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Wheeling,
W.Va.-Ohio
1969

Analysis of the

**WHEELING, WEST VIRGINIA-OHIO
HOUSING MARKET**

as of December 1, 1969

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

June 1970

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FHA Housing Market Analysis
Wheeling, West Virginia-Ohio, as of December 1, 1969

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 Field Market Analysis Service 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
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS-WHEELING, WEST VIRGINIA-OHIO
AS OF DECEMBER 1, 1969

The Wheeling, West Virginia-Ohio Housing Market Area (HMA) is co-terminous with the Wheeling Standard Metropolitan Statistical Area (SMSA) which is defined as Ohio and Marshall Counties in West Virginia and Belmont County in Ohio. The HMA, with a population of about 186,100 as of December 1, 1969, is situated on the Ohio River in the middle of the West Virginia Panhandle. In addition to Wheeling, the HMA includes Moundsville, Martins Ferry, Bellaire, St. Clairsville, and Bridgeport.

Nonagricultural wage and salary employment has been increasing since 1961, with growth concentrated in the nonmanufacturing sector. There has been a substantial drop in unemployment over the period, reflecting out-migration as well as economic improvement. Somewhat analogously, the improvement in the housing market over the last eight years reflects the demolition of many vacant housing units as a result of an extensive road building program, including the construction of I-70 through North Wheeling and Wheeling Island. Currently, vacancy rates are low for both sales and rental housing.

Anticipated Housing Demand

An average annual demand for 300 new nonsubsidized housing units is anticipated in the Wheeling HMA during the two-year period beginning December 1, 1969. The annual demand consisting of 175 single-family houses, 50 multifamily units, and 75 mobile homes, was derived after considering current housing market conditions and anticipated economic and demographic developments. The annual demand for single-family homes by price classes is shown in table I. Multifamily units

would be best absorbed if 30 two-bedroom units and 20 three-bedroom units were provided at monthly gross rents (including cost of utilities) of about \$160 and \$200, respectively.

Estimated annual demand during the forecast period is a little above the annual average volume of building during the 1966-1968 period. Some of the demand for housing in the decade of the 1960's was met by a reduction of 550 in the number of vacant units. Vacancy rates are not excessive in the HMA at the present time, particularly in view of the fact that many of the available vacancies are of rather poor quality. As a result, a greater proportion than in the recent past of the housing demand during the forecast period is expected to be met through new construction. Nevertheless, multifamily construction has been proceeding at a very high level in 1969 and the absorption of those units should be considered carefully before additional projects are approved.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA: below-market-interest-rate financing for projects under Section 221(d)(3); monthly rent-supplements in rental projects financed with market-interest-rate mortgages under Section 221(d)(3); partial payments of interest on home mortgages insured under Section 235; and partial interest payments on project mortgages insured under Section 236.

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. The potentials^{1/} discussed in the following paragraphs reflect estimates unadjusted to indicate housing provided under alternative FHA or other programs. It is cautioned that the occupancy potentials discussed for various programs are, therefore, not additive.^{2/}

^{1/} The occupancy potentials referred to in this analysis have been developed to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents over the complete range attainable for housing under the specified programs.

^{2/} All families with incomes inadequate to purchase or rent nonsubsidized housing are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

The annual occupancy potentials for subsidized housing discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on current income limits, and on available market experience (see table II for a qualitative distribution of the occupancy potentials). The potentials will be satisfied most effectively if a large proportion of the units are located in the cities of Wheeling and Moundsville or the immediate suburbs. Best absorption probably would result from distributing about 40 percent of the units in Ohio County, about 40 percent in Belmont County, and 20 percent in Marshall County.

Section 221(d)(3) BMIR. If federal funds are available, a total of about 260 units of Section 221(d)(3) BMIR housing, including 85 units for the elderly, probably could be absorbed annually during the next two years.^{1/} As of December 1969, there were no projects financed under this section in the Wheeling area and no proposals have been received. About 80 percent of those eligible under this section also are eligible under Section 236. A small number of the eligible families and a substantial number of the elderly households in the potential could be accommodated in the low-rent public housing under construction or proposed.

Rent-Supplement. There is an estimated annual occupancy potential for 500 units under the rent-supplement program during the forecast period ending December 1, 1971, including 250 units for families and 250 units for elderly individuals and couples. About 15 percent of these families and 25 percent of the elderly are eligible for Section 236 housing. All of those eligible for rent-supplements also are eligible for low-rent public housing.

There are currently 757 low-rent public housing units under management in the HMA, including 244 units for the elderly, most of which are located in Wheeling and Moundsville. As of December 1, 1969, there were 563 units of public housing under construction, of which 463 were designated for the elderly. Construction of an additional 105 units for the elderly is scheduled to begin in spring of 1970, and 320 public housing units (mostly elderly) are in either application or reservation stages. A 94-unit rent-supplement project also has been approved.

The large number of low-rent public housing units under construction or scheduled to be built during the next two years is likely to satisfy the potential among elderly households in all segments of the

^{1/} At the present time, funds for allocation are available only from recaptures resulting from reductions, withdrawals, and cancellation of allocations.

HMA. The approved rent-supplement project in Wheeling and 100 units of low-rent public housing under construction in Martins Ferry will satisfy the first year's occupancy potential for families in these two sectors of the market; additional rent-supplement housing for about 50 families could be absorbed yearly in the Moundsville area. Rapid absorption of the housing now being built, particularly for the elderly, may make it appropriate to consider an upward revision of these occupancy potential estimates, however.

Section 235, Sales Housing. Sales housing can be provided for low-to moderate-income families under Section 235. Under exception limits there is an annual occupancy potential for about 215 homes during the next two years; under regular income limits the annual occupancy potential would be reduced by one-half. All of the families eligible under this section also are eligible under the Section 236 program and about 70 percent are eligible for Section 221(d)(3) BMIR housing. About 20 percent of the first year's potential are eligible for public housing and a few may be eligible for rent-supplements. Section 235 and Section 236 estimates are not additive.

Section 236, Rental Housing. Utilizing exception income limits, there is an annual occupancy potential of 215 units for families and 110 units for elderly households. With regular income limits, the annual occupancy potential would be reduced by about one-half. About 20 percent of the eligible families and 60 percent of the elderly households are eligible for rent-supplements so that a big portion of the potential indicated above may be satisfied by the low-rent public housing being built in the area. In addition, about 70 percent of the families and 55 percent of the elderly households would qualify for Section 221(d)(3) BMIR units. All of the families eligible for Section 236 also are eligible for Section 235 housing; the two estimates are not additive.

The Sales Market

The market for new and existing sales housing in the Wheeling HMA is good. Almost 86 percent of all new private construction since 1960 has been single-family units. A large number of demolitions has accounted for a slight decline in the homeowner vacancy rate. Many of the vacant units available for sale are of the older, less desirable type, and thus are not competitive with newer units in the current sales inventory. Although the vacancy rate is somewhat lower in the newer homes than in existing homes, increased down-payment requirement and higher interest rates are expected to slow the number of new home sales in the forecast period. Popular prices for new three-bedroom homes range from \$18,000 to \$25,000, while those of existing homes range from \$14,000 to \$20,000.

In Wheeling, much of the single-family construction is located in North Park in the northern section of the city, and in Elm Grove in the southeasternmost portion of the city. New Town, a new subdivision located near Bethlehem, currently has 220 lots for single-family construction under development, but as yet no new building has begun. In Marshall County, most new construction is centered in Moundsville, and consists of scattered building on individual lots. Single-family construction in St. Clairsville accounts for a large proportion of housing in Belmont County. Mountainous terrain prohibits the development of certain areas, particularly along parts of the Ohio River, and contributes significantly to the cost of new housing.

Rental Market

The rental market in the Wheeling HMA was firm in December 1969, particularly for units in modern structures offering amenities not available in the older portions of the rental inventory. The market has maintained its vigor despite the influence of such weakening factors as out-migration, particularly of young adults, and an increasing number of mobile homes in the area. The supporting factors are, of course, the substantial volume of demolitions of rental units and the increasing costs associated with home purchase in the past few years. It also must be recognized that there was very little new rental construction in the area before 1967; the long-run strength of the market for modern apartments remains to be tested.

Most of the new multifamily units constructed have been in the medium- to high-rental ranges and offer air-conditioning, carpeting, and appliances. Area realtors report 100 percent occupancy and waiting lists in many cases. Average monthly rents for walk-up units built in Wheeling over the past three years are about \$110-\$120 for efficiencies, \$135-\$150 for one-bedroom units, \$150-\$200 for two-bedroom units and \$175-\$250 for three-bedroom units, excluding utilities. Single-family homes in the Wheeling-Moundsville area rent from \$75-\$125 a month for a two-bedroom unit, depending upon condition, and have low vacancy rates. Construction is scheduled to begin on a 166-unit high-rise which will contain 103 one-bedroom units, 47 two-bedroom units, and 16 three-bedroom units, all with above average rents.

Mobile Homes. Mobile homes are estimated to comprise about 20 percent of the housing inventory in 1969, compared with about 10 percent in 1960. Most of the growth has occurred since 1965. Municipal ordinances prevent the location of individual trailers within many of the towns; small trailer courts averaging between 10 and 15 trailers each are characteristic of the area. A 100-pad trailer court proposal in Moundsville and an expected revision in Wheeling's zoning code to allow individual mobile homes within the city limits should further stimulate use of mobile homes. Mobile home accommodations are increasing most rapidly in the vicinity of mining operations in Ohio, Marshall, and Belmont Counties, and near the West Liberty College in northern Ohio County.

Economic, Demographic, and Housing Factors

The demand estimates in this report are predicated on the findings and assumptions set forth below.

Employment. Nonagricultural wage and salary employment averaged 59,000 in the twelve months ending November 1969, an increase of 2,350 jobs (4.1 percent) over the average for calendar year 1968. As indicated by the data in table III, this increment was higher than that for any other year in the decade of the 1960's and was the result of a gain of 2,500 jobs in contract construction and mining and small gains in other nonmanufacturing sectors, balanced by a loss of 550 jobs in the manufacturing sector.

While there has been steady growth in nonmanufacturing employment in the area since 1961, reflecting gains in trade and services, the jump in employment since 1967 is the result of the opening of several new coal mines in Marshall County, stimulated by a large new power plant which will begin operation in the area in 1971. The increased employment in contract construction reflects the initiation of an extensive road building program, including the completion of I-70 through Elm Grove, as well as the power plant project. Manufacturing employment accounted for 33 percent of all wage and salary jobs in 1960, but only 26 percent in 1969; manufacturing employment declined after a 1967 peak (largely in the durable goods sector) while growth in non-manufacturing continued.

Between 1961 and 1966, the unemployment rate in the area declined from 15 percent (10,600 unemployed) to about 6 percent (4,200 unemployed). The improvement reflected both an increase in available jobs and a substantial out-migration from the area. There has been further improvement since 1966 to an unemployment rate of under 5 percent in the first eleven months of 1969.

Indications are that present levels of employment are likely to continue in mining and contract construction during the two-year forecast period of this report, although some contraction in contract construction is not unlikely when the Mitchell Power plant is completed in 1971. It is also likely, however, that there will be no gains in manufacturing employment and a continuation of recent modest levels of growth in other nonmanufacturing sectors. These considerations lead to an anticipation of increments of about 800 jobs a year during the next two years.

Income. In 1969, the median annual income of all families in the Wheeling HMA after deduction of federal income tax was \$7,050; the median after-tax income of renter households of two or more persons was \$6,000. Detailed distributions of all families and renter households by 1960 and 1969 income classes are presented in table IV.

Population and Households. The population of the Wheeling HMA was estimated to be 186,100 as of December 1, 1969, indicating a decline of 4,250 (2.2 percent) from the 1960 census count of 190,350. Reflecting a sharp drop in resident births from 3,900 a year at the beginning of the decade to less than 2,600 at the end, while deaths stayed constant at about 2,400 a year, the annual net natural increase in the population declined to almost nothing in the late 1960's. For the 1960-1969 period as a whole, net natural increase amounted to nearly 7,800, so that a total of over 12,000 persons migrated from the area since 1960. The population of the city of Wheeling dropped from 53,400 in 1960 to 49,550 in 1969. Detailed estimates of the population are presented in table V. As shown, the population has been increasing only in Marshall County.

There were 60,550 households in the Wheeling HMA in December 1969 compared with 58,575 in April 1960, a gain of 200 a year. Over the entire period, the number of households in Wheeling grew by just 160 to a total of 17,850. The slight increase in the number of households in the face of declines in the population is the result of continued decreases in average household size. The comparatively favorable economic situation of the past few years and the expectations that a high level of employment will be sustained in the short-run future leads to the expectation that the rate of population decline during the forecast period will be somewhat slower than the average for the 1960-1969 period and will average about 350 persons a year. Continued declines in household size should sustain growth in the number of households at about 200 a year.

Housing Inventory. As of December 1, 1969, there were an estimated 64,200 housing units in the HMA, a net increase of about 1,425 over the April 1960 inventory of 62,775 (see table VI). The increased housing inventory was the net effect of the completion of about 2,500 new units, demolition of 1,750 older units, and an increase of about 675 trailers. Recent building activity has been most significant within Wheeling. Of the 2,400 units authorized for private construction, 2,075 were in single-family structures and 325 were multifamily units; about 15 percent of all new building activity, excluding public housing, was in multifamily units, as detailed in table VII.

Between 1960 and 1965, single-family construction, as based on building permit activity, averaged about 230 units annually, but scarcity of mortgage funds beginning in 1966 lowered the average to 165 yearly for the 1966-1968 period. Single-family permit authorizations for the first three-quarters of 1969 surpassed average building levels of the preceding four years (see table VII). About 385 private building permits were authorized in the 9 months of 1969, the highest building level attained in the HMA since 1960. Over 550 public housing units were authorized, the largest number in any single year. Private multifamily construction, for which only a

few units were built prior to 1966, is becoming an increasingly greater proportion of total units built.

Vacancy. There were approximately 3,650 vacant housing units in the HMA in December 1969, of which 1,250 were available and 2,400 were either unavailable or unsuitable. About 325 units were for sale and 925 for rent, indicating homeowner and renter vacancy rates of 0.8 percent and 4.5 percent, respectively, compared with 0.9 and 6.8 percent, respectively, in 1960.

Available vacancies fell between 1960 and 1969 as a result of the large number of demolitions. Currently, vacancies are prevalent in the older existing units. Very few vacancies exist in trailers, which are filling part of the need for low-cost housing for low- and moderate-income families, and in the newer single-family and multifamily housing units.

Table I

Estimated Annual Demand for Single-family Housing
Wheeling, West Virginia-Ohio, Housing Market Area
December 1, 1969-December 1, 1971

Single-family Demand

<u>Price range</u>	<u>Number of houses</u>
\$15,000 - \$17,499	15
17,500 - 19,999	20
20,000 - 22,499	30
22,500 - 24,999	20
25,000 - 29,999	35
30,000 - 34,999	20
35,000 and over	<u>35</u>
Total	175

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential
Wheeling, West Virginia-Ohio, Housing Market Area
December 1, 1969-December 1, 1971

A. Subsidized Sales Housing, Section 235

<u>Family size</u>	<u>Number of units^{a/}</u>
Four persons or less	130
Five persons or more	<u>85</u>
Total	215

B. Privately Financed Subsidized Rental Housing

<u>Unit size</u>	<u>Rent supplement</u>		<u>Section 236</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly</u>
Efficiency	-	185	-	70
One bedroom	35	65	20	40
Two bedrooms	105	-	95	-
Three bedrooms	70	-	70	-
Four or more bedrooms	<u>40</u>	-	<u>30</u>	-
Total	250	<u>250</u>	215	<u>110</u>

^{a/} All of the families eligible for Section 235 housing are also eligible for the Section 236 program and about three-quarters are eligible for Section 221(d)(3) BMIR housing. Estimates are based upon exception income limits.

Table III

Nonagricultural Wage and Salary Employment by Industry ^{a/}
Wheeling, West Virginia-Ohio, Housing Market Area
Annual Averages 1960-1969

<u>Components</u>	<u>1960</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> ^{b/}	<u>12 months ending Nov. 1969</u> ^{c/}
Nonagricultural wage & salary employment	<u>50,400</u>	<u>48,950</u>	<u>49,350</u>	<u>49,950</u>	<u>52,100</u>	<u>53,400</u>	<u>54,500</u>	<u>55,250</u>	<u>56,650</u>	<u>59,000</u>
Manufacturing	<u>16,400</u>	<u>15,650</u>	<u>15,700</u>	<u>15,650</u>	<u>16,050</u>	<u>16,300</u>	<u>16,700</u>	<u>16,750</u>	<u>16,000</u>	<u>15,450</u>
Durable goods	<u>10,700</u>	<u>10,150</u>	<u>10,050</u>	<u>9,700</u>	<u>10,000</u>	<u>10,100</u>	<u>10,400</u>	<u>10,350</u>	<u>9,800</u>	<u>9,300</u>
Nondurable goods	<u>5,700</u>	<u>5,500</u>	<u>5,650</u>	<u>5,950</u>	<u>6,100</u>	<u>6,200</u>	<u>6,300</u>	<u>6,500</u>	<u>6,200</u>	<u>6,150</u>
Nonmanufacturing	<u>34,000</u>	<u>33,300</u>	<u>33,650</u>	<u>34,300</u>	<u>36,050</u>	<u>37,100</u>	<u>37,800</u>	<u>38,450</u>	<u>40,650</u>	<u>43,550</u>
Mining	<u>3,000</u>	<u>2,600</u>	<u>2,500</u>	<u>2,500</u>	<u>2,550</u>	<u>2,400</u>	<u>2,700</u>	<u>3,300</u>	<u>3,550</u>	<u>4,350</u>
Contract construction	<u>2,250</u>	<u>2,450</u>	<u>2,700</u>	<u>2,900</u>	<u>3,150</u>	<u>3,250</u>	<u>3,100</u>	<u>2,650</u>	<u>4,100</u>	<u>5,800</u>
Transportation, comm., and utils.	<u>4,300</u>	<u>3,800</u>	<u>3,700</u>	<u>3,650</u>	<u>3,700</u>	<u>3,750</u>	<u>3,800</u>	<u>3,700</u>	<u>3,500</u>	<u>3,500</u>
Trade	<u>11,450</u>	<u>11,100</u>	<u>11,050</u>	<u>11,100</u>	<u>11,300</u>	<u>11,650</u>	<u>11,800</u>	<u>12,000</u>	<u>12,300</u>	<u>12,550</u>
Finance, ins., and real estate	<u>1,950</u>	<u>1,950</u>	<u>1,950</u>	<u>1,900</u>	<u>1,900</u>	<u>1,950</u>	<u>2,000</u>	<u>2,000</u>	<u>2,050</u>	<u>2,100</u>
Services	<u>6,550</u>	<u>6,900</u>	<u>7,300</u>	<u>7,250</u>	<u>7,600</u>	<u>8,000</u>	<u>8,200</u>	<u>8,500</u>	<u>8,650</u>	<u>8,650</u>
Government	<u>4,600</u>	<u>4,550</u>	<u>4,550</u>	<u>5,000</u>	<u>5,900</u>	<u>6,100</u>	<u>6,300</u>	<u>6,250</u>	<u>6,500</u>	<u>6,600</u>

^{a/} Revised to benchmark.

^{b/} Revised.

^{c/} Preliminary.

Note: Annual averages may not add to totals due to rounding.

Source: West Virginia Bureau of Employment Security.

Table IV

Percentage Distribution of Families by Annual Income
After Deduction of Federal Income Tax
Wheeling, West Virginia-Ohio, Housing Market

<u>Annual Income</u>	<u>1960</u>		<u>1969</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$2,000	12	17	7	9
\$2,000 - 2,999	10	13	6	8
3,000 - 3,999	14	18	7	9
4,000 - 4,999	17	17	8	11
5,000 - 5,999	16	12	10	13
6,000 - 6,999	10	11	11	12
7,000 - 7,999	7	5	11	9
8,000 - 8,999	5	(	9	8
9,000 - 9,999	3	(	8	7
10,000 - 12,499	(	(7	11	9
12,500 - 14,999	(6	(	6	(5
15,000 and over	(	(	6	(
Total	100	100	100	100
Median	\$4,850	\$4,100	\$7,050	\$6,000

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Wheeling, West Virginia-Ohio, Housing Market Area
April 1, 1950-December 1, 1971

<u>Population</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>December 1, 1969</u>	<u>December 1, 1971</u>
Belmont Co.	87,740	83,864	82,150	81,700
Marshall Co.	36,893	38,041	39,050	39,200
Ohio Co.	71,672	68,437	64,950	64,500
Wheeling	58,891	53,400	49,550	48,950
Balance of County	<u>12,781</u>	<u>15,037</u>	<u>15,400</u>	<u>15,550</u>
HMA total	196,305	190,342	186,100	185,400
 <u>Households</u>				
Belmont Co.	25,700	25,968	26,700	26,800
Marshall Co.	10,146	10,772	11,550	11,700
Ohio Co.	21,288	21,838	22,300	22,450
Wheeling	17,981	17,690	17,850	17,900
Balance of County	<u>3,307</u>	<u>4,148</u>	<u>4,450</u>	<u>4,550</u>
HMA total	57,134	58,578	60,550	60,950

Sources: 1950 and 1960 Censuses of Population and Housing.
1969 and 1971 estimated by Housing Market Analyst.

Table VI

Housing Inventory, Tenure, and Vacancy Trends
Wheeling, West Virginia-Ohio, Housing Market Area
April 1, 1950 - December 1, 1969

	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>December 1, 1969</u>
Total inventory	<u>59,354</u>	<u>62,782</u>	<u>64,200</u>
Total occupied	<u>57,134</u>	<u>58,578</u>	<u>60,550</u>
Owner-occupied	<u>33,138</u>	<u>38,697</u>	<u>40,800</u>
Percent of total occ.	58.0	66.1	67.4
Renter-occupied	23,996	19,881	19,750
Percent of total occ.	42.0	33.9	32.6
Total vacant	<u>2,220</u>	<u>4,204</u>	<u>3,650</u>
Available vacant	<u>470</u>	<u>1,811</u>	<u>1,250</u>
For sale	<u>153</u>	<u>351</u>	<u>325</u>
Homeowner vacancy rate	0.5	0.9	0.8
For rent	317	1,460	925
Renter vacancy rate	1.3	6.8	4.5
Other vacant ^{a/}	1,750	2,393	2,400

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

Sources: 1950 and 1960 Censuses of Housing.
1969 estimated by Housing Market Analyst.

Table VII

Number of New Housing Units Authorized
by Building and Zoning Permits
Wheeling Housing Market Area
1960 - 1969

<u>Municipality</u>	<u>1960</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>First 9 months</u>		<u>Total</u>
										<u>1968</u>	<u>1969^{a/}</u>	<u>1960 - 1969</u>
<u>Marshall County</u>												
Benwood	1	1	3	0	2	4	3	2	3	3	4	23
Cameron	1	1	0	0	0	2	-	-	-	-	0	4
Clearview Village	5	1	2	4	3	5	8	39	12	8	10	89
Glen Dale	6	12	9	2	5	3	6	5	4	4	5	57
McMechen	3	2	0	4	1	1	3	-	-	-	0	14
Moundsville	42	23	20	18	23	132 ^p	17	12	13	10	115 ^p	415
Balance of County ^{b/}	10	8	10	9	11	9	11	14	8	5	10	100
<u>Ohio County</u>												
Wheeling	66	172 ^p	97	91	192	73	146 ^p	61	37	37	255 ^p	1,119
Balance of County ^{b/}	25	18	35	30	20	15	10	15	10	12	185	363
<u>Belmont County</u>												
Barnesville Village	6	4	6	3	3	0	6	5	6	5	15	54
Bellaire	8	7	9	8	4	3	6	3	7	5	110 ^p	165
Belmont Village	0	0	0	0	1	0	0	1	0	0	0	2
Brookside Village	3	0	0	1	3	0	0	1	0	0	0	8
Martins Ferry	6	7	11	12	56 ^p	13	7	9	15	13	185 ^p	321
St. Clairesville	22	17	21	30	23	47	50	32	40	34	30	312
Shadyside	21	7	10	5	8	16	7	12	9	7	6	101
Flushing Village	-	-	-	-	-	-	1	-	0	0	0	1
Bridgeport Village	-	-	-	-	-	-	3	1	5	4	3	12
Powhatan Point Village	-	-	-	2	4	2	3	3	4	4	6	24
Balance of County ^{b/}	5	4	7	5	9	6	8	6	10	7	10	70
HMA Total	230	284	240	224	368	331	295	221	192	158	949	3,334
Single-family units	230	184	240	216	302	197	181	187	122	105	216	2,075
Multifamily	0	0	0	8	16	18	14	34	70	53	170	330
Public housing units	0	100	0	0	50	116	100	0	0	0	563	929

Note: Dash indicates reports not available. p indicates public housing included.

^{a/} Includes estimate for first nine months based on incomplete reports.

^{b/} Includes estimates for nonreporting places and for places which do not require permits.

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

AUG 4 1970

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

728.1 :308 F22 Wheeling, W. Va.-
Ohio 1969

U.S. Federal Housing Administration
Analysis...

**U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411**

**OFFICIAL BUSINESS
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