

## PROJECT PURPOSE

The Miami Valley Housing Assessment, as part of Going Places: An Integrated Land Use Vision for the Miami Valley Region, examines the Region's housing issues from a wide-ranging perspective, attempting to provide a comprehensive overview of the current housing conditions in the Region.

## DATA SOURCES

- U.S. Census Bureau
- Ohio Department of Development
- Ohio Department of Job and Family Services
- U.S. Bureau of Economic Analysis
- Supreme Court of Ohio

## METHOD

A variety of variables related to housing were analyzed under three different subject headings. In the end, the number of housing units needed to support population growth in the Region through 2030 was calculated.

### Regional Demographic and Economic Patterns

- Population and Households
- Family Households
- Income
- Employment and Economy

### Housing Unit Distribution

- Total Housing Units
- Housing Units by Type
- Housing Units by Tenure
- Vacancy

### Housing Affordability

- Poverty
- Housing Value and Cost: Owner-Occupied Housing
- Housing Value and Cost: Renter-Occupied Housing
- Cost-Burdened Households

### Housing Unit Projections

The projections calculated in this chapter are based on the population projections calculated by the Ohio Department of Development from 2000 to 2030.

## CONCLUSIONS

- The Miami Valley Region is diverse in terms of its housing
- The Region as a whole is dominated by single family owner-occupied housing units
- The Region's major cities tend to contain more low-income and rental housing
- The Region's suburban communities are growing rapidly and tend to contain more higher income and ownership housing
- The Region's rural areas tend to contain a mix of mid- and lower-income ownership housing

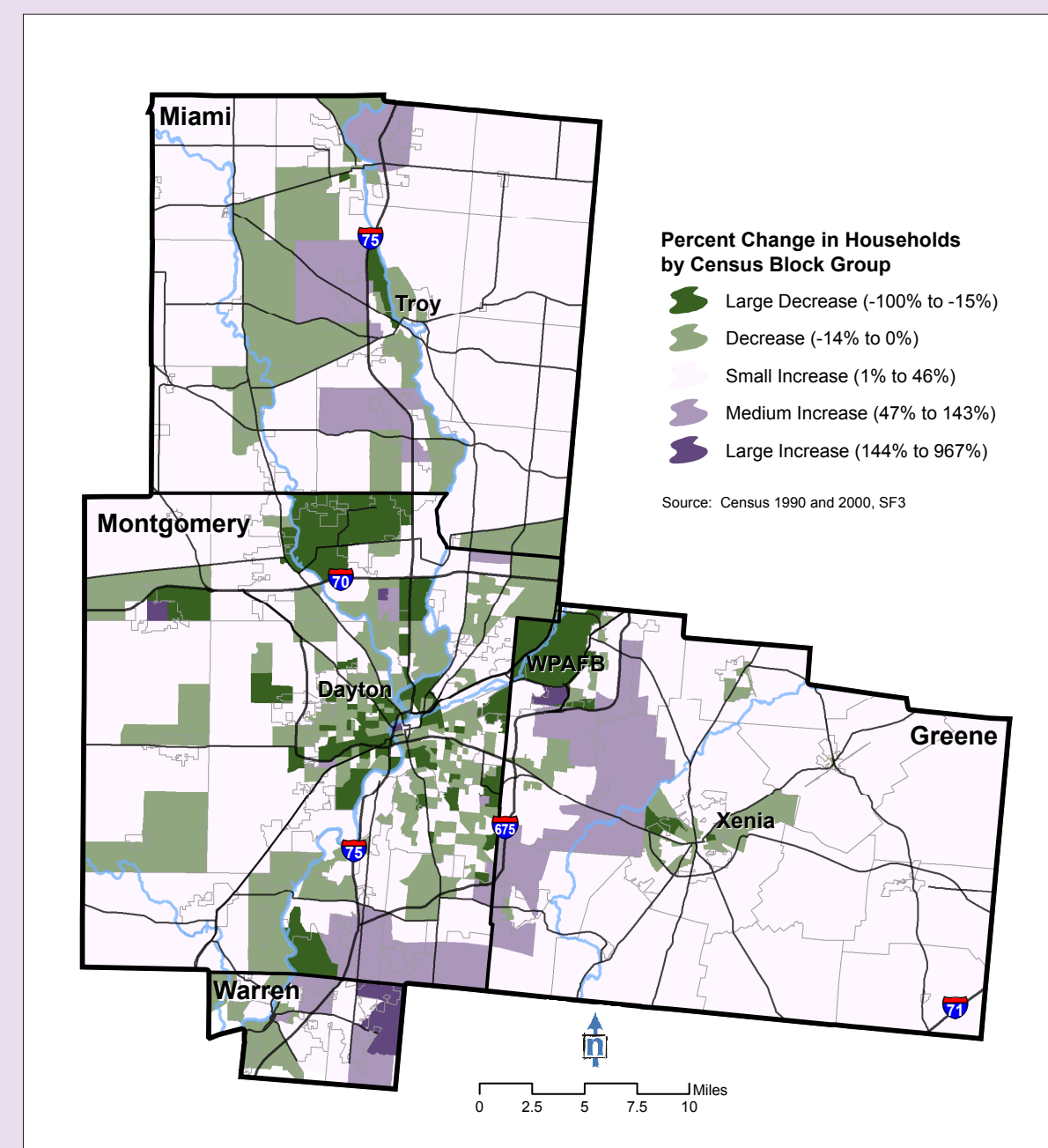
## REGIONAL DEMOGRAPHIC AND ECONOMIC PATTERNS

The purpose of this chapter is to provide some housing-related demographic data. Maps, tables, and charts are all used to convey and analyze data from the U.S. Census from 1970 to 2000.

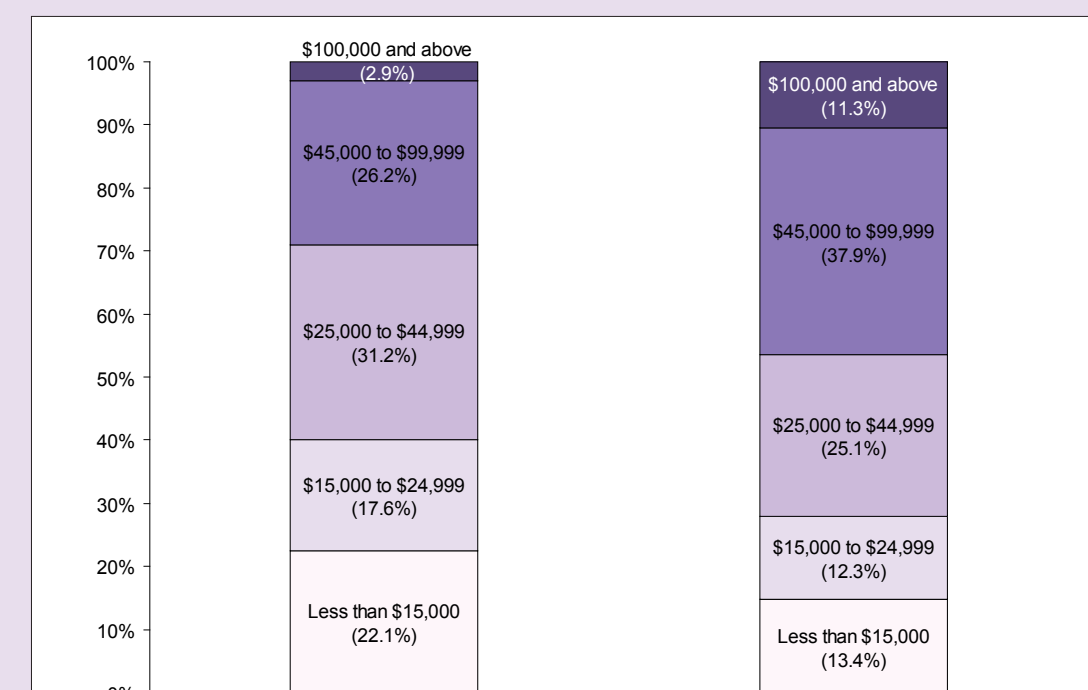
Conclusions from this chapter include:

- The Region has experienced uneven growth patterns
- The three cities in Warren County are the fastest-growing in the Region
- The Region's cities have more dense development patterns but are losing households
- The share of total families that consists of single householder families, both with and without children, is increasing
- The areas with higher median household incomes are located in the southern and eastern portion of the Region
- Employment centers in the Region are concentrated in the major cities and along the interstate highways
- The Region's economy has shifted away from manufacturing and towards the service and retail trade sectors

### CHANGE IN HOUSEHOLDS FROM 1990 TO 2000



### HOUSEHOLD DISTRIBUTION BY HOUSEHOLD INCOME FOR 1989 AND 1999



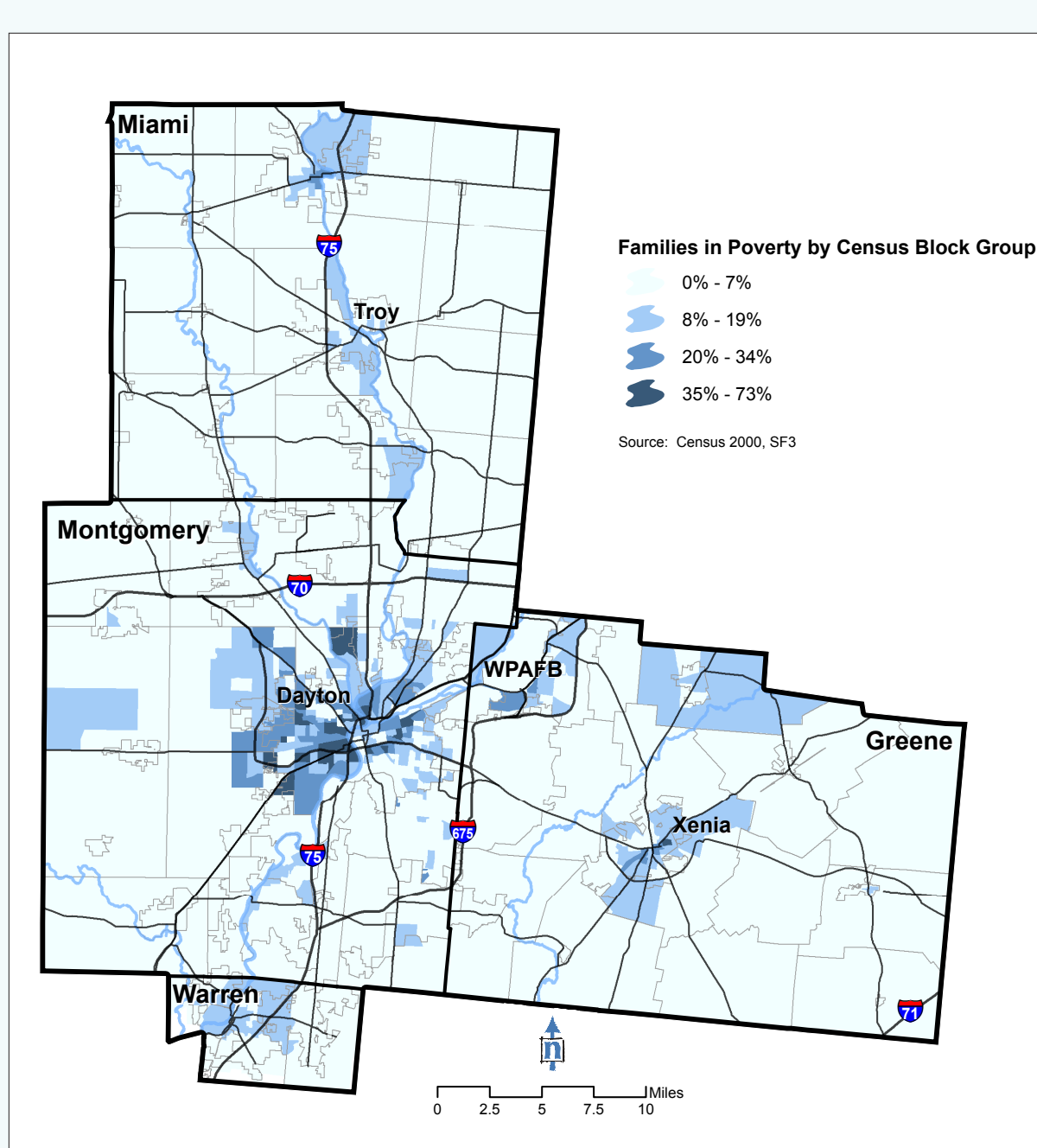
Source: Census 1990 & 2000, SF3

### HOUSEHOLDS AND FAMILIES BY TYPE FROM 1970 TO 2000

	1970	1980	1990	2000
Total Population	815,547	791,847	803,722	805,816
Percent Change in Population	-	-2.91%	1.50%	0.26%
Average Regional Population Density	636.65	617.23	626.15	627.78
Total Households	261,416	286,903	309,102	322,978
Percent Change in Households	-	9.75%	7.74%	4.49%
Persons Per Household	3.05	2.70	2.54	2.42
Median Age of Population	26.78	30.08	33.29	36.40
Median Age of Householders	44.97	44.63	45.58	47.73

Source: Census 1970 - 2000, SF3

### DISTRIBUTION OF FAMILY HOUSEHOLDS IN POVERTY FOR 1999



Source: Census 2000, SF3

## HOUSING AFFORDABILITY

This chapter deals exclusively with housing affordability issues in the Region. Comparative analyses focus on the differences between owner- and renter-occupied housing units.

Conclusions from this chapter include:

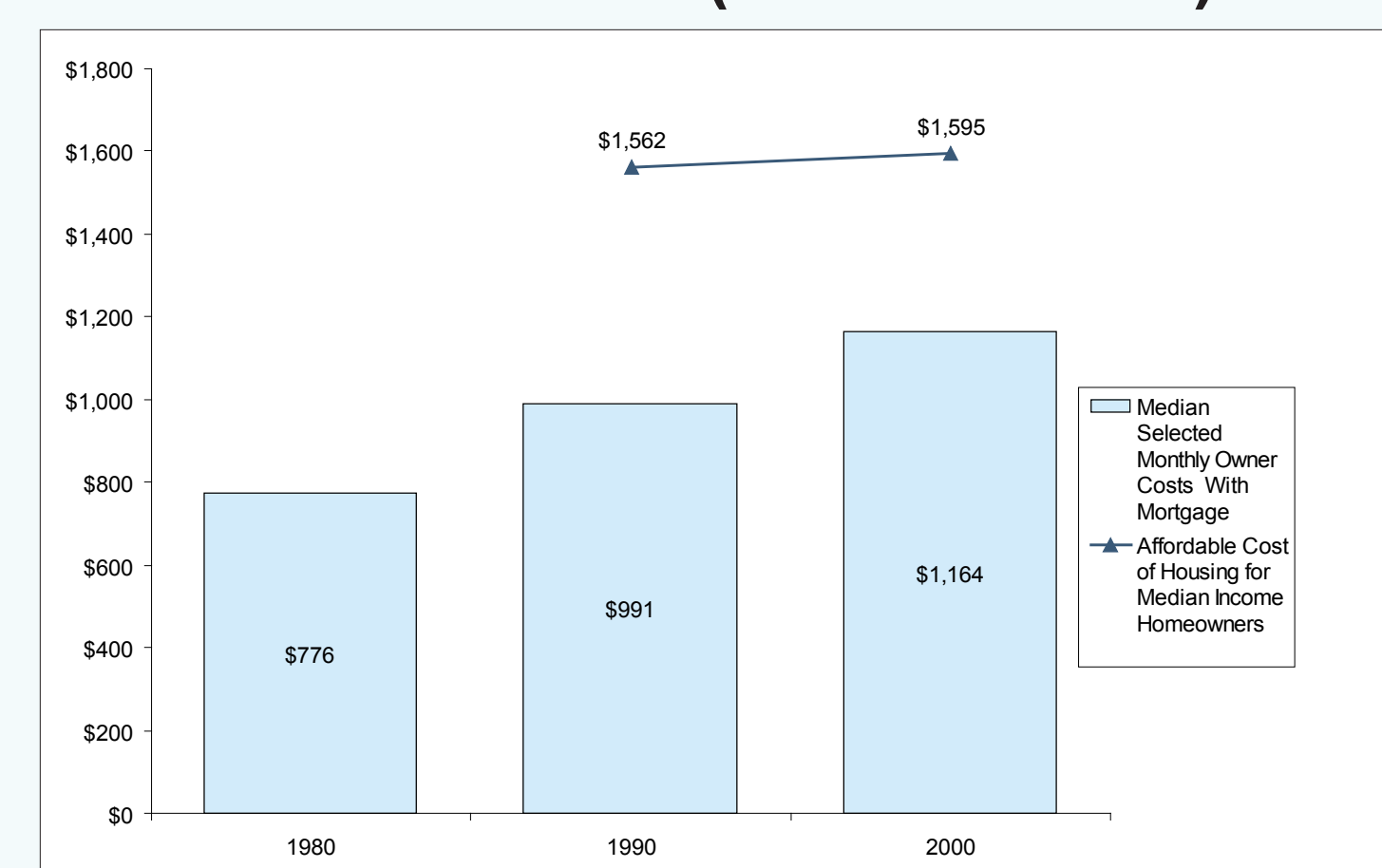
- The highest poverty rates occur in the Region's major cities
- Owner costs have risen steadily from 1980 to 2000
- Median owner and renter costs fall well below the median affordable housing costs for households in the Region
- The number of cost-burdened owner households increased dramatically from 1990 to 2000

### NUMBER OF COST-BURDENED HOUSEHOLDS BY TENURE IN 1990 AND 2000

	Owner Households (% of Total Cost-Burdened Households)	Renter Households (% of Total Cost-Burdened Households)	Total Cost-Burdened Households (% of Total Specified Renter- and Owner-Occupied Households)
1990	25,081 (39.4%)	37,778 (50.2%)	63,644 (20.6%)
2000	38,563 (60.6%)	37,407 (49.8%)	75,185 (23.3%)

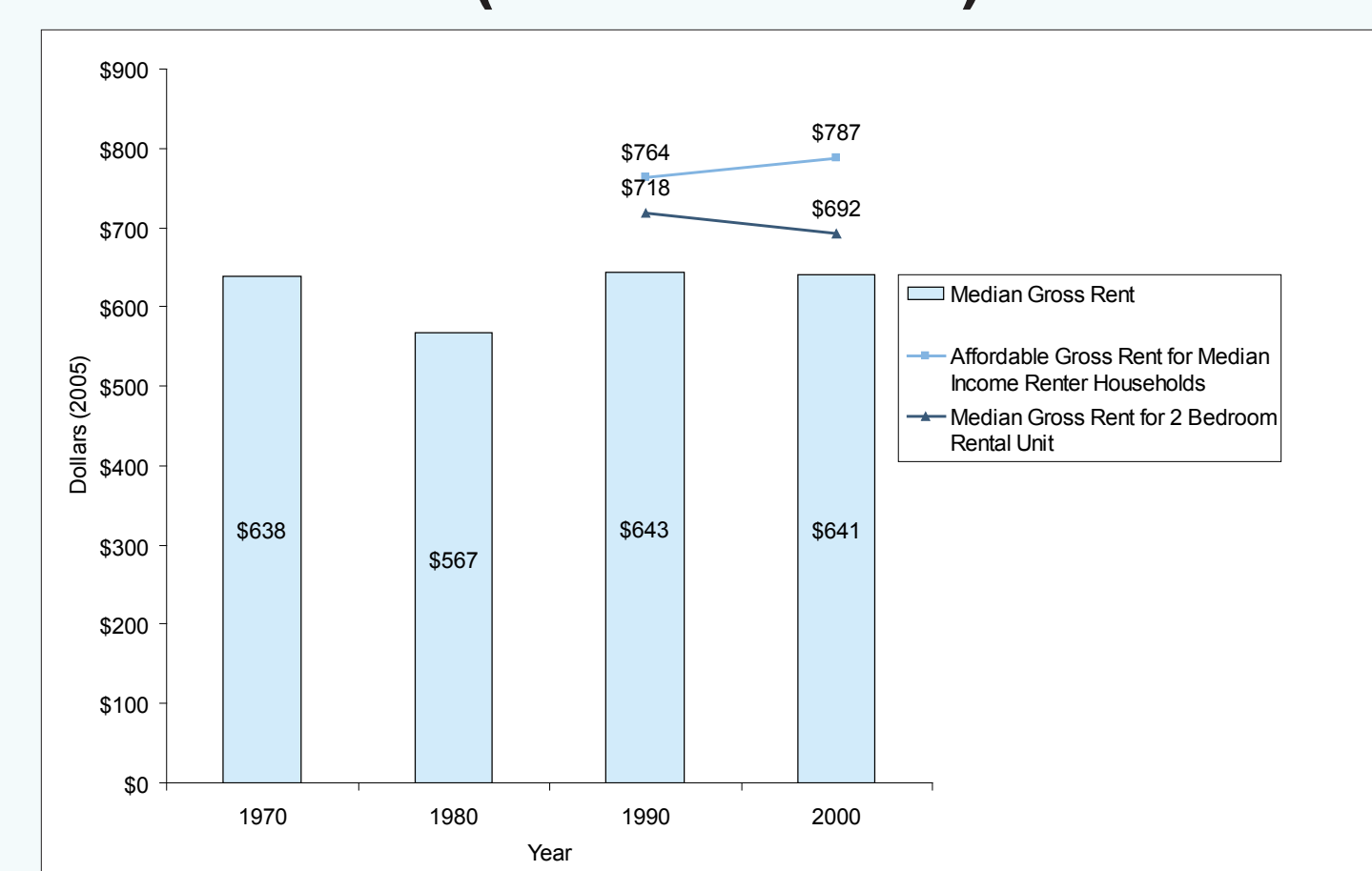
Source: Census 1990 & 2000, SF3

### COMPARED OWNERSHIP COST AND AFFORDABILITY STATISTICS FROM 1980 TO 2000 (2005 DOLLARS)



Source: Census 1980 - 2000, SF3

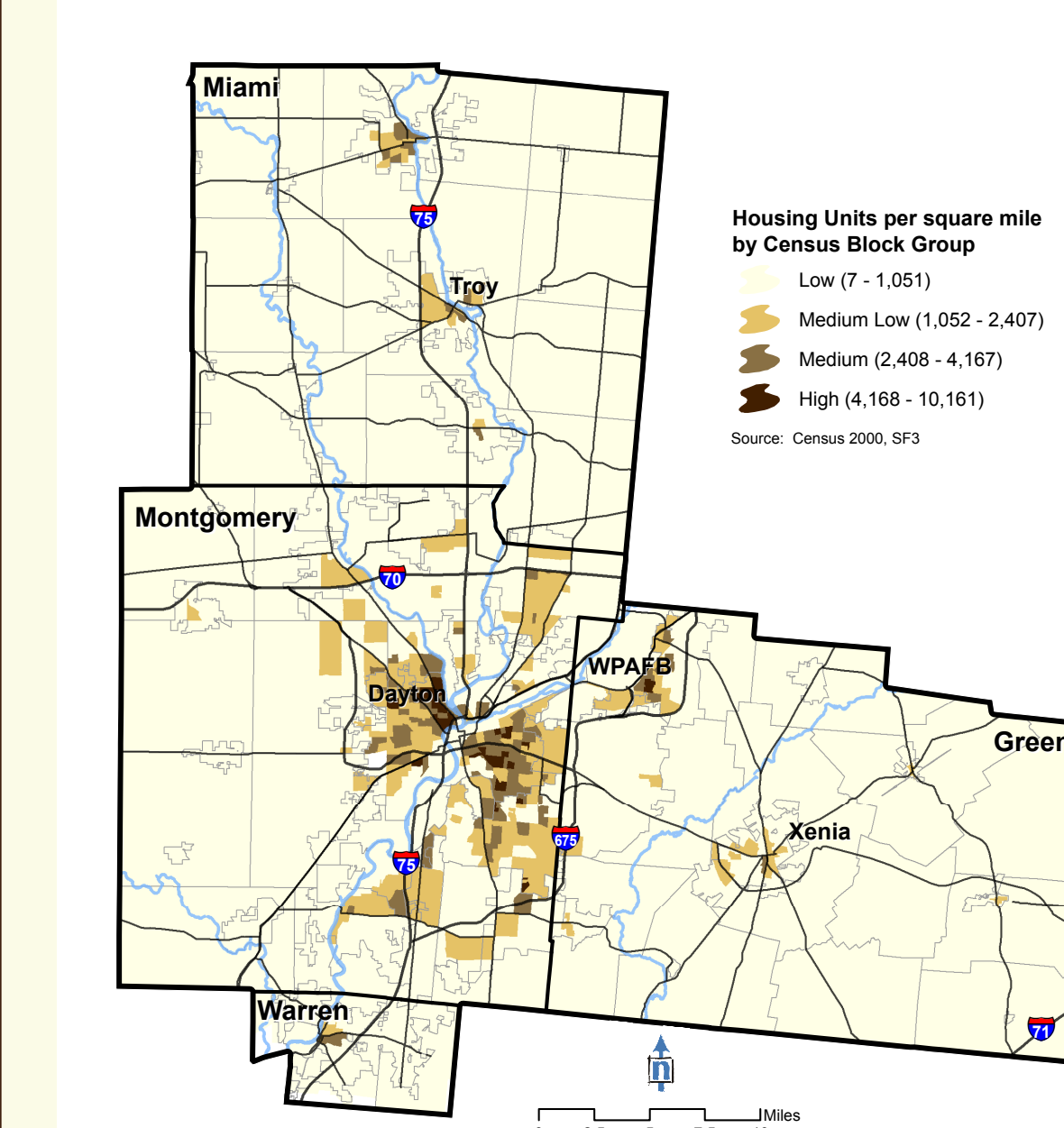
### COMPARED RENTAL COST AND AFFORDABILITY STATISTICS FROM 1980 TO 2000 (2005 DOLLARS)



Source: Census 1970 - 2000, SF3

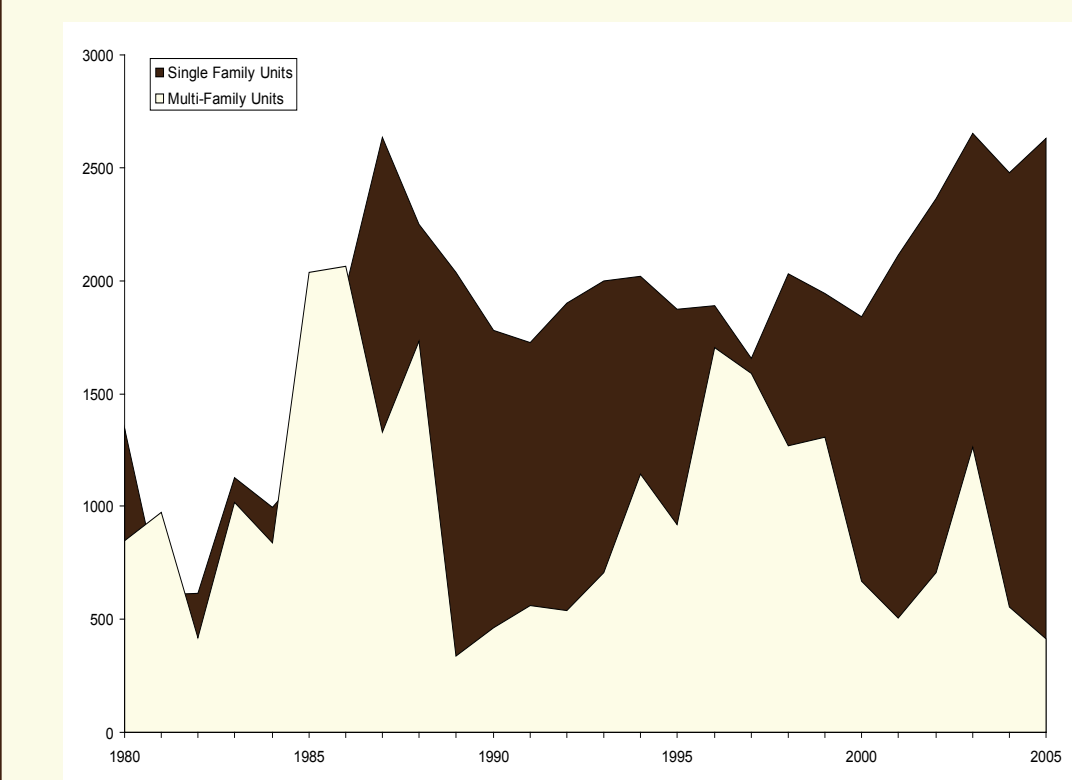
## HOUSING UNIT DISTRIBUTION

### HOUSING UNIT DENSITY DISTRIBUTION FOR 2000



Source: Census 2000, SF3

### PERMITTED HOUSING UNITS BY TYPE FROM 1980 TO 2005



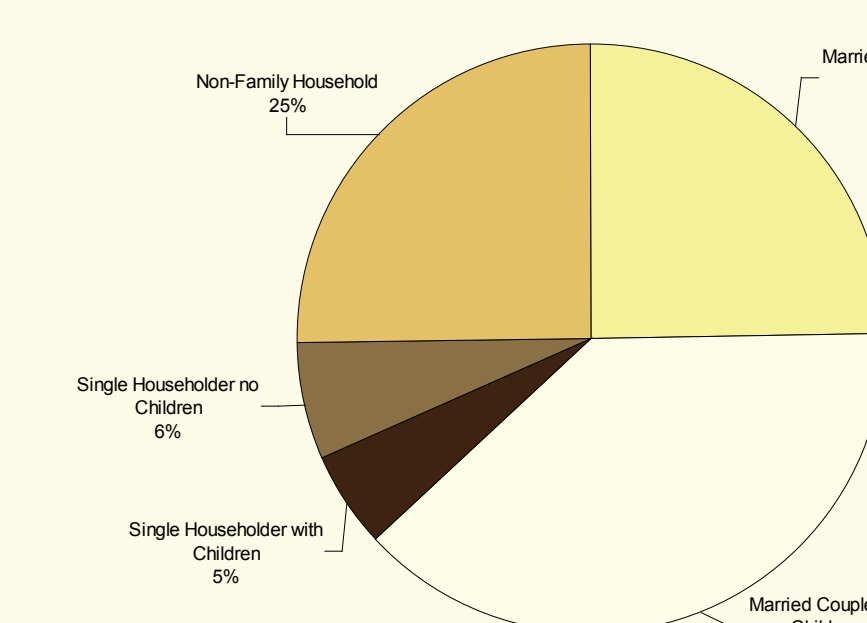
Source: U.S. Census Bureau, Construction Division, 2006

This chapter focuses on the housing situation in the Miami Valley Region. The data comes mainly from the decennial Census and is used, in several cases, in comparative analyses.

Conclusions from this chapter include:

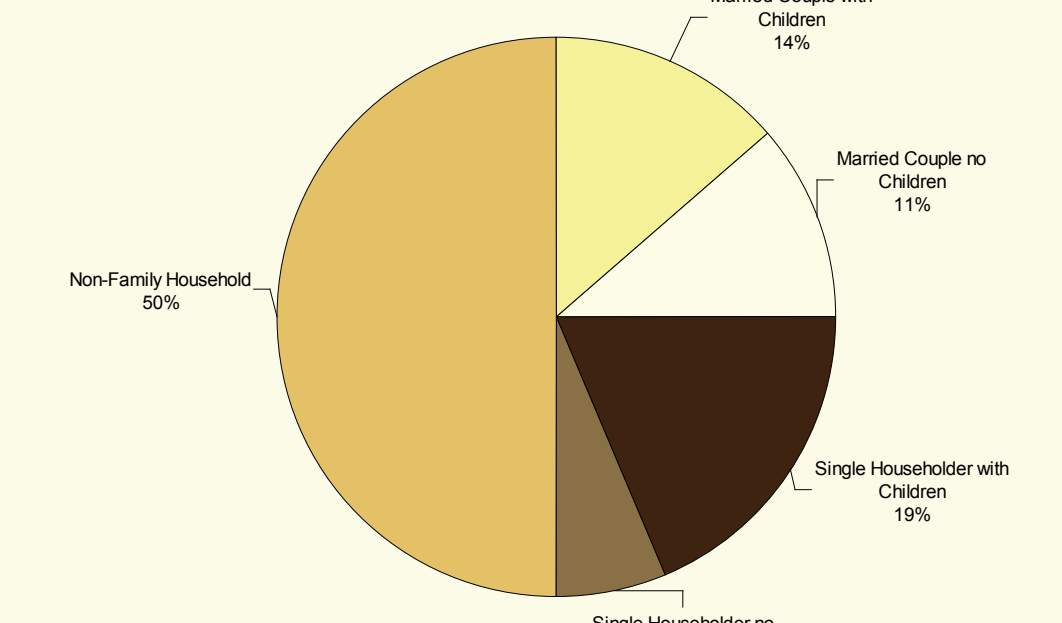
- The total number of housing units increased substantially between 1970 and 2000, even as population in the Region remained stable
- The mix of housing units by tenure remained relatively stable from 1970 to 2000
- The vacancy rate has increased between 1970 and 2000
- Single family and owner-occupied housing units continue to dominate the Region
- Married couples are the most common household type for owner-occupied housing units, while non-family households are the most common for renter-occupied households

### SHARE OF OWNER-OCCUPIED HOUSING UNITS BY HOUSEHOLD TYPE FOR 2000



Source: Census 2000, SF3

### SHARE OF RENTER-OCCUPIED HOUSING UNITS BY HOUSEHOLD TYPE FOR 2000



Source: Census 2000, SF3

## HOUSING UNIT PROJECTIONS

The projection method is based on the method developed for the State of Oregon's Transportation and Growth Management Program. It uses population projections and historical data on housing to develop a projection of the number of new housing units necessary to support population growth.

Conclusions from this chapter include:

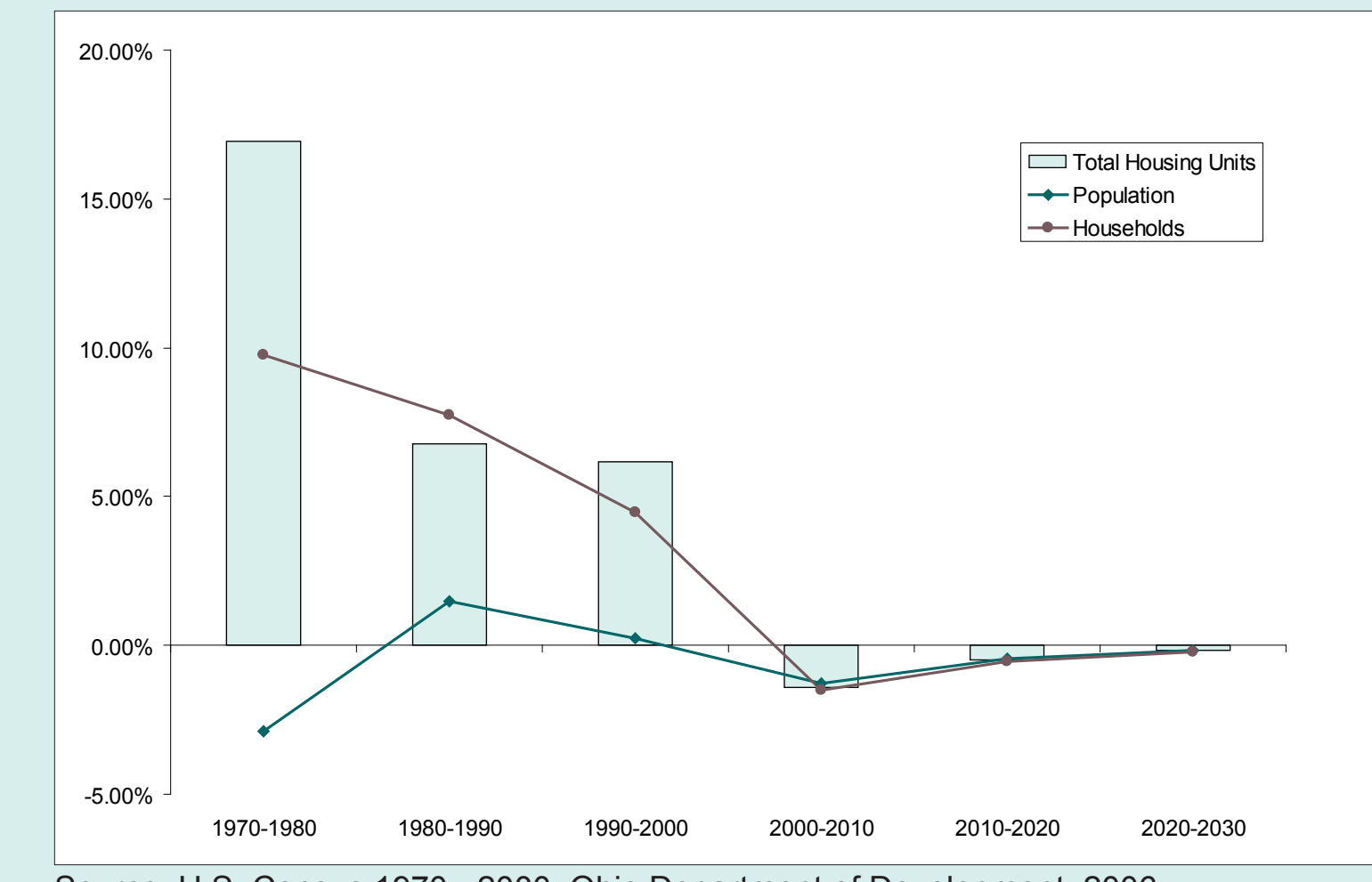
- The change in housing units is not necessarily correlated to the change in households or population
- Many more housing units are being permitted for construction in the Region than are required to support population growth

### POPULATION AND HOUSING UNIT PROJECTIONS

	2005	2010	2015	2020	2025	2030
New Population	-5,256	-4,920	-3,130	-350	-500	-810
Single Family	-1,836	-1,719	-1,093	-122	-175	-283
Vacant	-85	-79	-50	-6	-8	-13
Multi-Family	-693	-648	-412	-46	-66	-107
Vacant	-94	-88	-56	-6	-9	-15
Total New Housing Units	-2,528	-2,367	-1,506	-168	-241	-390

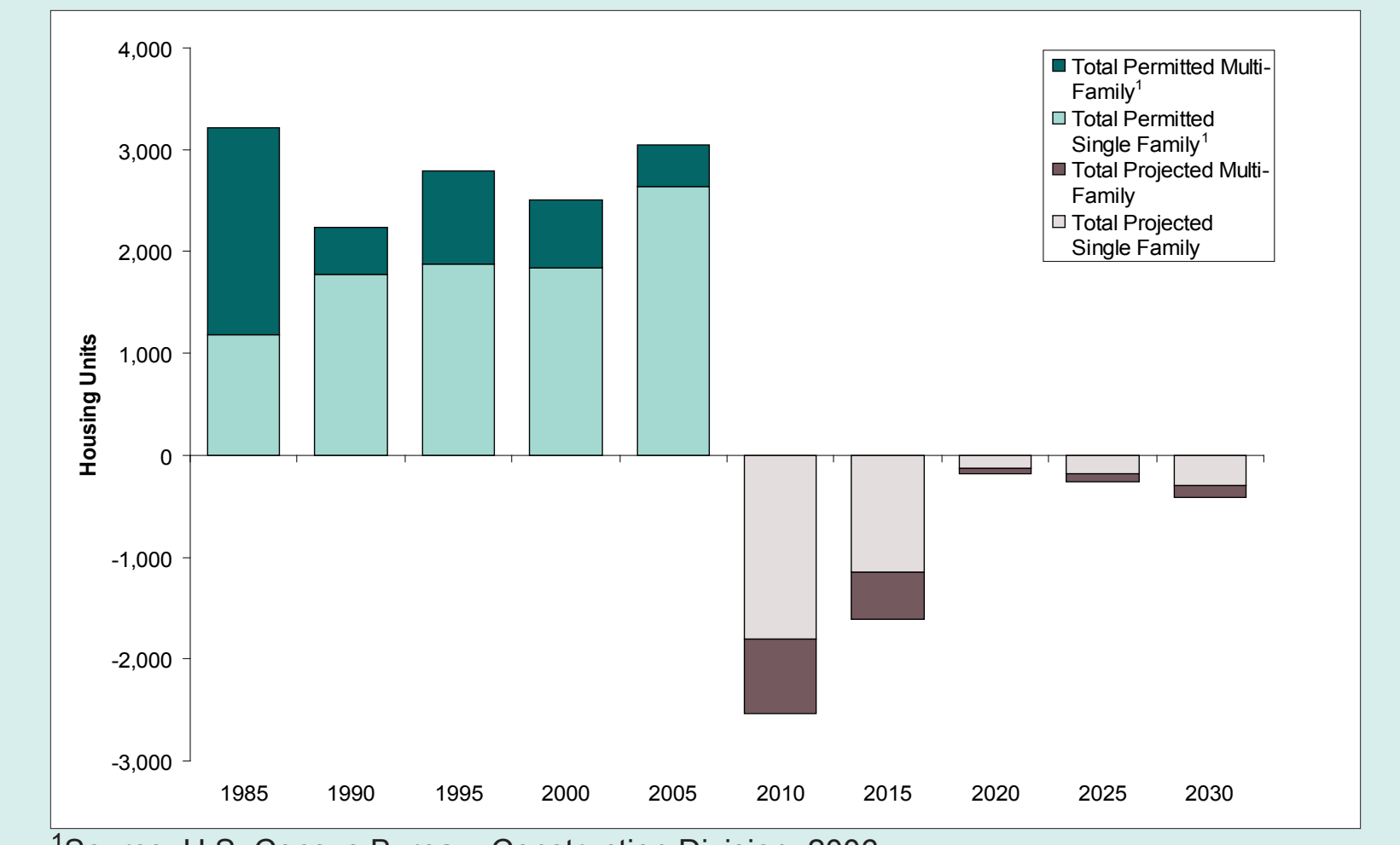
Source: Ohio Department of Development, 2006

### COMPARISON OF PERCENT CHANGE IN POPULATION, HOUSEHOLDS, AND THE TOTAL NUMBER OF HOUSING UNITS FROM 1970 TO 2030



Source: U.S. Census 1970 - 2000, Ohio Department of Development, 2006

### COMPARISON OF PERMITTED UNITS FROM 1985 TO 2005 TO PROJECTED NEW HOUSING UNITS NEEDED FROM 2010 TO 2030



Source: U.S. Census Bureau, Construction Division, 2006