

# Appendix A: County Data

## Warren County

### Miami Valley Housing Assessment

#### Demographic and Economic Patterns

	1970	1980	1990	2000	Source
<b>Population</b>	84,925	99,276	113,909	158,383	Census 1970, 1980, 1990, 2000; SF1
<b>Population Density (Persons Per Square Mile)</b>	208	246	285	396	Census 1970, 1980, 1990, 2000; SF1
<b>Households</b>	24,059	31,625	39,150	55,966	Census 1970, 1980, 1990, 2000; SF1
<b>Persons Per Household</b>	3.4	3.0	2.8	2.7	Census 1970, 1980, 1990, 2000; SF1
<b>Median Age of Population</b>	24.4	28.2	32.7	35.2	Census 1970, 1980, 1990, 2000; SF3
<b>Median Age of Householders</b>	43.1	42.7	33.9	45.2	Census 1970, 1980, 1990, 2000; SF3
<b>Family Households</b>	21,007	27,170	31,705	43,261	Census 1970, 1980, 1990, 2000; SF3
<b>Married Couple Households</b>	19,447	24,460	27,458	37,035	Census 1970, 1980, 1990, 2000; SF3
<b>Married Couple Households with Children</b>	12,746	13,874	13,750	18,473	Census 1970, 1980, 1990, 2000; SF3
<b>Single Householders</b>	1,201	2,295	4,247	6,226	Census 1970, 1980, 1990, 2000; SF3
<b>Single Householders with Children</b>	716	1,455	2,342	3,753	Census 1970, 1980, 1990, 2000; SF3
<b>Non-Family Households</b>	3,052	2,160	7,445	12,448	Census 1970, 1980, 1990, 2000; SF3
<b>Median Household Income (2005 Dollars)</b>	\$51,175	\$52,746	\$54,627	\$64,358	Census 1970, 1980, 1990, 2000; SF3
<b>Median Family Income (2005 Dollars)</b>	\$56,803	\$59,371	\$63,833	\$75,841	Census 1970, 1980, 1990, 2000; SF3
<b>Per Capita Income (2005 Dollars)</b>	\$15,973	\$19,245	\$23,016	\$29,914	Census 1970, 1980, 1990, 2000; SF3
<b>Median Travel Time to Work</b>	-	18.2	22.0	22.7	Census 1980, 1990, 2000; SF3
<b>Total Employment for Population 16 Years of Age and Over</b>	32,209	41,010	55,136	80,221	Census 1970, 1980, 1990, 2000; SF3
<b>Total Unemployment</b>	1,600	4,100	2,700	2,700	Ohio Job and Family Services

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

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Housing Unit Distribution

	1970	1980	1990	2000	2005	Source
<b>Housing Units</b>	24,167	33,292	40,636	58,692	-	Census 1970, 1980, 1990, 2000; SF1
<b>Housing Unit Density</b>	58.8	82.5	101.6	146.9	-	Census 1970, 1980, 1990, 2000; SF1
<b>Single Family Housing Units</b>	20,434	26,647	32,341	47,708	-	Census 1970, 1980, 1990, 2000; SF3
<b>Multi-Family Housing Units</b>	3,733	5,961	7,085	9,959	-	Census 1970, 1980, 1990, 2000; SF3
<b>Mobile Home/Other Housing Units</b>	-	-	1,142	948	-	Census 1990, 2000; SF3
<b>Owner-Occupied Housing Units</b>	17,155	23,849	29,252	43,947	-	Census 1970, 1980, 1990, 2000; SF1
<b>Renter-Occupied Housing Units</b>	6,139	7,776	9,898	12,019	-	Census 1970, 1980, 1990, 2000; SF1
<b>Population in Occupied Single Family Housing Units</b>	-	-	-	132,258	-	Census 1970, 1980, 1990, 2000; SF3
<b>Population in Occupied Multi-Family Housing Units</b>	-	-	-	17,325	-	Census 1970, 1980, 1990, 2000; SF3
<b>Population in Occupied Other Housing Units</b>	-	-	-	9,660	-	Census 1970, 1980, 1990, 2000; SF3
<b>Single Family Construction Permits Issued</b>	-	472	829	2,063	2,240	U.S. Census Bureau, Construction Division, 2006
<b>Multi-Family Construction Permits Issued</b>	-	155	106	539	236	U.S. Census Bureau, Construction Division, 2006
<b>Vacant Single Family Housing Units</b>	-	-	776	1,553	-	Census 1990, 2000; SF3
<b>Vacant Multi-Family Housing Units</b>	-	-	642	1,096	-	Census 1990, 2000; SF3
<b>Total Group Quarters Population</b>	-	3,176	4,251	6,384	-	Census 1970, 1980, 1990, 2000; SF3
<b>Institutionalized Group Quarters Population</b>	-	3,096	4,220	6,164	-	Census 1990, 2000; SF3
<b>Noninstitutionalized Group Quarters Population</b>	-	80	31	220	-	Census 1990, 2000; SF3
<b>Owner-Occupied Housing Units Occupied by Married Couples with Children</b>	-	-	-	16,303	-	Census 2000; SF3
<b>Owner-Occupied Housing Units Occupied by Married Couples without Children</b>	-	-	-	16,744	-	Census 2000; SF3
<b>Owner-Occupied Housing Units by Single Householders</b>	-	-	-	1,680	-	Census 2000; SF3
<b>Owner-Occupied Housing Units by Single Householders with Children</b>	-	-	-	1,908	-	Census 2000; SF3
<b>Owner-Occupied Housing Units by Non-Family Households</b>	-	-	-	7,318	-	Census 2000; SF3
<b>Renter-Occupied Housing Units Occupied by Married Couples with Children</b>	-	-	-	2,251	-	Census 2000; SF3
<b>Renter-Occupied Housing Units Occupied by Married Couples without Children</b>	-	-	-	1,982	-	Census 2000; SF3
<b>Renter-Occupied Housing Units Occupied by Single Householders</b>	-	-	-	664	-	Census 2000; SF3
<b>Renter-Occupied Housing Units Occupied by Single Householders with Children</b>	-	-	-	1,889	-	Census 2000; SF3
<b>Renter-Occupied Housing Units Occupied by Non-Family Households</b>	-	-	-	5,227	-	Census 2000; SF3
<b>Population in Owner-Occupied Housing Units</b>	-	75,209	84,851	124,603	-	Census 1980, 1990, 2000; SF3
<b>Population in Renter-Occupied Housing Units</b>	-	20,891	24,807	27,396	-	Census 1980, 1990, 2000; SF3
<b>Total Vacant Units</b>	873	1,667	1,486	2,726	-	Census 1970, 1980, 1990, 2000; SF1
<b>Other Vacant Units</b>	-	-	251	644	-	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	1,272	1,698	1,672	1,297	-	Census 1970, 1980, 1990, 2000; SF3
Number of Married Couple Families at or Below the Poverty Level	-	-	841	605	-	Census 1990, 2000; SF3
Number of Female-Headed (No Husband Present) Households at or Below the Poverty Level	393	616	748	602	-	Census 1970, 1980, 1990, 2000; SF3
Number of Male-Headed (No Wife Present) Households at or Below the Poverty Level	-	-	83	90	-	Census 1990, 2000; SF3
Median Owner-Occupied Housing Value (2005 Dollars)	\$86,148	\$130,792	\$115,417	\$157,919	-	Census 1970, 1980, 1990, 2000; SF3
Median Selected Monthly Owner Costs - With a Mortgage (2005 Dollars)	-	\$870	\$1,067	\$1,351	-	Census 1980, 1990, 2000; SF3
Median Selected Monthly Owner Costs - Without a Mortgage (2005 Dollars)	-	\$327	\$311	\$355	-	Census 1980, 1990, 2000; SF3
Median Gross Rent (2005 Dollars)	\$544	\$622	\$646	\$681	-	Census 1970, 1980, 1990, 2000; SF3
Median Gross Rent for a 2 Bedroom Rental Unit (2005 Dollars)	-	-	\$648	\$735	-	Census 1990, 2000; SF3
New Foreclosure Filings	-	-	-	328	938	Supreme Court of Ohio 2000, 2005
Cost-Burdened Owner-Occupied Housing Units	-	-	3,263	6,435	-	Census 1990, 2000; SF3
Cost-Burdened Renter-Occupied Housing Units	-	-	3,059	3,536	-	Census 1990, 2000; SF3
Severely Cost-Burdened Owner-Occupied Housing Units	-	-	-	1,950	-	Census 2000; SF3
Severely Cost-Burdened Renter-Occupied Housing Units	-	-	-	1,521	-	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	82.73%	-	-	-	-	-	-	-
Multi-Family Households as Percent of Total Households	17.27%	-	-	-	-	-	-	-
Average Household Size for Single Family Housing Units	2.77	-	-	-	-	-	-	-
Average Household Size for Multi-Family Housing Units	1.74	-	-	-	-	-	-	-
Weighted Average Household Size	2.59	-	-	-	-	-	-	-
Vacancy Rate - Single Family	0.03	-	-	-	-	-	-	-
Vacancy Rate - Multi-Family	0.11	-	-	-	-	-	-	-
Proportion of Population in Group Quarters	0.06	-	-	-	-	-	-	-
Projected Population	158,383	184,210	215,020	242,710	276,250	305,070	338,350	Ohio Department of Development, 2003
Total New Occupied Housing Units	-	9,399	11,212	10,077	12,206	10,488	12,111	-
New Occupied Single Family Housing Units	-	7,776	9,276	8,336	10,098	8,677	10,019	-
New Occupied Multi-Family Housing Units	-	1,623	1,936	1,740	2,108	1,811	2,092	-
New Vacant Single Family Housing Units	-	8,037	9,588	8,617	10,437	8,969	10,357	-
New Vacant Multi-Family Housing Units	-	1,824	2,176	1,955	2,369	2,035	2,350	-
Total New Housing Units	-	19,260	22,976	20,649	25,012	21,492	24,818	-