



Miami Valley Housing Assessment

2007

MVRPC Board of Directors

September 6, 2007



Study Overview

- To examine the Region's housing status as part of “Going Places: An Integrated Land Use Vision for the Miami Valley Region”
 - To provide a comprehensive overview of the current housing conditions in the Region
 - To estimate future housing requirements for the Region
- Study Boundary - 8 County Region
- Topics
 - Regional Demographic and Economic Patterns
 - Housing Unit Distribution
 - Housing Affordability
 - Housing Unit Projections



Regional Demographic and Economic Patterns

- Demographic and Economic variables examined in the study include:
 - Population and households
 - Family households
 - Income
 - Employment and economy



Regional Demographic and Economic Patterns - Findings

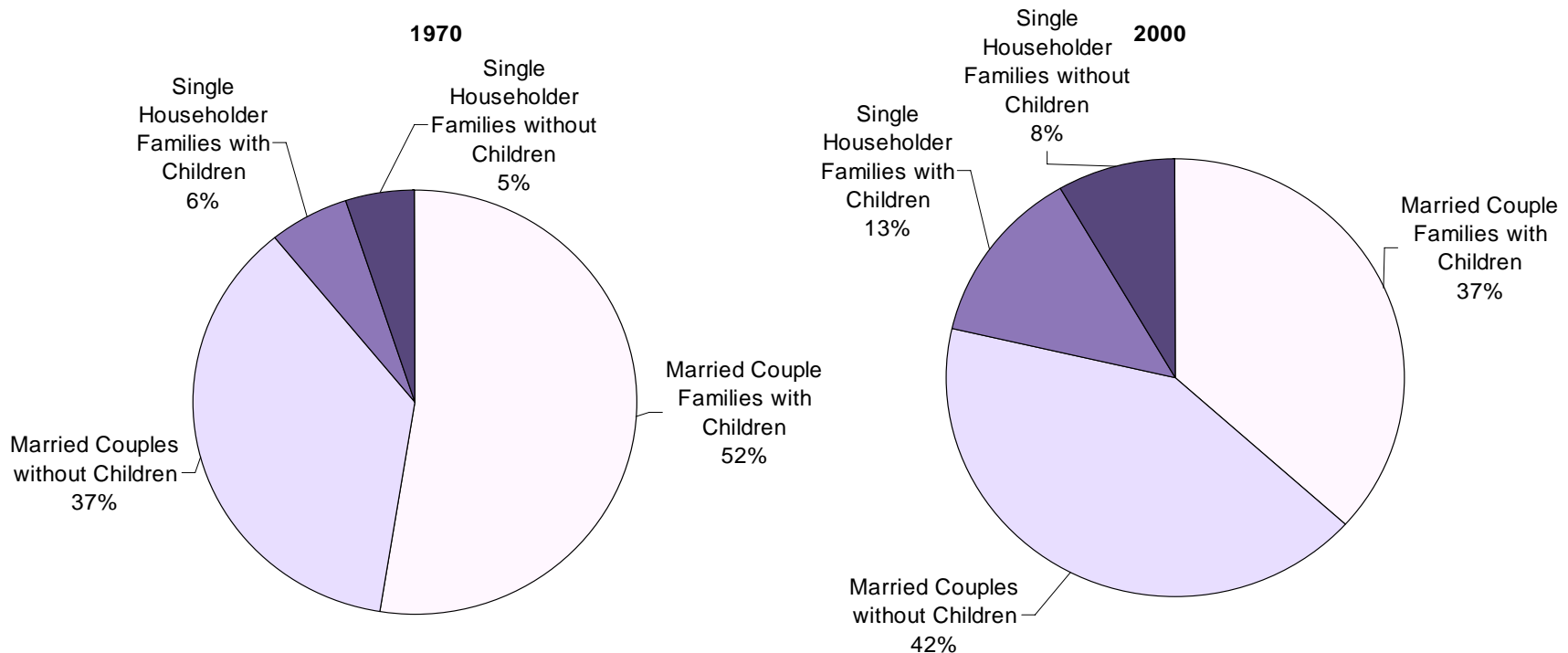
- 8-county regional population and number of households is growing at a moderate rate
- Population is aging
- Household size is decreasing

	1970	1980	1990	2000
Total Population	1,367,654	1,393,465	1,450,390	1,537,394
Percent Change in Population	-	1.89%	4.09%	6.00%
Average Regional Population Density	380.54	389.36	405.65	430.04
Total Households	432,251	492,020	541,791	595,094
Percent Change in Households	-	13.83%	10.12%	9.84%
Persons Per Household	3.08	2.76	2.54	2.50
Median Age of Population	26.14	29.60	33.05	35.93
Median Age of Householders	45.47	44.70	45.50	47.40



Regional Demographic and Economic Patterns - Findings

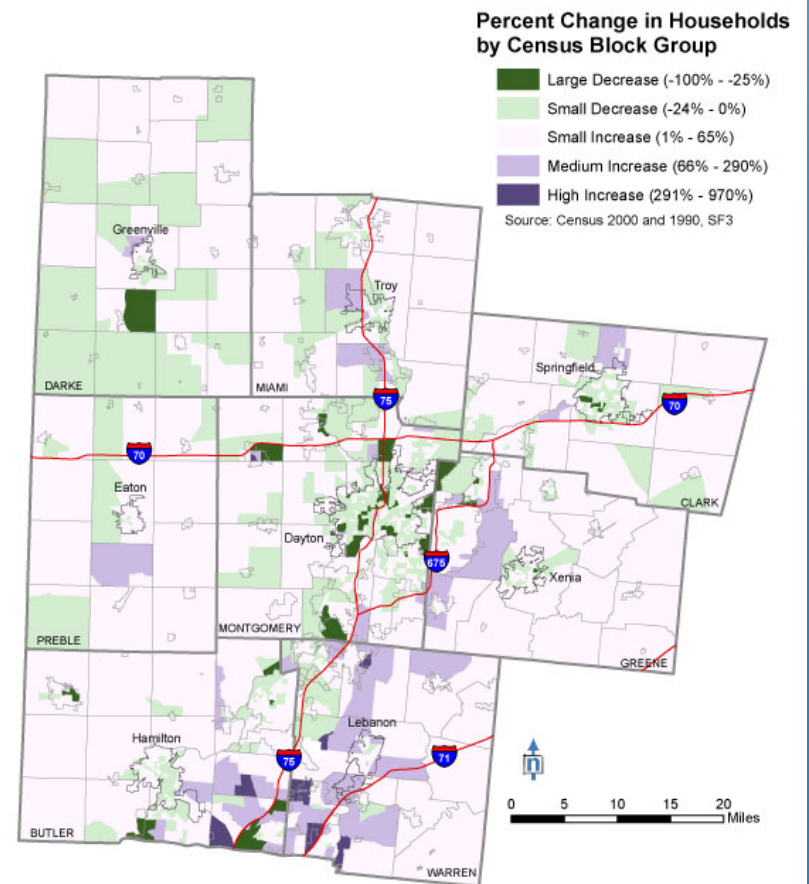
- The number of family household is increasing but the share of family households is decreasing
- The share of single-parent households is increasing



Regional Demographic and Economic Patterns - Findings

- Population suburbanization
 - Butler and Warren counties are the fastest growing
 - East of I-675 in Greene County and Southern Montgomery County
- Economic Change
 - Employment concentrated along Interstates
 - Shift from manufacturing-based to service and retail trade based economy

Change in Households from 1990 to 2000



Housing Unit Distribution

- Housing variables examined in the Housing Unit Distribution section of the study include:
 - Total Housing Units
 - Housing Units by Type
 - Housing Units by Tenure
 - Housing Vacancy



Housing Unit Distribution - Findings

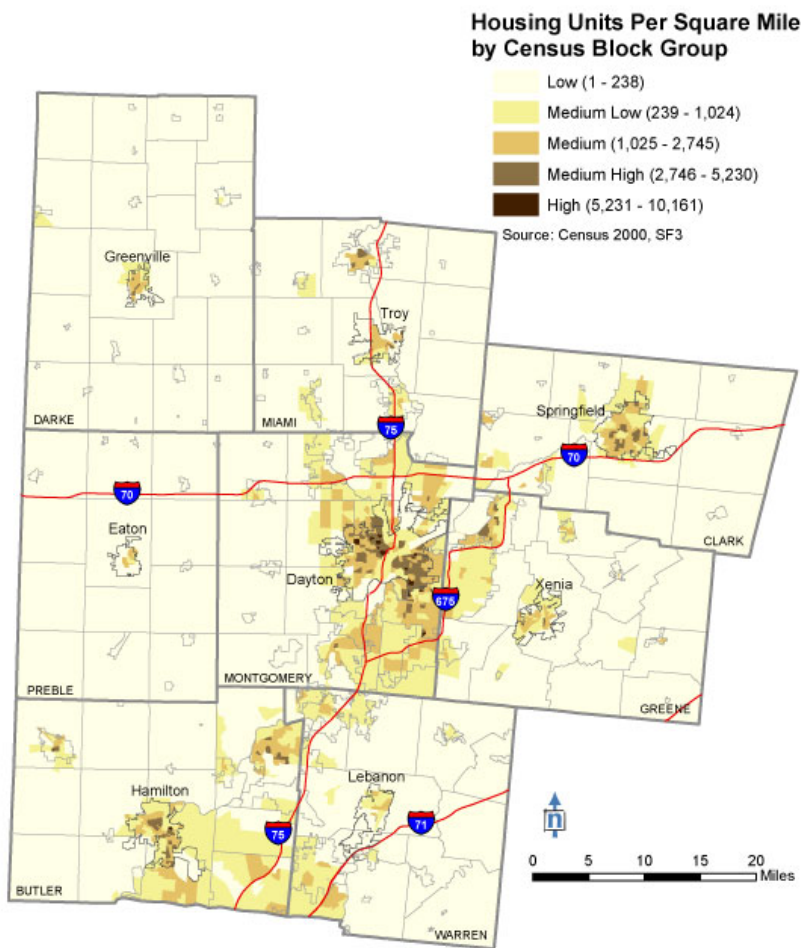
- Single-family and owner-occupied housing units are the dominant housing types in the Region
- The mix of housing units has remained relatively stable

	1970	1980	1990	2000
Total Housing Units	433,007	522,504	571,921	635,531
Owner-Occupied (% of Total Housing Units)	282,635 (65.3%)	339,010 (64.9%)	366,790 (64.1%)	415,365 (65.4%)
Renter-Occupied (% of Total Housing Units)	134,309 (31%)	153,010 (29.3%)	175,001 (30.6%)	179,729 (28.3%)
Vacant (% of Total Housing Units)	16,063 (3.7%)	30,484 (5.8%)	30,130 (5.3%)	40,437 (6.4%)
Single Family (% of Total Housing Units)	-	-	420,031 (73.4%)	476,537 (75%)
Multi-Family (% of Total Housing Units)	-	-	130,948 (22.9%)	142,443 (22.4%)
Mobile Home/Other (% of Total Housing Units)	-	-	20,942 (3.7%)	16,551 (2.6%)

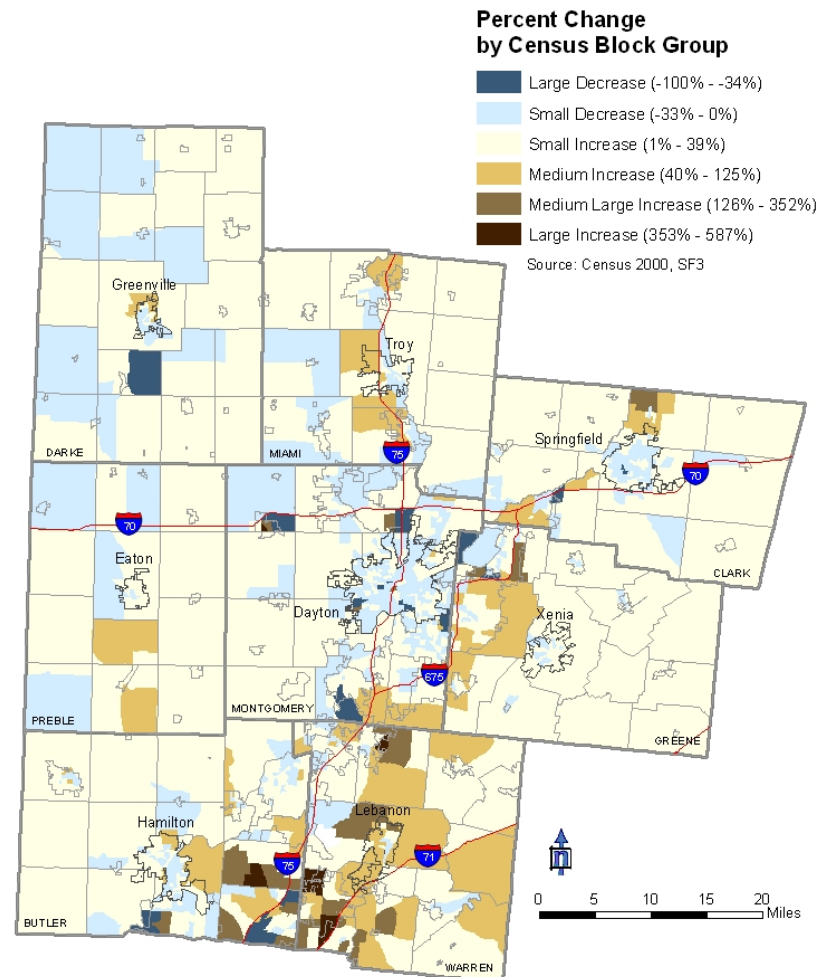


Housing Unit Distribution - Findings

Housing Unit Density Distribution for 2000

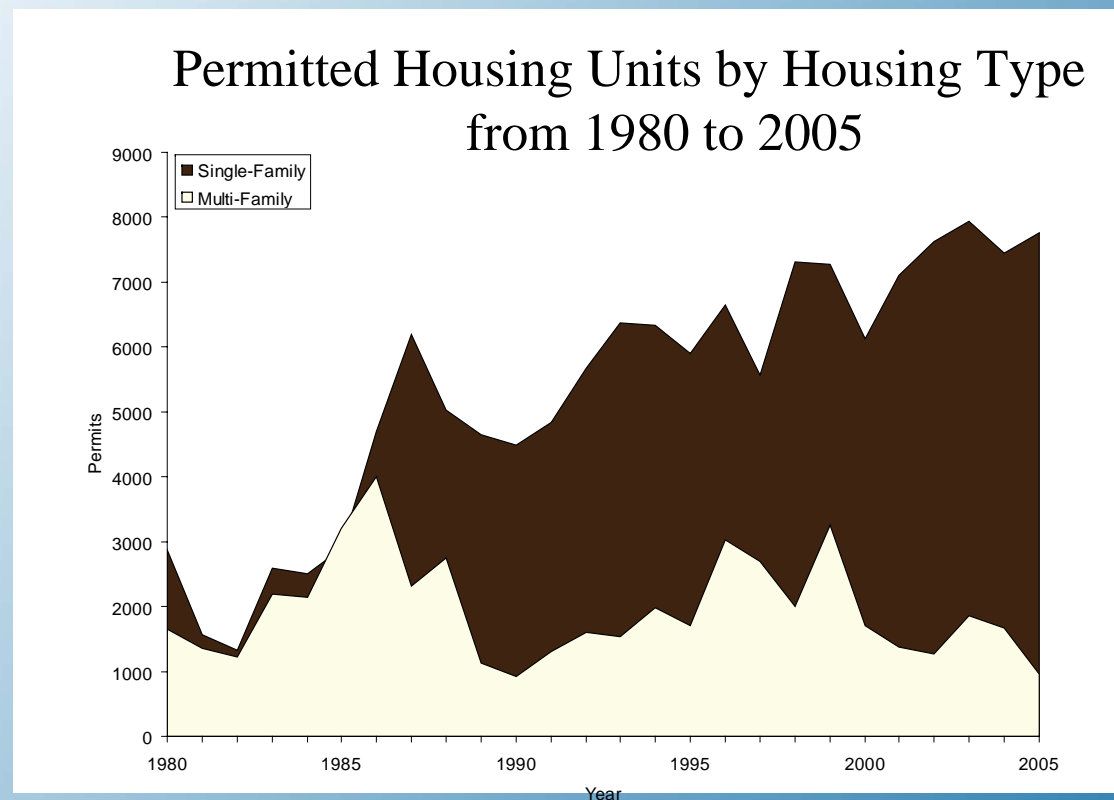


Change in Housing Units from 1990 to 2000



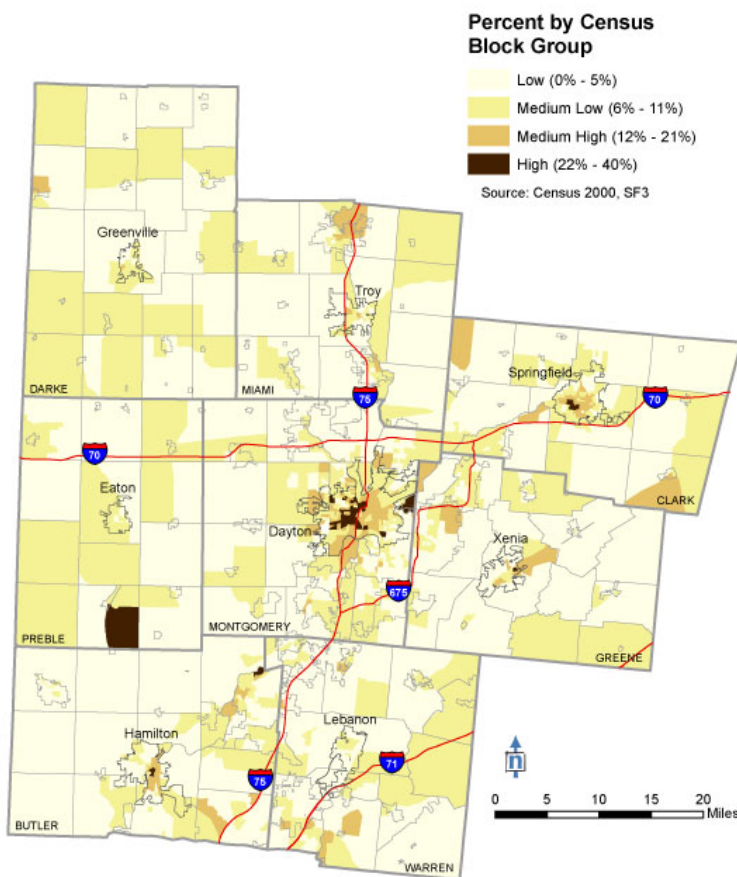
Housing Unit Distribution - Findings

- Construction of SF housing units has been outpacing MF housing units - The gap between the number of permits for single family housing units and multi-family housing units has widened since 1985



Housing Unit Distribution - Findings

Total Vacancy Distribution for 2000



- The proportion of vacant housing units in comparison to the total housing units has steadily increased
- The vacancy rate is increasing for both single-family and multi-family housing units

Housing Affordability

- Housing variables examined in the Housing Affordability section of the study include:
 - Poverty
 - Housing Value and Cost : Owner and Renter Occupied Housing
 - Cost-Burdened Households



Housing Affordability - Findings

- Between 1990 and 2000, household, family, and per capita income increased

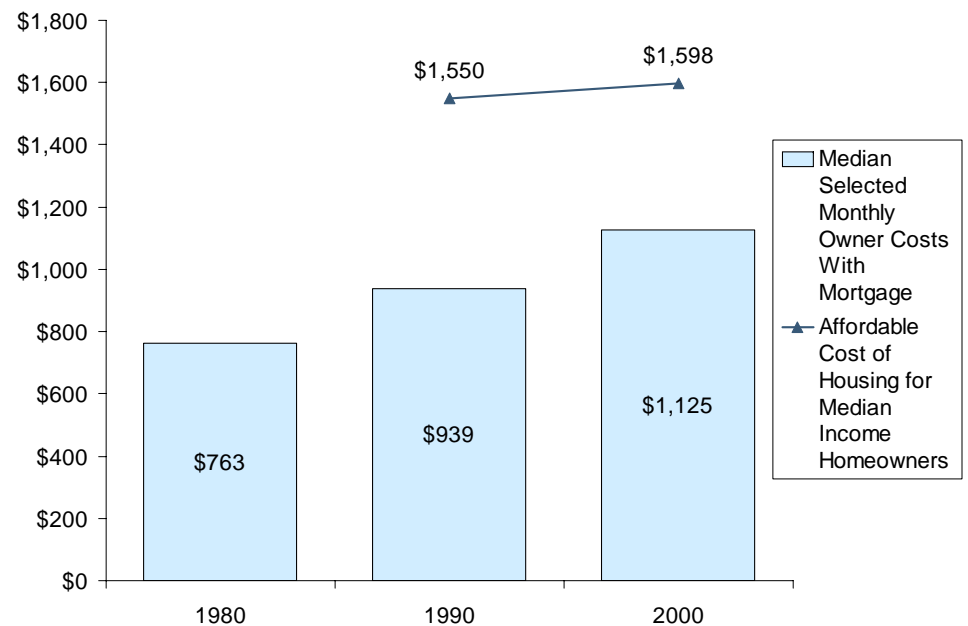
	1970	1980	1990	2000
Median Household Income	\$52,441	\$51,656	\$48,431	\$50,537
Percent Change	-	-1.50%	-6.24%	4.35%
Median Family Income	\$57,585	\$56,812	\$57,483	\$62,804
Percent Change	-	-1.34%	1.18%	9.26%
Per Capita Income	\$17,766	\$19,705	\$21,952	\$25,694
Percent Change	-	10.92%	11.40%	17.05%



Housing Affordability - Findings

- The cost of owning and renting have increased
- The affordable cost of housing for median income homeowners was well above the median housing cost for the Region in both 1990 and 2000

Compared Ownership Cost and Affordability Statistics from 1980 to 2000 (2005 Dollars)



Housing Affordability - Findings

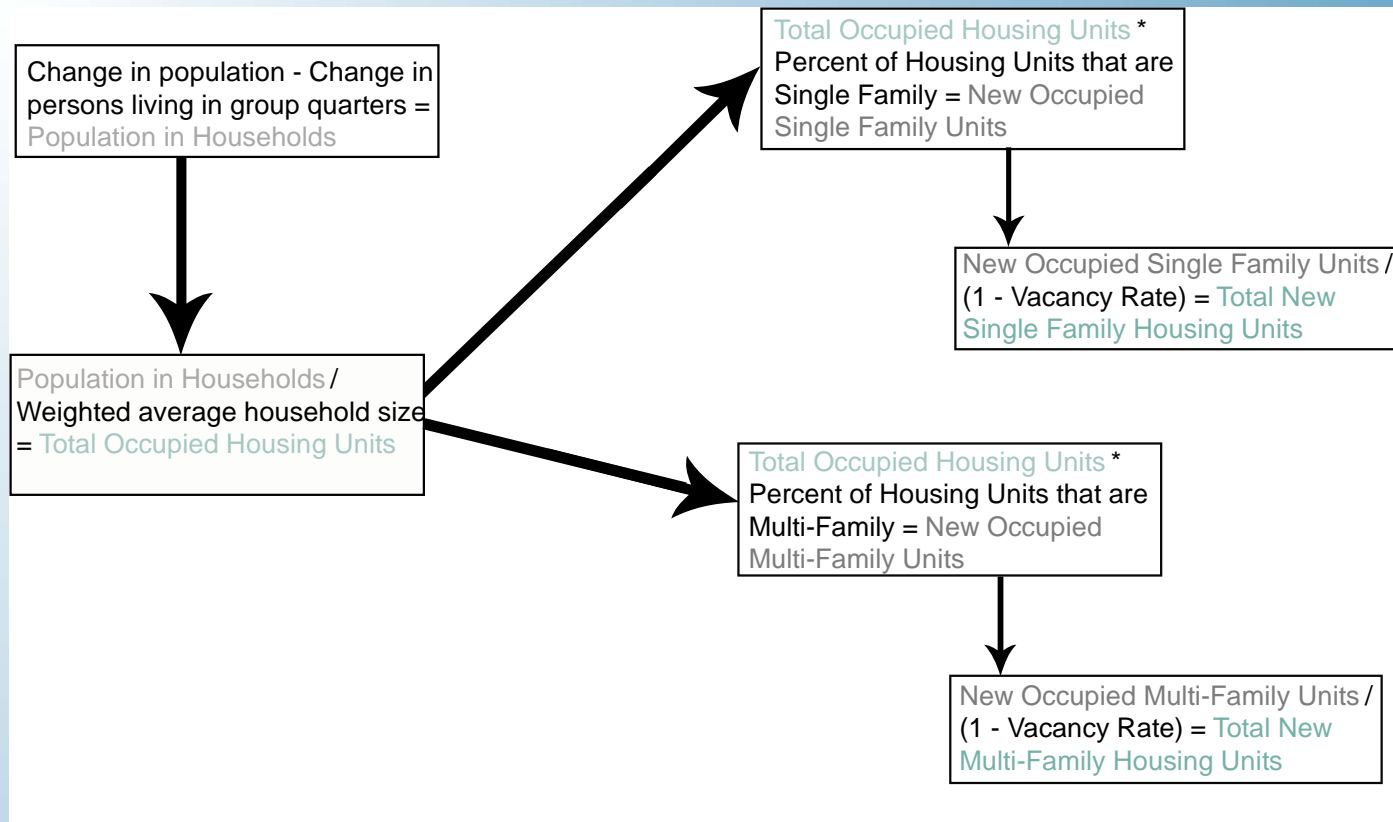
- The percentage of cost-burdened households (households that pay 30% or more of their monthly income on housing costs) has increased from 1990 and 2000

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	43,272 (41%)	62,199 (59%)	105,471 (19.5%)
2000	67,473 (52.8%)	60,437 (47.2%)	127,910 (21.5%)

Housing Unit Projections

Projection Method



Housing Unit Projections

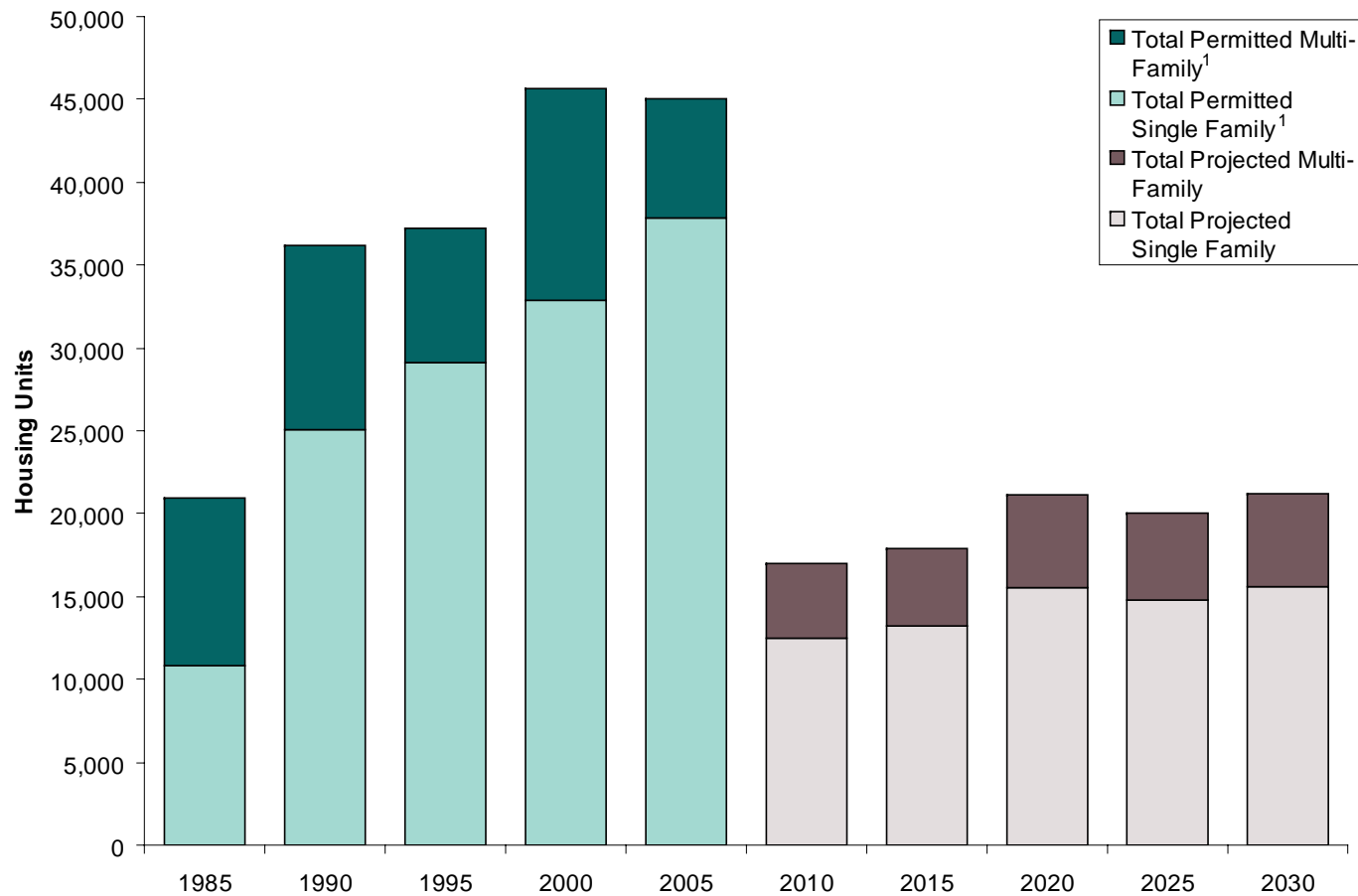
- The projection of new housing units needed is based on the population projections
- While only 16,529 new housing units are projected to be needed to support population growth between 2000 and 2005, 21,224 new housing units are projected between 2025 and 2030

Population and Housing Unit Projections

	2005	2010	2015	2020	2025	2030
New Population	39,146	41,010	43,190	50,810	48,340	51,100
Single Family	11,434	11,978	12,615	14,841	14,119	14,926
Vacant	541	567	597	702	668	706
Multi-Family	3,738	3,916	4,124	4,852	4,616	4,879
Vacant	546	572	602	709	674	713
Total New Housing Units	16,259	17,033	17,938	21,103	20,078	21,224

Housing Unit Projections

Permitted Housing Units from 1985 to 2005 vs. Projected New Housing Units Needed from 2010 to 2030




Summary and Conclusions

- The Miami Valley Region is very diverse in terms of its housing
- The cities tend to contain more low-income and rental housing
- The suburbs are growing rapidly and tend to contain more owner-occupied housing and be higher-income than other areas
- The rural areas tend to be a mix of mid- and lower-income owner households
- MVRPC hopes that the housing situation will continue to be studied at both the local and regional levels



For More Information


- Report available at www.mvrpc.org/rlu
- Contact Katy Bowman, Research Associate, at kbowman@mvrpc.org



Housing Unit Distribution

Housing Units by Tenure

Miami Valley Housing Assessment



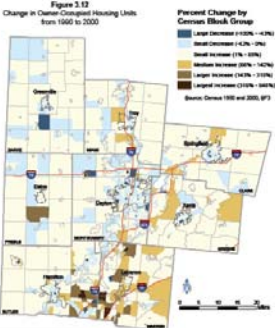
As can be seen in Figure 3.12, the western portion of the Region experienced more losses in owner-occupied housing units than did the rest of the Region. Although most of the areas located within the Region's cities experienced losses, there were also several places outside of cities, in suburban or rural areas, that experienced decreases in owner-occupied housing units. Warren County and southeastern Butler County are again identified as areas of high growth.

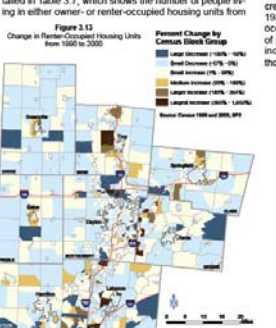
Figure 3.13 illustrates the decreases in renter-occupied housing that have occurred throughout the Region. The areas that experienced the highest growth in renter-occupied housing are largely scattered around the edges of the Region's cities. In addition, these high-growth areas are for the most part adjacent to or near interstate highways. In contrast, however, Figure 3.14 shows that from 1970 to 2000 the proportions of occupied housing units that are renter-occupied and owner-occupied did not change very much. Also, Figure 3.14 shows that there was a net increase in the number of renter-occupied housing units from 1990 to 2000.

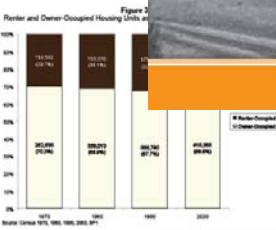
The population in occupied housing units by tenure is detailed in Table 3.7, which shows the number of people living in either owner- or renter-occupied housing units from 1990 to 2000.


1990 to 2000. The number of people living in owner-occupied housing units by 86,224 from 1990 to 2000, although most created between 1990 and 2000. The population in renter-occupied units increased overall by 46,761, however that population in 1990 and 1990. The 1990s saw a decrease in owner-occupied units. Overall, there has not been a net increase in the number of people living in owner- versus renter-occupied housing units from 1990 to 2000.

	1990
Population in Owner-Occupied Units (% of Occupied Housing Units)	266,467 (73.5%)
Population in Renter-Occupied Units (% of Occupied Housing Units)	200,104 (28.5%)
Total	466,571











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Miami Valley Regional Planning Commission





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