.2	7.5	7.9	7.9
Service & miscellaneous	27.1	29.3	31.3	32.4	35.2	36.7	36.9
Government	23.4	25.0	27.0	29.0	30.9	32.3	32.6

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

Table IV

Estimates of Average Civilian Labor Force, Employment and Unemployment  
Toledo, Ohio, Housing Market Area<sup>a/</sup> 1964 to 1970<sup>a/</sup>

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970<sup>b/</sup></u>
Civilian Labor Force	<u>216,875</u>	<u>226,025</u>	<u>232,800</u>	<u>238,400</u>	<u>246,700</u>	<u>253,925</u>	<u>261,900</u>
Employment	207,725	218,125	226,025	231,275	240,225	247,300	249,400
Unemployment	9,150	7,800	6,775	7,125	6,475	6,625	12,500
Percent of labor force	4.2%	3.5%	2.9%	3.0%	2.6%	2.6%	4.8%

<sup>a/</sup> Lucas and Wood Counties.

<sup>b/</sup> Preliminary.

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



Table V

Estimated Percentage Distribution of All Families and Renter Households  
By Annual Income, After Deduction of Federal Income Tax  
Toledo, Ohio, HMA, 1959 and 1971

<u>Income</u>		<u>1959</u>		<u>1971</u>	
		<u>All Families</u>	<u>Renter households<sup>a/</sup></u>	<u>All Families</u>	<u>Renter households<sup>a/</sup></u>
Under	\$ 3,000	14.5	26.5	6.5	12.5
\$ 3,000 -	3,999	8.0	13.0	3.0	5.5
4,000 -	4,999	13.0	15.0	3.5	6.5
5,000 -	5,999	15.5	14.5	4.5	7.0
6,000 -	6,999	13.5	11.0	5.5	7.0
7,000 -	7,999	10.5	7.5	6.5	8.5
8,000 -	8,999	7.0	3.0	8.0	8.0
9,000 -	9,999	4.0	1.0	9.5	8.5
10,000 -	12,499	5.0	2.5	17.5	15.5
12,500 -	14,999	2.0	1.5	14.5	10.0
15,000 -	17,499	1.5	1.0	8.0	4.0
17,500 and over		<u>5.5</u>	<u>3.5</u>	<u>13.0</u>	<u>7.0</u>
Total		100.0	100.0	100.0	100.0
Median		\$5,950	\$4,700	\$10,175	\$8,375

<sup>a/</sup> Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Trend of Population and Household Growth  
Toledo, Ohio, Housing Market Area  
April 1, 1960 - February 1, 1971

<u>Population</u>	<u>April 1960</u>	<u>April 1970</u>	<u>February 1971</u>	<u>Average annual changes</u>			
				<u>1960-1970</u>		<u>1970-1971</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
HMA total	<u>529,527</u>	<u>574,092</u>	<u>577,600</u>	<u>4,460</u>	.8	<u>4,320</u>	.7
Lucas County	<u>456,941</u>	<u>484,370</u>	<u>486,500</u>	<u>2,740</u>	.6	<u>2,570</u>	.5
Toledo	<u>318,003</u>	<u>383,818a/</u>	<u>385,000</u>	<u>6,580</u>	1.9	<u>1,430</u>	.4
Remainder of Lucas County	<u>138,938</u>	<u>100,552a/</u>	<u>101,500</u>	<u>-3,840</u>	-3.2	<u>1,140</u>	1.1
Wood County	<u>72,596</u>	<u>89,722</u>	<u>91,100</u>	<u>1,720</u>	2.2	<u>1,660</u>	1.9
<u>Households</u>							
HMA total	<u>159,226</u>	<u>179,749</u>	<u>181,350</u>	<u>2,050</u>	1.2	<u>1,930</u>	1.1
Lucas County	<u>138,930</u>	<u>153,889</u>	<u>155,075</u>	<u>1,500</u>	1.1	<u>1,430</u>	.9
Toledo	<u>100,108</u>	<u>125,364a/</u>	<u>126,000</u>	<u>2,530</u>	2.2	<u>770</u>	.6
Remainder of Lucas County	<u>38,822</u>	<u>28,525a/</u>	<u>29,075</u>	<u>-1,030</u>	-3.1	<u>660</u>	2.3
Wood County	<u>20,296</u>	<u>25,860</u>	<u>26,275</u>	<u>550</u>	2.4	<u>500</u>	1.9

a/ Reflects several annexations of portions of Lucas County to the city of Toledo between 1960 and 1964.

Sources: 1960 and 1970 Censuses of Population and Housing; 1971 estimated by Housing Market Analyst.

Table VII

Housing Units Authorized by Building Permits  
Toledo, Ohio, Housing Market Area  
1961-1971

<u>Area</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971<sup>a/</sup></u>
HMA Total	2,265	2,133	2,631	3,083	2,951	2,249	3,222	3,447	3,053	3,750	227
Single-family	1,974	1,707	1,636	1,875	1,884	1,303	1,514	1,588	1,455	1,165	107
Multifamily	291	426	995	1,208 <sup>b/</sup>	1,067	946 <sup>c/</sup>	1,708	1,859	1,598 <sup>d/</sup>	2,585 <sup>e/</sup>	120
Lucas County	2,099	1,847	2,443	2,833	2,607	1,593	2,873	2,943	2,400	3,024	215
Toledo	673	710	1,069	1,488	1,600	1,050	2,039	1,704	1,347	1,520	98
Maumee	193	119	187	98	86	54	135	115	43	74	-
Oregon	88	89	107	155	210	89	113	220	132	244	43
Sylvania	180	112	133	207	157	68	214	344	435	172	3
Remainder	965	817	947	885	554	332	372	560	443	1,014	71
Wood County	166	286	188	250	344	656	349	504	653	726	12

<sup>a/</sup> January.

<sup>b/</sup> Excludes 203 units of low-rent public housing.

<sup>c/</sup> Excludes 264 units of low-rent public housing.

<sup>d/</sup> Excludes 180 units of Section 221(d)(3) BMIR housing.

<sup>e/</sup> Excludes 196 units of Section 236 housing.

Sources: Bureau of the Census, C-40 Construction Reports; and local building inspectors.

Table VIII

Components of Housing Inventory  
Toledo, Ohio, Housing Market Area  
April 1960 - February 1971

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>February 1, 1971</u>
Total housing inventory	<u>168,548</u>	<u>186,608</u>	<u>188,575</u>
Total occupied units	<u>159,226</u>	<u>179,749</u>	<u>181,350</u>
Owner-occupied	<u>113,234</u>	<u>124,112</u>	<u>125,100</u>
Percent	71.1	69.0	69.0
Renter-occupied	<u>45,992</u>	<u>55,637</u>	<u>56,250</u>
Percent	28.9	31.0	31.0
Total vacant units	<u>9,322</u>	<u>6,859</u>	<u>7,225</u>
Available vacant	<u>5,850</u>	<u>4,306</u>	<u>4,525</u>
For sale	<u>1,614</u>	<u>935</u>	<u>1,025</u>
Homeowner vacancy rate	1.4%	.8%	.8%
For rent	<u>4,236</u>	<u>3,371</u>	<u>3,500</u>
Renter vacancy rate	8.4%	5.7%	5.9%
Other vacant <sup>a/</sup>	<u>3,472</u>	<u>2,553</u>	<u>2,700</u>

<sup>a/</sup> Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or other reasons.

Sources: 1960 and 1970 Censuses of Housing; February 1971 estimated by Housing Market Analyst.

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