

Introduction

Miami Valley Housing Assessment

The Purpose

The Miami Valley Region, just like any region, is constantly changing. Figure 1.1 shows how much the urbanized areas in the Region expanded between 1950 and 2000. Recent newspaper articles have pointed to the continued loss of farmland to residential and commercial development as well as the loss of population in more urban areas, high numbers of foreclosure filings in the Region, and slowdowns in the housing market.

The Miami Valley Regional Planning Commission (MVRPC) conducted the Miami Valley Housing Assessment in order to examine the Region's housing status as part of "Going Places: An Integrated Land Use Vision for the Miami Valley Region," MVRPC's new land use planning initiative. This assessment examines the Region's housing issues from a wide-ranging perspective, attempting to provide a comprehensive overview of current housing conditions in the Region.

The Data

Most of the data presented in this study were gathered from the U.S. Census Bureau. Where appropriate, the data are presented as time-series, going back as far as 1970, in order to provide an historical overview of how that particular variable has changed. Where feasible and appropriate, data from other sources were gathered to supplement the U.S. Census data.

The same eight-county Region (shown in Figure 1.2) used for the State of the Region 2005 report was used for this study. The data were both compiled to the Regional level for tabular and graphic analysis and at the Census Block Group level for spatial analysis and presentation. Some comparative analyses were also included in order to further explore some issues, such as housing affordability.

Figure 1.1
Urbanization Trends from 1950 to 2000

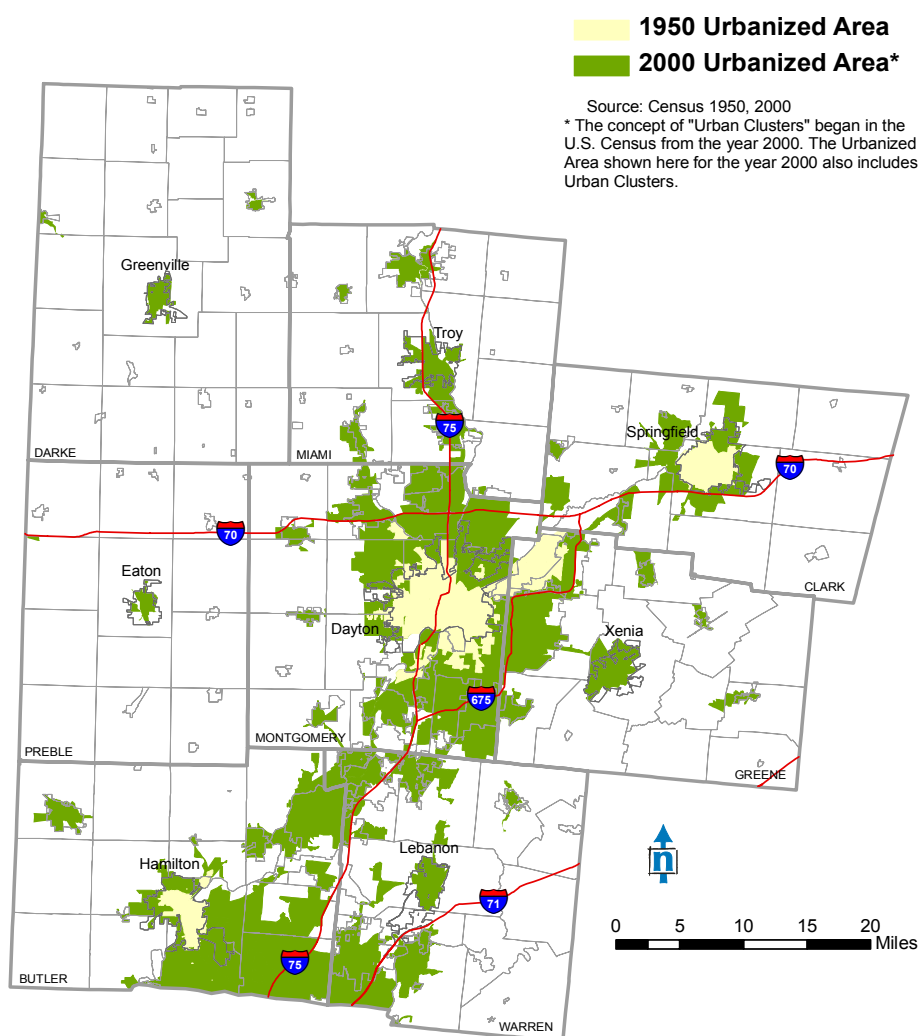
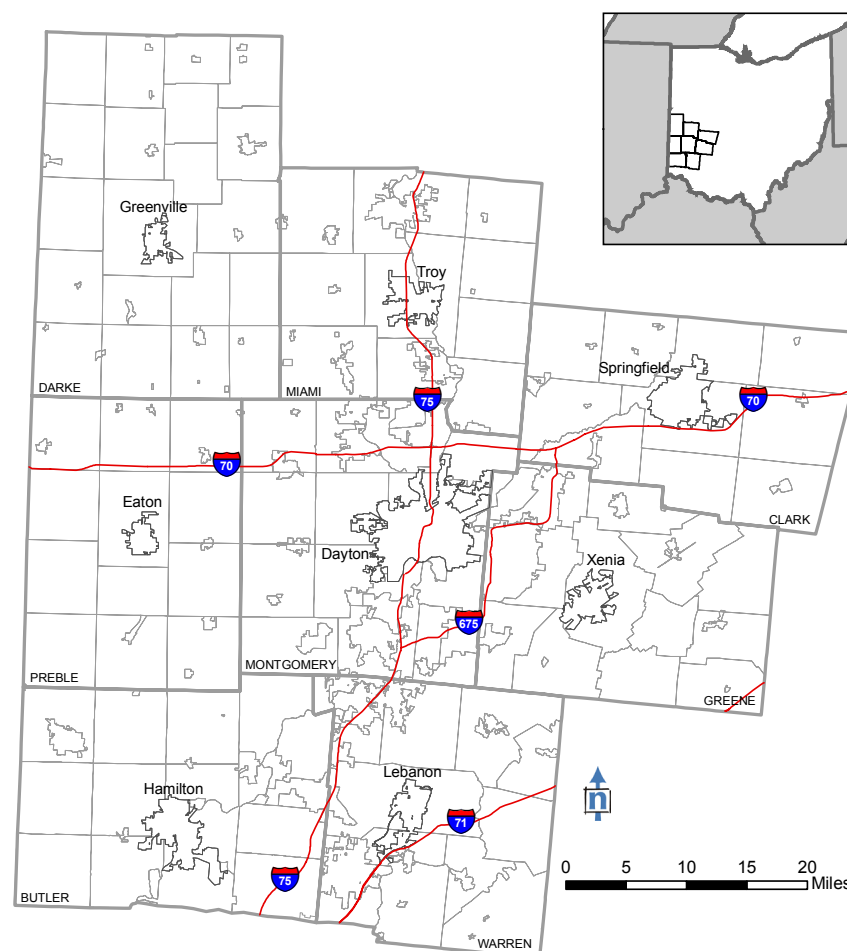


Figure 1.2
The Miami Valley Region



Report Structure

This report is divided into six main chapters, beginning with the Introduction, followed by Regional Demographic and Economic Patterns, Housing Unit Distribution, Housing Affordability, Housing Unit Projections, and the Conclusions. The Regional Demographic and Economic Patterns chapter consists of a description of housing-related population and economic variables for the Region, providing background information for analyses presented in later chapters. The following chapter, Housing Unit Distribution, is a mainly geographic presentation of housing data by type, tenure, and vacancy. The Housing Affordability chapter contains a general analysis of housing affordability as well as a more in-depth analysis of cost-burdened households. In the Housing Unit Projections chapter, population projections calculated by the Ohio Department of Development were used to develop a projection of how many new housing units would be needed in order to support the Region's future population. The final chapter summarizes findings from each chapter and offers several overall conclusions.