U.S. Department of Housing and Urban Development
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The Conversion of Rental Housing to Condominiums and Cooperatives

Volume of Conversion Activity in Selected Metropolitan Areas

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Division of Policy Studies
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The Volume of Conversion Activity in Selected Metropolitan Areas

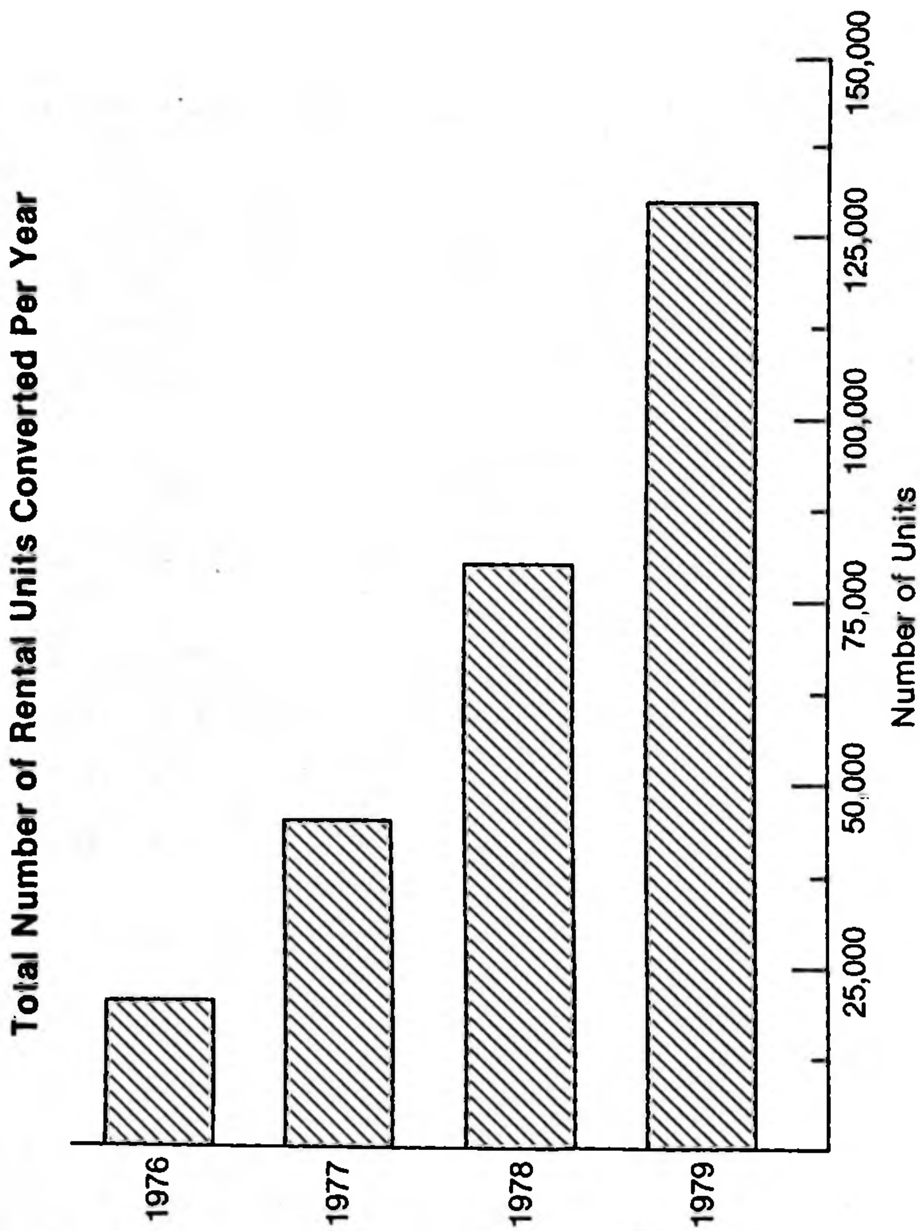
The number of multi-unit buildings converted from single to multiple ownership, either as condominiums or cooperatives, increased over the decade of the 1970s. The rate of increase is documented in the U. S. Department of Housing and Urban Development's June, 1980 study of the extent, causes and impacts of rental conversions. 1/ This follow-up to that report presents detailed data on the number of conversions which occurred in selected metropolitan areas between 1970 and 1979, as enumerated in the earlier study. In addition, it provides an indication of the extent of conversion activity that took place in the year 1980 as observed by local housing market specialists.

The Volume and Pattern of Rental Conversions Between 1970 and 1979

Nationwide, 366,000 rental units were converted to condominiums and cooperatives during the period 1970-1979, with 71 percent of them (260,000) converted between 1977 and 1979. 2/ Figure 1, which indicates the yearly number of rental conversions from 1976 through 1979, illustrates the recent growth of the conversion phenomenon. Converted units totaled approximately 20,000 in 1976; in 1977, they numbered approximately 45,000; in 1978, the figure was about 80,000; and by 1979, the total was 135,000 units. Most of the conversions involved condominiums rather than cooperatives. Only seven percent, or 18,000 units, were converted to cooperatives between 1970 and 1979, and 70 percent of these were in the New York metropolitan area.

1/ U.S. Department of Housing and Urban Development, The Conversion of Rental Housing to Condominiums and Cooperatives in four volumes: A National Study of Scope, Causes and Impacts, Appendix 1, Appendix 2 and Annotated Bibliography, (Washington, D. C. U. S. Government Printing Office, 1980).

2/ The total of 360,000 for 1970-1979 includes the actual number of conversions through the third quarter of 1979, plus an extrapolation of 13,524 units through the end of 1979. The original field study ended in September, 1979.


Total Number of Rental Units Converted Per Year
1976
1977
1978
1979
25,000
50,000
75,000
100,000
125,000
150,000
Number of Units

In both the national study and this follow-up report, a rental building is considered to be converted when the first condominium unit or cooperative share is sold--with one exception. In New York, where most of the nation's cooperative conversions have occurred, a rental building is counted as converted when the legally required number of tenants purchase shares. 3/

Conversions and the rental supply. When viewed as a proportion of the nation's 1977 rental supply, the most recent year for which such data are available, 1.3 percent of all rental units have been converted to condominiums and cooperatives. This figure is based on all occupied rental units, including single-family homes and units in buildings with less than five units. 4/ If the proportion of conversions is calculated as a percent of all units only in buildings with five or more units, then 3.56 percent of the 1977 rental stock has been converted.

Patterns of conversion activity in large metropolitan areas. Having provided a brief overview of national figures on conversions, the remainder of this report examines local conversion data for selected metropolitan areas. To date, most conversions have taken place in relatively large Standard Metropolitan Statistical Areas (SMSAs). In fact, over three-fourths of all converted units nationally are located in the 37 largest SMSAs, as indicated in the tables below. 5/ 6/

3/ Specifically, either 35 percent or 15 percent of the tenants must purchase, depending on whether tenants will be evicted as a result of conversion. Should the sponsor of the conversion fail to obtain purchase agreements from the required percentage of tenants, the conversion remains a rental. Therefore, in New York, a cooperative conversion is counted as such only when the necessary numbers of tenants have purchased.

4/ According to 1977 Annual Housing Survey, 31 percent of the rental supply consists of single family detached or attached units which are not "convertible" because they are individually owned. Fifty-nine percent of all rental units are located in buildings with less than five units, and 71 percent of all units are in buildings with nine or less units.

5/ These SMSAs had an estimated population of one million or more persons in 1977, the latest year for which these population figures were available

6/ In the tables below, some of the figures supercede those from corresponding tables in the original study. These changes are noted by asterisks in each table.

TABLE 1

CONDOMINIUM AND COOPERATIVE CONVERSIONS AND PERCENT OF OCCUPIED RENTAL UNITS CONVERTED, BY LOCATION: 1970-1979

	1970-75	1976	1977	1978	3 Quarters of 1979	Total 1970-79	Total 1977-79	Total 1970-79 Percentage	Total 1977-79 Percentage
Total U. S.	85,746	19,976	45,445*	81,504*	115,143*	347,814*	242,092*	100.0	100.0
Condominium	82,540	19,452	43,464*	75,632*	108,620*	329,708*	227,715*	94.8	94.1*
Cooperative	3,206	524	1,981	5,872	6,523	18,106	14,376	5.2	5.9*
37 Largest Metro Areas									
12 High Conversion Activity SMSAs	55,916	10,679	31,588*	52,056*	54,596*	204,835*	138,240*	58.9*	57.1*
Condominium	54,099	10,175	29,968*	46,691*	48,358*	189,291*	125,017*	54.4*	51.6*
Cooperative	1,817	504	1,620	5,365	6,238	15,544	13,223	4.5*	5.5
Remaining 25 SMSAs	14,308	3,408	8,761	14,996	20,221	61,694	43,978	17.7*	18.2*
Condominium	13,188	3,408	8,441	14,509	20,084	59,630	43,034	17.1*	17.8*
Cooperative	1,120	0	320	487	137	2,064	944	.6	.4
Balance of U.S.	15,522	5,889	5,096	14,452	40,326 2/	81,286	59,874	23.4*	24.7*
Condominium	15,253	5,869	5,055	14,432	40,178	80,778	59,656	23.2*	24.6*
Cooperative	269	20	41	20	148	498	209	0.2	0.1
Percent Rental Converted, Total U.S.	0.32	0.08	0.17	0.30	0.43	1.31	0.91		
Percent Rental Converted 12 High Activity SMSAs 1/	0.75	0.14	0.42	0.68	0.72	2.81*	1.83		
Percent Rental Converted 25 Moderate Activity SMSAs 3/	0.30	0.07	0.18	0.32	0.43	1.20*	0.93		
Percent Rental Balance of U. S. 4/	0.11	0.04	0.04	0.10	0.28	0.57	0.42		

1/ The 12 SMSAs accounted for 28.3 percent of U.S. occupied rentals in the 1977 Annual Housing Survey.
2/ For all 12 months of 1979.
3/ The 25 SMSAs accounted for 17.9 percent of U. S. occupied rentals in the 1977 Annual Housing Survey.
4/ The balance of the U. S. account for 53.8 percent of U. S. occupied rental in 1977 by subtraction.

* Figures supersede those published previously

TABLE 2
CONDOMINIUM AND COOPERATIVE CONVERSIONS IN
THE 37 LARGEST SMSAs, BY LOCATION: 1970-1979 (3RD QUARTER)

SMSA	Condominiums CC	Condominiums OCC	Cooperatives CC	Cooperatives OCC	SMSA Total
Anaheim-Santa Ana-Garden Grove	1,604	912	0	0	2,516
Atlanta	2,224	2,640	0	0	4,864
Baltimore	963	1,243	0	0	2,206
Boston	3,146	6,457	0	0	9,603
Buffalo	65	718	0	0	783
Chicago	35,869 1/	33,592	0	0	69,461
Cincinnati	401	32	0	0	433
Cleveland	284	5,426	0	540	6,250
Columbus	826	1,042	0	0	1,868
Dallas-Fort Worth	6,206	570	0	0	6,776
Denver-Boulder	11,466	2,757	0	0	14,223
Detroit	54	1,443	0	0	1,497
Hartford	80	1,293	0	0	1,373
Houston	15,888	0	0	0	15,888
Indianapolis	387	0	0	0	387
Kansas City	996	444	0	0	1,440
Los Angeles-Long Beach	3,594*	4,727*	0	0	8,321
Miami	2,861	2,725	0	0	5,586
Milwaukee	794	816	0	0	1,610
Minneapolis-St. Paul	1,470	5,547	298	0	7,315
Nassau-Suffolk	362	N/A	1,025	N/A	1,387
Newark	4	481	0	0	485
New Orleans	450	72	0	0	522
New York City	100	3,499	11,137	1,214	15,950
Philadelphia	4,358	3,511	0	499	8,368
Phoenix	1,814	2,571	0	0	4,385
Pittsburgh	1,228	2,405	0	0	3,633
Portland	461	420	0	0	881
Riverside-San Bernardino-Ontario	98	331	0	0	429
St. Louis	357	668	0	0	1,025
San Antonio	1,800	0	0	0	1,800
San Diego	3,028	615	0	0	3,643
San Francisco-Oakland	1,347	5,297	0	1,021	7,665
San Jose	900	2,233	0	0	3,133
Seattle-Everett	2,799	4,501*	0	0	7,300*
Tampa-St. Petersburg	2,774	1,952	0	0	4,726
Washington, D.C.	10,899	26,034	1,458	416	38,807
Totals	121,957*	126,974*	13,918	3,690	266,539*
Percent of Total	45.8*	47.6*	5.2	1.4	100.00

*Figures supersede those published previously.

Source: Department of Housing and Urban Development, The Conversion of Rental Housing to Condominiums and Cooperatives, op.cit.

1/ Includes 12 months.

NOTE: "CC" designates central city of SMSA. "OCC" designates area outside central city but within SMSA. "N/A" indicates data not available.

TABLE 3
CONDOMINIUM AND COOPERATIVE CONVERSIONS
BY SMSA, LOCATION AND RANK: 1970-1979

	1970-1976	1977	1978	1979 3 Quarters	Subtotal 1977-1979	Total 1970-1979	Rank 1977-1979	Rank 1970-1979
Anaheim-Santa Ana-Garden Grove SMSA Total	551	438	824	703	1,965	2,516	20	21
CC	247	274	745	338	1,357	1,604		
OCC	304	164	79	365	608	912		
Atlanta SMSA Total	2,282	580	407	1,595	2,582	4,864	18	15
CC	839	130	292	963	1,385	2,224		
OCC	1,443	450	115	632	1,197	2.640		
Baltimore SMSA Total	286	174	762A/	984A/	1,920	2,206	21	22
CC	286	141	8	528	677	963		
OCC	0	33	754A/	456A/	1,243	1,243		
Boston SMSA Total	4,199	1,250	2,224	1,930C/	5,404	9,603	12*	6
CC	1,877	171	897	201C/	1,269	3,146		
OCC	2.322	1,079	1,327	1,729C/	4.135	6,457		
Buffalo SMSA Total	0	371	220	192	783	783	30	32
CC	0	65	0	0	65	65		
OCC	0	306	220	192	718	718		
Chicago SMSA Total	27,402A/	11,192A/	11,355A/	19,509A/	42,506	69,461	1	1
CC	11,917B/	4,791	5,159	14,002A/ D/	23,952	35,869		
OCC	15,488A/	6,401A/	6,196A/	5.507A/	18,104	33,592		

* Figures supersede those published previously.

Note: "A" designates extrapolated data. "B" designates estimated data. "C" designates data for 6 months. "D" designates data for 12 months. "CC" designates the central city for the SMSA. "OCC" designates all areas within the SMSA, but outside the central city.

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BY SMSA, LOCATION, AND RANK: 1970-1979

	1970–1976	1977	1978	1978 3 Quarters	Subtotal 1977–1979	Total 1970–1979	Rank 1977–1979	Rank 1970–1979
Cincinnati SMSA Total	98	56	126	153	335	433	36	35
CC	98	56	126	121	303	401		
OCC	0	0	0	32	32	32		
Cleveland SMSA Total	1,516	720	2,576	1,438	4,734	6,250	13*	13*
CC	0	5	279	0	284	284		
OCC	1,516	715	2,297	1,438	4,450	5,966		
Columbus SMSA Total	722	397	384	365	1,146	1,868	26	23
CC	164	38	283	341	662	826		
OCC	558	359	101	24	484	1,042		
Dallas-Fort Worth SMSA Total	2,795	1,078	1,020	1,883	3,981	6,776	15	12*
CC	2,457	1,078	788	1,883	3,749	6,206		
OCC	338	0	232	0	232	570		
Denver-Boulder SMSA Total	1,197	732	6,743	5,551	13,026	14,223	3	5
CC	685	642	5,894	4,245	10,781	11,466		
OCC	512	90	849	1,306	2.245	2,757		
Detroit SMSA Total	140	7	619	731	1,357	1,497	24	26
CC	43	0	0	11	11	54		
OCC	97	7	619	720	1,346	1,443		
Hartford SMSA Total	0	318 A/	318 A/	737 A/	1,373	1,373	23	29
CC	0	29 A/	29 A/	22 A/	80	80		
OCC	0	289 A/	289 A/	715 A/	1,293	1,293		

* Figures supersede those published previously.

Note: "A" designates extrapolated data. "B" designates estimated data. "C" designates data for 6 months. "D" designates data for 12 months. "CC" designates the central city for the SMSA. "OCC" designates all areas within the SMSA, but outside the central city.

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BY SMSA, LOCATION, AND RANK: 1970-1979

	1970-1976	1977	1978	1979 3 Quarters	Subtotal 1977-1979	Total 1970-1979	Rank 1977-1979	Rank 1970-1979
Houston SMSA Total	3,237	5,042	5,615	1,994	12,651	15,888	4	4
CC	3,237	5,042	5,615	1,994	12,651	15,888		
OCC	0	0	0	0	0	0		
Indianapolis SMSA Total	0	0	0	387	387	387	34	37
CC	0	0	0	387	387	387		
OCC	0	0	0	0	0	0		
Kansas City SMSA Total	310	0	412	718	1,130	1,440	27	27
CC	310	0	248	438	686	996		
OCC	0	0	164	280	444	444		
Los Angeles-Long Beach, SMSA Total	1,670	1,159	4,506	986	6,651	8,321	8	8
CC	0	962*	2,211*	421 *	3,594*	3,594*		
OCC	1,670	197*	2,295*	565 *	3,057*	4,727*		
Miami SMSA Total	0	644	1,970	2,972	5,586	5,586	11*	14
CC	0	515	526	1,820	2,861	2,861		
OCC	0	129	1,444	1,152	2,725	2,725		
Milwaukee SMSA Total	683	398	294	235	927	1,610	28	25
CC	293	174	132	195	501	794		
OCC	390	224	162	40	426	816		

*Figure supersede those published previously.

Note: "CC" designates the central city for the SMSA. "OCC" designates all areas within the SMSA, but outside the central city.

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	1970-1976	1977	1978	1979 3 Quarters	Subtotal 1977-1979	Total 1970-1979	Rank 1977-1979	Rank 1970-1979
Minneapolis-St. Paul SMSA Total	1,541	1,333	1,703	2,738	5,774	7,315	10*	10
CC	761	142	198	667	1,007	1,768		
OCC	780	1,191	1,505	2,071	4,767	5,547		
Nassau-Suffolk SMSA Total	847	139	401	0	540	1,387	32	28
CC	847	139	401	0	540	1,387		
OCC	N/A	N/A	N/A	N/A	N/A	N/A		
Newark SMSA Total	415	41	7	22	70	485	37	34
CC	0	0	0	4	4	4		
OCC	415	41	7	18	66	481		
New Orleans SMSA Total	18	0	38	466	504	522	33	33
CC	18	0	38	394	432	450		
OCC	0	0	0	72	72	72		
New York SMSA Total	3,790	1,711	5,527	4,922	12,160	15,950	5	3
CC	2,093	901	3,871	4,372	9,144	11,237		
OCC	1,697	810	1,656	550	3,016	4,713		
Philadelphia SMSA Total	782	1,277 A/	1,267 A/	5,042 A/	7,586	8,368	7	7
CC	502	0	0	3,856	3,856	4,358		
OCC	280	1,277 A/	1,267 A/	1,186 A/	3,730	4,010		

*Figures supersede those published previously.

Note: "A" designates extrapolated data. "B" designates estimated data. "C" designates data for 6 months. "D" designates data for 12 months. "CC" designates the central city for the SMSA. "OCC" designates all areas within the SMSA, but outside the central city. "N/A" designates not available.

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	1970-1976	1977	1978	3 Quarters	Subtotal 1977-1979	Total 1970-1979	Rank 1977-1979	Rank 1970-1979
Phoenix SMSA Total	1,715	92	802	1,776	2,670	4,385	17	17
CC	800	24	195	795	1,014	1,814		
OCC	915	68	607	981	1,656	2,571		
Pittsburgh SMSA Total	1,649	470	781	733	1,984	3,633	19	19
CC	217	116	310	585	1,011	1,228		
OCC	1,432	354	471	148	973	2,405		
Portland SMSA Total	329	24	362	166	552	881	31	31
CC	248	24	84	105	213	461		
OCC	81	0	278	61	339	420		
Riverside-San Bernadino-Ontario SMSA Total	69	101	143	116	360	429	35	36
CC	7	74	5	12	91	98		
OCC	62	27	138	104	269	331		
St. Louis SMSA Total	193	94	100	638	832	1,025	29	30
CC	0	66	30	261	357	357		
OCC	193	28	70	377	475	668		
San Antonio SMSA Total	480 B/	480 B/	480 B/	360 B/	1,320	1,800	25	24
CC	480 B/	480 B/	480 B/	360 B/	1,320	1,800		
OCC	0	0	0	0	0	0		
San Diego SMSA Total	291	928	2,075	349	3,352	3,643	16	18
CC	174	840	1,755	259	2,854	3,028		
OCC	117	88	320	90	498	615		

*Figures supersede those published previously.

Note: "A" designates extrapolated data. "B" designates estimated data. "C" designates data for 6 months. "D" designates data for 12 months. "CC" designates the central city for the SMSA. "OCC" designates all areas within the SMSA, but outside the central city.

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	1970-1976	1977	1978	1979 3 Quarters	Subtotal 1977-1979	Total 1970-1979	Rank 1977-1979	Rank 1970-1979
San Francisco-Oakland								
SMSA Total	0	3,207 A/	2,639 A/	1,819 A/	7,665	7,665	6	9
CC	0	910 A/	342 A/	95 A/	1,347	1,347		
OCC	0	2,297 A/	2,297 A/	1,724 A/	6.318	6.318		
San Jose SMSA Total	1,545 A/	578 A/	578 A/	432 A/	1,588	3,133	22	20
CC	240 A/	240 A/	240 A/	180 A/	660	900		
OCC	1,305 A/	338 A/	338 A/	252 A/	928	2,233		
Seattle-Everett								
SMSA Total	1,417	701*	3,998*	1,184*	5,883*	7,300*	9*	11*
CC	704	421	961	713	2,095	2,799		
OCC	713	280*	3,037*	471*	3,788*	4,501*		
Tampa-St. Petersburg,								
SMSA Total	0	329	2,015	2,382	4,726	4,726	14*	16
CC	0	154	1,054	1.566	2,774	2,774		
OCC	0	175	961	816	1,952	1,952		
Washington, D. C. SMSA Total	22,139	4,298	3,761	8,609	16,668	38,807	2	2
CC	5,945	532	1,550	4,330	6,412	12,357		
OCC	16,194	3,766	2,211	4,279	10,256	26,450		
Total 37 SMSAs	84,311	40,359*	67,052*	74,817*	182,228*	266,539*	N/A	N/A
CC	35,489	79,176*	34,746*	46,464*	100,386*	135,875*	N/A	N/A
OCC	48,822	21.183*	32,306*	28,353*	81,842*	130,664*	N/A	N/A

Figures supersede those published previously.
Source: U.S. Department of Housing and Urban Development The Conversion of Rental Housing to Condominiums and and Cooperatives op.cit.
Note: "A" designates extrapolated data. "B" designates estimated data. "C" designates data for 6 months. "D" designates data for 12 months. "CC" designates the central city for the SMSA. "OCC" designates all areas within the SMSA, but outside the central city.

Detailed patterns of conversion activity in 12 metropolitan areas. As shown in the preceding tables, conversion activity has been concentrated in larger metropolitan areas. 7/ A few of these areas account for a majority of conversions nationwide; in fact, almost 60 percent have taken place in just 12 metropolitan areas, as indicated below.

FIGURE 2

TWELVE SMSA's WITH HIGH LEVELS OF CONVERSION ACTIVITY

Boston
Chicago
Denver-Boulder
Houston
Los Angeles-Long Beach
Miami
Minneapolis-St. Paul
New York
San Francisco-Oakland
Seattle-Everett
Tampa-St. Petersburg
Washington, C.C.

Even among these areas, the volume and pattern of conversion activity vary considerably. This is demonstrated in the tables and maps that follow in Appendix III. The first table presents an overview of activity, and the remaining tables and maps present more in-depth information on local markets. These exhibits display the number of converted rental units in both the central cities and balance of each SMSA for the 1970-79 and 1977-79 periods. Unless otherwise noted, figures on conversion activity for 1979 reflect conversions in which at least one sale had occurred as of September 30, 1979.

7/ There is some evidence suggesting that the conversion phenomenon may be spreading to or increasing in smaller metropolitan areas. See, U.S. Department of Housing and Urban Development, op. cit. Chapter IV.

Conversions as a percent of rental stock. When assessing the extent of condominium and cooperative conversions, it is necessary to distinguish between the absolute number of conversions and the proportion of the rental housing stock that this number represents. For example, the Chicago SMSA has had, by far, the largest number of conversions over the last decade -- 69,461 units; this represents 6.8 percent of the total Chicago metropolitan rental stock. In contrast, the central cities of the Denver-Boulder SMSA have experienced fewer units converted, 11,466, but this represents 10 percent of the available stock -- the highest level of conversion activity proportionate to the rental stock of any central city. 8/

Location of conversions within the SMSA. A second variation among metropolitan areas is the degree to which rental conversions represent a central city or suburban phenomenon. In three of the 12 SMSAs listed in Figure 2, a majority of conversions occurred in the central cities: Denver-Boulder (80%), New York (70%), and Houston (100%). The conversions in the Houston area are in the central city to a large extent because of the state's liberal annexation policies which allow central cities to grow to such an extent that few densely populated areas exist which are not part of the central city. Exhibiting the reverse pattern are four other SMSAs -- Boston (33% in the central city), Minneapolis-St. Paul (24%), San Francisco-Oakland (18%), and Washington, D.C. (32%) -- which have a relatively small percentage of their metropolitan-wide conversions within the central city areas. The five other SMSAs contain a more equal mix of central city and outside central city conversions. These include Chicago (52% in the central city), Los Angeles (43%), Miami (51%), Seattle-Everett (47%), and Tampa-St. Peterburg (59%).

To some extent, the pattern is influenced by the number of rental units, particularly those with higher rents, located in the central city relative to those in the suburbs. For instance, 86 percent of the New York SMSA's conversions are located in New York City and 86 percent of the rental units which rent at 125 percent or more of the metropolitan median rent are also in New York City. Similarly, the city of Houston contains over six times as many higher cost rental units (55,979) as there are outside the central city (9,249) and 100 percent of the conversions. In the Washington, D.C. SMSA, 64 percent

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8/ See U.S. Department of Housing and Urban Development, op. cit., p. VII-22 and Denver Regional Council of Governments, Condominium Conversions in the Denver Region: Issues and Analysis. (Denver, 1980), p. 24.

of the high rent units are outside rather than inside the central city, as are 68 percent of the SMSA's conversions. The same pattern is true for the Boston area which has more high rent units and more conversions outside the central city.

The relationship between high rent units and conversions does not always hold. For example, in the San Francisco SMSA, roughly equal numbers of higher rent units are found inside and outside the central city, but 82 percent of the conversions are in surburban areas. Thus, while the pattern of city and suburban activity is influenced, to some extent, by the location of higher rent buildings, other factors, such as restrictive conversion regulations, also play an important role.

Location of conversion activity within the cities. A third difference in the pattern of conversions in these 12 metropolitan areas is the concentration or dispersion of activity within particular neighborhoods or census tracts -- an important factor in considering sub-market effects. 9/ In some SMSAs, conversions are heavily concentrated in a relatively few neighborhoods while in others, they are widely dispersed. The maps of the central cities of the 12 SMSA's illustrate which city census tracts contain conversions. In some cities, like Houston, Denver, Boulder, Chicago, Boston, and Washington, D.C., conversions have been relatively concentrated in selected neighborhoods. These include, for example, the Gold Coast area of Chicago, Back Bay and Beacon Hill in Boston, the northwest section of Washington, D.C. (especially the Connecticut Avenue corridor and Dupont Circle), Capitol Hill in Denver, and the southwestern part of Houston. In other cities, such as Los Angeles-Long Beach and Minneapolis-St. Paul, conversions tend to be more dispersed throughout the city.

Even so, in all of these cities conversions are most often found in middle-to-upper income, "stable" areas. These are neighborhoods whose housing stock is generally well-maintained and whose population characteristics have remained relatively stable. Usually, the median incomes, rents, and housing values in these areas are higher than the rest of the metropolitan area. Local observers indicate that vacancy rates in these neighborhoods tend to be equal to or less than city or

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9/ To determine the degree of concentrated conversion activity, rental conversions (in numbers of units) were mapped by census tract. Only conversions occurring between January 1977 and December 1979 are included.

metropolitan averages. 10/ Conversions are also taking place, though to a lesser extent, in revitalizing neighborhoods of selected metropolitan areas, such as Washington, D.C., St. Paul, Chicago, and New York. These are areas which have undergone sustained decline in the past but which have recently experienced significant private or public reinvestment. They are usually the oldest sections of their respective metropolitan areas and, in some cities such as Minneapolis and St. Paul, are designated as historic preservation districts. Similar to stable neighborhoods, vacancy rates in revitalizing areas tend to be the same as or less than city averages. 11/

Conversion of non-residential buildings is a significant factor in some of these areas, particularly in northeastern cities where old manufacturing buildings, warehouses, office buildings, or old schools have been transformed into living space -- either as full-fledged apartments or open-spaced lofts.

Conversion Activity in 1980

This section provides an indication of the volume and pattern of conversion activity that took place in 1980, the year following the original HUD study. Prior to 1980, the trends in most of the metropolitan areas which had experienced condominium or cooperative conversions were in the direction of successive yearly increases but, at the end of the decade, interest rates had risen rather dramatically. This update provides some information about the impact of changing financial conditions on the rate of conversion activity.

In the original study, in-depth data were collected in the twelve metropolitan areas that were believed, at the onset of the study, to have had the largest number of conversions; however, after data were collected in these and other SMSA's, three others -- Dallas-Fort Worth, Cleveland, and Philadelphia -- were observed to have had as many, if not more conversions in the 1977-1979 period as the original group of twelve. Thus, all 15 SMSA's are included in this update.

10/ See HUD study, op. cit., p. VIII-13.

11/ See HUD study, op. cit., p. VIII-16.

Determining the number of conversions. Data on the number of units converted to condominiums and cooperatives between 1970 and 1979 were gathered through: a systematic search of records in city, county and state offices (such as tax assessors' offices, housing departments, real estate departments, and county clerks offices); interviews with individuals who had specialized knowledge about conversions (such as city planners, building inspectors, lawyers, developers and tenants); and a review of local housing market studies, newspaper articles and formal reports on conversion activity in individual localities and areas. 12/ To allow for comparability, buildings were considered to have been converted when one unit had been sold. Thus, declarations of intent to convert were not used since, following such a declaration, a converter may have decided to withdraw the conversion plan, postpone the planned conversion, or simply not sell the first unit as of the time that the data were gathered.

The purpose of this update is not to replicate the original study but to get a general idea of the extent and location of conversion activity in 1980. Therefore, a different procedure -- one which is considerably less reliable -- was employed. Several local observers in each of the 15 SMSA's were telephoned and asked for information and/or opinions about the volume of conversions. These observers included public officials and housing market experts with various backgrounds located in the fifteen SMSA's. Instead of a structured interview guide, local observers were asked to provide any information they had about conversions in their areas. If data on the number of conversions were available, these were recorded; in most cases, however, they were not. The observers were encouraged to describe the market using whatever indicators were available, and they provided interesting information and observations regarding recent activity within these SMSAs. For two SMSAs, the figures obtained corresponded to the definitions used in the original study but, in other cases, the data obtained for 1980 represent some other definition or criterion than used for the 1970-79 period. Clearly, in those cases, comparisons between 1980 and the preceeding period are more tentative.

General Findings of the Update. General speaking, high interest rates had an impact on conversion activity in 1980. There were clear indications of successive yearly increases through 1980 in only the New York and Washington, D.C. SMSA's. There were plateaus or decreases in volume of conversion activity in the other 13 SMSA's

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12/ A complete explanation of the procedure is contained in U.S. Department of Housing and Urban Development, The Conversion of Rental Housing to Condominiums and Cooperatives: Appendix I, op. cit .

that local observers attributed, in part, to high interest rates; however, financial conditions were not the only reason given for changes in level of conversion activity. Local market factors were also important in most cases. Dwindling supplies of prime convertible stock, competition from new construction activity, and local and state goverment intervention in the market through moratoria, "caps" and restrictive ordinances were as important as high interest rates in accounting for conversion activity in the 15 SMSAs included in this update.

The Boston SMSA. Although reliable figures are unavailable for the City of Boston, it appears that the majority of conversion activity in 1980, as in the past, took place in the suburban towns outside of Boston. The Brookline Planning Department estimates that approximately 885 rental units were converted to condominiums in Brookline in 1980, compared to 1330 for the 1977-1979 period. Local experts report that while the volume of conversion activity in most other suburbs has not been high, the conversion phenomenon appears to be spreading to many of Boston's surrounding towns, where converted units tend to be more affordable than single family homes. Within the City of Boston, conversions are reported to be still taking place, although at a somewhat reduced level compared to 1977-1979. Conversion activity involving some rehabilitation continues to occur in the Back Bay, Beacon Hill, North End, South End and Waterfront areas, and appears to be spreading to sound buildings in less prestigious city neighborboods. There was little new construction of condominiums either in the city or the suburbs in 1980.

The Chicago SMSA. A decline in conversion activity appears to have taken place in both the central city and suburbs. There has also been a decline in new construction of all kinds. According to one market expert, the overall reduction in conversions ranged from 40-50% of the previous year's activity. Those conversions that have occurred in the city have been inland, away from the lakefront where most prime rental properties have already been converted. 13/ Smaller rental properties close to, but in from the lakefront, are also being converted, although at a slower rate due to the high costs of rehabilitation and the less advantageous economies of scale.

The Denver-Boulder SMSA. While precise figures on actual conversions are unavailable, some local observers believe that high interest rates have affected the conversion market. Generally speaking, conversion activity has declined somewhat, as evidenced by the number of documents filed by converters as the first step in their intent to convert.

13/ The term "prime" convertible stock, as used in this 1980 update, is a subjective term meaning easily convertible as defined by the local observer.

For example, the number of conversions increased from 642 in 1977, to 5,894 in 1978, and to 4,245 during 1979. 14/ According to the Planning Office in the Cities of Denver and Boulder, the number of plans or declarations to convert in 1980 only reached 2,753 and, therefore, the number of actual conversions may have been even lower. Most of the conversion activity (80%) has occurred in the central cities. Within Denver, conversions have occurred in stages, first in the central and southeast sections of the city and then in eastern and south central Denver. As the supply of convertible buildings dwindles, especially those complexes that do not require a large capital investment, there is some competition from new construction; however, so far, new condominiums have mostly been in the luxury category.

The Houston SMSA. Conversion to condominiums seems to have peaked in 1978 from a high of 5,615 units in that year to 1,994 in 1979. 15/ According to the Greater Houston Builders Association, only about 1,000 newly converted units were sold in 1980; however, this number of conversions is probably a conservative one by the definition used in the original HUD study, because the remaining, unsold units in converted buildings were not counted as conversions by the Association as they would have been in the HUD study. Thus, it is possible that the number of condominium conversions is somewhat higher than this reported number of individual unit sales would indicate. Yet, several local observers perceived a decline in the number of condominium conversions. Furthermore these observers attributed the drop not only to high interest rates and the difficulty in obtaining financing, but also to the gradual depletion of prime convertible stock. By way of contrast, the housing market in new construction of single and multi-family homes and condominiums was reportedly strong in 1980.

The Los Angeles SMSA. Local observers say that it is difficult to know precisely whether volume in 1980 was up or down from previous years; however, there seemed to be a leveling-off in the volume of activity for Los Angeles County as a whole. Conversion activity has generally been confined to the older communities of the western part of the county, while new construction of single family and condominiums has occurred in the eastern portion of the county where land is more likely to be vacant and less expensive than in older communities. Several local observers have said that municipal ordinances regulating the volume of conversion activity did not seem to seriously affect interest in conversions. Any decline in the number of conversions that has occurred has tended to be in several smaller communities because they reached the limit of their supply of convertible stock.

14/ 1979 data are for the first three quarters of the year.

15/ 1979 data are for the first three quarters of the year.

The Miami SMSA. Between 1977-1979, the ratio of conversion activity between the city and suburban Dade County was roughly 50-50. In 1980, although conversion activity fell in the central city, it was up substantially in the remainder of Dade County. In the City of Miami, the number of conversions fell from 1,820 units during 1979 to 866 units in 1980. 16/ In the balance of the SMSA, the number of conversions increased from 1,152 to 4,449 over the same time period. (The 1980 numbers are actual conversions reported by the Dade County Tax Assessor.) Although the supply of converted stock has been plentiful, there has been competition from newly constructed condominiums, especially in the luxury category. In fact, there is evidence that some very large conversion projects have reconverted to rental status due to an over-supply of condominiums for sale.

The Minneapolis-St. Paul SMSA. Conversion activity in this metropolitan area appears to have increased over the previous year according to data maintained by the Planning Offices of the Twin Cities. In 1980, there were 720 conversions to condominiums and an additional 95 units converted to cooperatives in Minneapolis, and there were certificates of declaration to convert issued for 200 units in St. Paul. This compares to 1979 in which 667 units were converted in both central cities. 17/ Although these data suggest increased activity, some private housing market specialists perceive a reduced level of activity in 1980. This may be due to the fact that a large proportion of 1980 conversions in both cities involved the substantial rehabilitation of buildings which were partially financed through bonds issued by the Twin City Housing and Redevelopment Authority. Private sector observers may not have been fully aware of this type of activity.

The New York SMSA. A number of local experts in New York report an increase in the number of conversions in 1980 over previous years. The volume of activity in New York City increased steadily from 901 units in 1977 to 4,372 for the first three quarters of 1979 and , in 1980, it is estimated that the volume increased above that level. In 1980, 16,226 units of rental housing were contained in offering plans filed with the State Attorney General's Office compared to 11,625 units in 1979.

16/ 1979 data are for the first three quarters of the year.

17/ 1979 data are for the first three quarters of the year.

(Offering Plans are similar to conversion declarations once they are accepted by the Attorney General's Office). In 1979, fewer than half of the units represented by Offering Plans actually resulted in conversions that year; however, even if a similar fraction of 1980 plans resulted in conversion and sale, it still would appear that there was an increase over previous years. Most conversions in 1977-1979 and 1980 were conversions to cooperatives and they took place in the central city; within the central city, most of the conversions occurred in Manhattan, although activity is spreading to the other boroughs. In the remainder of the SMSA (which excludes Nassau and Suffolk counties), conversions occurred mainly in Westchester County. Generally speaking, the geographic spread of activity has paralleled a change in the kinds of building being converted -- from luxury apartments to older structures requiring the upgrading of existing systems as well as some cosmetic rehabilitation. Some new construction also seems to be occurring in Brooklyn and outlying boroughs; however, there is little new construction in Manhattan.

The San Francisco-Oakland SMSA. In San Francisco, a statutory limit or "cap" of 1,000 units on the number of annual conversions became effective in 1980. As a result, 1,000 units were processed for approval by the City Council and 671 units were recorded with the County after receiving final approval to convert. It is not known how many of these units were ever converted and sold. Thus, although the number of recorded units may seem to be an increase over the previous year's activity -- 1,018 conversions from 1977 to 1979 -- the 1980 data may be artificially high. While some local observers perceive the conversion market in San Francisco to be basically strong, they also concede that interest rates have hurt the market and that the "cap" may have encouraged a number of "shelf conversions" -- plans filed as a hedge against the annual limit. In Oakland, a restrictive conversion rights ordinance was cited as a major reason for an increase in the number of projects up for final approval by City Council; however, unlike San Francisco, the ordinance is likely to seriously restrict future activity and, as in the case of San Francisco, there is no way of knowing how many of the 1,059 units which received final approval in 1980 were ever converted and sold.

The vast majority of conversions in the SMSA during 1977-1979 took place outside the central cities; however, information for the communities in the balance of the SMSA is not complete for 1980. There is evidence that convertible buildings in key communities are either being converted or have already been developed. This phenomenon has occurred in Concord, Emeryville and San Mateo, among others. Conversions are still occurring in the upper income areas of San Francisco -- Marina, Northeast and Central -- although activity is spreading to middle income areas as well. In Oakland, conversions continue to occur in the affluent Lake Merrit section. As a result of Oakland's restrictive conversion rights ordinance, the new construction of condominiums has begun to increase over previous levels.

The Seattle-Everett SMSA. Until 1980, conversion activity in this area was evenly split between the central cities and suburban counties. In 1980, there appeared to be a slight decline in Seattle and a substantial decline in many King County suburbs. In suburban King County, according to a Chicago Title and Trust Company report, the number of planned conversions in 1980 fell to zero in the communities of Des Moines, Federal Way, Kent, Mercer Island, Redmond and Tukwila. However, there may have been first sales during 1980 of buildings "platted" during previous years.

According to the Seattle Planning Office, there was a slight decline in conversion activity in 1979 and 1980 compared to the 1977-78 period. An impending temporary moratorium on conversions in Seattle appeared to stimulate activity in 1978, and a November 1980 ballot initiative to restrict activity again seemed to be responsible for a slight "peak" in activity during the latter half of 1980. High interest rates also affected the conversion market in that year. A number of observers perceived the market to be strong, on the whole, in spite of these effects. Activity in Seattle continues to occur in prime locations in the center of the City where there are a number of venerable buildings which make prime convertible stock.

The Tampa-St. Petersburg SMSA. Compared to the 1977-1979 period, the relative proportion of conversions in the central cities versus the suburbs fell from 59 percent to 48 percent. This drop was attributable to the decline in conversion activity in St. Petersburg where, by 1980, most of the prime stock had been converted. According to Reinhold-Wolff Associates, the number of conversions in St. Petersburg and Tampa declined from 1,566 units in 1979 to 1,381 units in 1980. 18/ In suburban Pinellas and Hillsboro Counties, activity in 1980 was 1,236 units compared to 1,789 for the entire 1977-1979 period. Since the local economy is not dependent solely on the employment patterns of local industry but, by the area's attractiveness as a vacation and retirement community as well, the slack in the St. Peterburg conversion market has been picked up by other parts of the SMSA.

18/ 1979 data are for the first three quarters of the year.

The Washington, D.C. SMSA. Between 1977 and 1979, there was a 30-70 split in conversion activity between the central city and neighboring jurisdictions. Although figures for the entire SMSA are not available for 1980, there does not appear to have been a major change in the locational pattern of activity. Conversions increased in the District and in Montgomery, Prince George's, and Arlington Counties. (Figures for Fairfax County are not available.) In the District of Columbia, the number of conversions during the last six months of 1980 alone was 3,442 units, compared to 4,330 for the first three quarters of 1979 and 6,421 units for the entire 1977-1979 period. In Montgomery County, 1,801 units were converted compared to 3,059 units for the three year period 1977-1979. In Prince George's County 925 units were registered for conversion during the first half of 1980. Finally, in Arlington County there were 1,818 converted units in 1980 versus 2,224 units between 1977 and 1979.

The Dallas-Forth Worth SMSA. Conversion activity declined in 1980 from previous years according to documents on plans to convert filed with the County Clerk's Office. Based upon these data and opinions of local experts, conversions have occurred predominantly in the City of Dallas. Although activity spread somewhat from the downtown, it continues to be in the "urban area" near business activity. Most of the convertible stock is relatively new. Thus, few projects required a significant amount of rehabilitation. In the view of one expert, prices of converted condominiums are rising to equal those of newly constructed condominiums. Coinciding with the depletion of prime convertible stock, there has been an increase in the construction of new condominiums.

The Cleveland SMSA. According to data on plans to convert filed with local auditors' offices, conversion activity fell sharply in the Cleveland SMSA. Based on these data and opinions of local experts, both condominium conversions and new construction were down, although new construction of condominiums did not decline as much as conversions. In Cuyahoga County, the locus of most past conversion activity, most of the prime buildings along the lakefront have already been converted. Conversions are now occurring inland in large complexes and in townhouse projects.

The Philadelphia SMSA. Between 1977 and 1979, conversions were about evenly split between the city and the rest of the SMSA. In 1979 and 1980, there was a temporary moratorium in the city; however, it is expected that conversion activity in Philadelphia will resume in the near future. Local observers reported that conversions in surrounding communities were up significantly over previous levels. Conversion activity has begun to spill over from prime high-rises along City Line Avenue to garden type, lower priced buildings in more dispersed locations. Montgomery County, Pa., in particular, experienced strong conversion activity. New condominium construction levels were also said to be high, especially in the New Jersey counties of the SMSA.

To recap. The volume and pattern of conversion activity that occurred in 1980 were affected by a combination of national and local conditions. Nationally, the high interest rates which prevailed throughout most of the year clearly had a dampening impact. Locally, different market conditions also affected the amount and location of activity. These conditions included: the amount of prime convertible stock which remained in the local supply; competition from either new construction of condominiums and single or multifamily housing; and local or state ordinances which regulate conversions.

APPENDIX 1
TOTAL RENTAL HOUSING, TOTAL HOUSING UNITS, AND CONVERSIONS FOR 1970-79 AND 1977-79 AS PERCENT OF RENTAL HOUSING FOR 11 HIGH ACTIVITY SMSAs BY LOCATION 1/

SMSA	Housing Units	Rental Units	Conversions as Percent of Rental 1970-79	Conversions as Percent of Rental 1977-79	Rank Order of Number of Rental Units	Rank of Conversions as percent of SMSA Rental Stock 1970-1979
Boston	873,392	405,357	2.37	1.33	6	7
CC	200,201	143,195	2.20	0.89		
OCC	673,191	262,162	2.46	1.58		
Chicago	2,261,894	1,028,962	6.75*	4.09	3	3
CC	1,058,629	667,766	5.37*	3.59		
OCC	1,203,265	351,196	9.30	5.01		
Denver-Boulder	500,424	204,338	6.96	6.37	10	2
CC	194,822 2/	115,012* 2/	9.97* 2/	8.11 2/		
OCC	305,602	89,326*	5.19	4.69		
Houston	753,397	328,053*	4.84*	3.86*	7	4
CC	457,979*	251,057*	6.33*	5.04*		
OCC	295,418*	76,996	0.00	0.00		
Los Angeles-Long Beach	2,520,420	1,303,868	0.64	0.51	2	11
CC	1,188,477	702,789	0.51*	0.51*		
OCC	1,331,943	601,079	0.79*	0.51*		
Miami	503,710	248,403*	2.24*	2.24*	8	8
CC	121,886*	81,065*	3.53*	3.53*		
OCC	381,824*	167,339	1.63	1.63		
Minneapolis-St. Paul	613,301	214,119	3.42	2.70	9	6
CC	262,530	125,387*	1.41	0.80		
OCC	350,771	88,732	6.25	5.37		
New York City	3,745,075	2,229.632	0.72	0.55	1	10
CC	2,613,172	1,924,721	0.58	0.48		
OCC	1,131,903	304,911	1.55	0.99		
San Francisco-Oakland	1,158,710	552,937	1.39*	1.39	4	9
CC	416,066	263,992	0.51	0.51		
OCC	742,644	288,945	2.19	2.19		
Seattle-Everett	517,866	182,855*	3.99*	3.22*	11	5
CC	220,439*	102,170	2.74*	2.05*		
Occ	297,428*	80,685	3.92	3.04		
Washington, D.C.	980,991	501,946	7.73	3.32	5	1
CC	257,756	180,010	6.86	3.56		
OCC	723,235	321,936	8.22	3.19		

* Figures supersede those published previously.

Source: U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Reports, 1974-1976, Washington, D.C.

Note: "CC" designates the central city for the SMSA. "OCC" designates all areas within the SMSA but outside the central city.

1/ Data not available for Tampa-St. Petersburg, Florida SMSA.

2/ Boulder's share of rental housing is based on HUD's Housing Assistance Plan estimates of total occupied rental housing in 1978 and does not include substandard units.

Percent of Occupied Rental Housing Units Converted to Condominium and Cooperative Ownership Between 1970 and 1979[1]

Location	*Total Percent Rentals Converted*	*SMSA Central City*	*SMSA Non-Central City*
Total United States	1.31	n/a	n/a
37 Largest SMSAs	2.17*	1.88*[2]	2.56*[3,4]
12 High Activity SMSAs	2.81*	2.26*	3.70*[4]
Boston	2.37	2.20	2.46
Chicago	6.75	5.37	9.30
Denver-Boulder	6.96	9.97*[5]	5.19
Houston	4.84*	6.33*	0[6]
Los Angeles-Long Beach	0.64	0.51*	0.79*
Miami	2.24*	3.53*	1.63
Minneapolis-St. Paul	3.42	1.41	6.25
New York City	0.72	0.58	1.55
San Francisco-Oakland	1.39	0.51	2.19
Seattle-Everett	3.99*	2.74*	3.92
Tampa-St. Petersburg	n/a	3.26[7]	n/a
Washington, D.C.	7.73	6.86	8.22
Remaining 25 SMSAs	1.20	1.19[2]	1.22[3]
Balance of United States	*0.57*	*n/a*	*n/a*

*Figures supersede those published previously.

[1] 1979 figures are for first three quarters only.

[2] Denominator includes all rental units in Nassau and Suffolk counties, New York.

[3] Not included in the numerator or denominator are rental units or conversions in suburbs of Hartford, San Antonio and San Jose SMSAs, or Nassau and Suffolk counties.

[4] Denominator and numerator do not include rental units or conversions outside of the central city for the Tampa-St. Petersburg SMSA.

[5] Boulder's share of rental housing is based on HUD Housing Assistance Plan estimates of the total amount of rental occupied housing in 1978.

[6] Negligible amount of suburban conversions.

[7] There was no SMSA Annual Housing Survey for Tampa-St. Petersburg. The SMSA central city percentage is based on the city's Housing Assistance Plan estimates of the total amount of rental occupied housing in 1978.

Boston SMSA

		1977-79		1970-79
Central City				
Number of conversions[2]		1,269		3,146
Percent of rental units converted		0.89%		2.20%
Remainder of SMSA				
Number of conversions		4,135		6,457
Braintree[1]	60			
Brookline[1]	1,330			
Cambridge[1,3]	1,090			
Framingham[3]	450			
Newton[3]	76			
Quincy[1]	102			
Randolph[3]	104			
Waltham[1,3]	387			
Other areas	536			
Percent of rental units converted		1.58%		2.46%
Total SMSA				
Number of conversions		5,404		9,603
Percent of rental units converted		1.33%		2.37%
Percent of all Conversions				
Inside City of Boston		23%		33%
Remainder of SMSA		77%		67%
Percent of Metropolitan Rental Units[4]				
Inside City of Boston			35%	
Remainder of SMSA			65%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[4]				
Inside City of Boston			25%	
Remainder of SMSA			75%	

Sources:

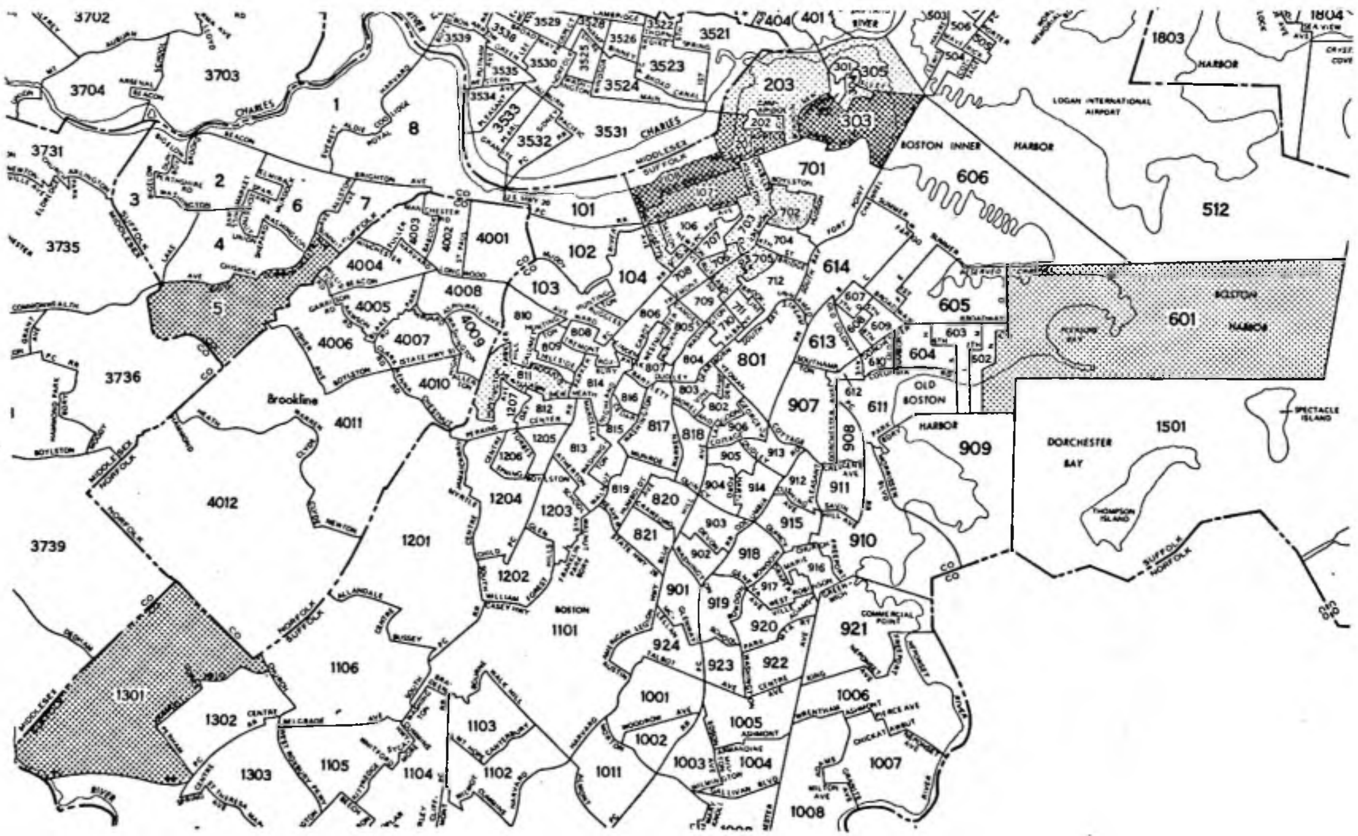
[1] *Assessor's Office*

[2] *Boston Redevelopment Authority*

[3] Condominium Conversions in Brookline: An analysis of how conversions take place in Brookline, and of how they affect the town's residents and their fiscal condition. *(Boston: Harbridge House, Inc., 1979)*

[4] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Boston, 1974, Washington, D.C., 1976.*

Condominium Conversions in Boston, Massachusetts
January 1977 to September 1979



Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

1708 Numbers are census tract numbers.

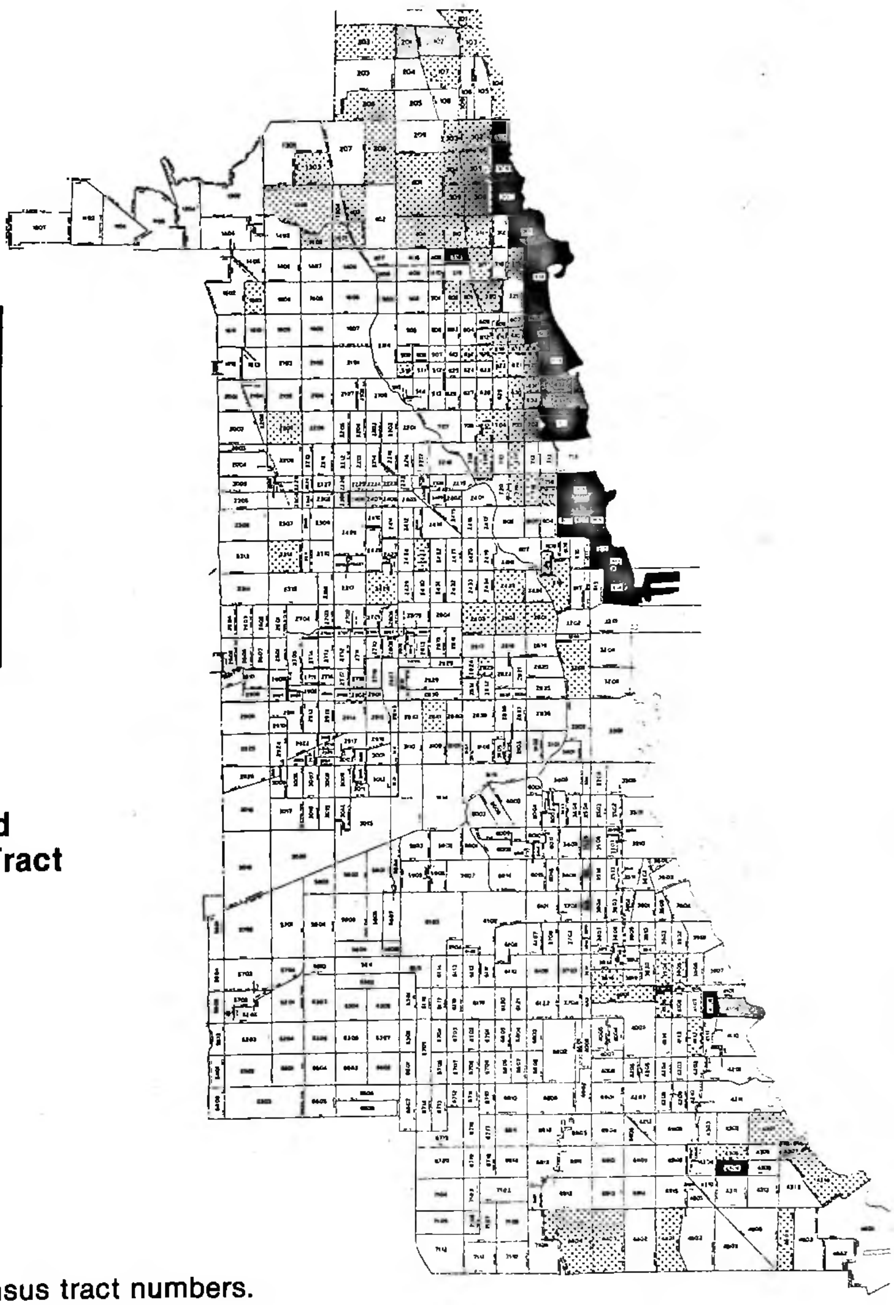
Chicago SMSA

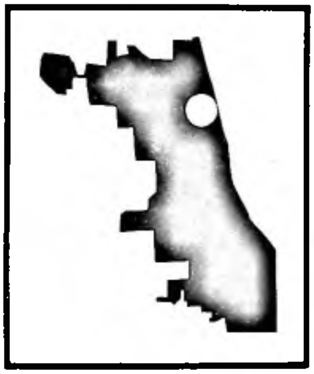
			1977-79		1970-79
Central City					
Number of conversions[1,2,3,4,5]			23,952		35,869
Percent of rental units converted			3.59%		5.44%
Remainder of SMSA					
Number of conversions			18,104		33,592
Cook County		11,078			
Des Plaines[2]	1,064				
Evanston[6]	1,258				
Morton Grove[8]	217				
Niles[7]	655				
Palatine[8]	105				
Skokie[7]	142				
Balance of county	7,637				
DuPage County[9]		6,739			
Kane County[7]		14			
Lake County[10]		249			
Will County[1]		24			
Percent of rental units converted			5.01%		9.30%
Total SMSA					
Number of conversions			42,056		69,461
Percent of rental units converted			4.09%		6.80%
Percent of all Conversions					
Inside City of Chicago			57%		52%
Remainder of SMSA			43%		48%
Percent of Metropolitan Rental Units[11]					
Inside City of Chicago				65%	
Remainder of SMSA				35%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[11]					
Inside City of Chicago				41%	
Remainder of SMSA				59%	

Sources:

1 *Assessor's/Recorder's Office*
2 *Home Data, Inc.*
3 *Meyers, Stuart and Alan*
4 *Chicago Title and Trust Company*
5 *Chicago Department of Planning*
6 *Housing and Rehabilitation Department*
7 *Building/Zoning Agency*
8 *Community Development Office*
9 *Regional Planning Commission*
10 *Lake County Housing Authority*
11 *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Chicago, 1975, Washington, D.C., 1977.*

Condominium Conversions in Chicago, Illinois
January 1977 to December 1979





Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

370 Numbers are census tract numbers.

Denver-Boulder SMSA

		1977-79		1970-79
Central Cities				
Denver[1,2]				
Number of conversions		8,162		8,843
Boulder[1,2]				
Number of conversions		2,619*		2,623*
Denver-Boulder				
Total Number of conversions		10,781		11,466
Percent of rental units converted		9.37%*		9.97%*
Remainder of SMSA				
Number of conversions		2,245		2,757
Aurora[3]	216			
Lakewood[3]	502			
Littleton[3]	314			
Northglenn[3]	493			
Westminster[3]	590			
Other areas	130			
Percent of rental units converted		4.69%		5.19%
Total SMSA				
Number of conversions		13,026		14,223
Percent of rental units converted		6.37%		6.96%
Percent of all Conversions				
Inside Cities of Denver-Boulder		83%		80%
Remainder of SMSA		17%		20%
Percent of Metropolitan Rental Units[4]				
Inside Cities of Denver-Boulder			56%	
Remainder of SMSA			44%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[4]				
Inside Cities of Denver-Boulder			47%	
Remainder of SMSA			53%	

*The percent converted is slightly overestimated since Boulder's rental supply is based on HUD Housing Assistance Plan estimates of total occupied rental housing in 1978 and does not include substandard units.

Sources:

[1] *City Planning Office*

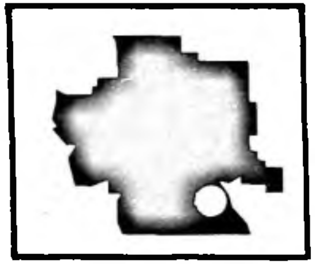
[2] *City Assessor's Office*

[3] *County Assessor's Office*

[4] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Denver-Boulder, 1976, Washington, D.C., 1978.*

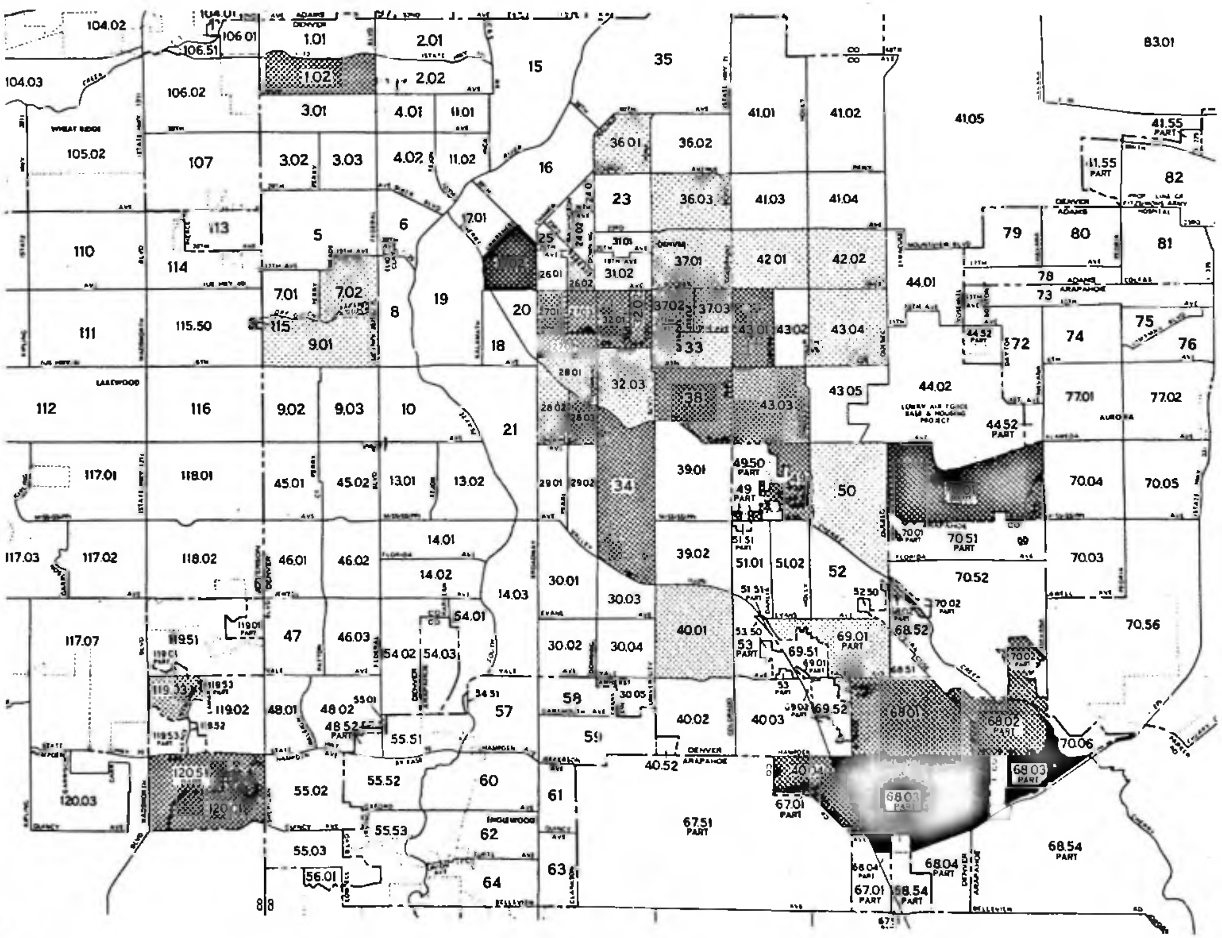
Condominium Conversions in Denver, Colorado

January 1977 to September 1979



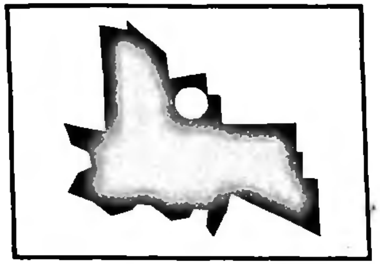
Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000



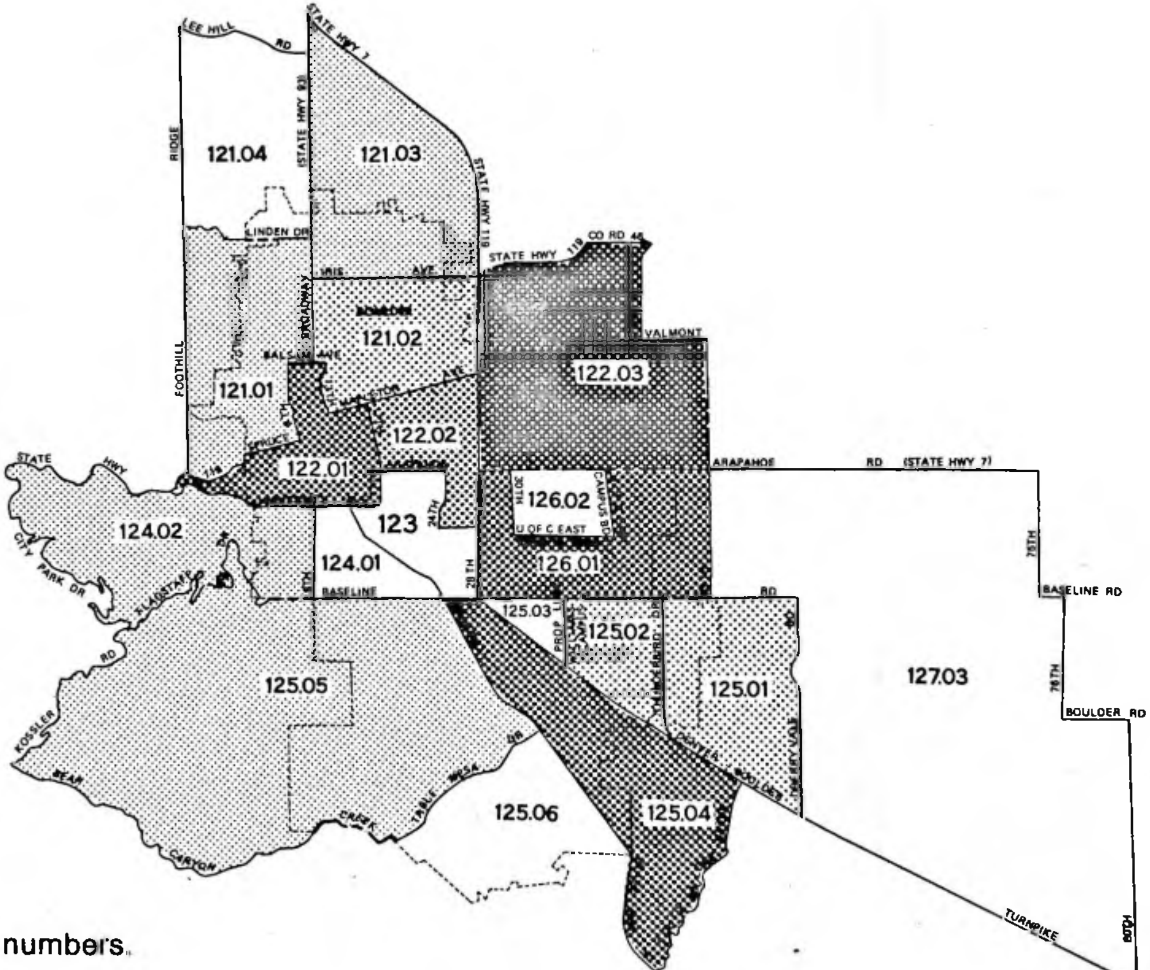
68 Numbers are census tract numbers.

Condominium Conversions in Boulder, Colorado
January 1977 to December 1979



Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000



[5736] Numbers are census tract numbers.

Houston SMSA

	1977–79		1970–79
Central City			
Number of conversions[1,2,3,4]	12,651		15,888
Percent of rental units converted	5.04%*		6.33%*
Remainder of SMSA			
Number of conversions	0		0
Percent of rental units converted			
Total SMSA			
Number of conversions	12,651		15,888
Percent of rental units converted	3.86%*		4.84%*
Percent of all Conversions			
Inside City of Houston	100%		100%
Remainder of SMSA	0		0
Percent of Metropolitan Rental Units[5]			
Inside City of Houston		77%	
Remainder of SMSA		23%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[5]			
Inside City of Houston		86%	
Remainder of SMSA		14%	

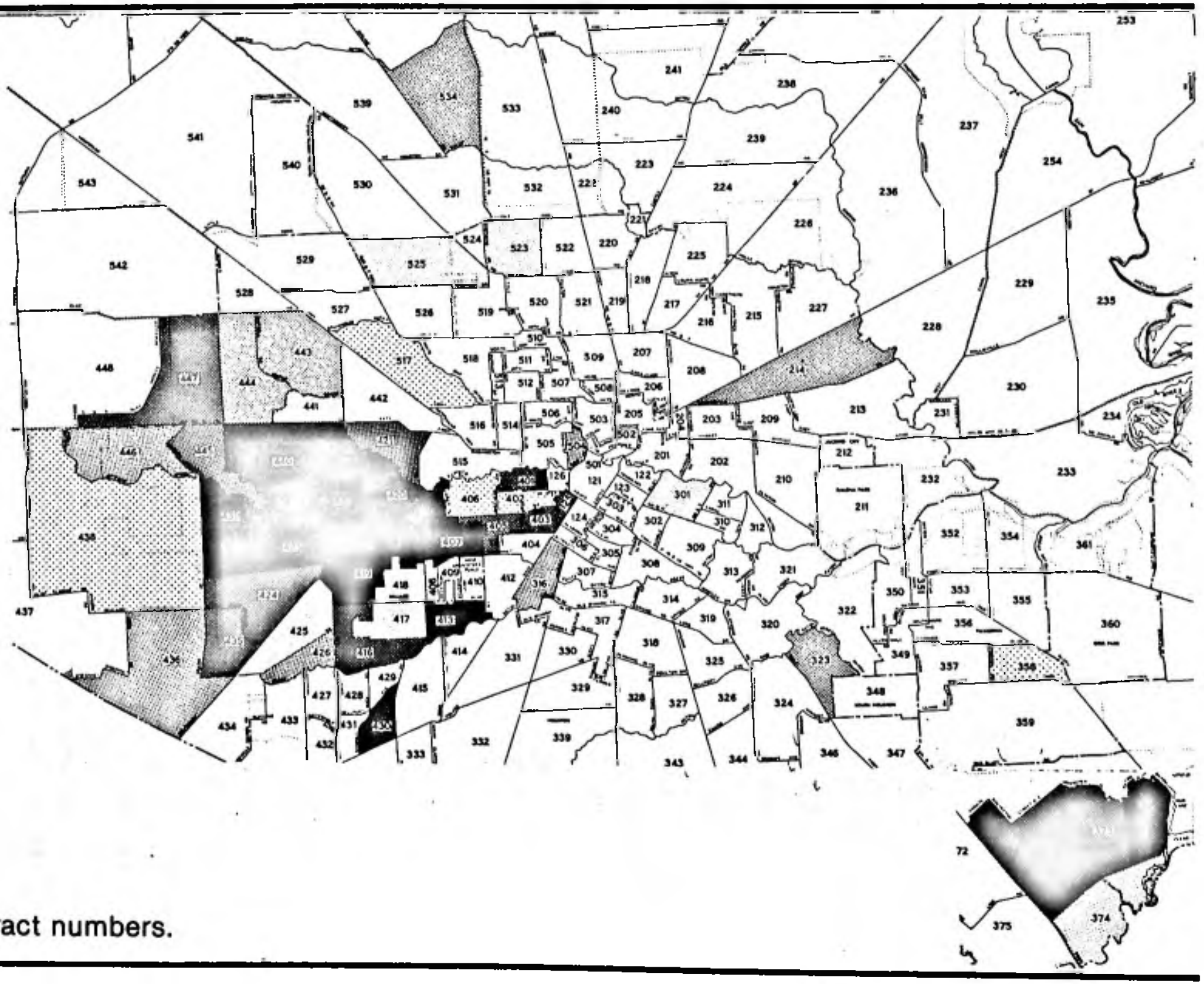
*Figures differ slightly from those published previously.

Sources:
[1] *Harris County Clerk's Office*
[2] *Residential Deeds of Trust Reports*
[3] *SREA Market Data Center, Inc.*
[4] *Interviews with local market research firms, developers, and financial experts.*
[5] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Houston, 1976, Washington, D.C., 1978.*

Condominium Conversions in Houston, Texas
January 1977 to September 1979

Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000



[546] Numbers are census tract numbers.

Los Angeles-Long Beach SMSA

		1977-79		1970-79
Central Cities				
Los Angeles[1,2]				
Number of conversions		3,450*		3,450*
Long Beach[1]				
Number of conversions		144		144
Los Angeles-Long Beach				
Total Number of conversions		3,594*		3,594*
Percent of rental units converted		0.51%*		0.51%*
Remainder of SMSA				
Number of conversions		3,057*		4,727*
Beverly Hills	103			
Culver City	1,321			
Gardena	181			
Glendale	550			
Inglewood	157			
Lancaster	108			
Pasadena	188			
Santa Monica	77			
Other areas	372			
Percent of rental units converted		0.51%*		0.79%*
Total SMSA				
Number of conversions		6,651		8,321
Percent of rental units converted		0.51%		0.64%
Percent of all Conversions				
Inside Cities of Los Angeles-Long Beach		54%		43%
Remainder of SMSA		46%		57%
Percent of Metropolitan Rental Units[3]				
Inside Cities of Los Angeles-Long Beach			54%	
Remainder of SMSA			46%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[3]				
Inside Cities of Los Angeles-Long Beach			51%	
Remainder of SMSA			49%	

*Figures supersede those published previously.

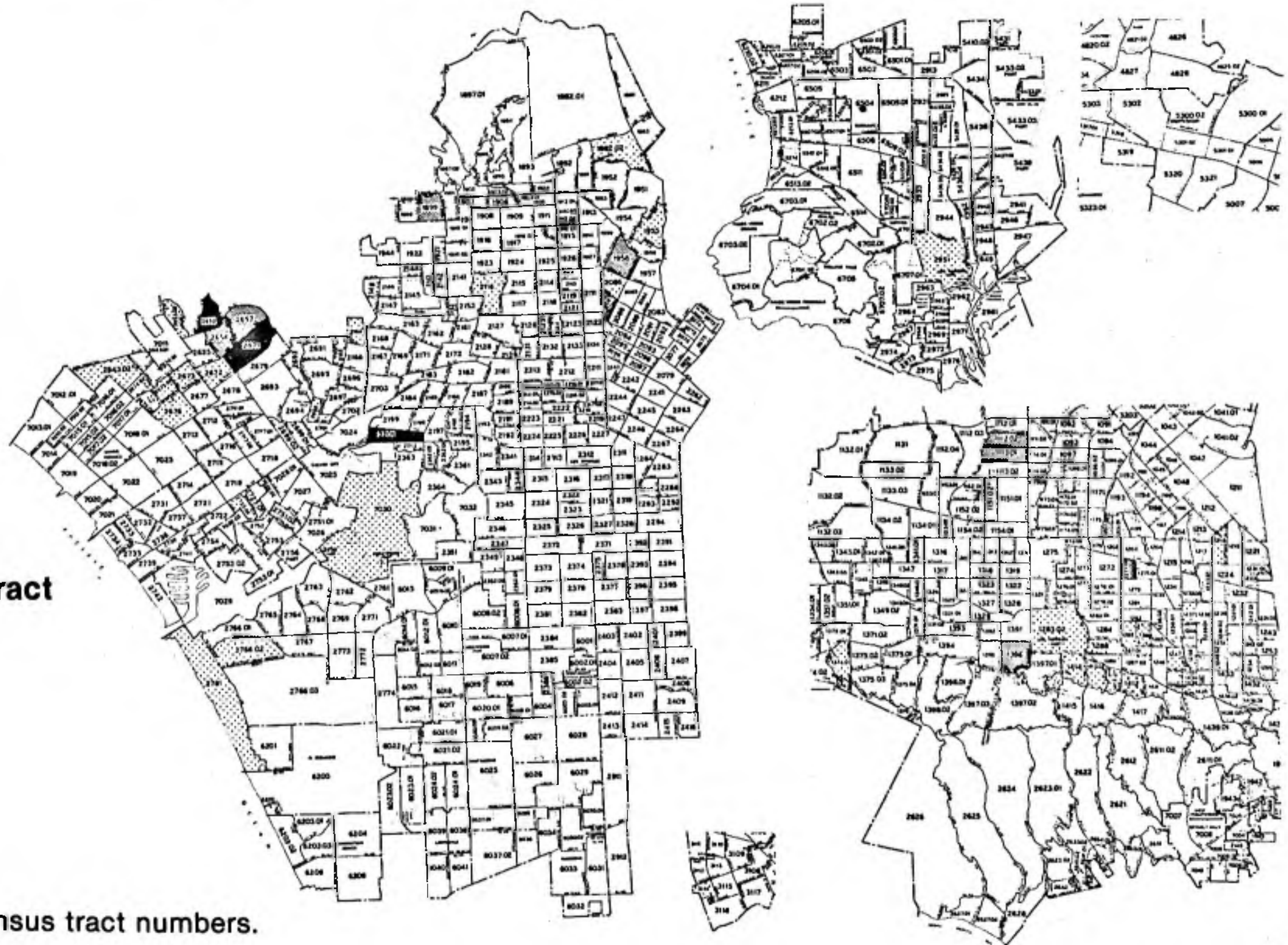
Sources:

[1] *California State Department of Real Estate*

[2] *County Assessor's Office*

[3] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Los Angeles—Long Beach, 1974, Washington, D.C., 1976.*

Condominium Conversions in Los Angeles, California
January 1977 to September 1979

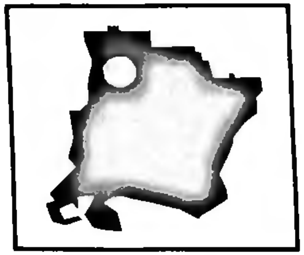


Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

Numbers are census tract numbers.

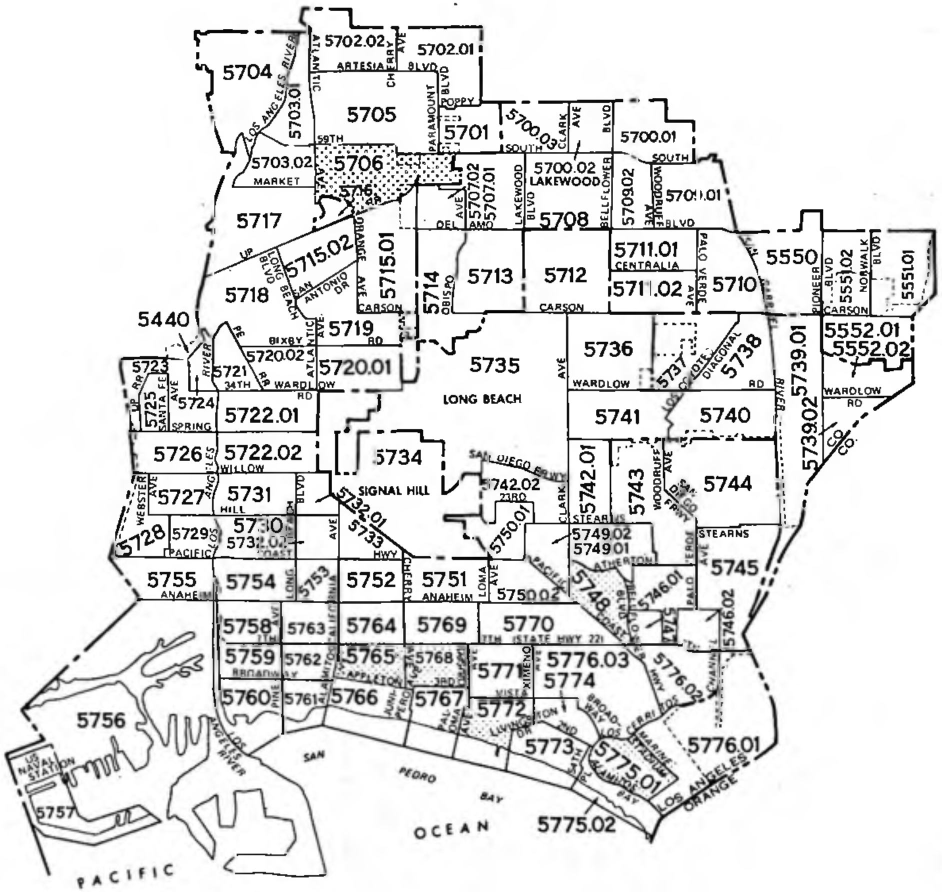
Condominium Conversions in Long Beach, California
January 1977 to September 1979



Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

5736 Numbers are census tract numbers.



Miami SMSA

		1977-79		1970-79
Central City				
Number of conversions[1]		2,861		2,861
Percent of rental units converted		3.53%*		3.53%*
Remainder of SMSA				
Number of conversions		2,725		2,725
Bal Harbour[1]	511			
Bay Harbor Island[1]	91			
Hialeah[1]	173			
Miami Beach[1]	1,421			
North Miami[1]	196			
North Miami Beach[1]	272			
Other areas	61			
Percent of rental units converted		1.63%		1.63%
Total SMSA				
Number of conversions		5,586		5,586
Percent of rental units converted		2.24%*		2.24%*
Percent of all Conversions				
Inside City of Miami		51%		51%
Remainder of SMSA		49%		49%
Percent of Metropolitan Rental Units[2]				
Inside City of Miami			33%	
Remainder of SMSA			67%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[2]				
Inside City of Miami			18%	
Remainder of SMSA			82%	

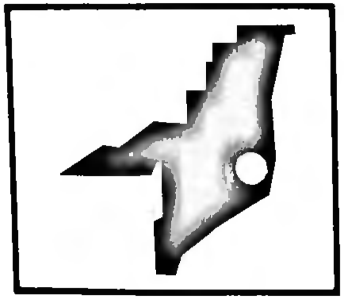
*Figures differ slightly from those published previously.

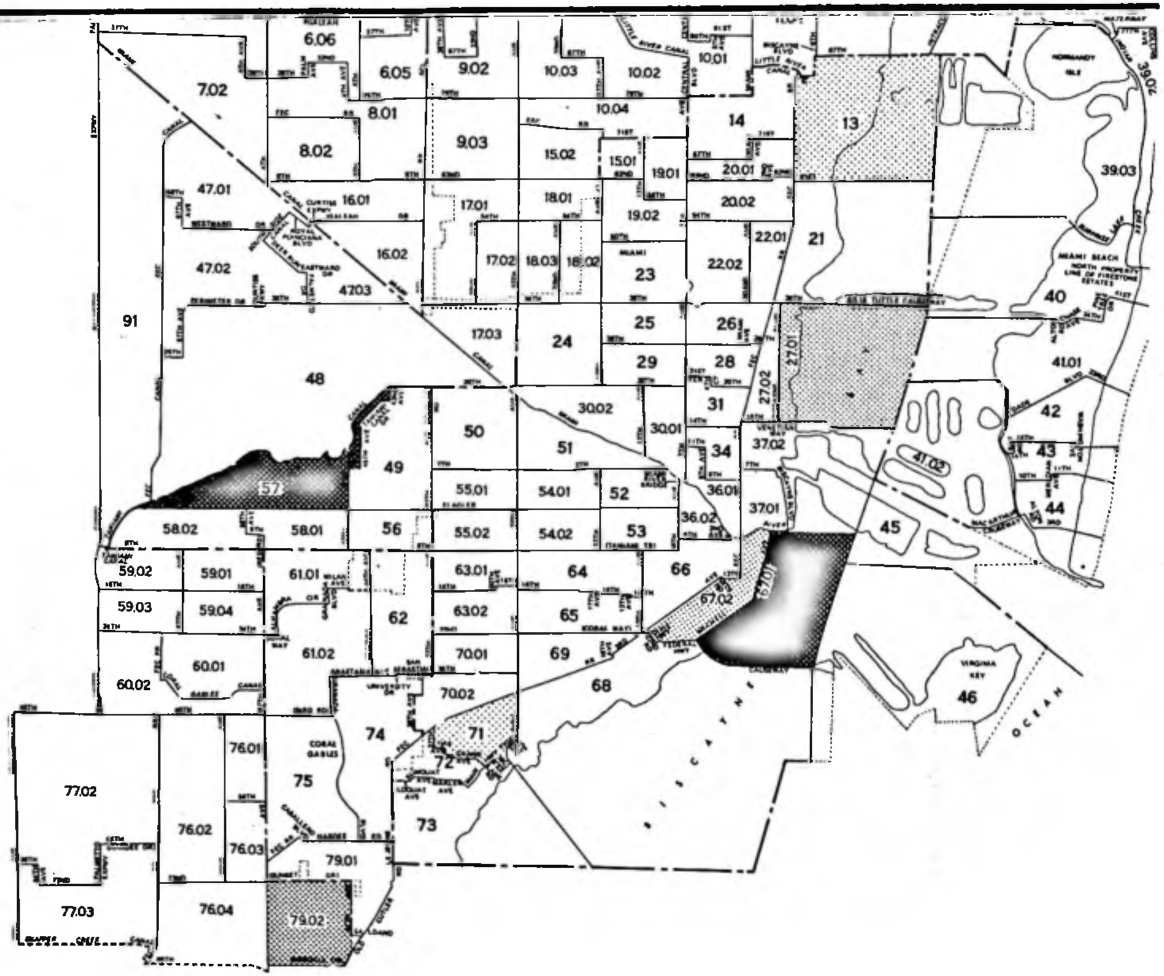
Sources:

[1] *State Division of Land Sales and Condominiums.*

[2] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Miami, 1975, Washington, D.C., 1977.*

Condominium Conversions in Miami, Florida
January 1977 to September 1979





Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

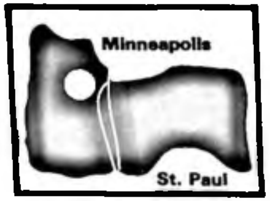
259 Numbers are census tract numbers.

Minneapolis-St. Paul SMSA

		1977-79		1970-79
Central Cities				
Minneapolis[1] Number of conversions		712		1,303
St. Paul[1] Number of conversions		295		465
Minneapolis-St. Paul				
Total Number of conversions		1,007		1,768
Percent of rental units converted		0.80%		1.41%
Remainder of SMSA				
Number of conversions		4,767		5,547
Bloomington[2]	236			
Brooklyn Park[1]	144			
Burnsville Village[3]	459			
Edina[2]	1,393			
Little Canada[3]	345			
New Hope[4]	184			
Plymouth[3]	200			
Roseville[4]	446			
St. Louis Park[2]	719			
Other areas	641			
Percent of rental units converted		5.37%		6.25%
Total SMSA				
Number of conversions		5,774		7,315
Percent of rental units converted		2.70%		3.42%
Percent of all Conversions				
Inside Cities of Minneapolis-St. Paul		17%		24%
Remainder of SMSA		83%		76%
Percent of Metropolitan Rental Units[5]				
Inside Cities of Minneapolis-St. Paul			59%	
Remainder of SMSA			41%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[5]				
Inside Cities of Minneapolis-St. Paul			33%	
Remainder of SMSA			67%	

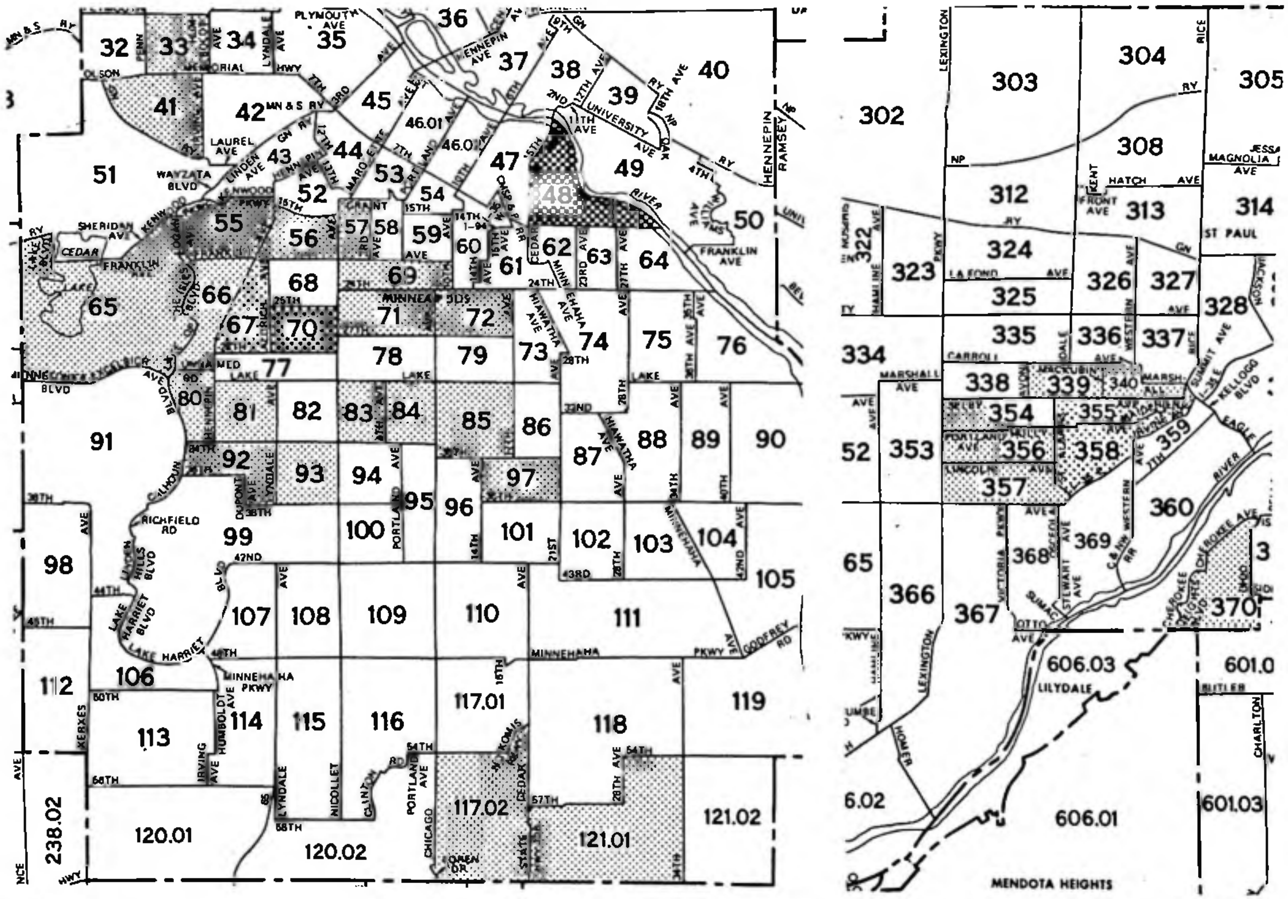
Sources:
[1] *City Planning Department*
[2] *Assessor's Office*
[3] *City Clerk*
[4] *City Manager*
[5] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Minneapolis-St. Paul, 1974, Washington, D.C., 1976.*

Condominium/Cooperative Conversions
Minneapolis-St. Paul, Minnesota
January 1977 to September 1979



Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000



417 Numbers are census tract numbers.

New York SMSA

		1977–79		1970–79
Central City				
Number of conversions[1]		9,144		11,237
Percent of rental units converted		0.48%		0.58%
Remainder of SMSA				
Number of conversions		3,016		4,713
New Rochelle[1]	130			
Rockland County[1]	270			
Westchester County (excluding Yonkers and New Rochelle)[1]	1,607			
Yonkers[1]	345			
Other areas	664			
Percent of rental units converted		0.99%		1.55%
Total SMSA				
Number of conversions		12,160		15,950
Percent of rental units converted		0.55%		0.72%
Percent of all Conversions				
Inside New York City		75%		70%
Remainder of SMSA		25%		30%
Percent of Metropolitan Rental Units[3]				
Inside New York City			86%	
Remainder of SMSA			14%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[3]				
Inside New York City			77%	
Remainder of SMSA			23%	

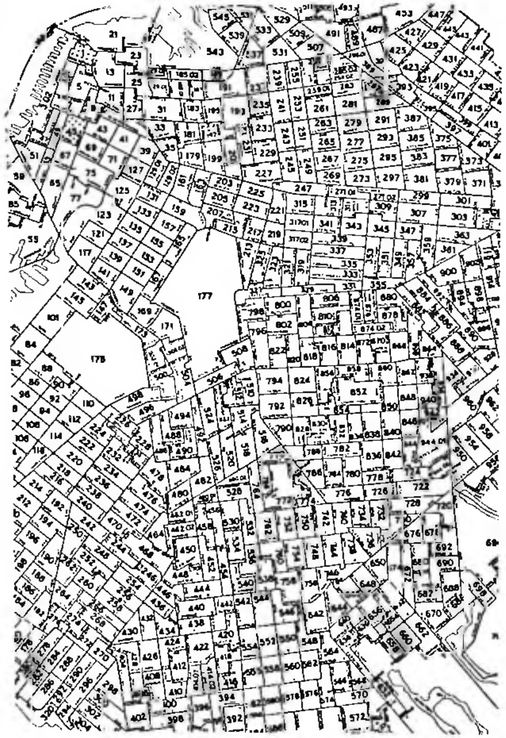
Sources:

[1] *New York State Department of Law, Real Estate Financing Bureau*

[2] *New York State Temporary Commission on Rental Housing*

[3] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for New York, 1976, Washington, D.C., 1978.*

Condominium/Cooperative Conversions in New York, New York
January 1977 to December 1979



Range of Converted Units Per Census Tract

- ☐ 1-50
- ☐ 51-100
- ▨ 101-200
- ■ 201-500
- ■ 501-800
- ■ 801-4000

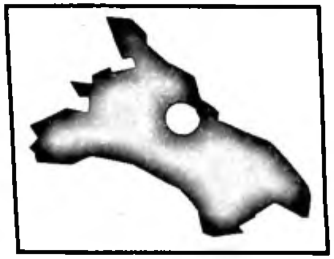
$\boxed{5736}$ Numbers are census tract numbers.

San Francisco-Oakland SMSA

		1977-79		1970-79
Central Cities				
San Francisco[1,2]				
Number of conversions		1,018		1,018
Oakland[1,2]				
Number of conversions		329		329
San Francisco-Oakland				
Total Number of conversions		1,347		1,347
Percent of rental units converted		0.51%		0.51%
Remainder of SMSA				
Number of conversions		6,318		6,318
Belmont[2,3]	265			
Berkeley[2,3]	87			
Concord[2,3]	503			
Danville[2,3]	69			
Emeryville[2,3]	1,247			
Fremont[2,3]	310			
Larkspur[2,3]	205			
Novato[2,3]	105			
Pleasant Hill[2,3]	64			
Redwood City[2,3]	110			
San Leandro[2,3]	73			
San Mateo[2,3]	1,443			
San Ramon[2,3]	289			
San Raphael[2,3]	220			
Walnut Creek[2,3]	513			
Other areas	815			
Percent of rental units converted		2.19%		2.19%
Total SMSA				
Number of conversions		7,665		7,665
Percent of rental units converted		1.39%		1.39%
Percent of all Conversions				
Inside Cities of San Francisco-Oakland		18%		18%
Remainder of SMSA		82%		82%
Percent of Metropolitan Rental Units[4]				
Inside Cities of San Francisco-Oakland			48%	
Remainder of SMSA			52%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[4]				
Inside Cities of San Francisco-Oakland			52%	
Remainder of SMSA			48%	

Sources:
[1] *California State Department of Real Estate*
[2] *City Planning Office*
[3] *County Assessor's Office*
[4] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for San Francisco-Oakland, 1975, Washington, D.C., 1977.*

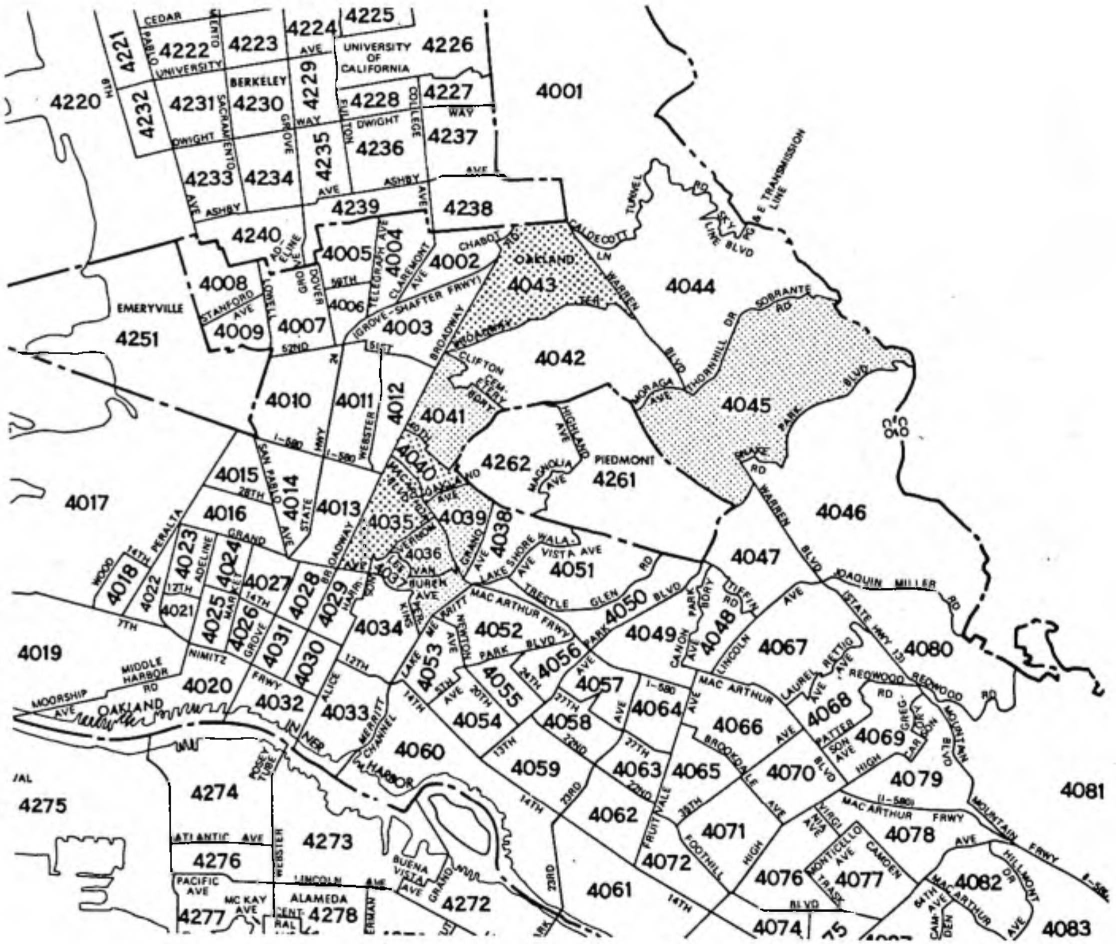
Condominium Conversions in Oakland, California
January 1977 to June 1979



Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

4214 Numbers are census tract numbers.



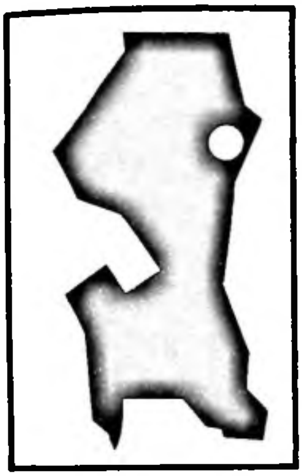
Seattle-Everett SMSA

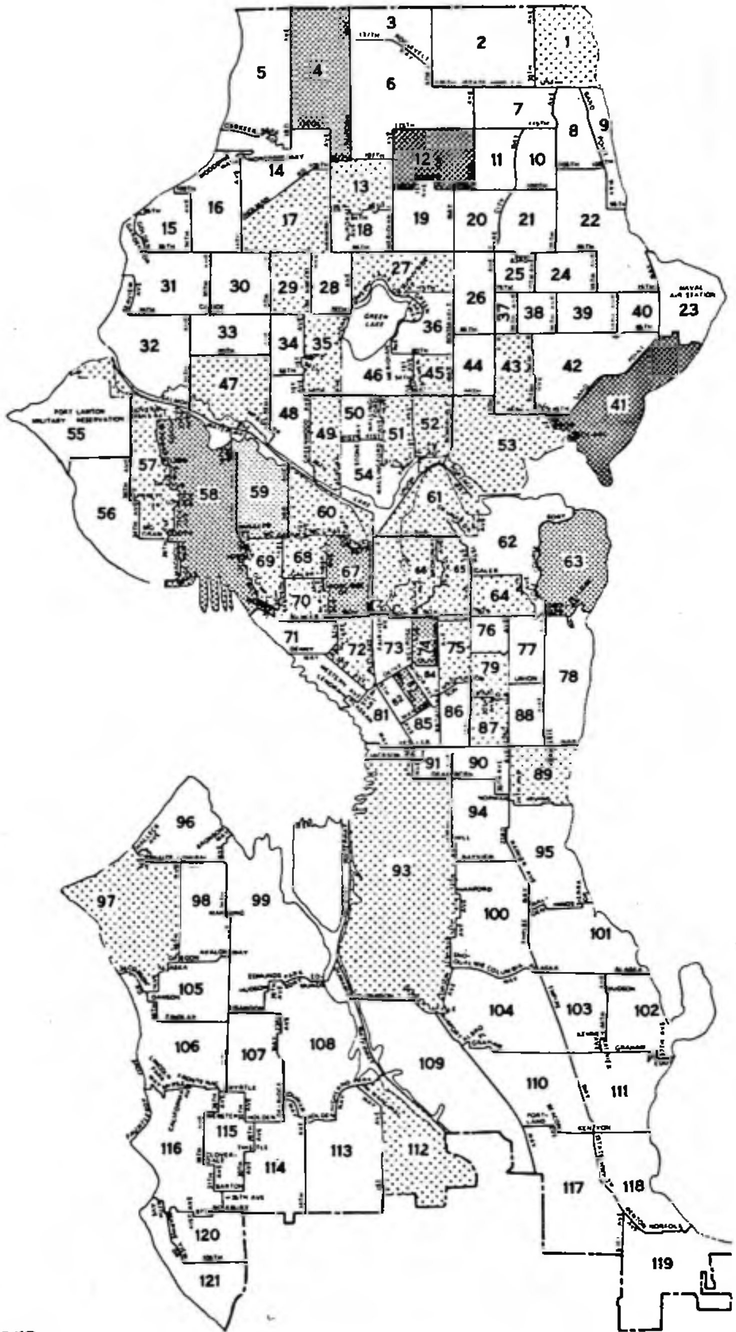
		1977–79		1970–79
Central Cities				
Seattle				
Number of conversions		1,834		2,481
Everett				
Number of conversions		261		318
Seattle-Everett[1,2,3]				
Total Number of conversions		2,095		2,799
Percent of rental units converted		2.05%*		2.74%*
Remainder of SMSA				
Number of conversions		3,788*		4,501*
Bellevue[1,2]	1,115			
Des Moines[1,2]	126			
Edmonds[1]	200			
Federal Way[1,2]	193			
Kent[1,2]	257			
Kirkland[1,2]	253			
Lynwood[1]	331			
Mercer Island[1,2]	272			
Redmond[1,2]	709			
Renton[1]	46			
South Park[1,2]	62			
Tukwila[1,2]	63			
Other areas	161			
Percent of rental units converted		4.69%		5.58%
Total SMSA				
Number of conversions		5,883*		7,300*
Percent of rental units converted		3.22%*		3.99%*
Percent of all Conversions				
Inside Cities of Seattle-Everett		36%		47%
Remainder of SMSA		64%		53%
Percent of Metropolitan Rental Units[4]				
Inside Cities of Seattle-Everett			56%	
Remainder of SMSA			44%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[4]				
Inside Cities of Seattle-Everett			39%	
Remainder of SMSA			61%	

*Figures supersede those published previously.

Sources:
[1] Property Dynamics Newsletter, *Tim Fahey, private consultant*
[2] *Chicago Title and Trust Company*
[3] *King County Housing and Community Development Department*
[4] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Seattle-Everett, 1976, Washington, D.C., 1978.*

Condominium Conversions in Seattle, Washington
January 1977 to September 1979





Range of Converted Units Per Census Tract

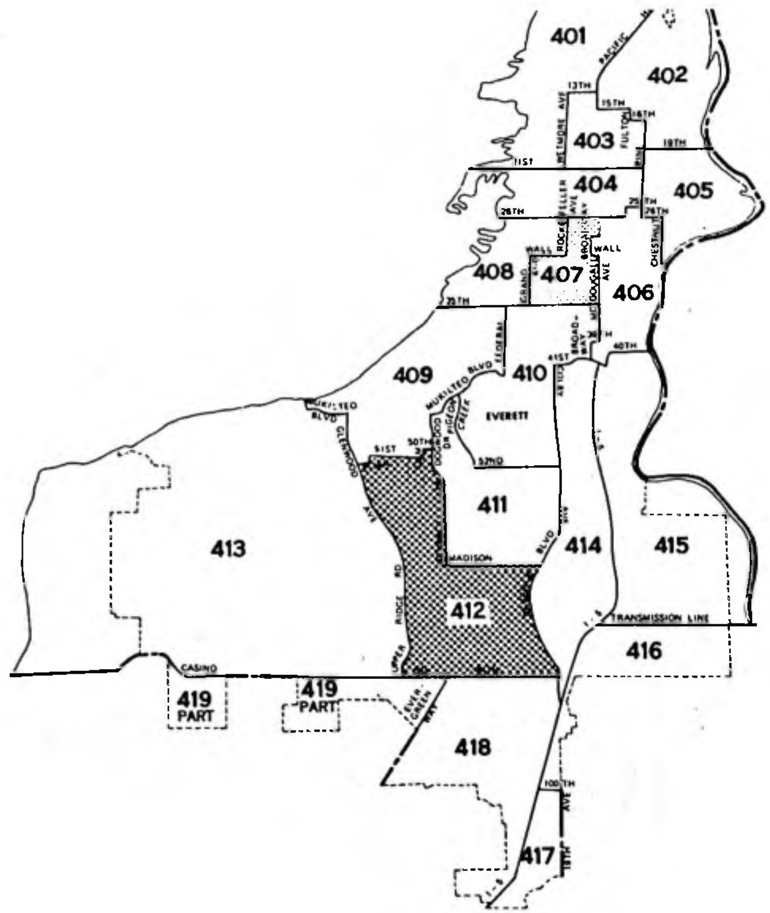
- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

420 Numbers are census tract numbers.

Condominium Conversions in Everett, Washington
January 1977 to September 1979

Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000



511 Numbers are census tract numbers.

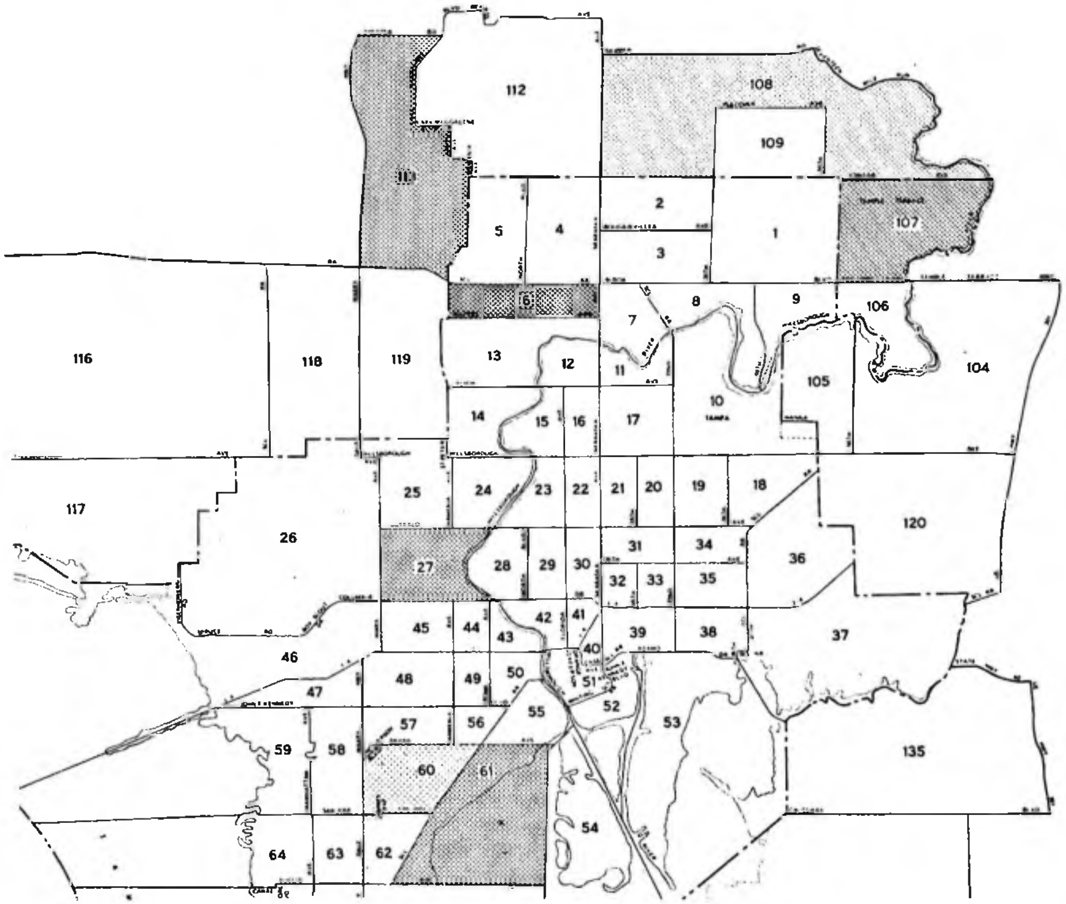
Tampa-St. Petersburg SMSA

		1977-79	1970-79
Central Cities			
Tampa			
Number of conversions		916	916
St. Petersburg			
Number of conversions		1,858	1,858
Tampa-St. Petersburg[1]			
Total Number of conversions		2,774	2,774
Percent of rental units converted		3.26%*	3.26%*
Remainder of SMSA			
Number of conversions		1,952	1,952
Bellair Beach[1]	54		
Bellair Bluffs[1]	108		
Clearwater[1]	460		
Indian Shores[1]	79		
Largo[1]	56		
Seminole[1]	264		
St. Petersburg Beach[1]	487		
Temple Terrace[1]	180		
Treasure Island[1]	101		
Other areas	163		
Percent of rental units converted		n/a	n/a
Total SMSA			
Number of conversions		4,726	4,726
Percent of rental units converted		n/a*	n/a*
Percent of all Conversions			
Inside Cities of Tampa-St. Petersburg		59%	59%
Remainder of SMSA		41%	41%
Percent of Metropolitan Rental Units			
Inside Cities of Tampa-St. Petersburg		n/a	
Remainder of SMSA		n/a	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent			
Inside Cities of Tampa-St. Petersburg		n/a	
Remainder of SMSA		n/a	

*There was no Annual Housing Survey for Tampa-St. Petersburg. The SMSA central city figures are based on the city's Housing Assistance Plan estimates of the total amount of occupied rental housing in 1978.

Sources:
[1] *State Division of Land Sales and Condominiums*

Condominium Conversions in Tampa, Florida
January 1977 to September 1979

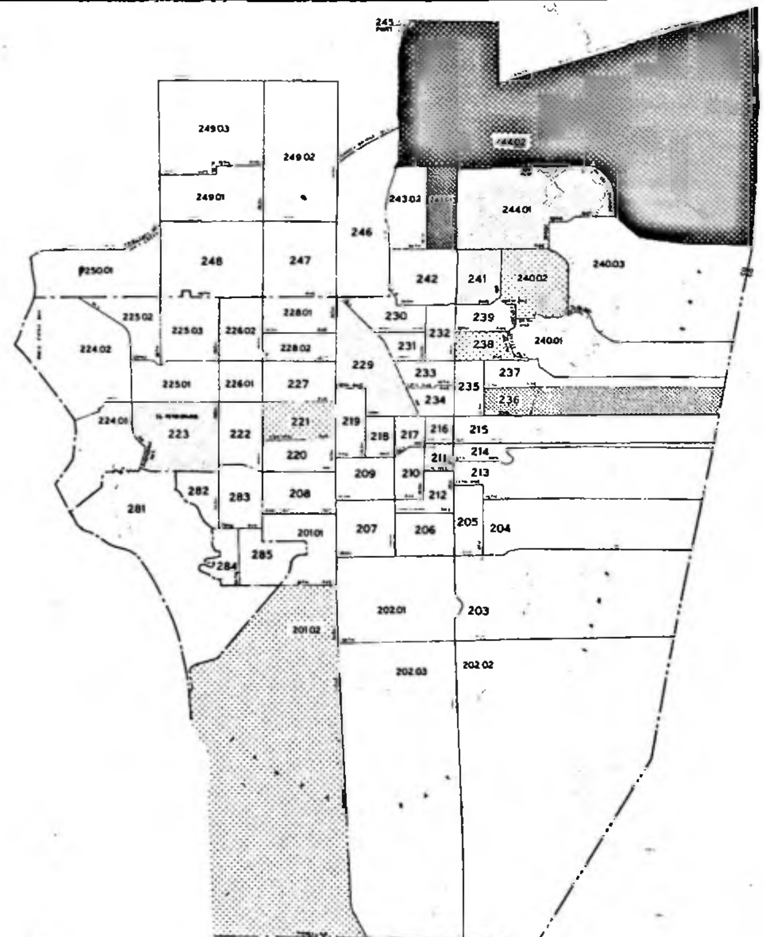


Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

136 Numbers are census tract numbers.

Condominium Conversions in St. Petersburg, Florida
January 1977 to September 1979



Range of Converted
Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000

253 Numbers are census tract numbers.

Washington D.C. SMSA

		1977-79		1970-79
Central City				
Number of conversions[1,2]		6,412		12,357
Percent of rental supply converted		3.56%		6.86%
Remainder of SMSA				
Number of conversions		10,256		26,450
Adelphi[4]	200			
Alexandria[5]	2,425			
Annandale[5]	878			
Arlington[6]	2,224			
Bethesda[7]	654			
Camp Springs[4]	63			
Fairfax City[5]	312			
Falls Church[5]	97			
Gaithersburg[7]	271			
Hillcrest Heights[4]	76			
Rockville[7]	1,051			
Silver Spring[7]	1,076			
Springfield[5]	504			
Sterling[8]	418			
Takoma Park[7]	7			
Percent of rental units converted		3.19%		8.22%
Total SMSA				
Number of conversions		16,668		38,807
Percent of rental units converted		3.32%		7.73%
Percent of all Conversions				
Inside Washington D.C.		38%		32%
Remainder of SMSA		62%		68%
Percent of Metropolitan Rental Units[9]				
Inside Washington D.C.			36%	
Remainder of SMSA			64%	
Percent of Rental Units Renting at 125 Percent or More of Metropolitan Median Rent[9]				
Inside Washington D.C.			21%	
Remainder of SMSA			79%	

Sources:

[1] *Washington, D.C. Department of Housing and Community Development*

[2] *City Assessor's Office*

[3] *Metropolitan Washington Council of Governments*

[4] *Prince George's County Planning Office, Research and Economic Development Office, Housing Office, Attorney's Office*

[5] *Fairfax Office of Research and Statistics*

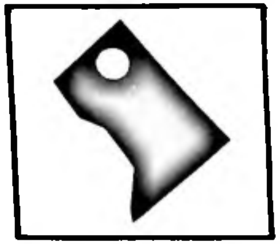
[6] *Arlington Landlord-Tenant Commission*

[7] *Montgomery County Office of Consumer Affairs*

[8] *Loudon County Department of Planning and Zoning*

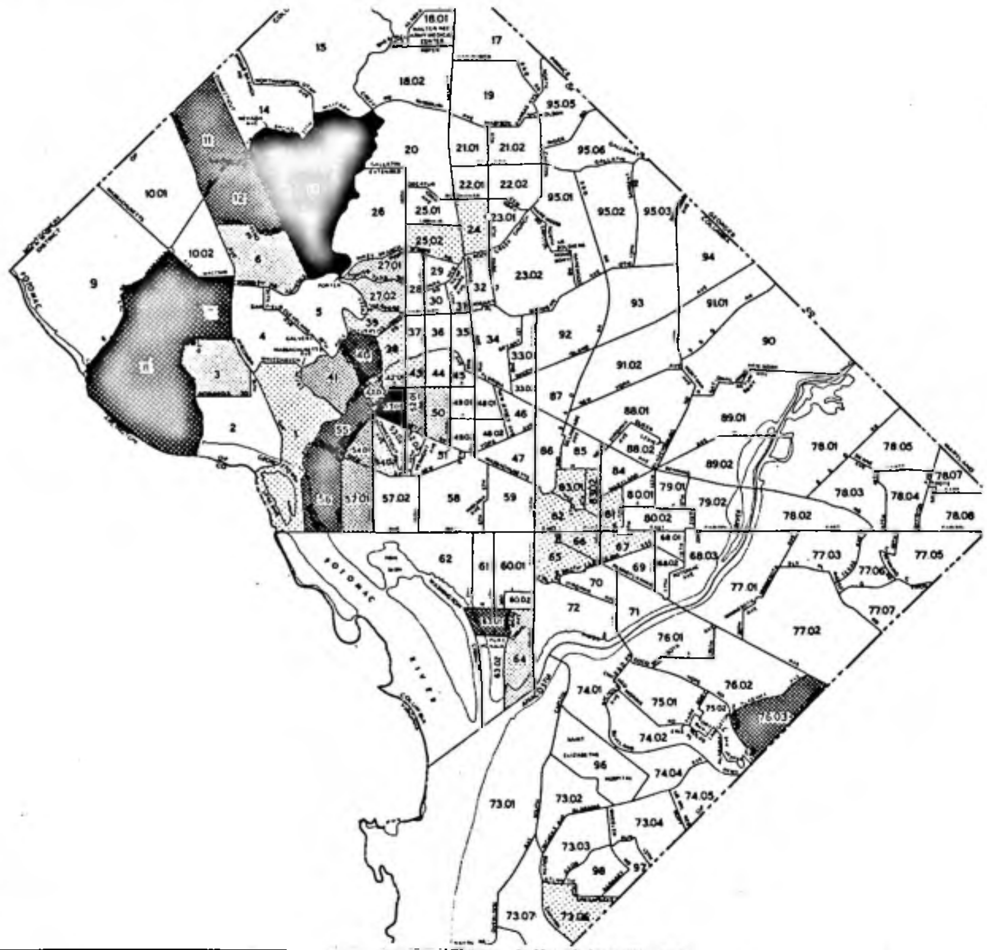
[9] *U.S. Bureau of the Census, Current Housing Reports, Series H-150, Annual Housing Survey SMSA Report for Washington, D.C., 1974, Washington, D.C., 1976.*

Condominium/Cooperative Conversions in Washington, DC
January 1977 to September 1979



Range of Converted Units Per Census Tract

- 1-50
- 51-100
- 101-200
- 201-500
- 501-800
- 801-4000



363 Numbers are census tract numbers.

*U.S. GOVERNMENT PRINTING OFFICE : 1982 0-365-598/455

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