

Appendix A: County Data

Miami County

Miami Valley Housing Assessment

Demographic and Economic Patterns

	1970	1980	1990	2000	Source
Population	84,342	90,381	93,182	98,868	Census 1970, 1980, 1990, 2000; SF1
Population Density (Persons Per Square Mile)	207	221	229	243	Census 1970, 1980, 1990, 2000; SF1
Households	27,792	31,968	34,559	38,437	Census 1970, 1980, 1990, 2000; SF1
Persons Per Household	3.0	2.8	2.7	2.5	Census 1970, 1980, 1990, 2000; SF1
Median Age of Population	28.0	30.9	34.3	37.7	Census 1970, 1980, 1990, 2000; SF3
Median Age of Householders	47.2	46.0	46.9	48.8	Census 1970, 1980, 1990, 2000; SF3
Family Households	22,296	25,307	26,634	27,943	Census 1970, 1980, 1990, 2000; SF3
Married Couple Households	20,344	22,338	22,769	22,852	Census 1970, 1980, 1990, 2000; SF3
Married Couple Households with Children	11,724	11,626	10,793	9,634	Census 1970, 1980, 1990, 2000; SF3
Single Householders	1,507	2,315	3,865	5,091	Census 1970, 1980, 1990, 2000; SF3
Single Householders with Children	787	1,471	2,185	3,173	Census 1970, 1980, 1990, 2000; SF3
Non-Family Households	5,496	4,346	7,925	10,279	Census 1970, 1980, 1990, 2000; SF3
Median Household Income (2005 Dollars)	\$46,661	\$45,361	\$46,740	\$48,985	Census 1970, 1980, 1990, 2000; SF3
Median Family Income (2005 Dollars)	\$54,431	\$54,847	\$56,532	\$59,987	Census 1970, 1980, 1990, 2000; SF3
Per Capita Income (2005 Dollars)	\$16,883	\$19,091	\$21,883	\$25,403	Census 1970, 1980, 1990, 2000; SF3
Median Travel Time to Work	-	17.0	17.6	18.3	Census 1980, 1990, 2000; SF3
Total Employment for Population 16 Years of Age and Over	34,419	39,755	45,068	52,381	Census 1970, 1980, 1990, 2000; SF3
Total Unemployment	1,300	3,300	2,900	1,900	Ohio Job and Family Services

NOTE: All income and poverty data is for 1969, 1979, 1989, and 1999

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Miami Valley Housing Assessment

Housing Unit Distribution

	1970	1980	1990	2000	2005	Source
Housing Units	27,755	33,688	35,985	40,554	-	Census 1970, 1980, 1990, 2000; SF1
Housing Unit Density	68.3	78.1	84.9	94.4	-	Census 1970, 1980, 1990, 2000; SF1
Single Family Housing Units	22,770	27,252	28,780	32,525	-	Census 1970, 1980, 1990, 2000; SF3
Multi-Family Housing Units	5,022	5,623	5,977	7,240	-	Census 1970, 1980, 1990, 2000; SF3
Mobile Home/Other Housing Units	-	-	1,138	729	-	Census 1990, 2000; SF3
Owner-Occupied Housing Units	19,445	23,930	25,134	27,801	-	Census 1970, 1980, 1990, 2000; SF1
Renter-Occupied Housing Units	7,126	8,038	9,425	10,636	-	Census 1970, 1980, 1990, 2000; SF1
Population in Occupied Single Family Housing Units	-	-	-	77,657	-	Census 1970, 1980, 1990, 2000; SF3
Population in Occupied Multi-Family Housing Units	-	-	-	12,980	-	Census 1970, 1980, 1990, 2000; SF3
Population in Occupied Mobile Home/Other Housing Units	-	-	-	1,467	-	Census 1970, 1980, 1990, 2000; SF3
Single Family Construction Permits Issued	-	188	313	265	307	U.S. Census Bureau, Construction Division, 2006
Multi-Family Construction Permits Issued	-	153	84	0	0	U.S. Census Bureau, Construction Division, 2006
Vacant Single Family Housing Units	-	-	800	1,209	-	Census 1990, 2000; SF3
Vacant Multi-Family Housing Units	-	-	536	848	-	Census 1990, 2000; SF3
Total Group Quarters Population	-	661	836	1,399	-	Census 1970, 1980, 1990, 2000; SF3
Institutionalized Group Quarters Population	-	637	804	1,255	-	Census 1990, 2000; SF3
Noninstitutionalized Group Quarters Population	-	24	32	144	-	Census 1990, 2000; SF3
Owner-Occupied Housing Units Occupied by Married Couples with Children	-	-	-	7,530	-	Census 2000; SF3
Owner-Occupied Housing Units Occupied by Married Couples without Children	-	-	-	11,772	-	Census 2000; SF3
Owner-Occupied Housing Units by Single Householders	-	-	-	1,375	-	Census 2000; SF3
Owner-Occupied Housing Units by Single Householders with Children	-	-	-	1,331	-	Census 2000; SF3
Owner-Occupied Housing Units by Non-Family Households	-	-	-	5,792	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Married Couples with Children	-	-	-	1,997	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Married Couples without Children	-	-	-	1,488	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Single Householders	-	-	-	534	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Single Householders with Children	-	-	-	1,998	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Non-Family Households	-	-	-	4,620	-	Census 2000; SF3
Population in Owner-Occupied Housing Units	-	69,832	68,933	72,754	-	Census 1980, 1990, 2000; SF3
Population in Renter-Occupied Housing Units	-	19,888	23,413	24,715	-	Census 1980, 1990, 2000; SF3
Total Vacant Units	1,221	1,720	1,426	2,117	-	Census 1970, 1980, 1990, 2000; SF1
Other Vacant Units	-	-	361	522	-	Census 1990, 2000; SF1

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Housing Affordability

	1970	1980	1990	2000	2005	Source
Number of Families at or Below the Poverty Level	1,375	1,434	1,717	1,429	-	Census 1970, 1980, 1990, 2000; SF3
Number of Married Couple Families at or Below the Poverty Level	-	-	889	500	-	Census 1990, 2000; SF3
Number of Female-Headed (No Husband Present) Households at or Below the Poverty Level	377	543	752	826	-	Census 1970, 1980, 1990, 2000; SF3
Number of Male-Headed (No Wife Present) Households at or Below the Poverty Level	-	-	76	103	-	Census 1990, 2000; SF3
Median Owner-Occupied Housing Value (2005 Dollars)	\$82,622	\$110,983	\$96,677	\$121,715	-	Census 1970, 1980, 1990, 2000; SF3
Median Selected Monthly Owner Costs - With a Mortgage (2005 Dollars)	-	\$770	\$851	\$1,048	-	Census 1980, 1990, 2000; SF3
Median Selected Monthly Owner Costs - Without a Mortgage (2005 Dollars)	-	\$287	\$275	\$304	-	Census 1980, 1990, 2000; SF3
Median Gross Rent (2005 Dollars)	\$489	\$569	\$568	\$580	-	Census 1970, 1980, 1990, 2000; SF3
Median Gross Rent for a 2 Bedroom Rental Unit (2005 Dollars)	-	-	\$598	\$624	-	Census 1990, 2000; SF3
New Foreclosure Filings	-	-	-	208	427	Supreme Court of Ohio 2000, 2005
Cost-Burdened Owner-Occupied Housing Units	-	-	2,495	4,052	-	Census 1990, 2000; SF3
Cost-Burdened Renter-Occupied Housing Units	-	-	2,914	3,163	-	Census 1990, 2000; SF3
Severely Cost-Burdened Owner-Occupied Housing Units	-	-	-	1,232	-	Census 2000; SF3
Severely Cost-Burdened Renter-Occupied Housing Units	-	-	-	1,298	-	Census 2000; SF3

NOTE: All income and poverty data is for 1969, 1979, 1989, and 1999

Housing Unit Projections

	2000	2005	2010	2015	2020	2025	2030	Source
Single Family Households as Percent of Total Households	81.79%	-	-	-	-	-	-	-
Multi-Family Households as Percent of Total Households	18.21%	-	-	-	-	-	-	-
Average Household Size for Single Family Housing Units	2.39	-	-	-	-	-	-	-
Average Household Size for Multi-Family Housing Units	1.79	-	-	-	-	-	-	-
Weighted Average Household Size	2.28	-	-	-	-	-	-	-
Vacancy Rate - Single Family	0.04	-	-	-	-	-	-	-
Vacancy Rate - Multi-Family	0.12	-	-	-	-	-	-	-
Proportion of Population in Group Quarters	0.02	-	-	-	-	-	-	-
Projected Population	98,868	100,860	103,460	104,780	106,770	107,120	107,930	Ohio Department of Development, 2003
Total New Occupied Housing Units	-	861	1,124	570	860	151	350	-
New Occupied Single Family Housing Units	-	704	919	467	703	124	286	-
New Occupied Multi-Family Housing Units	-	157	205	104	157	28	64	-
New Vacant Single Family Housing Units	-	731	954	485	731	128	297	-
New Vacant Multi-Family Housing Units	-	178	232	118	177	31	72	-
Total New Housing Units	-	1,770	2,310	1,173	1,768	311	720	-