

Appendix A: County Data Montgomery County

Miami Valley Housing Assessment

Demographic and Economic Patterns

	1970	1980	1990	2000	Source
Population	606,148	571,697	573,809	559,062	Census 1970, 1980, 1990, 2000; SF1
Population Density (Persons Per Square Mile)	1,321	1,249	1,243	1,211	Census 1970, 1980, 1990, 2000; SF1
Households	197,398	211,857	226,192	229,229	Census 1970, 1980, 1990, 2000; SF1
Persons Per Household	3.0	2.6	2.5	2.4	Census 1970, 1980, 1990, 2000; SF1
Median Age of Population	27.2	30.3	33.3	36.4	Census 1970, 1980, 1990, 2000; SF3
Median Age of Householders	45.2	45.0	45.6	47.7	Census 1970, 1980, 1990, 2000; SF3
Family Households	155,033	154,255	155,508	146,843	Census 1970, 1980, 1990, 2000; SF3
Married Couple Households	135,727	125,192	119,990	106,201	Census 1970, 1980, 1990, 2000; SF3
Married Couple Households with Children	78,503	62,194	52,375	43,787	Census 1970, 1980, 1990, 2000; SF3
Single Householders	16,204	24,663	35,518	40,642	Census 1970, 1980, 1990, 2000; SF3
Single Householders with Children	9,647	16,204	20,099	24,154	Census 1970, 1980, 1990, 2000; SF3
Non-Family Households	42,365	32,939	70,684	81,765	Census 1970, 1980, 1990, 2000; SF3
Median Household Income (2005 Dollars)	\$52,299	\$44,779	\$44,785	\$44,595	Census 1970, 1980, 1990, 2000; SF3
Median Family Income (2005 Dollars)	\$60,707	\$55,995	\$56,802	\$58,700	Census 1970, 1980, 1990, 2000; SF3
Per Capita Income (2005 Dollars)	\$19,277	\$20,540	\$22,827	\$25,490	Census 1970, 1980, 1990, 2000; SF3
Median Travel Time to Work	-	20.0	19.6	19.6	Census 1980, 1990, 2000; SF3
Total Employment for Population 16 Years of Age and Over	253,923	241,075	271,068	279,635	Census 1970, 1980, 1990, 2000; SF3
Total Unemployment	12,500	20,700	14,500	11,200	Ohio Job and Family Services

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

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Montgomery County

Miami Valley Housing Assessment

Housing Unit Distribution

	1970	1980	1990	2000	2005	Source
Housing Units	198,046	227,582	240,820	248,443	-	Census 1970, 1980, 1990, 2000; SF1
Housing Unit Density	429.9	497.1	521.6	538.1	-	Census 1970, 1980, 1990, 2000; SF1
Single Family Housing Units	141,506	161,071	167,890	176,598	-	Census 1970, 1980, 1990, 2000; SF3
Multi-Family Housing Units	56,540	63,520	66,891	68,005	-	Census 1970, 1980, 1990, 2000; SF3
Mobile Home/Other Housing Units	-	-	5,537	3,409	-	Census 1990, 2000; SF3
Owner-Occupied Housing Units	122,312	136,729	142,371	148,251	-	Census 1970, 1980, 1990, 2000; SF1
Renter-Occupied Housing Units	68,493	75,128	83,821	80,978	-	Census 1970, 1980, 1990, 2000; SF1
Population in Occupied Single Family Housing Units	-	-	-	432,190	-	Census 1970, 1980, 1990, 2000; SF3
Population in Occupied Multi-Family Housing Units	-	-	-	104,367	-	Census 1970, 1980, 1990, 2000; SF3
Population in Occupied Mobile Home/Other Housing Units	-	-	-	6,969	-	Census 1970, 1980, 1990, 2000; SF3
Single Family Construction Permits Issued	-	923	977	890	1,155	U.S. Census Bureau, Construction Division, 2006
Multi-Family Construction Permits Issued	-	629	303	329	82	U.S. Census Bureau, Construction Division, 2006
Vacant Single Family Housing Units	-	-	6,284	8,873	-	Census 1990, 2000; SF3
Vacant Multi-Family Housing Units	-	-	7,842	9,910	-	Census 1990, 2000; SF3
Total Group Quarters Population	-	10,642	11,089	15,607	-	Census 1970, 1980, 1990, 2000; SF3
Institutionalized Group Quarters Population	-	6,139	7,457	7,412	-	Census 1990, 2000; SF3
Noninstitutionalized Group Quarters Population	-	4,503	3,632	8,195	-	Census 1990, 2000; SF3
Owner-Occupied Housing Units Occupied by Married Couples with Children	-	-	-	34,907	-	Census 2000; SF3
Owner-Occupied Housing Units Occupied by Married Couples without Children	-	-	-	54,161	-	Census 2000; SF3
Owner-Occupied Housing Units by Single Householders	-	-	-	10,528	-	Census 2000; SF3
Owner-Occupied Housing Units by Single Householders with Children	-	-	-	8,286	-	Census 2000; SF3
Owner-Occupied Housing Units by Non-Family Households	-	-	-	40,372	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Married Couples with Children	-	-	-	9,636	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Married Couples without Children	-	-	-	8,930	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Single Householders	-	-	-	5,473	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Single Householders with Children	-	-	-	15,328	-	Census 2000; SF3
Renter-Occupied Housing Units Occupied by Non-Family Households	-	-	-	41,608	-	Census 2000; SF3
Population in Owner-Occupied Housing Units	-	392,150	372,530	367,176	-	Census 1980, 1990, 2000; SF3
Population in Renter-Occupied Housing Units	-	168,905	190,190	176,279	-	Census 1980, 1990, 2000; SF3
Total Vacant Units	7,241	15,725	14,628	19,214	-	Census 1970, 1980, 1990, 2000; SF1
Other Vacant Units	-	-	3,047	5,320	-	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	9,445	13,603	15,168	12,208	-	Census 1970, 1980, 1990, 2000; SF3
Number of Married Couple Families at or Below the Poverty Level	-	-	4,224	3,265	-	Census 1990, 2000; SF3
Number of Female-Headed (No Husband Present) Households at or Below the Poverty Level	4,413	8,231	10,203	7,798	-	Census 1970, 1980, 1990, 2000; SF3
Number of Male-Headed (No Wife Present) Households at or Below the Poverty Level	-	-	741	1,145	-	Census 1990, 2000; SF3
Median Owner-Occupied Housing Value (2005 Dollars)	\$94,209	\$107,174	\$96,677	\$106,501	-	Census 1970, 1980, 1990, 2000; SF3
Median Selected Monthly Owner Costs - With a Mortgage (2005 Dollars)	-	\$791	\$928	\$1,080	-	Census 1980, 1990, 2000; SF3
Median Selected Monthly Owner Costs - Without a Mortgage (2005 Dollars)	-	\$322	\$323	\$362	-	Census 1980, 1990, 2000; SF3
Median Gross Rent (2005 Dollars)	\$589	\$564	\$599	\$583	-	Census 1970, 1980, 1990, 2000; SF3
Median Gross Rent for a 2 Bedroom Rental Unit (2005 Dollars)	-	-	\$633	\$638	-	Census 1990, 2000; SF3
New Foreclosure Filings	-	-	-	2,457	4,050	Supreme Court of Ohio 2000, 2005
Cost-Burdened Owner-Occupied Housing Units	-	-	18,420	27,752	-	Census 1990, 2000; SF3
Cost-Burdened Renter-Occupied Housing Units	-	-	30,339	28,360	-	Census 1990, 2000; SF3
Severely Cost-Burdened Owner-Occupied Housing Units	-	-	-	9,303	-	Census 2000; SF3
Severely Cost-Burdened Renter-Occupied Housing Units	-	-	-	13,241	-	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	72.20%	-	-	-	-	-	-	-
Multi-Family Households as Percent of Total Households	27.80%	-	-	-	-	-	-	-
Average Household Size for Single Family Housing Units	2.45	-	-	-	-	-	-	-
Average Household Size for Multi-Family Housing Units	1.53	-	-	-	-	-	-	-
Weighted Average Household Size	2.19	-	-	-	-	-	-	-
Vacancy Rate - Single Family	0.05	-	-	-	-	-	-	-
Vacancy Rate - Multi-Family	0.15	-	-	-	-	-	-	-
Proportion of Population in Group Quarters	0.03	-	-	-	-	-	-	-
Projected Population	559,062	551,150	540,420	534,210	528,800	527,300	524,060	Ohio Department of Development, 2003
Total New Occupied Housing Units	-	-3,509	-4,758	-2,754	-2,399	-665	-1,437	-
New Occupied Single Family Housing Units	-	-2,533	-3,436	-1,988	-1,732	-480	-1,037	-
New Occupied Multi-Family Housing Units	-	-976	-1,323	-766	-667	-185	-399	-
New Vacant Single Family Housing Units	-	-2,667	-3,617	-2,094	-1,824	-506	-1,092	-
New Vacant Multi-Family Housing Units	-	-1,142	-1,549	-896	-781	-216	-468	-
Total New Housing Units	-	-7,318	-9,924	-5,744	-5,004	-1,387	-2,997	-