Analysis of the

YOUNGSTOWN-WARREN, OHIO HOUSING MARKET

as of December 1, 1965

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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ANALYSIS OF THE YOUNGSTOWN-WARREN, OHIO, HOUSING MARKET AS OF DECEMBER 1, 1965

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.

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ANALYSIS OF THE YOUNGSTOWN-WARREN, OHIO, HOUSING MARKET AS OF DECEMBER 1, 1965

Summary and Conclusions

1. The economy of the Youngstown-Warren area is largely dependent on the primary metals industry. Of the 168,800 nonagricultural wage and salary workers employed in the HMA in the first eight months of 1965, 29 percent (48,300) worked in this industry.

   Nonagricultural wage and salary employment levels have varied considerably since 1958. Between 1958 and 1960 the increase averaged 4,500 a year; between 1960 and 1963 there was a loss in employment that averaged 3,825 annually. Between 1963 and 1964 the increase in wage and salary employment amounted to 7,400.

   Assuming a strong demand nationally for capital goods and consumer durable goods over the next two years, and that employment at the General Motors plant at Lordstown will reach a level of 5,000 to 6,000 by 1967, the increase in nonagricultural wage and salary employment in the area during the next two years is expected to be about 5,500 jobs a year.

2. The estimated current median annual income, after deduction of Federal income tax, is $7,225 for all families and $6,150 for all tenant families. By 1967, median after-tax income in the HMA is expected to increase to about $7,675 for all families and to about $6,525 for tenant families.

3. At the present time, the population of the Youngstown-Warren HMA is approximately 553,000. Almost 88 percent of the population growth since 1960 occurred outside the principal cities of the HMA. By December 1, 1967 the total population of the area is expected to reach 570,000, an increase of 17,000 (8,500 annually) above the current estimate.

4. As of December 1, 1965, there are 158,200 households (occupied dwelling units) in the Youngstown-Warren area. Based on the projected level of population increase, by December 1, 1967, there will be 163,000 households in the HMA, a gain of 4,800 (2,400 annually).

5. Currently, there are 166,800 housing units in the HMA, including 16,250 built since April 1, 1960. Reflecting the demolition of some 2,500 units, the current estimate of the housing supply total indicates a net increment to the housing stock of 13,750 units (2,425 annually) since the 1960 Census. There are about 1,800 housing units under construction in the HMA at the present time. Most of these are apartments that are being built adjacent to the city of Youngstown.

6. Vacancies in both sales and rental housing have risen moderately since April 1960, when the vacancy ratios in the sales and rental inventories were 1.5 percent and 6.8 percent, respectively. There are currently an estimated 1,900 vacant available sales units in the HMA, representing a homeowner vacancy ratio of 1.5 percent. About 2,800 vacant units are available for rent, a renter vacancy ratio of 7.2 percent.

7. The volume of privately-owned net additions to the housing supply that will meet the requirements of projected population growth and will result in a balanced housing market is approximately 2,100 units a year for the next two years, including 1,500 sales units and 600 rental units. An additional 200 units of middle-income rental housing could be marketed each year with the aid of below-market-interest-rate financing and other public benefits, exclusive of public low-rent housing and rent-supplement accommodations. Because of the very large number of rental units now under construction, however, satisfying the estimated demand for new rental housing may not require additional new construction until the last half of the forecast period. Sales demand by price range is shown on page 23, while rental demand is shown by monthly gross rent and by size of unit on page 24.

8. There is an estimated effective demand for a maximum of 175 additional "skilled care" proprietary nursing home beds in the Youngstown-Warren HMA over the next two years. However, there is a moderate surplus of beds in the newer facilities at the present time, and it is expected that at least two new nursing homes will be built in the area by the end of 1967. The current number of vacant proprietary nursing home beds, plus those expected to be supplied in 1966 and 1967, should adequately meet the needs of the market.

ANALYSIS OF THE YOUNGSTOWN-WARREN, OHIO, HOUSING MARKET AS OF DECEMBER 1, 1965

Housing Market Area

The Youngstown-Warren, Ohio, Housing Market Area (HMA) encompasses Mahoning and Trumbull Counties, Ohio, which, in 1960, had a population of 509,000. The two-county area definition also conforms to the current Bureau of the Budget definition of the Youngstown-Warren, Ohio, Standard Metropolitan Statistical Area (SMSA) and to the Bureau of Employment Security definition of the Youngstown-Warren Labor Market Area. The Youngstown-Warren area, along with the nearby Cleveland, Lorain-Elyria, Akron, and Canton metropolitan areas, form one of the most highly developed industrial complexes in the nation. Youngstown, the larger of the two principal cities in the HMA, is five miles from the Pennsylvania State line, and midway between Cleveland, Ohio, and Pittsburgh, Pennsylvania (see map on page 2).

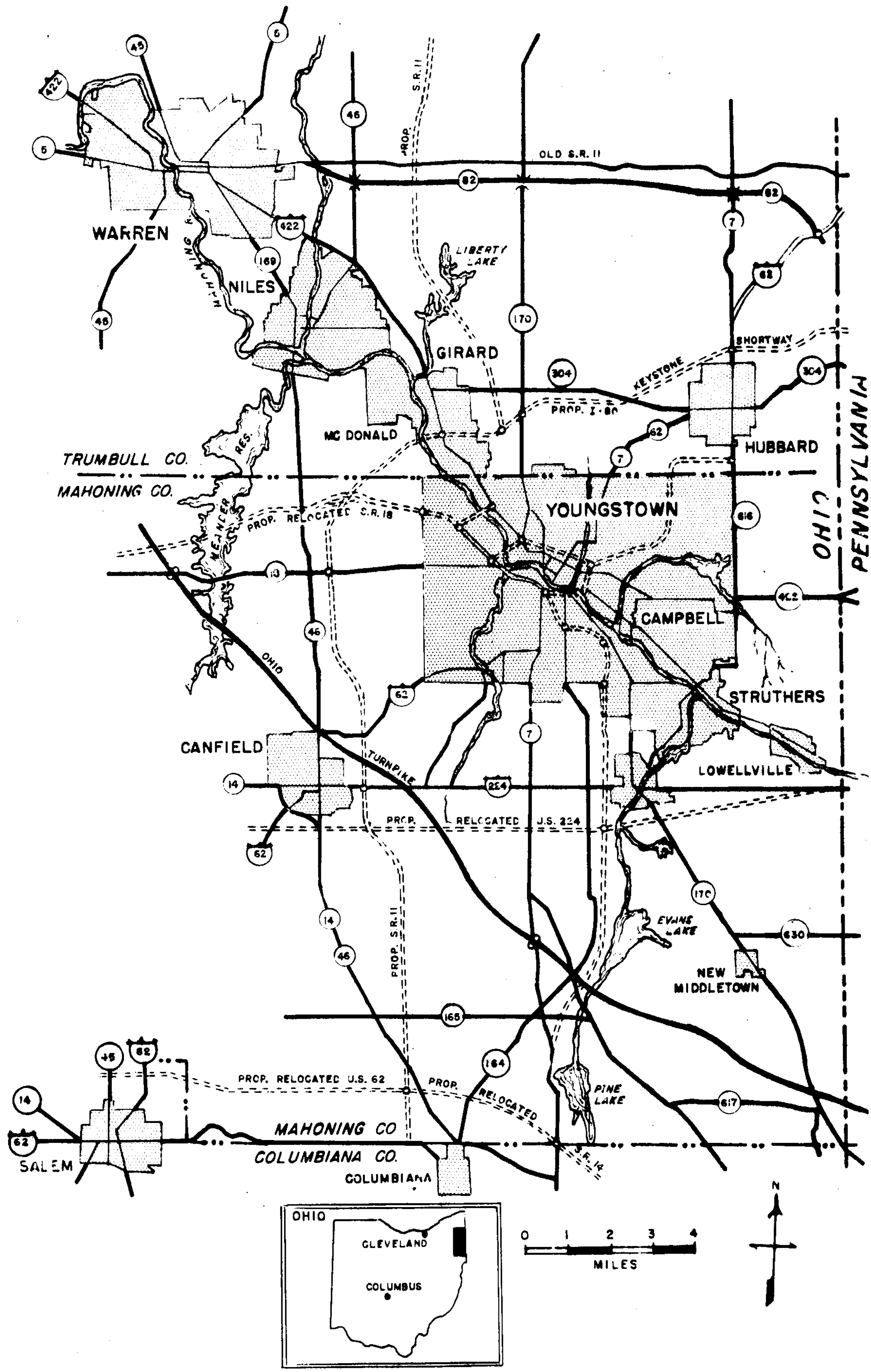
The transportation facilities in the area are adequate. Four major railroads, the New York Central, Erie-Lackawanna, Baltimore and Ohio, and the Pennsylvania serve the Youngstown area. The HMA also is served by four smaller regional railroads. The Ohio Turnpike (Interstate Route 80) has two interchanges serving the Youngstown area. The Niles-Youngstown interchange (#15) is ten miles west of Youngstown at state route 18, and the Youngstown interchange (#16) is seven miles south of the city at state route 7. The Youngstown HMA is also on the Lake-to-River-Freeway, which soon will connect the HMA to the New York Thruway (Interstate Route 90) and eventually to the proposed Keystone Shortway which will cross northern Pennsylvania. United Airlines and Lake Central Airlines provide air transportation services.

At the time of the 1960 census, 18,850 workers were commuting into Mahoning County from nearby areas. About 8,525 of these workers (45 percent) resided in Trumbull County and 4,925 (26 percent) commuted from the neighboring Ohio Counties of Ashtabula, Columbiana, Geauga, Portage, and Stark. The remaining 5,400 in-commuters (29 percent) lived in Crawford, Lawrence, and Mercer Counties, Pennsylvania. Data on the number of HMA residents working outside the HMA were not available in 1960.

Inasmuch as the rural farm population of the Youngstown-Warren HMA constituted only 2.0 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

The contiguous cities of Youngstown, Struthers, Campbell, and Girard form a distinctive sub-market within the HMA. Wherever possible, therefore, data on the four cities have been combined, and the total has been termed the "Youngstown Urban Area".

YOUNGSTOWN - WARREN, OHIO, HOUSING MARKET AREA



Economy of the Area

Character and History

In 1892, a company was formed in the city of Youngstown for the production of steel and the first Bessemer steel was poured three years later. The introduction of steel technology changed the basic industry of Youngstown from iron making to steel production and resulted in the present complex of steel plants, rolling mills, strip mills and pipe mills located in the Youngstown area. In view of the historical dominance of the steel industry in the Youngstown area it is not surprising that, in 1964, the primary metal industry accounted for 57 percent of all manufacturing employment and 27 percent of all nonagricultural wage and salary jobs in the HMA. Many of the largest national steel producers, such as United States Steel, Republic Steel, and Youngstown Sheet and Tube, have plants in the HMA.

General Motors Corporation currently is building an automobile body assembly plant in Lordstown, Trumbull County, a small community between Youngstown and Warren. Operations are expected to begin sometime in 1966. Estimates of the initial level of employment run between 5,000 and 6,000, most of whom reportedly will be hired locally.

Employment

Current Estimate. In the first eight months of 1965, nonagricultural wage and salary employment in the Youngstown-Warren HMA averaged 168,800 as reported by the Ohio Bureau of Unemployment Compensation. The 1965 level is 10,800 (seven percent) above the average reported for comparable months in 1964 (see table I). During this period, employment in manufacturing increased by 8,000, accounting for 74 percent of the total increase in wage and salary employment. Reflecting the strong demand for consumer durable goods nationally, employment in the various primary metal industries rose by 6,600 during this period, accounting for 83 percent of the increase in manufacturing employment.

Past Trend. As shown in the table below, nonagricultural wage and salary employment in the HMA was most volatile during the 1958-1964 period, a reflection of the susceptibility of the local economy to changes in national business trends.[1] During the 1958-1960 period, which spanned portions of both the 1957-1958 and 1960-1961 recessions, wage and salary employment in the HMA increased by 9,000 (4,500 annually). Losses in wage and salary employment occurred in each of the next three years, however, ranging from a decrease of 9,000 between 1960 and 1961 to a loss of 100 between 1962 and 1963. Since 1963, the Youngstown-

1/ Employment data are comparable only for the years since 1958.

Warren economy has shared in the sustained level of over-all growth that has occurred nationally. Wage and salary employment rose by 7,300 between 1963 and 1964, an annual increase that undoubtedly will be exceeded when 1964 and 1965 data can be compared on an annual basis.

Trend of Nonagricultural Wage and Salary Employment
Youngstown-Warren, Ohio, Housing Market Area
Annual Averages, 1958-1964

Year	Man-facturing	Non-manufacturing	Total	Change in total
1958	75,900	80,000	155,800	-
1959	76,000	82,500	158,500	2,700
1960	78,800	86,100	164,900	6,400
1961	71,200	84,700	155,900	-9,000
1962	70,700	83,000	153,600	-2,300
1963	70,400	83,000	153,500	-100
1964	75,500	85,300	160,800	7,300

Note: Total of manufacturing and nonmanufacturing for some years may not add due to rounding.

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

Manufacturing employment in the HMA increased from 75,900 in 1958 to 78,800 in 1960, but then declined to a level of 70,400 by 1963. A sharp increase between 1963 and 1964 brought manufacturing employment to 75,500, close to the 1958 level. In the first eight months of 1965, manufacturing employment averaged 81,900, up by 8,000 over the average reported in the first eight months of 1964.

While nonmanufacturing employment followed a similar trend between 1958 and 1964, the decline in the 1960-1963 period was much smaller than in the more volatile manufacturing segment of the economy. Nonmanufacturing employment accounts for a slightly larger proportion of total nonagricultural wage and salary employment than in the 1958-1960 period.

Employment by Industry. The decline of 400 in manufacturing employment between 1958 and 1964, was concentrated in the small nondurable goods segment of the economy which accounted for 75 percent of the loss of jobs. Although employment in blast furnaces and steel, the leading primary metal industry, declined by 1,500 during the six-year period, other primary metal industries increased in employment, so that there was a net increase of 1,500 jobs in this dominant industry between 1958 and 1964. Other manufacturing industries that performed reasonably well during the period were the non-electrical machinery industry and the transportation equipment industry, with increases in employment of 1,500 (34 percent) and 1,200 (34 percent) respectively. Offsetting these increases were declines in fabricated metal products, electrical machinery and in other durable goods.

Employment in the service industry, the wholesale and retail trade group, and in the various Federal, state, and local governmental agencies increased by 6,400 (11 percent) during the 1958-1964 period. A small increase occurred in finance, insurance, and real estate. Increases in employment in these various nonmanufacturing enterprises during this period more than offset declines in transportation, communications, and utilities and in construction (see table I).

The Employment Participation Rate. Based on nonagricultural wage and salary employment data, the participation rate (the ratio of workers to population) in the Youngstown-Warren area declined from 31.14 in 1960 to 30.38 currently. It is likely, however, that the participation rate was even lower in the early 1960's; however, it probably has been increasing since 1963 because of the rapid increase in employment since that time. Moreover, the rate probably will continue to increase in the next two years because of anticipated increases in employment throughout the economy and especially because of the decision of General Motors Corporation to hire workers for its new facility in the local market.

Principal Employment Sources. The primary metals industry is by far the largest source of manufacturing employment in the Youngstown-Warren HMA. As reported in the 1965 Directory of Ohio Manufacturers, the Republic Steel Corporation, with almost 11,050 employees working at its primary metal plants in Youngstown and Warren, was the largest employer in this group (see table II). Another Republic Steel facility in Youngstown, which employs about 1,250 workers, fabricates a variety of products such as windows, doors, and cabinets. The Youngstown Sheet and Tube Company, with 10,700 workers in 1965, is another large steel producer. The Packard Electric Division of General Motors Corporation in Warren, with over 7,175 employees in 1965, is by far the largest manufacturing concern outside the dominant primary metals industry.

Table II lists the fourteen manufacturing firms in the HMA employing over 1,000 workers each in 1965. It is interesting to note that employment at these firms increased by almost 5,875 between 1964 and 1965. Although these employment figures are not strictly comparable with Ohio Bureau of Unemployment Compensation data, it is probable that these firms have accounted for the majority of the increase in wage and salary employment in the HMA during the past year.

Unemployment

Unemployment and total civilian work force estimates for the years prior to 1965 were not available from the Ohio Bureau of Unemployment Compensation. Available data indicate that unemployment averaged 5,700 during the first eight months of 1965, or 2.9 percent of the civilian work force (195,300). Although comparisons with prior years cannot be made, it is probable that the current level of unemployment is the lowest experienced in the Youngstown-Warren area since the mid-1950's, and is significantly below those rates experienced in the early 1960's.

Future Employment Prospects

Nonagricultural wage and salary employment is expected to increase by 10,000 (5,000 annually) over the next two years. This is well above the 1958 to 1964 average annual increase, but is somewhat below the 1963-1964 increase of 7,400. The projected increase also is significantly below the increase of 10,800 between average employment figures for the first eight months of 1964 and the same period in 1965.

The addition of as many as 10,000 wage and salary jobs to the local economy is based on the assumption that the demand nationally for capital goods and consumer durable goods will continue to be strong. If so, employment in the dominant primary metals industry is expected to increase moderately in 1966 and 1967, although not at the rate experienced since 1963. Most of the larger firms in this industry are currently operating at high levels of capacity and can continue to do so with only moderate increases in employment. The over-all increase expected in the next two years also assumes that employment at the General Motors facility will reach a level of 5,000 to 6,000 and that most of the workers will be hired locally. Stable employment in the basic steel industries and the establishment of the General Motors plant should give the area a boost that will lead to moderate employment gains in most other manufacturing and nonmanufacturing concerns.

Income

Weekly Earnings. Average gross weekly earnings of production workers engaged in manufacturing in the Youngstown-Warren area declined slightly between 1959 and 1960, but have increased rapidly since then. In the six-year period from 1958 to 1964, average gross weekly earnings in the Youngstown-Warren area have increased by 31 percent, compared to 30 percent for the state of Ohio, and 24 percent for the United States, as shown in the table below. In the first eight months of 1965, average gross weekly earnings in the HMA exceeded $137.

Average Gross Weekly Earnings for Production Workers
on Manufacturing Payrolls
Annual Averages, 1958-1964
(Rounded to Nearest Dollar)

Year	Youngstown-Warren area	State of Ohio	United States total
1958	$101	$ 93	$ 83
1959	116	103	88
1960	111	104	90
1961	115	107	92
1962	122	113	97
1963	126	116	100
1964	132	121	103

Source: U. S. Bureau of Labor Statistics.

Family Income. In the Youngstown-Warren HMA, the median income of all families is estimated at $7,225 currently, after Federal income tax deduction, and the median income of all tenant families is about $6,150. About 15 percent of all families and 21 percent of all renter families earn current after-tax income below $4,000 a year, while 23 percent of all families and 13 percent of renter families have estimated after-tax incomes of over $10,000 a year. By 1967, median after-tax income in the HMA is expected to increase to near $7,675 for all families and to $6,525 for all renter families. Table III presents the distribution of all families and renter families in the HMA and the major sub-areas by income classes at current and at 1967 after-tax income levels.

Demographic Factors

Population

Current Estimate. As of December 1, 1965, the population of the Youngstown-Warren HMA is estimated to be 553,000, an increase of 44,000 (nine percent), or about 7,775 annually, since April 1, 1960. Wide variations in population changes occurred within the area. In the Youngstown Urban Area, which is intensely developed and contains a relatively high proportion of older housing units, the population currently is estimated at 207,900; a decline of 820 since 1960. The population of the cities of Warren and Niles increased by 5,350 and 950 respectively. By contrast, an increase of 38,500 (17 percent), or 6,800 annually, occurred in the remainder of the HMA. Population growth in this latter segment has accounted for almost 88 percent of the total increase in the population of the HMA since April 1, 1960.

Over-all population changes in the HMA are shown in the table below. Table IV presents population changes in greater detail.

Changes in Population
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950-December 1, 1967

Date	Population	Average annual change from preceding date
April 1, 1950	416,544	-
April 1, 1960	509,006	9,246
December 1, 1965	553,000	7,775
December 1, 1967	570,000	8,500

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

Past Trend. During the 1950-1960 intercensal period, the total population of the Youngstown-Warren HMA increased from 416,500 to over 509,000, an increase of 92,450 (22 percent), or 9,250 annually. The rate of population growth during this decade (2.0 percent annually) is somewhat above the 1.5 percent annual rate of growth occurring subsequent to April 1, 1960. Population growth between 1950 and 1960 in the Youngstown Urban Area was 5,450 (550 annually), only six percent of the total increase in the HMA. While the cities of Struthers, Campbell, and Girard recorded increases, the population of the city of Youngstown declined by almost 1,650. Population in that portion of the HMA outside the Youngstown Urban Area and outside the cities of Warren and Niles increased from 146,600 in April 1950 to 221,100 in April 1960. The increase of 74,450 (51 percent) in the population of this area during the decennial period accounted for almost 81 percent of the total population increase in the HMA. This increase reflects the fact that most of the land in the HMA available for development during this period was in the suburban areas outside the principal cities. Population in the cities of Warren and Niles increased by 9,800 and by 2,775 respectively, accounting for 13 percent of the increase between April 1950 and April 1960.

Estimated Future Population Growth. By December 1, 1967, the population of the Youngstown-Warren HMA is expected to reach 570,000. A growth in population of this magnitude would represent an increase of 17,000 (8,500 annually) above the current estimate. The average annual increase projected for the next two years is above the April 1960 to December 1965 average of 7,775, but would be somewhat below the annual increase occurring during the 1950's (9,250). As has been true in the past, most of the increase is expected to occur in the suburban areas. Little over-all population growth is projected for the Youngstown Urban Area. The city of Warren is expected to continue growing at a moderate rate.

Natural Increase and Migration. Table V shows the components of population change (natural increase and migration) in various segments of the HMA. Over-all, there was a net natural increase (excess of live births over deaths) of about 73,000 between 1950 and 1960. Population increased by 92,450 during the decade, indicating a net in-migration of 19,450 persons. A significant out-migration of 26,500 occurred in the Youngstown Urban Area, but this was more than offset by an in-migration of about 46,800 into the suburban segments of the HMA, indicating that there was extensive migration from one segment of the HMA into another. during the decade. Moreover, the movement from city to suburb is continuing. April 1960 to December 1965 experience indicates an out-migration of over 10,250 from the Youngstown Urban Area and an in-migration of 22,400 into the suburban areas of the HMA.

Age Distribution. Changes in the Youngstown-Warren population by age groups between April 1950 and April 1960 are shown in table VI. A decrease occurred only in the age group 20-29 years, which declined by 12,500 (18 percent) during the ten-year interval. The decline is indicative of the low birth rate experienced in the Youngstown area between 1930 and 1940. By contrast, an increase of 36,750 (47 percent) occurred in the age groups of persons under ten years of age and the number of persons aged 10-19 years was up 25,400 (46 percent). These increases reflect the high birth rate and relatively prosperous times of the late 1940's and early 1950's. The number of persons aged 60 and over increased by over 14,350 (29 percent) during the decade.

Households

Current Estimate. As of December 1, 1965, there are about 158,200 households (occupied dwelling units) in the Youngstown-Warren HMA, an increase since April 1, 1960 of 13,050 (nine percent), or 2,300 annually (see table VII). In spite of a slight decline in population in the Youngstown Urban Area, there was an increase of 310 households, about 55 annually, between April 1960 and December 1965 in that area. However, this increase accounted for only two percent of the total HMA increase. Household growth in the cities of Warren and Niles also was moderate, accounting for 16 percent of the total increase in the HMA. Most of the increase (10,650, or 82 percent) occurred in the remainder of the HMA. Over-all household changes in the HMA are presented in the table below and are shown in more detail in table VII.

Changes in Households
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950-December 1, 1967

Date	Households	Average annual change from preceding date
April 1, 1950	114,801	-
April 1, 1960	145,127	3,033
December 1, 1965	158,200	2,300
December 1, 1967	163,000	2,400

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

Past Trend. Between April 1, 1950 and April 1, 1960, the number of households in the HMA increased from 114,800 to 145,100, a gain of 30,350 (26 percent), or just over 3,025 annually. The rate of growth during this decade (2.3 percent annually) was higher than 1960-1965 rate of 1.6 percent a year. The increase in the number of 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.

Household growth in the suburban portion of the HMA, outside the Youngstown Urban Area and the cities of Warren and Niles, accounted for 67 percent of the total household growth in the HMA between 1950 and 1960, averaging almost 2,025 annually during the decennial period. Households in the Youngstown area increased by 550 annually over the intercensal period, accounting for 18 percent of the total increase, and the cities of Warren and Niles provided the remaining 15 percent of the growth.

Household Size Trends. As shown in table VII, the average size of all households in the HMA is 3.47 persons currently, a continuation of the 1950-1960 trend which saw households decline in average size from 3.57 to 3.48. A portion of the 1950-1960 change can be attributed to a conceptual change from "dwelling unit" as used in the 1950 Census to "housing unit" as used in 1960. The 1960 definition includes some one- and two-person households not enumerated as such in 1950. In the Youngstown Urban Area, the average size of households is 3.39 persons currently, a reflection of the fact that this area contains a higher proportion of one- and two- person households than the HMA as a whole. Household size in the portion of the HMA excluding the Youngstown Urban Area and the cities of Warren and Niles is estimated at 3.62 at the present time, and unlike other areas in the HMA has been increasing in average size since 1950. This reflects, of course, the movement of young married couples from the principal cities of the HMA to the suburbs.

Future Household Growth. Based on the expected increase in population growth in the HMA in response to the expansion of the local economy, and on the assumption that the average size of households will not change appreciably in the next two years, by December 1, 1967 there will be 163,000 households in the area, an average addition of 2,400 annually. Most of the increase is likely to occur in the suburban areas of the HMA, outside the Youngstown Urban Area and the cities of Warren and Niles, where most of the new sales and rental housing is being built.

Housing Market Factors

Housing Supply

Current Estimate. There are about 166,800 housing units in the HMA at the present time, a net increment to the housing stock of 13,750 units (nine percent), or 2,425 annually, between April 1, 1960 and December 1, 1965 (see table VIII). The net increase of 13,750 units is the result of the construction of some 16,250 units less about 2,500 units removed from the inventory through demolition, conversion, fire, and other losses. Almost 82 percent of the April 1960-December 1965 increase occurred outside the Youngstown Urban Area and the cities of Warren and Niles.

Past Trend. During the April 1950 to April 1960 period, the number of housing units in the Youngstown-Warren HMA increased by 35,350 (30 percent) from almost 117,700 in 1950 to over 153,000 in 1960. The average annual increase of about 3,525 is 46 percent higher than the April 1960 to December 1965 annual average. Reflecting demolitions and also the relative lack of acceptable building sites, the housing supply in the Youngstown Urban Area increased by only 7,675 units over the decade, about 22 percent of the total increase in the HMA. The cities of Warren and Niles accounted for about 15 percent of the increase, and in the suburban areas the housing supply increased by 22,200 (52 percent) during the 1950-1960 period, almost 63 percent of the total increase in the HMA. It must be remembered, however, that a portion of the 1950-1960 change in the housing supply reflects a conceptual change from "dwelling unit" as used in the 1950 Census to "housing unit" in 1960.

Characteristics of the Supply. The Youngstown-Warren area is predominantly one of single-family homes. Although multifamily activity has increased in the past year, a current distribution of the housing supply by type of structure indicates that 87 percent (145,300) of all housing units in the HMA are in one-unit structures (including trailers), unchanged from the April 1960 ratio. Although the number of units in two-unit structures increased slightly from almost 9,825 in 1960 to 10,000 currently, their relative importance declined. There are now about 11,500 housing units in structures of three units or more, equal to about seven percent of the inventory, compared to 9,725 such units in April 1960, about six percent of the total at that time.

The composition of the housing inventory by number of units in the structure for April 1960 and December 1965 is summarized in the following table.

Housing Inventory by Number of Units in Structure
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1960 and December 1, 1965

Number of units in structure	Number of units: April 1, 1960	Number of units: December 1, 1965	Percentage of total: 1960	Percentage of total: 1965
One	133,467	145,300	87	87
Two	9,819	10,000	7	6
Three or more	9,728	11,500	6	7
Total	153,014a/	166,800	100	100

a/ Differs slightly from the count of all units (153,027) because units by type of structure were enumerated on a sample basis.

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

The distribution of the housing inventory in the Youngstown-Warren area by age of structure as of December 1, 1965, shown in the following table, indicates that 45 percent of the total, an estimated 74,550 units, were built prior to 1930. Only 20 percent of the current inventory, about 33,800 units, was built during the depression years of the 1930's and the World War II and post-war period of the 1940's. During the 1950-1960 decade, the early part of which was characterized by relatively high levels of employment and rapidly rising wages, an estimated 42,200 units, or 25 percent of the current housing stock, was constructed. Only 16,250 units, 10 percent of the total, were built between April 1, 1960, and December 1, 1965, a period that spanned three years (1960-1963) of economic decline.

Distribution of the Housing Inventory by Year Built[a]
Youngstown-Warren, Ohio, Housing Market Area
December 1, 1965

Year built	Number of units	Percentage distributions
April 1, 1960-December 1, 1965	16,250	10
1950-March 31, 1960	42,200	25
1940-1949	19,000	11
1930-1939	14,800	9
1929 or earlier	74,550	45
Total	166,800	100

a/ The basic 1960 Census data contain 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: Estimated by Housing Market Analyst, based on 1960 data from the Census of Housing, and adjusted to reflect units added, demolitions, conversions, fire loss, and other changes in the inventory since April 1960.

On the assumption that substantially all of the housing units added to the inventory since April 1960 are adequate and that some older units have been upgraded in quality, some improvement in the condition of the inventory has taken place since the 1960 Census. Currently, less than 10 percent of all housing units in the HMA (16,500) are dilapidated or lack one or more plumbing facilities (see table IX). In April 1960, almost 17,550 units, nearly 12 percent, were so classified. Currently, only six percent of the owner-occupied inventory (7,200 units) is considered substandard, while over 19 percent of the renter-occupied inventory (7,000 units) is estimated to be substandard in quality or lacks adequate plumbing facilities. Almost 27 percent of all vacant units in the HMA at the present time, about 2,000, are substandard with regard to quality or plumbing. The cities of Youngstown and Warren, of course, contain a much higher proportion of these units than do the adjoining suburban areas.

Residential Building Activity

Past Trend. Residential building activity in the HMA has fluctuated widely over the past five years. Total construction volume, as measured by the permit volume and estimates for non-permit issuing areas, increased from less than 3,875 units in 1960 to 4,150 units in 1961 (see table X). During the same period, economic growth in the HMA declined sharply, with the result that an excess of new sales housing appeared in several suburban subdivisions. (This is discussed in greater detail in the "Sales Market" section). As the result of overbuilding and continued economic decline, construction volume declined sharply in the next two years, dropping to 2,550 units in 1962 and to only 1,775 units in 1963. Since the economic upswing in the HMA started in 1963, however, construction volume has increased. Construction volume was up to 2,575 units in 1964, an increase of 800 over the previous year. Reflecting sustained economic growth, construction volume in 1965 will be higher than in 1964, and should be the highest level of new construction activity since 1961. Almost 2,525 units were authorized in the first nine months of 1965, an annual rate of almost 3,375.

Estimated Volume of New Residential Construction
Youngstown-Warren, Ohio, Housing Market Area
Annual totals, 1960-1965

Year	Total units	Change from preceding date
1960	3,866	-
1961	4,150	284
1962	2,559	-1,591
1963	1,778	-781
1964	2,579	801
1965[a]	2,522	-

a/ Through September.

Sources: Bureau of the Census, Construction Reports, C-40, and estimates by Housing Market Analyst based on data obtained from the Trumbull County Building Department.

Over 85 percent of all units authorized during the 1960-1964 period (12,700) were single-family houses, of which almost 9,425 were in the suburban areas of the HMA. The level of single-family authorizations declined moderately, from 3,775 in 1960 to 3,550 in 1961, then declined sharply in the succeeding two years. A moderate increase to a level of 1,525 single-family authorizations occurred in 1964. Although data for 1965 are not yet available by type of structure, it appears that the 1965 total will be slightly below that for 1964.

As measured by building permits, multifamily activity in the HMA was relatively light in the 1960-1964 period. Only 2,225 units in structures of two units or more were permitted in the five-year period; of this total, 850 were in public housing projects. Over 47 percent of all multifamily permits in the five-year period were issued in 1964. Data for 1965, available only for the June 1 to September 30 period, indicate that about 710 multifamily units were authorized in the HMA during the four-month period.

Units Under Construction. Based primarily on the results of the postal vacancy survey which was conducted in the HMA in November and December 1965 and covered about 83 percent of the current housing stock, it is estimated that there are about 600 single-family units and 1,200 apartment units under construction at the present time. The single-family units are widely distributed in numerous small subdivisions in the area. The majority of multifamily activity is in Austintown and Boardman Townships adjacent to the city of Youngstown, and in the suburban area just west of the city of Warren.

Demolitions. Based on rather incomplete records, it is estimated that 2,500 housing units have been demolished in the HMA since January 1, 1960, principally in the cities of Youngstown and Warren. The demolitions resulted principally from the execution of urban renewal programs, highway construction, and housing code enforcement. If relocation estimates by local agencies materialize, it is estimated that an additional 2,500 housing units will be demolished in the next two years, principally in the city of Youngstown. Some of the demolitions will be in urban renewal areas, but the majority of the demolitions will result from new highway construction in and around Youngstown.

Tenure of Occupancy

Current Estimate. Approximately 122,000 (77 percent) of the 158,200 occupied housing units in the HMA are owner-occupied at the present time. Tenants occupy the remaining 36,200 units (23 percent, see table XI). Even in the Youngstown Urban Area, which contains a number of large older units which are subject to conversion to multifamily use, over 70 percent of the occupied units in the inventory are occupied by owners. Almost 86 percent of all suburban occupied units (61,350) are owner-occupied. In Warren and Niles, owner-occupancy ratios currently are 67 percent and 78 percent, respectively.

Past Trend. There was a significant increase in the proportion of owner-occupancy in the Youngstown-Warren area in the 1950's. The ratio increased from less than 68 percent in 1950 to over 75 percent in 1960. While owner households were increasing by an average of almost 3,150 annually during the decade, the total number of renter households declined by an average of 110 annually. All major sub-areas in the HMA had an increase of owner-occupancy during the intercensal period.

Vacancy

1960 Census. According to the 1960 Census of Housing, there were nearly 4,350 vacant available housing units in the Youngstown-Warren HMA, a net vacancy ratio of 2.9 percent. Just over 1,700 of the available units were for sale, a homeowner vacancy rate of 1.5 percent; the remaining units were available for rent, equal to a renter vacancy ratio of 6.8 percent (see table XII). One-half of the available sales units were located outside the principal cities of the HMA. About 1,150 of the available rental units were in the city of Youngstown. Only 100 (six percent) of the available sales units were substandard; almost 680 of the available rental units (26 percent) lacked some plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey conducted in late November and early December 1965, included Youngstown, Warren, and twelve other post offices in the HMA that had city delivery routes (see table XIII). The survey covered 137,900 possible deliveries, almost 83 percent of the housing inventory. At the time of the survey, 3,475 units (2.5 percent) were vacant. About 2,650 of the vacant units were classified as residences, a vacancy ratio of 2.1 percent in that category; the remaining vacancies were apartments, a vacancy factor of 9.8 percent. It was reported that there were 1,700 housing units under construction, including 550 residences and 1,150 apartments. These units were not enumerated as vacancies.

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 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.

Current Estimate. Based on the postal vacancy survey and on personal observation in the HMA, it is judged that, although the over-all level of vacancies probably has declined somewhat in the past year because of renewed economic growth, the current estimate represents a slight increase over the level reported by the census in 1960. At the present time, there are 4,700 vacant housing units available for sale or rent in the Youngstown-Warren area, a net vacancy ratio of 2.9 percent. Of this total, 1,900 units are available for sale and 2,800 are available for rent, vacancy ratios of 1.5 percent and 7.2 percent, respectively. Substantially all of the available sales units have standard plumbing facilities, but about one-fifth of the available rental units are believed to be deficient in this regard.

The level of available vacancies in the sales market has decreased in the past year, and currently that segment of the market appears to be in a reasonably balanced condition. Despite the fact that some of the rental units available currently are substandard and therefore not competitive with better quality units, it is estimated that there still is a moderate excess of available rental units at the present time.

Sales Market

General Market Conditions. The current homeowner vacancy ratio, estimated at 1.5 percent, is the same as that reported in the 1960 Census. The vacancy ratio undoubtedly was much higher in the early 1960's, when the combination of a high level of single-family construction and depressed business conditions resulted in a sharp increase in the supply of vacant single-family homes. Since 1963, improved business conditions and a moderate level of new single-family construction have led to the gradual absorption of this excess supply of housing, and have brought the market into a satisfactory balance between demand and supply. A few subdivisions in suburban Boardman Township and Hubbard still contain an excess of unsold new homes, but in most cases this over-supply is being reduced.

Unsold Inventory of New Homes. In January 1966, after the completion of field work for this report, the Cleveland Insuring Office surveyed nearly 30 subdivisions in the Youngstown-Warren HMA in which five or more sales houses were completed during 1965 (see table XIV). Almost 740 houses had been completed in these subdivisions, of which 600 (81 percent) were reported to have been pre-sold and 140 (19 percent) were built speculatively. Only 25 of the units built speculatively in 1965 remained unsold in January 1, 1966, about 17 percent of the speculative construction volume. Only five of the unsold speculatively built homes had been on the market longer than three months.

Rental Market

General Market Conditions. The volume of new multifamily construction in the HMA was rather low prior to 1965. Few new rental units were added to the inventory during the 1950-1960 decade. In the five-year period, 1960-1964, only 2,225 multifamily units were authorized by building permits, of which 850 were in public housing projects. In the past year, new multifamily construction has increased sharply. At the time the postal survey was conducted there were 1,150 apartment units under construction, equal to almost 50 percent of the total number of such units authorized in the 1960 to 1964 period. Most of the newly completed rental units in the HMA are located in the suburban townships near the Youngstown Urban Area or in the city of Warren. Typically, they are either garden- or townhouse-type structures, with rents ranging from as low as $110 to as high as $160, depending on the number of bedrooms. To date, these new units have been rented soon after completion.

The rate of which new rental units in the HMA have been occupied in 1965 reflects improved business conditions and the fact that relatively few privately-financed rental units were built in the HMA prior to this year. An even larger number of rental units, currently under construction, will be coming on the market in the first six months of 1966. Because these units will be coming on the market in a relatively short-period of time, their rate of absorption should be watched closely.

Urban Renewal

The Youngstown Urban Renewal Agency estimates that as many as 1,800 housing units will be demolished in the city of Youngstown in 1966 and 1967 through public action, principally as a result of highway construction. These activities could involve the displacement of about 1,675 families.

There are several urban renewal projects in the city of Youngstown in various stages of planning and execution. Central Business District #1 (Ohio R-81) is a small downtown project bounded by Market Street and Wick Avenue on the west, by Walnut Street on the east, by the Erie Railroad tracks and Commerce Street on the north, and by the Baltimore and Ohio Railroad tracks on the south. Only two residential housing units will be demolished in this project area.

Central Business District #2 (Ohio R-91), adjacent the CBD#1 project, is bounded on the north by the Erie Railroad tracks, by the Baltimore and Ohio Railroad tracks on the south, by Walnut Street on the west, and by Cedar Street on the east. A total of 45 units is expected to be demolished in this area by the end of 1967.

River Bend (Ohio R-24), a project area of almost 57 acres, is bounded roughly by Crescent Street and the Pennsylvania Railroad tracks on the west, by West Avenue on the east, by West Rayen Avenue on the north, and by Hezlep Street and the Lake Erie and Eastern Railroad tracks on the south. The proposed re-use of the land is industrial. To date, a total of almost 100 families and 25 individuals have been relocated. No additional family displacement is scheduled in the next two years.

University #1 (Ohio R-68) is one of two urban renewal projects which will provide space for future expansion at Youngstown University. The University #1 project area, comprising one and one-half acres, is bounded on the south by Lincoln Avenue, on the east by Bryson Street, on the west by Fifth Avenue and Elm Streets, and on the north by Grant Court. When completed, the project area will contain classroom buildings, a student union, a fine arts building, and park facilities. To date, almost 40 families and over 70 individuals have been relocated. No demolition or relocation is expected in 1966 or 1967.

University #2 (Ohio R-87), is adjacent to University #1, and is bounded on the south by Arlington Street, on the east by Elm Street, on the north by Grant Street, and on the west by Fifth Avenue. In the next two years, 65 dwelling units are expected to be demolished and the families relocated. The university will construct additional classroom facilities in a portion of the project area; the remaining space will be devoted to a health and physical education building and outdoor recreational facilities. University #3, which is in the same area as University #1 and #2, is scheduled to start sometime in 1968, and will provide room for additional classrooms, dormitories, dining facilities, and parking facilities to meet future student enrollment.

Another urban renewal project in Youngstown, West Federal (Ohio 2-3), is in the execution stage. Most of the area will be used for commercial purposes. To date, about 120 families and 25 individuals have been displaced.

The city of Warren has one urban renewal project at the present time, South Street (Ohio R-66). The project area of almost 57 acres will be re-used for commercial and industrial development. It is expected that approximately 120 families will be displaced in this renewal area in the next two years.

There is one other urban renewal project in the HMA, Project #1 (Ohio R-35), located in the city of Campbell. Most of the land in the 37-acre project area is for industrial re-use. As of October 1, 1965, there were about 20 families in the project area remaining to be relocated. No other renewal activity is anticipated in the near future in Campbell, as the workable program currently is inactive.

Public Housing

Currently, there are just over 1,410 units of public housing in four projects under the management of the Youngstown Metropolitan Housing Authority. The size of the units are as follows: 45 efficiencies; 380 one-bedroom units; 490 two-bedroom units; 370 three-bedroom units; 110 four-bedroom units; and 15 five-bedroom units. About 60 of these units will be demolished because they are in the path of the proposed Madison Avenue Expressway.

The Warren Metropolitan Housing Authority manages a total of 940 units in six public housing projects under its jurisdiction. The total includes 100 efficiency units, 240 one-bedroom units, 320 two-bedroom units, 220 three-bedroom units, 50 four-bedroom units, and 10 five-bedroom units. One of the projects, Riverview, contains 150 units designed specifically for elderly occupancy. In November 1965, over 110 (12.0 percent) of the units were vacant, most of them in substandard structures built during World War II; these structures will be demolished eventually.

Demand for Housing

Quantitative Demand

The demand for additional new housing in the Youngstown-Warren HMA during the two-year forecast period from December 1, 1965 to December 1, 1967 is based on the projected level of household growth (estimated at 2,400 annually), on the number of units expected to be demolished, and on the adjustment of vacancies to a level that reflects the long-term needs of the market in the area. In addition, consideration is given to the current tenure of occupancy, to the continuing trend in the HMA to increased owner-occupancy, and the transfer of single-family houses from the sales inventory to the rental inventory. After giving consideration to each of these factors, the demand for additional privately-owned housing is estimated at 2,100 units annually over the forecast period, including 1,500 sales units and 600 rental units. If below-market-interest-rate financing or assistance in land purchase and cost were made available, an additional 200 units of middle-income rental housing could be marketed annually, not including public low-rent housing or rent-supplement accommodations.

Excluding public housing, an average of almost 2,825 units has been built in the HMA annually between 1960 and 1964. In 1960 and 1961, construction volume averaged about 4,000 units a year; this was above the requirements of the market and resulted in a surplus of sales housing. In 1964 and 1965, new construction has averaged about 2,500 units a year, including a much larger proportion of rental housing. The sales market is now in good condition but there are dangers of over building in the rental market. However, the projected level of housing demand reflects the probable employment and population growth of the Youngstown HMA.

The estimated demand for 600 to 800 units a year of additional rental housing must be evaluated in the light of the fact that 1,100 rental units are now under construction and are expected to come on the market in the first half of 1966. Even if this housing is well received by the market, it is likely that it will be the last half of the forecast period before there will be any significant demand for additional new rental housing, except at moderate rentals to serve minority and other low income groups.

Qualitative Demand

Sales Housing. The average annual demand for new sales houses in the Youngstown-Warren HMA is expected to approximate the sales price pattern presented in the following table. The distribution of demand is based on the distribution of area families by current annual after-tax incomes, on the proportion of income that they typically pay for new sales housing, and on recent market experience. As in the past, a major portion of the demand, possibly as high as 75 percent of the annual increment, will be for new housing in the suburban areas outside the Youngstown Urban Area and the cities of Warren and Niles.

Estimated Annual Demand for New Sales Housing by Price Class
Youngstown-Warren, Ohio, Housing Market Area
December 1, 1965-December 1, 1967

Price range	Annual demand: Number	Annual demand: Percent distribution
\$10,000 - \$12,499	115	8
12,500 - 14,999	185	12
15,000 - 17,499	300	20
17,500 - 19,999	315	21
20,000 - 24,999	260	17
25,000 and over	325	22
Total	1,500	100

The foregoing distribution differs from that in table XIV, which reflects only selected subdivision experience during the year 1965. It must be noted that the 1965 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes, are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Few adequate new sales housing units in the HMA can be built to sell for below \$10,000. Thus, all of the sales units have been distributed at and above this minimum. The demand for sales housing priced below this level will be accommodated in the existing inventory. Many existing units priced above this minimum also will be vacated by owner families who can afford to upgrade their living standards by purchasing new housing, thereby permitting upgrading of families in the lower income ranges.

Rental Housing. Acceptable new privately-owned rental housing in the Youngstown-Warren area can be produced only at gross rents that are at and above the minimum levels achievable under current construction and land costs. Monthly gross rents achievable in the HMA with financing at market interest rates are judged to be \$80 for efficiencies, \$100 for one-bedroom units, \$120 for two-bedroom units, and \$140 for three-bedroom units.

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. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

Estimated Annual Average Demand for Additional Rental Units
Youngstown-Warren, Ohio, Housing Market Area
December 1, 1965-December 1, 1967

Monthly gross rent[a/]	Size of unit: Efficiency	One bedroom	Two bedroom	Three bedroom
$65 and over	85	-	-	-
80 " "	75	275	-	-
90 " "	65	265	-	-
95 " "	60	255	300	-
100 " "	55	245	270	-
110 " "	45	225	240	140
120 " "	30	185	210	120
130 " "	15	105	170	95
140 " "	-	25	125	70
160 " "	-	-	75	35
180 " "	-	-	25	10

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

Note: The above figures are cumulative and cannot be added vertically. For example, the annual demand for one-bedroom units at from $80 to $100 is 30 units (275 minus 245).

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. 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 provision of 600 rental units annually in the next two years at and above monthly gross rents achievable under current construction and land costs, excluding units produced with some form of public benefits, assistance in land purchase, or assistance in financing, is well above the annual average of 280 privately-financed rental units produced between 1960-1964. The projected level of demand is, however, below that produced in 1965 and currently under construction. Reflecting the fact that a portion of new renter households will be accommodated in those units currently under construction, the projected level of rental demand has been adjusted accordingly.

New rental housing produced in the HMA in 1965 has, for the most part, been readily absorbed. However, there are currently an unprecedented number of rental units under construction, about 1,150 as reported by the postal vacancy survey. Because of this, the rental market should be watched closely for any sign of softness, especially in the first six months of 1966 when the bulk of the units currently under construction will be completed.

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.

Nursing Homes

Existing Nursing Homes. Currently, there are approximately 50 nursing homes in the Youngstown-Warren area licensed by the Ohio Department of Health. These homes contain approximately 1,725 beds, of which about 1,550 (90 percent) are in proprietary nursing homes and 175 (10 percent) are in non-profit nursing homes.

The Ohio Department of Health defines a "suitable bed" as a bed which is located in a fire-resistive structure which conforms to State laws and regulations and where the physical arrangement is conducive to efficient operation and effective control of infections. Beds are defined as "unsuitable" when they are located in facilities (1) that constitute a public hazard, (2) that are so constructed as to make adequate sanitation impossible, (3) that are so constructed as to preclude modern aseptic techniques, and (4) those nursing homes in which a major part of the diagnostic and therapeutic services are in a part of the structure which is unsuitable under (1), (2), or (3) above. Based on data available from the Ohio State Department of Health and on other estimates made locally, about 725 of the nursing home beds in the HMA are suitable; the remaining 1,000 are unsuitable.

Vacancy rates in the various nursing homes in the HMA are lowest in the older facilities, which generally have lower monthly charges than the newer facilities. The older homes, however, offer only minimum professional nursing care, and are mostly "unsuitable." Typically, they are old frame homes containing eight to twenty beds. Many have been converted to nursing homes from single-family use. In some of the homes the only professional care is one licensed practical nurse (LPN) on duty eight hours a day. The homes do have an appeal, however, because they offer nursing care at moderate monthly charges, typically $150 to $200 a month. These charges approximate the $155 to $180 that the State of Ohio provides for state-aided patients.

Several new nursing home facilities have been built in the last few years. As a group, these homes, some of which are mentioned below, have much higher non-profit charges (and vacancies) than the older homes.

Demand for New Proprietary Nursing Home Beds. Current state and national data suggest that 33 beds per 1,000 elderly persons is an appropriate guide for determining nursing home bed need. On the basis of this formula applied to the projected 1967 population of persons aged 65 years and over in the Youngstown-Warren area, there is an estimated need for 1,600 nursing home beds. However, there are about 600 existing acceptable beds and an additional 500 beds in projects under construction or approved that will meet a majority of this need. Of the remaining need (about 500 beds) only a portion can be satisfied by proprietary nursing homes. After further adjusting the need for nursing home beds to reflect income levels in the area, it is estimated that there is a maximum effective demand for 175 additional proprietary nursing home beds in the HMA. It is doubtful that the "Medicare" program will affect demand for nursing home beds significantly since the nursing care provisions of that legislation are concerned with short-term convalescent care of a kind typically not provided by nursing homes.

Of course, many factors must be taken into consideration in anticipating the market for new nursing home facilities. The rates charged in proprietary nursing homes vary greatly from facility to facility, depending on the scope, quality, and type of care required by the patient. For instance, the newer homes in the Youngstown-Warren area offer many amenities to patients, such as new physical plants, resident doctors, and 24-hour nursing care provided by registered nurses. However, these homes have higher monthly charges than older homes, and a much higher vacancy ratio. Conversely, many of the older facilities, although not originally designed as nursing homes, provide care at comparatively low cost and are quite acceptable to many of the patients staying there. Thus, the differences in the cost of care between older existing homes and newer projects, which is substantial in the Youngstown-Warren area, may inhibit the marketing of new facilities.

In the Youngstown-Warren area at the present time there is a moderate surplus of beds in the new facilities, and it is likely that at least two more nursing home facilities will be built in the HMA during the next two years. It is evident, then, that the current and prospective supply of nursing home bed facilities will inhibit the successful marketing of any other new facilities. In any case, the ability of the Youngstown-Warren market to absorb these newer and higher-cost homes must be observed carefully.

Table I

Nonagricultural Wage and Salary Employment by Type of Industry
Youngstown-Warren, Ohio, Housing Market Area, 1958-1964
(Annual average in thousands)

Industry	1958	1959	1960	1961	1962	1963	1964	First eight months 1964	First eight months 1965
Total wage and salary employment	155.8	158.5	164.9	155.9	153.6	153.5	160.8	158.0	168.8
Manufacturing	75.9	76.0	78.8	71.2	70.7	70.4	75.5	73.9	81.9
Durable goods	69.3	69.2	72.1	64.7	64.1	64.2	69.2	67.6	75.7
Stone, clay, and glass	2.5	2.7	2.9	2.7	2.5	2.4	2.5	2.6	2.4
Primary metal industries	41.6	41.9	45.0	39.6	39.3	39.3	43.1a/	41.7	48.3
Blast furnaces and steel	(35.3)	(34.1)a/	(37.5)	(32.9)	(31.8)	(31.1)	(33.8)	(32.8)	(37.8)
Fabricated metal products	8.8	7.8 a/	7.3	6.5	6.8a/	6.9	6.9	6.7	7.3
Non-electrical machinery	4.4	4.5	4.8	4.9	4.9	5.1	5.9	5.8	6.2
Electrical machinery	4.3	4.4	4.2a/	3.8	3.5a/	3.6	3.6	3.6	3.8
Transportation equipment	3.5	3.7	3.9	3.6	3.7	4.0a/	4.7	4.6	4.9
Other durable goods	4.2	4.3	4.0	3.5	3.3a/	3.0a/	2.5	2.6	2.8
Nondurable goods	6.6	6.8	6.7	6.5	6.6	6.2	6.3	6.3	6.2
Nonmanufacturing	80.0	82.5	86.1	84.7	83.0	83.0	85.3	84.0	86.9
Mining and quarrying	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Contract construction	7.7	8.0	9.6	8.6	6.5	6.2	6.5a/	6.1a/	6.3
Transportation & utilities	9.2	9.3	9.3	8.6	8.5	8.6	8.7	8.7	8.7
Wholesale & retail trade	28.3	29.2	29.4	28.4	28.3	28.3	28.9	28.4	29.6
Finance, ins., & real est.	3.8	4.2	4.5	4.4	4.4	4.3	4.3	4.3	4.4
Service & miscellaneous	17.0	17.6	18.3	18.8	19.4	19.8	20.7	20.5	21.2
Government	13.6	13.9	14.5	15.4	15.6	15.5	15.7	15.6	16.2

Note: Components may not add to totals because of rounding or exclusion of minor groups.

a/ Affected by labor-management disputes.

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

Table II

Major Manufacturing Concerns
Youngstown-Warren, Ohio, Housing Market Area
1964 and 1965

Company	Industry group	Employment 1964	Employment 1965	1964-1965 change
The Youngstown Sheet & Tube Co., Youngstown	Primary metals	9,281	10,700	1,419
U.S. Steel Corp., Youngstown	Primary metals	2,643	3,531	888
U.S. Steel Corp., McDonald	Primary metals	2,079	2,716	637
Republic Steel Corp., Youngstown	Primary metals	5,247	5,519	272
Republic Steel Corp., Warren	Primary metals	4,658	5,524	866
Copperweld Steel Co., Warren	Primary metals	2,413	2,676	263
Van Huffel Tube Corp., Warren	Primary metals	913	1,033	120
General Motors Corp., Packard Elec. Div., Warren	Electrical machinery	6,270	7,187	917
United Engineering & Foundary Co., Youngstown	Nonelec., machinery	1,267	1,328	61
The McKay Machine Co., Youngtown	Nonelec., machinery	994	1,106	112
Youngstown Steel Door Co., Austintown Township	Transp., equipment	828	1,130	302
General American Trans. Corp., Masury	Transp., equipment	1,711	1,614	- 97
The General Fireproofing Co., Youngstown	Furniture & fixtures	1,692	1,710	18
Republic Steel Corp., Youngstown Manufac. Div.,	Fabricated metals	1,157	1,251	94
Total		41,153	47,025	5,872

Source: Ohio Department of Industrial Relations Directory of Ohio Manufacturers, 1964 and 1965.

Table III

Percentage Distribution of Family Income
after Deduction of Federal Income Tax
Youngstown-Warren, Ohio, Housing Market Area, 1965 and 1967

Annual family income	Urban area: All families	Urban area: Renter families	City of Warren: All families	City of Warren: Renter families	Rest of HMA: All families	Rest of HMA: Renter families	HMA total: All families	HMA total: Renter families
1965								
Under $ 2,000	7	10	5	8	5	6	6	7
$2,000 - 2,999	4	5	4	4	3	4	3	6
3,000 - 3,999	7	10	6	8	5	9	6	8
4,000 - 4,999	10	15	6	10	7	11	8	13
5,000 - 5,999	12	15	9	13	10	15	11	14
6,000 - 6,999	15	15	12	11	14	13	13	14
7,000 - 7,999	11	9	10	12	12	13	12	11
8,000 - 8,999	9	6	9	10	10	8	10	8
9,000 - 9,999	6	5	9	6	8	6	8	6
10,000 - 12,499	11	5	15	10	13	9	12	7
12,500 - 14,999	4	2	6	4	7	4	5	3
15,000 and over	4	3	9	4	6	2	6	3
Total	100	100	100	100	100	100	100	100
Median	$6,700	$5,700	$7,850	$6,675	$7,525	$6,675	$7,225	$6,150
1967								
Under 2,000	7	8	4	6	4	5	4	7
$2,000 - 2,999	4	6	4	5	3	3	5	5
3,000 - 3,999	7	10	4	7	5	9	5	7
4,000 - 4,999	8	13	7	9	6	10	7	11
5,000 - 5,999	12	14	8	12	9	14	9	14
6,000 - 6,999	12	14	11	10	12	14	13	11
							11	13
7,000 - 7,999	13	10	9	11	12	11		
8,000 - 8,999	9	7	9	11	11	9	10	9
9,000 - 9,999	7	5	9	7	8	7	8	6
10,000 - 12,499	11	7	16	12	14	10	14	9
12,500 - 14,999	5	2	9	4	8	5	6	4
15,000 and over	5	4	10	6	8	3	8	4
Total	100	100	100	100	100	100	100	100
Median	$7,000	$5,950	$8,300	$7,050	$7,925	$6,750	$7,675	$6,525

Source: Estimated by Housing Market Analyst.

Table IV

Population Changes
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950-December 1, 1965

Area	April 1, 1950	April 1, 1960	December 1, 1965	Average annual changes: April 1, 1950-April 1, 1960 Number	Rate[a/]	April 1, 1960-December 1, 1965 Number	Rate[a/]
Youngstown	168,330	166,689	164,600	-164	-0.1	-370	-0.3
Struthers	11,941	15,631	16,000	369	2.7	65	0.5
Campbell	12,882	13,406	14,000	52	0.4	100	0.8
Girard	10,113	12,997	13,300	288	2.6	55	0.5
Youngstown Urban Area	203,266	208,723	207,900	546	0.3	-150	-0.2
Warren	49,856	59,648	65,000	979	1.9	940	1.6
Niles	16,773	19,545	20,500	277	1.6	170	0.9
Rest of HMA	146,649	221,090	259,600	7,444	4.1	6,800	2.9
HMA total	416,544	509,006	553,000	9,246	2.0	7,775	1.5

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

Note: In some instances, subtotals may not add to totals because of rounding.

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

Table V

Components of Population Change a/
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950-December 1, 1965

Area	Population change	Net natural increase	Net migration	Average annual net migration
Youngstown				
1950-1960	-1,650	25,300	-26,950	-2,700
1960-1965	-2,100	6,700	- 8,800	-1,550
Struthers				
1950-1960	3,700	2,400	1,300	130
1960-1965	370	1,000	- 630	- 110
Campbell				
1950-1960	525	1,950	-1,425	- 140
1960-1965	590	650	- 60	- 10
Girard				
1950-1960	2,875	2,300	575	60
1960-1965	300	1,100	-800	-140
Youngstown Urban Area				
1950-1960	5,450	31,950	-26,500	-2,650
1960-1965	-820	9,450	-10,270	-1,800
Warren				
1950-1960	9,800	10,500	-700	- 70
1960-1965	5,350	4,550	800	140
Niles				
1950-1960	2,775	2,900	-125	- 15
1960-1965	950	1,225	-275	- 50
Rest of HMA				
1950-1960	74,450	27,650	46,800	4,675
1960-1965	38,500	16,100	22,400	3,950
HMA total				
1950-1960	92,450	73,000	19,450	1,950
1960-1965	44,000	31,325	12,675	2,225

a/ Rounded.

Note: In some instances, subtotals may not add to totals because of rounding.

Source: Estimated by Housing Market Analyst, based on data from Bureau of the Census report, series P-23, No.7, and Ohio State Department of Health.

Table VI

Population Distribution by Age Groups
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950 and April 1, 1960

Age in years	April 1, 1950	April 1, 1960	1950 to 1960 change Number	Percent
Under 10	78,132	114,871	36,739	47
10 - 19	55,046	80,465	25,419	46
20 - 29	69,492	56,981	-12,511	-18
30 - 39	67,769	76,024	8,255	12
40 - 49	51,202	68,095	16,893	33
50 - 59	44,801	48,094	3,293	7
60 and over	50,102	64,476	14,374	29
Total	416,544	509,006	92,462	22

Sources: 1950 and 1960 Censuses of Population.

Table VII

Household and Household Size Changes
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950-December 1, 1965

Area	April 1, 1950	April 1, 1960	December 1, 1965	Average annual changes: April 1, 1950-April 1, 1960 Number	Rate[a]	April 1, 1960-December 1, 1965 Number	Rate[a]	Household Size: April 1, 1950	April 1, 1960	December 1, 1965
Youngstown	45,520	48,598	48,400	308	0.7	-35	-0.2	3.61	3.39	3.36
Struthers	3,179	4,453	4,625	127	3.4	30	0.7	3.75	3.51	3.46
Campbell	3,355	3,604	3,825	25	0.7	40	1.1	3.80	3.69	3.63
Girard	2,755	3,685	3,800	93	2.9	20	0.6	3.65	3.52	3.50
Youngstown Urban Area	54,809	60,340	60,650	553	0.9	55	0.2	3.63	3.42	3.39
Warren	14,561	18,265	20,000	370	2.3	310	1.6	3.36	3.23	3.22
Niles	4,709	5,642	6,000	93	1.8	65	1.1	3.53	3.46	3.41
Rest of HMA	40,722	60,880	71,550	2,016	4.1	1,875	2.9	3.57	3.61	3.62
HMA total	114,801	145,127	158,200	3,033	2.3	2,300	1.6	3.57	3.48	3.47

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

Note: In some instances, subtotals may not add to totals because of rounding.

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

Table VIII

Changes in the Housing Supply
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950-December 1, 1965

Area	Number of units: April 1, 1950	Number of units: April 1, 1960	Number of units: December 1, 1965	Average annual changes: April 1, 1950-April 1, 1960 Number	April 1, 1950-April 1, 1960 Rate[a]	April 1, 1960-December 1, 1965 Number	April 1, 1960-December 1, 1965 Rate[a]
Youngstown	46,086	50,975	50,800	489	1.0	-30	-0.1
Struthers	3,252	4,603	4,775	135	3.5	30	0.7
Campbell	3,379	3,770	4,000	39	1.1	40	2.7
Girard	2,787	3,820	3,950	103	3.1	20	0.6
Youngstown Urban Area	55,504	63,168	63,525	766	1.3	60	0.2
Warren	14,831	19,161	20,900	433	2.6	310	1.6
Niles	4,774	5,921	6,325	115	2.2	70	1.2
Rest of HMA	42,573	64,777	76,050	2,220	4.2	2,000	2.9
HMA total	117,682	153,027	166,800	3,535	2.6	2,425	1.6

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

Note: In some instances, subtotals may not add to totals because of rounding.

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

Table IX

Condition of the Housing Inventory by Tenure
Youngstown-Warren, Ohio, Housing Market Area
as of December 1, 1965

Supply and tenure	Number of units	Not dilapidated, with all plumbing facilities		Dilapidated, or lacking plumbing facilities	
		Number	Percentage	Number	Percentage
Total housing supply	166,800	150,300	90.1	16,500	9.9
Total occupied housing units	158,200	144,000	91.0	14,200	9.0
Owner-occupied	122,000	114,800	94.1	7,200	5.9
Renter-occupied	36,200	29,200	80.7	7,000	19.3
Total vacant housing units	8,600	6,300	73.3	2,300	26.7

Source: Estimated by Housing Market Analyst, based on the 1960 Census of Housing.

Table X

New Dwelling Units Authorized by Building Permits
Youngstown-Warren, Ohio, Housing Market Area
Annual Totals, 1960-1965

Year	Youngstown urban area	Warren	Niles	Rest of HMA[a]	Total, all areas
Total, all units by type of structure					
1960	616	540	228	2,482	3,866
1961	914[b]	301	101	2,834	4,150
1962	246	244	49	2,020	2,559
1963	101	362[c]	24	1,291	1,778
1964	205	844[d]	47	1,485	2,581
1965 (Nine months)	120	280	87	2,035[e]	2,522
Single-family					
1960	599	536	228	2,415	3,778
1961	412	299	101	2,738	3,550
1962	240	237	41	1,941	2,459
1963	99	132	24	1,127	1,382
1964	115	182	35	1,200	1,532
1965	NA	NA	NA	NA	NA
Multifamily					
1960	17	4	-	67	88
1961	502[b]	2	-	96	600
1962	6	7	8	79	100
1963	2	230[c]	-	164	396
1964	90	662[d]	12	283	1,047
1965	NA	NA	NA	NA	NA

a/ Building activity for the unincorporated portion of Trumbull County estimated by Housing Market Analyst based on data obtained from Trumbull County Building Department.
b/ Includes 498 units of public housing.
c/ Includes 150 units of public housing.
d/ Includes 200 units of public housing.
e/ Includes 96 units of public housing.

Sources: Bureau of the Census, Construction Reports, C-40; and Trumbull County Building Department.

Table XI

Trend of Household Tenure
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1950-December 1, 1965

Tenure	Youngstown Urban Area: City of Youngstown	City of Struthers	City of Campbell	City of Girard	City of Warren	City of Niles	Rest of HMA	HMA total
April 1, 1950								
Total occupied housing units	45,520	3,179	3,355	2,755	14,561	4,709	40,722	114,801
Owner occupied	27,840	2,285	2,080	1,882	8,559	3,112	32,092	77,850
Percent of total occupied	61.2%	71.9%	62.0%	68.3%	58.8%	66.1%	78.8%	67.8%
Renter occupied	17,680	894	1,275	873	6,002	1,597	8,630	36,951
Percent of total occupied	38.8%	28.1%	38.0%	31.7%	41.2%	33.9%	21.2%	32.2%
April 1, 1960								
Total occupied housing units	48,598	4,453	3,604	3,685	18,265	5,642	60,880	145,127
Owner occupied	32,461	3,604	2,706	2,919	11,967	4,304	51,294	109,255
Percent of total occupied	66.8%	80.9%	75.1%	79.2%	65.5%	76.3%	84.3%	75.3%
Renter occupied	16,137	849	898	766	6,298	1,338	9,586	35,872
Percent of total occupied	33.2%	19.1%	24.9%	20.8%	34.5%	23.7%	15.7%	24.7%
December 1, 1965								
Total occupied housing units	48,400	4,625	3,825	3,800	20,000	6,000	71,550	158,200
Owner occupied	32,800	3,825	2,950	3,075	13,300	4,700	61,350	122,000
Percent of total occupied	67.8%	82.7%	77.1%	80.9%	66.5%	78.3%	85.7%	77.1%
Renter occupied	15,600	800	875	725	6,700	1,300	10,200	36,200
Percent of total occupied	32.2%	17.3%	22.9%	19.1%	33.5%	21.7%	14.3%	22.9%

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

Table XII

Vacancy Trends
Youngstown-Warren, Ohio, Housing Market Area
April 1, 1960 and December 1, 1965

Vacancy characteristics	Youngstown urban area: City of Youngstown	City of Struthers	City of Campbell	City of Girard	City of Warren	City of Niles	Rest of HMA	HMA total
April 1, 1960:								
Total vacant units	2,377	150	166	135	896	279	3,897	7,900
Available vacant units	1,596	98	109	86	687	138	1,624	4,338
For sale	442	62	49	39	199	58	854	1,703
Homeowner vacancy rate	1.3	1.7	1.8	1.3	1.6	1.3	1.6	1.5
For rent	1,154	36	60	47	488	80	770	2,635
Renter vacancy rate	6.7	4.1	6.3	5.8	7.2	5.6	7.4	6.8
Other vacant a/	781	52	57	49	209	141	2,273	3,562
December 1, 1965:								
Total vacant units	2,500	175	175	150	950	325	4,325	8,600
Available vacant units	1,700	100	125	100	725	150	1,800	4,700
For sale	500	70	60	50	225	70	925	1,900
Homeowner vacancy rate	1.5	1.8	2.0	1.6	1.7	1.5	1.5	1.5
For rent	1,200	30	65	50	500	80	875	2,800
Renter vacancy rate	7.1	3.6	6.9	6.5	6.9	5.8	7.9	7.2
Other vacant a/	800	75	50	50	225	175	2,525	3,900

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

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

Table XIII

Youngstown-Warren, Ohio, Area Postal Vacancy Survey

November 23-December 11, 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.	%
The Survey Area Total	137,943	3,465	2.5	3,178	287	1,706	129,710	2,661	2.1	2,469	192	556	8,233	804	9.8	709	95	1,150	1,365	28	2.1
Youngstown	71,673	2,015	2.8	1,850	165	952	66,703	1,556	2.3	1,455	101	187	4,970	459	9.2	395	64	765	286	-	-
Main Office	10,176	388	3.8	387	1	3	9,731	310	3.2	309	1	3	445	78	17.5	78	-	-	-	-	-
Branches:																					
Austintown	6,227	127	2.0	101	26	294	6,148	118	1.9	95	23	30	79	9	11.4	6	3	264	47	-	-
Boardman	8,436	79	0.9	65	14	202	7,863	66	0.8	52	14	47	573	13	2.3	13	-	155	210	-	-
Poland	5,941	140	2.4	121	19	41	5,850	125	2.1	106	19	41	91	15	16.5	15	-	-	13	-	-
Stations:																					
East Side	3,782	270	7.1	270	-	-	3,626	210	5.8	210	-	-	156	60	38.5	60	-	-	-	-	-
Fosterville	9,120	192	2.1	163	29	56	8,654	165	1.9	137	28	32	466	27	5.8	26	1	24	-	-	-
North Side	5,681	193	3.4	133	60	4	4,161	88	2.1	88	-	-	1,520	105	6.9	45	60	4	-	-	-
Parcel Post Annex	10,708	315	2.9	302	13	335	9,741	267	2.7	254	13	17	967	48	5.0	48	-	318	16	-	-
South Side	5,912	217	3.7	216	1	7	5,443	147	2.7	146	1	7	469	70	14.9	70	-	-	-	-	-
West Side	5,690	94	1.7	92	2	10	5,486	60	1.1	58	2	10	204	34	16.7	34	-	-	-	-	-
Warren	26,579	574	2.2	525	49	477	25,180	452	1.8	410	42	149	1,399	122	8.7	115	7	328	516	6	1.2
Main Office	12,523	306	2.4	289	17	100	11,611	211	1.8	201	10	41	912	95	10.4	88	7	59	307	1	0.3
Stations:																					
Parcel Post Annex	6,342	87	1.4	71	16	92	6,290	82	1.3	66	16	92	52	5	9.6	5	-	-	139	2	1.4
West Warren	7,714	181	2.3	165	16	285	7,279	159	2.2	143	16	16	435	22	5.1	22	-	269	70	3	4.3
Other Cities and Towns	39,691	876	2.2	803	73	277	37,827	653	1.7	604	49	220	1,864	223	12.0	199	24	57	563	22	3.9
Campbell	3,601	112	3.1	105	7	30	3,116	72	2.3	69	3	29	485	40	8.2	36	4	1	-	-	-
Canfield	2,869	49	1.7	42	7	34	2,760	44	1.6	37	7	34	109	5	4.6	5	-	-	-	-	-
Cortland	2,367	52	2.2	40	12	57	2,339	38	1.6	26	12	29	28	14	50.0	14	-	28	59	-	-
Girard	5,585	82	1.5	71	11	29	5,418	71	1.3	65	6	21	167	11	6.6	6	5	8	91	6	6.6
Hubbard	4,531	102	2.3	93	9	31	4,457	91	2.0	83	8	31	74	11	14.9	10	1	-	44	2	4.5
Lowellville	1,659	33	2.0	33	-	4	1,651	28	1.7	28	-	4	8	5	62.5	5	-	-	66	1	1.5
McDonald	1,179	38	3.2	37	1	7	1,144	36	3.1	36	-	7	35	2	5.7	1	1	-	2	-	-
Masury	1,549	31	2.0	30	1	8	1,512	25	1.7	24	1	8	37	6	16.2	6	-	-	21	1	4.8
Newton Falls	3,161	54	1.7	47	7	28	3,120	32	1.0	31	1	22	41	22	53.7	16	6	6	16	-	-
Niles	6,939	203	2.9	188	15	42	6,362	127	2.0	119	8	28	577	76	13.2	69	7	14	225	4	1.8
Sebring	1,738	43	2.5	43	-	2	1,607	37	2.3	37	-	2	131	6	4.6	6	-	-	39	8	20.5
Struthers	4,513	77	1.7	74	3	5	4,341	52	1.2	49	3	5	172	25	14.5	25	-	-	-	-	-

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 XIV

Houses Completed During 1965
and the Number Unsold by Price Class
Youngstown-Warren, Ohio, Housing Market Area

Sales price	Number	Percentage	Pre-sold	Speculative construction: Total houses	Number sold	Number unsold	Percentage unsold
Under $15,000	49	7	49	-	-	-	-
$15,000 - 17,499	182	25	162	20	18	2	10
17,500 - 19,999	224	30	204	20	19	1	5
20,000 - 24,999	135	18	101	34	27	7	21
25,000 - 29,999	95	13	53	42	34	8	19
30,000 and over	53	7	29	24	18	6	25
Total	738	100	598	140	116	24	17

Source: Unsold Inventory Survey of New Homes, conducted by the Cleveland, Ohio, Insuring Office.

U.S. Federal Housing Administration.
Analysis of the Youngstown-Warren, O., Housing...

DATE	ISSUED TO