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Warren, Ohio
1969

Analysis of the

YOUNGSTOWN-WARREN, OHIO

HOUSING MARKET

As of January 1, 1969

(A supplement to the December 1, 1965 analysis)

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

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Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the current and future 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 at the time (the "as of" date) from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section. 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.

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ANALYSIS OF THE
YOUNGSTOWN-WARREN, OHIO, HOUSING MARKET
AS OF JANUARY 1, 1969

(A supplement to the December 1, 1965 analysis)

Summary and Conclusions

1. Nonagricultural wage and salary employment in the Youngstown-Warren area increased by about 5,225 jobs annually between 1965 and 1968, generally paralleling national trends evident during that period. In manufacturing, the major source of growth was the transportation equipment industry, reflecting initial hiring at the General Motors Corporation facilities at Lordstown, Ohio. Employment growth in nonmanufacturing was composed largely of gains in trade, services, and government. Wage and salary employment will increase by 4,200 jobs annually from January 1969 to January 1971. This level of growth is forecast on the expectation that there will be smaller gains in the transportation equipment industry and a continuation of the downtrend in basic steel.
2. In January 1969, the population of the Youngstown-Warren HMA was estimated to be 565,200. The population of the HMA grew by an average of 6,750 annually during December 1965 to January 1969, compared with an average gain of about 6,250 annually in the 1960-1965 period. For the two year period from January 1969 to January 1971, a reduced population growth of about 6,300 persons a year is forecast.
3. There were about 163,100 households in the HMA as of January 1969, reflecting an average increase of about 2,250 a year since December 1965. The number of households will increase by about 1,850 a year during the next two years.
4. As of January 1969, there were approximately 170,700 housing units in the HMA, a net gain of about 5,900 units from December 1965 to January 1969. About 8,175 units were added through construction, and there was a net loss of about 2,275 units through demolitions and other causes. There were, in January 1969, about 1,400 housing units under construction including about 500 single-family houses and 900 units in multifamily structures.
5. In January 1969, there were 3,400 vacant housing units available for sale or rent in the Youngstown-Warren HMA. Of that total, 1,400 units were available for sale only and 2,000 units were available for rent, equal to homeowner and renter vacancy rates of 1.1 percent and 4.8 percent, respectively. Both the sales and rental housing vacancy rates were substantially below those of 1.6 percent and 7.2 percent estimated as of December 1965.
6. Barring unexpected changes in the economic, demographic, and housing factors considered in this analysis, annual demand for new housing at market-interest-rate financing is estimated at 1,400 single-family houses

and 1,000 multifamily units during the January 1969-January 1971 period. In addition, there is an occupancy potential for subsidized housing under FHA programs in the Youngstown-Warren HMA during the next two years. The qualitative demand estimates for single-family houses and for new units in multifamily structures are presented on page 15. The discussion of occupancy potential for subsidized housing begins on page 16.

ANALYSIS OF THE
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Housing Market Area

For purposes of this analysis the Youngstown-Warren, Ohio, Housing Market Area (HMA) is defined as Mahoning and Trumbull Counties, Ohio. This definition conforms to those of the Bureau of the Budget for the Youngstown-Warren SMSA and of the Ohio Bureau of Employment Services for the Youngstown-Warren Labor Market Area.

Economy of the Area

Employment

Current Estimate and Recent Trends. Nonagricultural wage and salary employment in the Youngstown-Warren HMA averaged 187,200 in 1968,^{1/} consisting of 87,200 manufacturing jobs (about 47 percent of the total) and 100,000 jobs in nonmanufacturing industries.

Between 1965 and 1968, the number of wage and salary jobs increased by 15,700, of which 5,500 were in manufacturing industries. In general, the local economy has prospered in recent years. Coincident with the national experience, however, there was a slump in activity in 1967, as reflected by reduced employment growth. Conditions improved in 1968, and the employment gain of 5,700 approached the level of the 1965-1966 increase. Recent employment trends are summarized in the following table and presented in detail, by industry, in table 1.

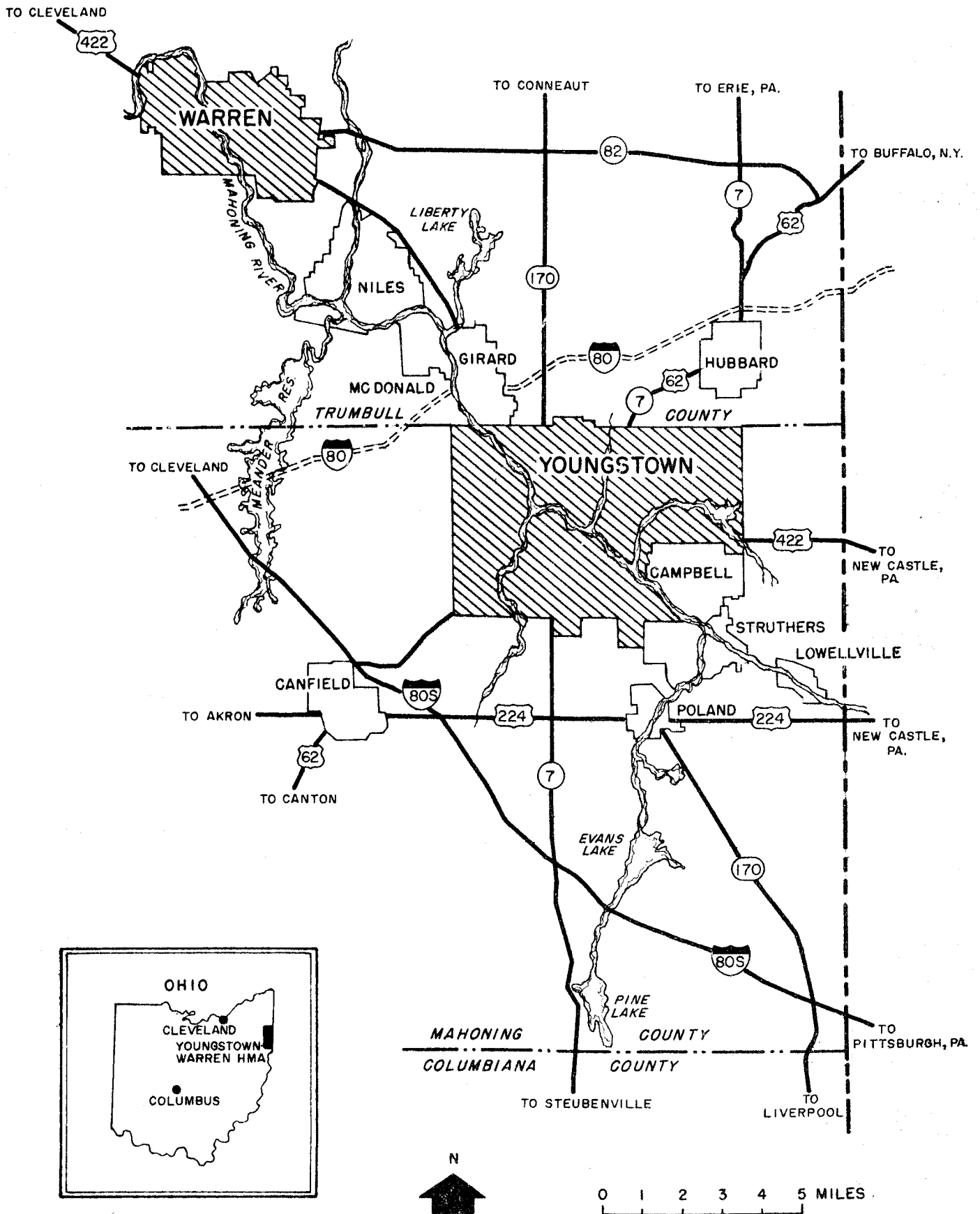
Nonagricultural Wage and Salary Employment
Youngstown-Warren, Ohio, Housing Market Area
1965 - 1968
(in thousands)

Twelve months ending October 31:	<u>Manufacturing</u>		<u>Nonmanufacturing</u>		<u>Total</u>	
	<u>Number</u>	<u>Change in total</u>	<u>Number</u>	<u>Change in total</u>	<u>Number</u>	<u>Change in total</u>
1965	81.7	-	89.8	-	171.5	-
1966	83.4	1.7	94.0	4.2	177.4	5.9
1967	86.0	2.6	95.5	1.5	181.5	4.1
1968	87.2	1.2	100.0	4.5	187.2	5.7

Source: Ohio Bureau of Employment Services.

^{1/} As used in this analysis, annual average employment data are for the twelve months ending October 31. For example, employment in 1968 refers to the average for the twelve months preceding October 31, 1968.

YOUNGSTOWN - WARREN, OHIO, HOUSING MARKET AREA



The durable goods sector of the Youngstown-Warren economy provided 5,000 of the 5,500 jobs added in manufacturing industries between 1965 and 1968. The major source of growth was the transportation equipment industry. Body and assembly production facilities of the General Motors Corporation began operations in 1966 and, since that time, have accounted for most of the jobs added in transportation equipment. Between 1965 and 1968, employment in the primary metals industry declined 2,000 jobs, reflecting substantial losses during 1966 and 1967 and a moderate recovery during the past year. There have been opposite employment trends in this industry, however. The reduction in employment was confined to the blast furnace and steel mill segment of the industry in which technical advances have reduced labor requirements. Partially offsetting these losses has been the expansion of the work force at the General Motors Corporation, Packard Electric Division.

Nonmanufacturing employment increased by 10,200 jobs between 1965 and 1968, providing about 65 percent of the growth in wage and salary employment during that period. Growth was composed largely of gains in trade (2,300 jobs), at service establishments (2,900), and in government (3,700).

New Industry. The most significant industrial development in the HMA has been the addition of General Motors Corporation automotive body and assembly plants in Lordstown, Ohio. These facilities began operating in 1966. GMC officials announced, in 1968, that a truck assembly plant and a Fisher Body stamping plant were to be added to the Lordstown Complex. Both facilities are to be completed in 1970, and it is anticipated that the two will employ about 5,000 workers, when operating at normal production levels.

Unemployment

Unemployment in the Youngstown-Warren HMA averaged about 3.8 percent in 1968.^{1/} Since 1965, the annual average rate of unemployment has remained at a low level, fluctuating between 3.5 percent and 3.9 percent. The supply of labor available in the HMA is adequate to meet the needs of employers for unskilled and semiskilled jobs, although many positions for trained workers and those with technical and professional skills remain unfilled.

^{1/} Based on the preliminary January through November 1968 average.

Employment Prospects

It is estimated that nonagricultural wage and salary employment in the Youngstown-Warren HMA will increase by an average of 4,200 jobs annually from January 1969 to January 1971. This projection of employment growth is below the average annual gain (about 5,225 jobs) of the 1965-1968 period, as a result of anticipated reduced hiring in the transportation equipment industry. A continuation of the downtrend in basic steel appears likely; however, on the basis of last year's recovery, it appears that the loss of jobs in the steel industry will moderate in the immediate future.

The existing facilities of the General Motors Corporation in Lordstown, Ohio are approaching capacity employment and smaller gains are expected in 1969. General Motors will continue to influence growth of the local economy, as indicated by the announcements that two additional plants are to be built at the Lordstown site. Although a work force of about 5,000 is forecast for the two added facilities, the start of production operations is not scheduled until 1970, and only the initial hiring period will be reflected in employment of the area economy over the next two years. Based largely on this premise, a gain of about 2,000 jobs appears likely in the transportation equipment industry. The primary metals industry should contribute to employment growth. A major expansion planned by the General Motors Corporation, Packard Electric Division will more than offset expected job losses at area steel mills and blast furnaces.

Nonmanufacturing industries will account for about two-thirds of the increase in wage and salary employment over the next two years. Since gains in basic employment will be below those of recent years, increases in this sector also will be somewhat lower. As in past years, job opportunities will be concentrated in trade, services, and government. There also will be some growth in contract construction employment, resulting from highway construction and industrial building projects.

Income

The median annual income of all families in the Youngstown-Warren HMA in 1969 was \$7,650, after deduction of federal income tax. The median after tax income of renter households of two or more persons was \$6,275. It is estimated that by 1971, all family annual income will increase to a median of \$8,000 after taxes, and renter households will have a median annual income of \$6,575. Table II contains distributions of all families and renter households by income classes at the 1969 and 1971 income levels.

Demographic Factors

Population

January 1969 and Trend. The population of the Youngstown-Warren HMA was 565,200 in January 1969, or 20,800 persons above that estimated as of December 1965.^{1/} Although the local economy improved, the average gain of 6,750 persons annually during December 1965 to January 1969 period was not markedly above the average from 1960-1965. During the recent period, unemployment declined and increasing numbers of local residents (including many women) entered the work force. These factors had the effect of increasing the participation of local residents in the work force, but did not substantially alter the trend of population growth. The following table summarizes trends in population of the Youngstown-Warren area and presents a projection of growth to 1971.

Population Trends
Youngstown-Warren, Ohio, Housing Market Area
1960 - 1971

<u>Date</u>	<u>Number of persons</u>	<u>Average annual change from preceding date^{a/}</u>	
		<u>Number</u>	<u>Percent^{b/}</u>
April 1960	509,006	-	-
December 1965	544,400	6,250	1.2
January 1969	565,200	6,750	1.2
January 1971	577,800	6,300	1.1

a/ Rounded

b/ See Appendix A, Paragraph 2.

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

In January 1969, there were 164,400 persons in the city of Youngstown and 66,100 in Warren. Residents of the two cities comprised about 41 percent of the HMA population. Nearly all of the growth, however, has been in the suburban areas surrounding Youngstown and Warren. Principal areas of population expansion have been to the south and the west of Youngstown (Austin-town and Boardman Townships) and to the north and east of Warren (Champion and Howland Townships). The city of Youngstown has gradually lost population since 1960. Trends for the two counties and principal cities of the Youngstown-Warren HMA are presented in Table III.

^{1/} All estimates of demographic and housing data as of December 1965 are from the previous analysis, adjusted to reflect information not available at the time of field work for that study.

Net Natural Increase and Migration. A large part of the population growth in recent years has resulted from in-migration. Since 1965, declining birth rates have reduced the rate of natural increase (excess of resident births over resident deaths) to about 3,800 persons a year. However, the population of the area increased by an average of 6,750 persons annually, indicating that in-migration comprised about 44 percent of the gain during that period. From 1960-1965, in-migration accounted for only 14 percent of the population growth.

Estimated Future Population. The population of the Youngstown-Warren HMA should reach 577,800 persons by January 1971, indicating a growth of 6,300 persons annually between 1969 and 1971. The projected growth rate of 1.1 percent is slightly below that from 1966 to 1969 on the expectation that the slowdown in economic expansion during the next two years will reduce net in-migration to the area. At the same time, it is judged that the natural increase of the population will stabilize at a level substantially below that of the early 1960's.

Households

January 1969 and Trend. In January 1969, there were about 163,100 households (occupied housing units) in the Youngstown-Warren HMA, an average increase of about 2,250 a year since 1965. Growth during the recent period was above the 1960 through 1965 average of 1,950 households annually, reflecting increased population growth and a decline in the average number of persons in a household.

The table below summarizes household trends in the HMA since 1960. Detailed household growth trends by geographic area are presented in table IV.

Household Trends
Youngstown-Warren, Ohio, Housing Market Area
1960 - 1971

<u>Date</u>	<u>Number of households</u>	<u>Average annual change from preceding date^{a/}</u>	
		<u>Number</u>	<u>Percent</u>
April 1960	145,127	-	-
December 1965	156,200	1,950	1.3
January 1969	163,100	2,250	1.4
January 1971	166,800	1,850	1.1

^{a/} Rounded

^{b/} See Appendix A, Paragraph 2.

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

Future Household Growth. Based on the anticipated increase in population in response to the new job opportunities and on the assumption that the average number of persons in a household will continue to decline, the number of households in the Youngstown-Warren HMA will increase by an average of 1,850 a year during the January 1969 to January 1971 period. It is expected that the location patterns of recent years will prevail, with growth concentrated in the suburbs outside the principal cities of Youngstown and Warren.

Housing Market Factors

Housing Supply

January 1969 and Trend. There were 170,700 housing units in the Youngstown-Warren HMA in January 1969. The net addition to the housing inventory of 5,900 units between December 1965 and January 1969 resulted from the completion of about 8,175 units and the removal of 2,275 housing units through demolition and other causes. The 1966-1969 average increase to the housing inventory of about 1,925 units annually was below the 1960-1966 average gain of 2,075 units a year (see table V).

Residential Building Activity

Reflecting the improvement of the local economy and subsequent recovery of the housing market from conditions of the early and mid-1960's, privately-financed housing units authorized by building permits averaged about 2,940 annually during 1965 and 1966.^{1/} The highest level of apartment construction of the post-1960 period, an annual average of 1,290 units, occurred those two years. In 1967, however, construction of both single-family houses and units in multifamily structures declined. The high cost of mortgage and construction financing affected the local housing industry and in particular the production of low-cost single-family houses. In addition, multifamily developers proceeded cautiously in 1967 until satisfactory absorption of the large supply of completed apartment units could be determined. Residential construction activity rebounded in 1968; 2,160 units (about 100 units more than during all of 1967) had been authorized by building permits through October. The table below summarizes trends in building permit authorizations since 1965. Table VI provides geographical detail with respect to building permit authorizations in the HMA.

Privately-financed Housing Units Authorized by Building Permits
Youngstown-Warren, Ohio, Housing Market Area
1965 - 1968

<u>Year</u>	<u>Single-family</u>	<u>Multi-family</u>	<u>Total Units</u>
1965	1,681	1,202	2,883
1966	1,606	1,379	2,985
1967	1,353	712 ^{a/}	2,065 ^{a/}
1968 thru Oct.	1,291	869	2,160

^{a/} Excludes 350 public housing units authorized for construction in Warren, Ohio.

Sources: Bureau of the Census C-40 Construction Reports.
Local Building Inspectors.

^{1/} Virtually all residential construction in the Youngstown-Warren HMA has been within permit-issuing jurisdictions.

Units Under Construction. Based on the number of units authorized by building permits and on the results of the postal vacancy survey, it is estimated that there were about 1,400 housing units under construction in January 1969. The total was comprised of about 500 single-family houses and 900 multifamily units (including 350 low-rent public housing units, see page 13, which started construction in 1967). The majority of multifamily activity was in Austintown and Boardman Townships and in outlying sections of the city of Warren. Single-family houses under construction were scattered throughout the HMA, with concentrations south and west of Youngstown and east of Warren.

Demolitions. An annual volume of approximately 740 housing units have been removed from the inventory through demolitions and other causes since 1965. The major share (about 65 percent) were units demolished in the cities of Youngstown and Warren. Based on highway construction schedules and on proposed urban renewal clearance activity, the rate of housing unit demolition will be reduced during the next two years. An average of about 550 units a year appears to be a reasonable expectation of inventory loss.

Tenure of Occupancy.

In January 1969, about 123,600 (75.8 percent) of the occupied housing units in the HMA were owner-occupied (see table V). Owner-occupancy increased from 75.3 percent in 1960 to 76.8 percent in 1965. Since 1965, the long-run trend toward homeownership has been reversed by the large number of multifamily units constructed.

Vacancy

December 1965. At the time of the previous FHA analysis, there were 4,700 vacant housing units available in the HMA, including 1,900 sales units and 2,800 housing units for rent. The sales and rental vacancy rates of 1.6 percent and 7.2 percent were slightly above those reported in the 1960 Census.

Postal Vacancy Surveys. The results of a postal vacancy survey conducted in the Youngstown-Warren housing market in late November 1968 are summarized in table VII. The survey covered deliveries to about 142,800 residences and apartments and to about 1,775 house trailers. Coverage represented about 85 percent of the housing inventory. About 2,760 vacancies in residences and apartments were counted by the survey, a vacancy rate of 1.9 percent. There were 1,970 vacancies in residences (1.5 percent of the residences surveyed), and 790 apartments were vacant (8.3 percent). Of the trailers included in the survey, 21 (1.2 percent) were in place and vacant.

A postal vacancy survey was conducted in November 1965 in conjunction with the previous FHA analysis. A comparison of the 1965 and 1968 surveys shows a vacancy decline from 2.5 percent of all deliveries in 1965 to 1.9 percent in 1968. The vacancy rate for residences declined from 2.5 percent to 1.5 percent, and the apartment vacancy rate declined from 9.8 percent to 8.3 percent. Results of the two surveys indicate that the reduction in vacancies occurred uniformly throughout the entire housing market area.

January 1969 Estimate. Based on postal vacancy survey data and on other information obtained while in the area, it is estimated that in January 1969 there were about 3,400 available units in the Youngstown-Warren housing market, a 2.0 percent net available vacancy rate. An estimated 1,400 of the vacancies were available for sale only, a homeowner vacancy rate of 1.1 percent. There were 2,000 renter vacancies, indicating a vacancy rate of 4.8 percent.

Sales Market

The market for sales housing in the Youngstown-Warren HMA tightened during the 1966-1969 period. The increased rate of household formation of those years strengthened demand for single-family houses, while during the same period construction volume declined, primarily as a result of the unavailability of mortgage money. In addition, rising costs of housing construction inputs--land, labor, and building materials--have increased prices of new houses in the area. Existing properties are now the principal source of housing for moderate-income families who prefer home ownership to renting. With the increased demand, however, the supply of used houses has been nearly depleted, and the sales housing vacancy rate of 1.1 percent in January 1969 was at the lowest level of the past decade. Apparently no price range or locality in the HMA deviated from this tight condition.

As discerned from FHA surveys and other information obtained from local realtors and builders, over half of the houses completed during 1965 were priced below \$20,000, and less than one in ten cost more than \$30,000. By 1967, the proportion of new homes selling for less than \$20,000 had declined to less than 30 percent of the total, whereas about one-fifth of the houses were priced above \$30,000. Information obtained locally indicates that an even greater proportion of the homes built in 1968 were in the high price ranges. Coincident with the curtailed production of low-cost housing has been the rising popularity of the custom-built presold house. In recent years, speculatively-built houses (particularly in the higher price ranges) declined to a negligible share of the market.

Major subdivision activity is in the suburban environs of Youngstown and Warren. The areas of greatest construction are Austintown and Boardman Townships to the immediate west and south of Youngstown and in Howland Township to the east of Warren. There are lesser concentrations of suburban developments in Liberty Township, located between Youngstown and Warren; future growth is expected in this area, however. All of the areas mentioned have become increasingly active in the past two years, and large tracts of land available for residential development ensure future growth. For the most part, building operations are characterized by small-volume builders active in numerous small subdivisions.

The typical development in the Boardman area has between 10 and 20 houses constructed annually. In general, this is a high cost area; the market has been particularly active at prices of \$27,000 and up. Boardman benefits from an adequate network of community facilities, and development has pushed south

to Western Reserve Road. A major size development with sites for several hundred homes is expected to begin in 1969. In the Austintown area, prices typically are lower than in Boardman and the subdivisions are larger. Several developments have had between 25 and 50 completions a year. The most popular range has been from \$20,000 to \$25,000, but this is one of the few locations in the HMA in which speculatively-built houses priced under \$20,000 are being produced. In the summer of 1968, construction slowed in the outlying sections of this township because of inadequate water pressure and sewage disposal facilities. Steps have been taken to remedy this situation, and once corrected it is expected that development potential in this direction will remain strong. As General Motors continues to expand its Lordstown operations, the Austintown area will become increasingly attractive because of its convenient location. Subdivision activity in Howland Township has intensified. New houses are available starting at about \$22,500. An increasing proportion of recent construction, however, has been priced at \$30,000 and above.

Rental Market

The rental market in the Youngstown-Warren HMA was sound in January 1969, having firmed considerably in the second half of 1968. After the completion of nearly 2,600 privately-financed multifamily units that were authorized for construction in 1965 and 1966, there was keen competition among the various projects for prospective tenants. Local builders, aware of this situation, temporarily postponed major developments planned for 1967. Because of the reduction in construction activity and continued high rates of population and household growth, a weakening of the rental market was averted. Realtors and apartment managers noted an abrupt change in the demand for rental accommodations during the spring and early summer of 1968. Since that time, the market has been characterized by renewed construction activity, shorter rent-up periods for new projects, and rent increases at a number of existing apartments. The renter vacancy rate was 4.8 percent in January 1969, the lowest level of the post-1960 period. An additional factor strengthening demand for rental housing undoubtedly was the increased difficulty and cost of home purchases which have forced prospective buyers, particularly those in the moderate income classes, to postpone buying.

Most of the large garden and townhouse apartment complexes have been constructed in Austintown and the city of Warren and vicinity. Recently, however, construction of apartments has increased in Boardman Township. The newer projects contain mostly one-and two-bedroom units; a ratio approaching two to one of two bedroom over one-bedroom units has been typical. Projects designed to accommodate larger families account for a negligible share of the market. Although rents vary substantially with location, type of structures, and amenities provided, many of the one-bedroom units completed in the past two years have gross monthly charges ranging from \$140 to \$160. Two-bedroom

units have been concentrated in the \$155 - \$175 rent range. A good indication of renting experience is revealed by data collected by the Cleveland FHA Insuring Office on the rate of absorption of selected new apartments marketed during recent years. This survey, which was conducted in December 1968, covered approximately 1,600 units and revealed an overall occupancy rate of about 92 percent. Several projects had been open for occupancy less than two months. If these are excluded from the survey, overall occupancy approached 96 percent, indicating very satisfactory renting experience. Low rental range accommodations (starting at \$120 and \$130 for one and two bedrooms) were filling within four months. Projects with units in the medium rent range (starting at \$130 and \$150), which comprised about 77 percent of the sample, generally were requiring five to eight months to achieve satisfactory occupancy.

Multifamily Units Under Construction. In January 1969, about 550 units in conventionally-financed projects were under construction in the HMA. Five projects with about 40-60 units each were nearing completion, and initial occupancy is expected in the early spring of 1969. Units in these projects will have rents that are \$10 - \$15 above the minimums of the medium-rent range reported in the December 1968 absorption survey.

Urban Renewal

There are several urban renewal clearance projects in execution or in advanced planning in the city of Youngstown. In addition, a federally-assisted code enforcement program that will involve the rehabilitation of about 500 residential structures has been initiated.

The objective of the Central Business District Projects (Ohio R-81 and R-91) is to expand and upgrade the quality and appeal of business and commercial establishments in downtown Youngstown. There are only 14 families scheduled for relocation in this area.

The three University projects (R-68, R-87, and R-119) will provide space for expansion at Youngstown University. R-68 is now complete and involved the relocation of 60 families. Execution of R-87 began in 1968, and 66 families have yet to be relocated. R-119 is in the survey and planning stage. Approximately 217 families will be moved from this area.

The Health Center (R-105) is located to the immediate north of the Madison Avenue Freeway in the vicinity of the St. Elizabeth Hospital. Land acquisition is in progress and 92 families will be relocated.

Choffin Park (R-106) is in the detailed planning stage. The project area of approximately 15 acres to the north of the central business district will be the site for a vocational school. About 30 families reside within the boundaries.

The city of Warren has one urban renewal project in execution, South Street (Ohio R-66). About 150 families have been relocated since 1965. The 57 acres in this area are to be redeveloped with industry and commercial establishments. South Street #2 (Ohio R-135) is in the survey and planning stage. About 300 families live within the boundaries of this project.

Public Housing. In January 1969, there were 1,465 low-rent public housing units under the management of the Youngstown Metropolitan Housing Authority. The most recent addition is a project of 54 units that was leased in August 1968. This project and 84 additional units are occupied by elderly tenants. The local housing authority had submitted an application for 300 units of elderly housing to be developed under the "turnkey" program and has an application pending for 200 leased housing units. There were 254 active applications on file in late 1968.

The Warren Metropolitan Housing Authority managed 524 units in four projects as of January 1969. Of these, 150 units were in a high-rise building designed specifically for elderly persons. Two projects, one with 150 units designated for the elderly and the other with 200 units of family housing, were under construction. Both will be completed in 1969. A "turnkey" project of 101 units for the elderly was in the development stage. If plans are approved, these units will be constructed in Niles, Ohio.

Since 1965, the housing authority in Warren has demolished 450 units of public housing. These were built as temporary housing during World War II and had been used, since that time, to alleviate the shortage of housing available to low-income families.

Demand for Housing

Quantitative Demand

The demand for privately-financed housing in the Youngstown-Warren HMA is based on the projected increase of 1,850 households annually and on the need to replace 550 housing units that will be removed from the inventory. Adjustments have been made to reflect changes in the tenure of occupancy, anticipating a continuation of the shift to renter occupancy. The low levels of vacancy and the acceptable volume of residential construction at the beginning of the forecast period also were considered in the derivation of the demand estimates. On the basis of these factors, and barring unanticipated changes in the economic, demographic, and housing variables studied in this analysis, annual demand for new housing at market-interest rate financing is estimated at 1,400 single-family houses and 1,000 multi-family units.

The Youngstown-Warren housing market evidenced signs of overbuilding in early 1967, and the substantial decline in residential building activity, particularly construction of units in multifamily structures, was a response to this condition. In the past year, however, the local economy has continued to expand, and demand for housing arising from household growth and demolitions exceeded construction volume. As a result the market tightened, and the supply of competitive vacancies is now quite limited. Therefore, despite the reduced rates of population and household growth expected during the forecast period, the projected demand levels are above construction volume of 1967 and 1968. This forecast anticipates that demand for new housing over the next two years will more closely approximate the need created by household formation and inventory losses.

Qualitative Demand

Single-family Housing. The annual demand for 1,400 new single-family houses is expected to approximate the sales price distribution presented in the following table. Recent market experience and the ability to pay, as measured by family incomes and the income to purchase price ratios typical in the Youngstown-Warren housing market, are the principal factors determining the distribution.

Estimated Annual Demand for Single-family Houses
Youngstown-Warren, Ohio, Housing Market Area
January 1969 - January 1971

<u>Price range</u>	<u>Number of houses</u>	<u>Percent of total</u>
Under - \$ 17,500	140	10
\$17,500 - 19,999	180	13
20,000 - 22,499	250	18
22,500 - 24,999	270	19
25,000 - 29,999	295	21
30,000 - 34,999	180	13
35,000 and over	<u>85</u>	<u>6</u>
Total	1,400	100

Note: See Appendix A, paragraph 9.

Multifamily Units. The monthly rents or charges for various size units at which 1,000 market-interest-rate financed net additions to the privately-owned multifamily housing inventory might be absorbed are presented in the following table.

Estimated Annual Demand for New Multifamily Units
At Rents Achievable with Market-Interest-Rate Financing
Youngstown-Warren, Ohio, Housing Market Area
January 1969 - January 1971

<u>Gross rents^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$145	50	-	-	-
\$145 - 164	10	190	-	-
165 - 179	-	90	240	-
180 - 194	-	30	140	-
195 - 209	-	20	70	70
210 - 225	-	-	30	35
225 and over	-	-	<u>10</u>	<u>15</u>
Total	60	330	490	120

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

Note: See Appendix A, paragraphs 10 and 11.

Occupancy Potential for Subsidized Housing

In addition to the market-interest-rate financed housing demand discussed in the preceding sections of this analysis, there is an occupancy potential for housing which could be produced with federal subsidy under FHA programs. Subsidized housing could be built under several FHA programs which have been designed to provide adequate and modern housing at the lower price and rent levels which are within the paying capabilities of the low- and moderate-income households residing in the area. Generally, such low-cost housing may be provided by these types of subsidy: (1) rent supplement payments to project sponsors; (2) federal financing assistance through low-interest mortgage loans to private sponsors; and (3) interest subsidies to mortgagees. Household eligibility for these subsidy programs is determined primarily by evidence that household or family income is below established limits; rent supplement projects, however, are limited to displacees, to occupants of substandard housing, to the elderly, to the physically handicapped, and to natural disaster victims. In addition to these FHA programs, other subsidy programs for housing for lower income families include federal, state and local assistance to publicly owned housing.

The two year occupancy potential for FHA subsidized housing in the Youngstown-Warren HMA is presented below. This potential is based on 1969 incomes prevalent in the area, on data pertaining to occupancy of substandard housing, on estimates of the elderly population in the HMA, on income limits in effect as of January 1, 1969, and on the marketing experience of existing low-rent housing. It should be noted that because of overlaps among the programs, households may be eligible for more than one of the subsidized housing programs as well as subsidized public housing. For this reason, the occupancy potentials presented in the following paragraphs are not additive.

The marketing of a substantial volume of subsidized housing implies that many low-rent and moderate income families will be offered an opportunity to upgrade their living accommodations. A concurrent program of code enforcement, demolitions of abandoned substandard structures, and re-use planning at the local level would be of assistance in the success of this effort, and could effectively increase the occupancy potentials discussed below.

Section 221(d)(3) BMIR. Under the Section 221(d)(3) below-market-interest-rate program, rental housing for low- to moderate-income families is provided through the use of a federally-subsidized low-interest mortgage loan (three percent). In the Youngstown-Warren area, a total of about 800 units of Section 221(d)(3) BMIR housing probably could be absorbed during the next two years.^{1/}

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

Rent-supplement. There is a two-year occupancy potential for approximately 1,060 units of rent-supplement housing distributed as follows:

Estimated Two-Year Occupancy Potential, January 1969 to January 1971
Rent-supplement Housing by Unit Size

<u>Unit size</u>	<u>Number of units</u>	<u>Unit size</u>	<u>Number of units</u>
Efficiency	360	3 bedrooms	90
1 bedroom	420	4 bedrooms or more	50
2 bedrooms	140	Total	1,060

Almost all of the families eligible for rent supplements also are eligible for federally-subsidized public housing.

Section 235, Sales Housing. Section 235 authorizes interest reduction payments by the federal government to provide low-cost sales housing for low- to moderate income families. Based on the best available information, there is an occupancy potential for about 735 houses in the Youngstown-Warren housing market during the next two years. All of the families eligible for Section 235 housing are also eligible under the Section 236 program, about 70 percent qualify for Section 221(d)(3) BMIR housing, and a few may be eligible for rent supplements.

Section 236, Rental Housing. Under Section 236, housing is provided for low and moderate-income renter families by the utilization of interest reduction payments by the federal government. In the Youngstown-Warren housing market, the two-year occupancy potential is estimated at 930 units. The following table presents a distribution of this potential:

Estimated Two-year Occupancy Potential, January 1969 to January 1971
Section 236, Rental Housing by Unit Size

<u>Unit size</u>	<u>Number of units</u>	<u>Unit size</u>	<u>Number of units</u>
Efficiency	110	3 bedrooms	210
1 bedroom	170	4 bedrooms	115
2 bedrooms	325	Total	930

About three-fourths of the families and individuals eligible for Section 236 housing also are eligible for Section 221(d)(3) BMIR housing, and some are eligible for Rent Supplement housing.

The Section 235 and 236 occupancy potential estimates for the Youngstown-Warren HMA were developed using income limits based on 135 percent of the low-rent public housing income limits. Since the law provides that up to 20 percent of the funds available for subsidies under these programs may be

used for families with higher incomes (not exceeding 90 percent of the Section 221(d)(3) BMIR income limits), the occupancy potential for Section 235 and 236 housing may be higher if a significant number of families in these higher income groups are served.

For additional limitations and qualifications pertaining to the subsidized housing potential, see paragraph 12 of Appendix A.

APPENDIX A
OBSERVATIONS AND QUALIFICATIONS
APPLICABLE TO ALL FHA HOUSING MARKET ANALYSES

1. When the rural farm population constitutes less than five percent of the total population of the HMA, all demographic and housing data used in the analysis refer to the total of farm and non-farm data; if five percent or more, all demographic and housing data are restricted to non-farm data.
2. All average annual percentage changes used in the demographic section of the analysis are derived through the use of a formula designed to calculate the rate of change on a compound basis.

Because of the change in definition of "farm" between 1950 and 1960 censuses, many persons living in rural areas who were classified as living on farms in 1950 would have been considered to be rural nonfarm residents in 1960. Consequently, the decline in the farm population and the increase in nonfarm population between the two census dates is, to some extent, the result of this change in definition.
4. The increase in nonfarm households between 1950 and 1960 was the result, in part, of a change in the definition of "farm" in the two censuses.
5. The increase in the number of households between 1950 and 1960 reflects, in part, the change in census enumeration from "dwelling unit" in the 1950 census to "housing unit" in the 1960 census. Certain furnished-room accommodations which were not classed as dwelling units in 1950 were classed as housing units in 1960. This change affected the total count of housing units and the calculation of average household size as well, especially in larger central cities.
6. The basic data in the 1960 Census of Housing from which current housing inventory estimates are developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.
7. Postal vacancy survey data are not entirely comparable with the data published by the Bureau of 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. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. 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.
8. Because the 1950 Census of Housing did not identify "deteriorating" units, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" on the basis of the 1960 enumeration procedures.
9. The distribution of the qualitative demand for sales housing differs from any selected experience such as that reported in FHA unsold inventory surveys. The latter data do not include new construction in subdivisions with less than five completions during the year reported upon, 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 demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.
10. Monthly rentals 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 demand section of each analysis. 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 may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result of the availability of an ample rental housing supply.
11. Distributions of average annual demand for new apartments are based on projected tenant-family incomes, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorptive experience of new rental housing. Thus, they represent a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. However, individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements. Specific market demand opportunities or replacement needs may permit the effective marketing of a single project differing from these demand distributions. Even though a deviation from these distributions may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless a 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.
12. 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. Proximity to or quick and economical transportation to place of work frequently is a governing consideration in the place of residence preferred by families in this group.

Table I

Nonagricultural Wage and Salary Employment by Industry Groups
Youngstown-Warren, Ohio, Housing Market Area
Annual Averages, Year Ending October 31, 1965-1968
(in thousands)

	<u>Twelve months ending October 31</u>			
	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>
Nonagricultural wage and salary	<u>171.5</u>	<u>177.4</u>	<u>181.5</u>	<u>187.2</u>
Manufacturing	<u>81.7</u>	<u>83.4</u>	<u>86.0</u>	<u>87.2</u>
Durable goods	<u>75.3</u>	<u>76.7</u>	<u>79.1</u>	<u>80.3</u>
Stone, clay, and glass products	2.5	2.7	2.6	2.7
Primary metals	47.7	45.5	44.3	45.7
Blast furnaces and steel mills	(37.4)	(34.1)	(32.7)	(33.3)
Fabricated metals	7.4	8.0	8.2	7.9
Machinery except elec.	6.1	6.0	6.2	5.8
Electrical machinery	3.9	4.5	4.4	4.3
Transportation equipment	4.9	7.1	10.2	10.9
Other durable goods	2.8	2.9	3.2	3.0
Nondurable goods	6.4	6.7	6.9	6.9
Nonmanufacturing	<u>89.8</u>	<u>94.0</u>	<u>95.5</u>	<u>100.0</u>
Mining and quarrying	.4	.4	.4	.4
Construction	7.4	7.6	6.9	7.8
Transportation	9.2	9.5	9.6	9.5
Trade	30.5	31.6	32.0	32.8
Finance, ins., and real estate	4.4	4.7	4.8	5.0
Service and misc.	22.0	23.5	24.3	24.9
Government	15.9	16.7	17.5	19.6

Source: Ohio Bureau of Employment Services.

Table II

Estimated Percentage Distribution of All Families and Renter Households
By Income After Deducting Federal Income Taxes
Youngstown-Warren, Ohio, Housing Market Area

<u>Annual</u> <u>after-tax income</u>		<u>1968</u>		<u>1970</u>	
		<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>
Under	\$3,000	8	16	7	15
\$ 3,000 -	3,999	6	8	6	7
4,000 -	4,999	7	12	6	11
5,000 -	5,999	9	11	8	11
6,000 -	6,999	12	14	11	13
7,000 -	7,999	11	11	12	12
8,000 -	8,999	10	9	10	10
9,000 -	9,999	9	6	9	7
10,000 -	12,499	15	7	16	8
12,500 -	14,999	6	3	7	3
15,000 -	19,999	4	(3	4	(3
20,000 and over		<u>3</u>	<u>(</u>	<u>4</u>	<u>(</u>
Total		100	100	100	100
Median		\$7,650	\$6,275	\$8,000	\$6,575

^{a/} Renter households of two or more persons.

Source: Estimated by Housing Market Analyst.

Table III

Trend of Population Growth
Youngstown-Warren, Ohio, Housing Market Area
April 1960 - January 1969

<u>Area</u>	<u>April 1960</u>	<u>December 1965</u>	<u>January 1969</u>	<u>Average annual change</u>	
				<u>1960 - 1965</u>	<u>1965 - 1969</u>
HMA total	<u>509,086</u>	<u>544,400</u>	<u>565,200</u>	<u>6,240</u>	<u>6,750</u>
Mahoning County	<u>300,480</u>	<u>313,700</u>	<u>323,500</u>	<u>2,330</u>	<u>3,180</u>
Youngstown	166,689	165,000	164,400	-300	-195
Struthers	15,631	16,000	16,100	65	30
Campbell	13,406	14,900	15,200	265	95
Remainder	104,754	117,800	127,800	2,300	3,250
Trumbull County	<u>208,526</u>	<u>230,700</u>	<u>241,700</u>	<u>3,910</u>	<u>3,570</u>
Warren	59,648	65,100	66,100	960	325
Niles	19,545	20,300	20,600	130	95
Girard	12,997	13,100	13,300	20	65
Remainder	116,336	132,200	141,700	2,800	3,085

Source: 1960 Census and estimates by Housing Market Analyst.

Table IV
Trend of Household Growth
Youngstown-Warren, Ohio, Housing Market Area
April 1960 - January 1969

<u>Area</u>	<u>April 1960</u>	<u>December 1965</u>	<u>January 1969</u>	<u>Average annual change</u>	
				<u>1960 - 1965</u>	<u>1965 - 1969</u>
HMA total	<u>145,127</u>	<u>156,200</u>	<u>163,100</u>	<u>1,950</u>	<u>2,250</u>
Mahoning County	<u>85,961</u>	<u>90,200</u>	<u>93,700</u>	<u>750</u>	<u>1,140</u>
Youngstown	48,598	48,500	48,650	-15	50
Struthers	4,453	4,550	4,625	15	25
Campbell	3,604	4,000	4,125	70	40
Remainder	29,306	33,150	36,300	680	1,025
Trumbull County	<u>59,166</u>	<u>66,000</u>	<u>69,400</u>	<u>1,205</u>	<u>1,105</u>
Warren	18,265	20,100	20,500	325	130
Niles	5,642	5,900	6,000	45	35
Girard	3,685	3,750	3,800	10	15
Remainder	31,574	36,250	39,100	825	925

Sources: 1960 Census and estimates by Housing Market Analyst.

Table V

Tenure and Vacancy in the Housing Inventory
Youngstown-Warren, Ohio, Housing Market Area
April 1960 - January 1969

<u>Tenure and Vacancy</u>	<u>April 1960</u>	<u>December 1965</u>	<u>January 1969</u>
Total housing supply	<u>153,027</u>	<u>164,800</u>	<u>170,700</u>
Occupied housing units	<u>145,127</u>	<u>156,200</u>	<u>163,100</u>
Owner occupied	109,255	119,900	123,600
Percent of all occupied	75.3%	76.8%	75.8%
Renter occupied	35,872	36,300	39,500
Percent of all occupied	24.7%	23.2%	24.2%
Vacant housing units	<u>7,900</u>	<u>8,600</u>	<u>7,600</u>
Available vacant	<u>4,338</u>	<u>4,700</u>	<u>3,400</u>
For sale	1,703	1,900	1,400
Homeowner vacancy rate	1.5%	1.6%	1.1%
For rent	2,635	2,800	2,000
Renter vacancy rate	6.8%	7.2%	4.8%
Other vacant ^{a/}	3,562	3,900	4,200

^{a/} Includes seasonal units, vacant dilapidated units, units rented or sold awaiting occupancy, and units held off the market for absentee owners or for other reasons.

Sources: 1960 Census of Housing.
1965 and 1969 estimated by Housing Market Analyst.

Table VI

Privately-financed Housing Units Authorized by Building Permits
For Selected Areas of the Youngstown-Warren, Ohio, HMA
1965 - 1968

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>Jan.-Oct.</u> <u>1968</u>
HMA total	<u>2,883</u>	<u>2,985</u>	<u>2,065a/</u>	<u>2,160</u>
Mahoning County	<u>1,537</u>	<u>1,269</u>	<u>1,121</u>	<u>1,079</u>
Campbell	34	44	48	39
Canfield Township	30	-	-	10
Craig Beach Village	2	1	-	-
Lowellville Village	-	2	1	3
Mahoning Co. Uninc. Area	1,379	1,105	832	935
Poland Village	1	6	2	-
Sebring Village	5	6	15	5
Struthers	23	19	13	18
Youngstown	63	86	210	69
Trumbull County	<u>1,346</u>	<u>1,716</u>	<u>944</u>	<u>1,081</u>
Girard	22	50	38	28
Hubbard Village	17	61	28	67
McDonald Village	8	9	9	8
Newton Falls Village	17	18	15	20
Niles	98	45	66	57
Trumbull Co. Uninc. Area	842	1,063	575	598
Warren	341	469	213a/	303
West Farmington Village	1	1	0	0

a/ Excludes 350 units of public housing.

Sources: Bureau of the Census C-40 Construction Reports.
 Local Building Inspectors.

Table VII

Youngstown-Warren-Ohio, Area Postal Vacancy Survey
November 20-22, 1968

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	No.	%
		All	%	Used				All	%	Used				All	%	Used					
The Survey Area Total	142,811	2,758	1.9	2,422	336	1,406	133,296	1,969	1.5	1,794	175	508	9,515	789	8.3	628	161	898	1,771	21	1.2
Maioning County	88,093	1,773	2.0	1,571	202	678	82,089	1,286	1.6	1,181	105	247	6,004	487	8.1	390	97	431	493	2	0.6
Youngstown	72,308	1,507	2.1	1,326	181	605	66,789	1,070	1.6	986	84	174	5,519	437	7.9	340	97	431	382	1	0.3
Main Office	8,922	253	2.8	253	-	19	8,594	210	2.4	210	-	3	328	43	13.1	43	-	16	-	-	-
Branches:																					
Austintown	7,206	160	2.2	88	72	179	6,216	70	1.1	46	24	15	990	90	9.1	42	48	164	83	-	0.0
Fosterville	9,361	120	1.3	97	23	230	8,743	93	1.1	71	22	33	618	27	4.4	26	1	197	245	1	0.4
Poland	5,911	46	0.8	37	9	46	5,782	44	0.8	35	9	32	129	2	1.6	2	-	14	28	-	0.0
Stations:																					
East Side	3,656	168	4.6	168	-	2	3,536	138	3.9	138	-	2	120	30	25.0	30	-	-	-	-	-
Fosterville	9,826	131	1.3	121	10	71	9,618	125	1.3	115	10	58	208	6	2.9	6	-	13	-	-	-
North Side	5,440	94	1.7	94	-	9	4,790	46	1.0	46	-	1	650	48	7.4	48	-	8	-	-	-
Parcel Post Annex	10,457	234	2.2	217	17	40	8,919	149	1.7	132	17	26	1,538	85	5.5	85	-	14	26	-	0.0
South Side	5,795	219	3.8	171	48	-	4,971	136	2.7	136	-	-	824	83	10.1	35	48	-	-	-	-
West Side	5,734	82	1.4	80	2	9	5,620	59	1.0	57	2	4	114	23	20.2	23	-	5	-	-	-
Other Cities and Towns	15,785	266	1.7	245	21	73	15,300	216	1.4	195	21	73	485	50	10.3	50	-	-	111	2	1.8
Campbell	3,986	101	2.5	101	-	5	3,934	78	2.0	78	-	5	52	23	44.2	23	-	-	-	-	-
Canfield	3,584	52	1.5	38	14	60	3,361	45	1.3	31	14	60	223	7	3.1	7	-	-	4	-	0.0
Loewville	1,709	28	1.6	28	-	3	1,684	21	1.2	21	-	3	25	7	28.0	7	-	-	95	-	0.0
Sebring	1,909	27	1.4	25	2	2	1,771	19	1.1	17	2	2	138	8	5.8	8	-	-	12	2	16.7
Struthers	4,597	58	1.3	53	5	3	4,550	53	1.2	48	5	3	47	5	10.6	5	-	-	-	-	-
Trumbull County	54,718	985	1.8	851	134	728	51,207	683	1.3	613	70	261	3,511	302	8.6	238	64	467	1,278	18	1.4
Warren	27,802	554	2.0	494	60	549	24,958	350	1.4	340	10	120	2,844	204	7.2	154	50	429	717	6	0.8
Main Office	12,193	266	2.2	211	55	19	10,621	129	1.2	123	6	19	1,572	137	8.7	88	49	-	278	6	2.2
Stations:																					
Parcel Post Annex	6,462	83	1.3	79	4	347	6,203	76	1.2	73	3	70	259	7	2.7	6	1	277	229	-	0.0
West Warren	9,147	205	2.2	204	1	183	8,134	145	1.8	144	1	31	1,013	60	5.9	60	-	152	210	-	0.0

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; and apartment represents one possible stop with more than one possible delivery.

The estimates of total possible deliveries to residences, apartments, and house trailers were made by the postal carriers. The data in this table, therefore, are not strictly comparable to the corresponding data for surveys conducted prior to 1966. The combined totals, however, are as recorded in official route records.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table VII Cont'd

Youngstown-Warren-Ohio-Area Postal Vacancy Survey (continued)

November 20-22, 1968

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.	%
Other Cities and Towns	26,916	431	1.6	357	74	179	26,249	333	1.3	273	60	141	667	98	14.7	84	14	38	561	12	2.2
Cortland	2,743	44	1.6	23	21	37	2,722	44	1.6	23	21	37	21	-	0.0	-	-	-	10	-	0.0
Girard	5,417	102	1.9	86	16	53	5,301	76	1.4	60	16	37	116	26	22.4	26	-	16	181	4	2.2
Hubbard	4,813	81	1.7	75	6	27	4,585	66	1.4	60	6	15	228	15	6.6	15	-	12	43	1	2.3
Masury	1,716	12	0.7	7	5	12	1,662	5	0.3	5	-	8	54	7	13.0	2	5	4	29	1	3.4
McDonald	1,319	28	2.1	27	1	9	1,291	28	2.2	27	1	9	28	-	0.0	-	-	-	-	-	-
Newton Falls	3,329	31	0.9	25	6	8	3,271	14	0.4	12	2	8	58	17	29.3	13	4	-	22	3	13.6
Miles	7,579	133	1.8	114	19	33	7,417	100	1.3	86	14	27	162	33	20.4	28	5	6	276	3	1.1

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; and apartment represents one possible stop with more than one possible delivery.

The estimates of total possible deliveries to residences, apartments, and house trailers were made by the postal carriers. The data in this table, therefore, are not strictly comparable to the corresponding data for surveys conducted prior to 1966. The combined totals, however, are as recorded in official route records.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

728.1 :308 F22 Youngstown-Warren,
Ohio 1969

U.S. Federal Housing Administration
Analysis of the Youngstown-Warren
Ohio housing market

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