

**OHIO STATE-WIDE HOUSING NETWORK
METROPOLITAN AREA HOUSING STATISTICS**

**A Summary of Research Prepared by the
Ohio State-Wide Housing Network**

**University of Akron
University of Cincinnati
Cleveland State University
Ohio State University
University of Toledo
Wright State University
Youngstown State University**

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August 1990

PREFACE

In the spring of 1989, representatives of Youngstown State University, Cleveland State University, and the University of Akron met to discuss housing issues facing the respective metropolitan areas in which their institutions are located. The individuals present at this meeting, Dr. Thomas Bier of Cleveland State University, Dr. Frank Costa of The University of Akron, and Dr. Gil Peterson of Youngstown State University, agreed to launch a research program, utilizing the same methodology, to study the dynamics of the housing market and associated problems in their home regions. This group was later expanded to include the University of Toledo, Wright State University, the University of Cincinnati, and the Ohio State University, and the group became formally known as the Ohio Statewide Housing Network.

On June 27, 1990, a conference was held in Cleveland to present the findings of the research of the seven universities. Dr. Thomas Bier of CSU prepared a summary of the data, found within this report, which provides a comparison of the housing markets of the seven metropolitan areas of the state.

In brief, the report addresses the changes in the housing market between the central city and its suburbs, factors which motivate people to move, rates of employment, household growth, new housing construction, and abandonment. The report also draws some sobering conclusions and provides recommendations for public action to lessen some of the expected impacts. One will readily recognize that the Youngstown Metropolitan Area is not fairing as well as other regions of the state.

A comprehensive study of housing in the Youngstown-Warren MSA, on which the data within this report was partially based, entitled Housing Supply and Demand in the Youngstown-Warren SMA, 1970-2000, was prepared by Thomas Finnerty of the Center for Urban Studies, YSU. This report is available through the YSU Center for Urban Studies.

Participating Universities:

University of Akron

University of Cincinnati

Cleveland State University

Ohio State University

University of Toledo

Youngstown State University

Wright State University

RECOMMENDATIONS

RECOMMENDATION

Metropolitan Areas – Local Governments

- **Jointly determine preferred pattern of metropolitan residential development for the next several decades; devise a plan for achieving.**

RECOMMENDATION

Metropolitan Areas – Local Governments

- **Jointly review:**
 - Housing construction projections
 - Infrastructure plans
 - Local movement patterns and consequent demographic changes

RECOMMENDATION

Central Cities

- **Document factors causing people to leave the city or avoid moving in; take actions to have major impact within five years.**

RECOMMENDATION

Central Cities

- **Assess capacity to accommodate housing development over next 10-20 years; identify obstacles to achieving at least 20% of area total.**

RECOMMENDATION

State of Ohio

- **Determine what will be future support for**
 - **Suburbanization**
 - **Housing development in central cities**

RECOMMENDATION

State of Ohio

- **Determine the extent of current support for suburbanization (road improvements, mortgage assistance, school funding).**

CONCLUSIONS

CONCLUSION

- **The pattern of metropolitan residential development is a result of local factors and policy commitments at local, state and federal levels.**

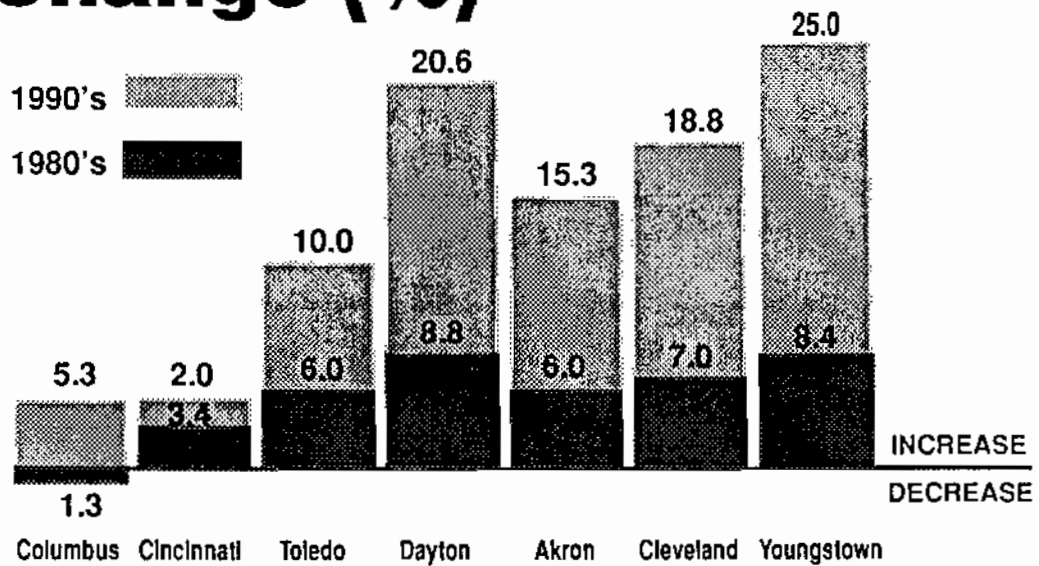
CONCLUSION

- **Suburbanization in Ohio has reached the point where its impacts and future call for immediate, serious attention.**

CONCLUSION

- **Less household growth in the 1990's could accelerate suburbanization.**

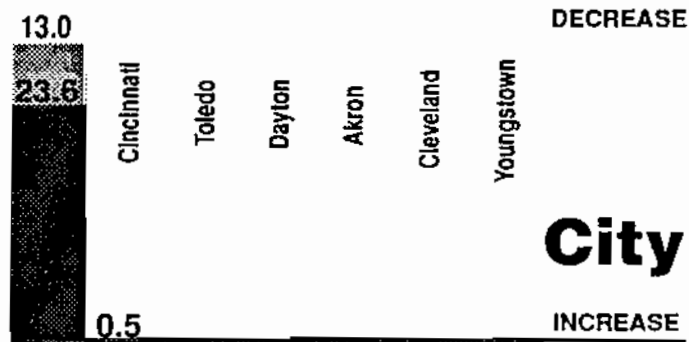
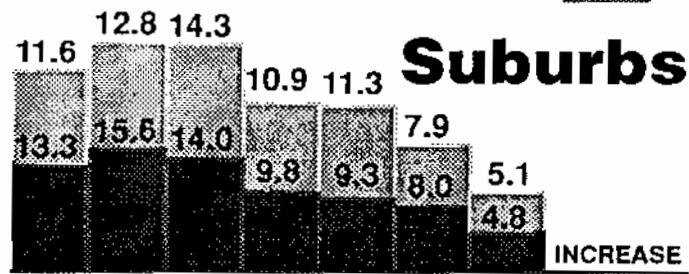
City Housing Surplus Change (%)



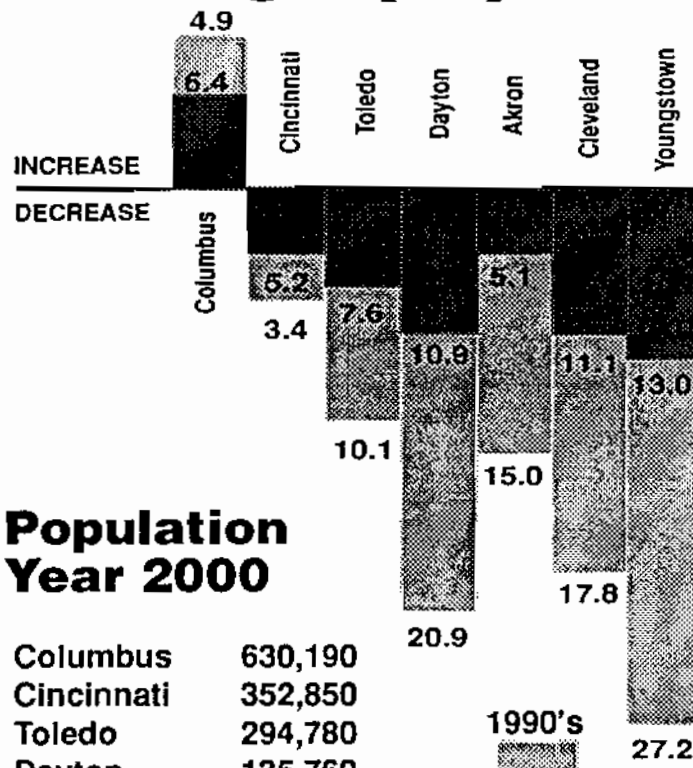
Household Change (%)

1990's

1980's



City Population Change (%)



Population Year 2000

Columbus	630,190
Cincinnati	352,850
Toledo	294,780
Dayton	135,760
Akron	191,480
Cleveland	419,200
Youngstown	72,990

1990's

1980's

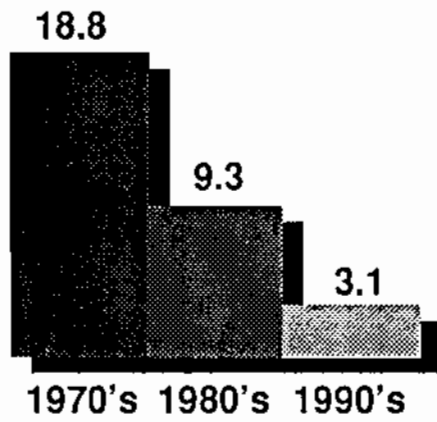
Area Housing Construction

	Ratio of New Units to Household Growth	
	1980's	1990's
Columbus	1.0	1.3
Cincinnati	1.2	1.2
Toledo	2.5	3.6
Dayton	1.6	2.5
Akron	1.7	3.2
Cleveland	1.8	5.2
Youngstown	2.3	-7.3

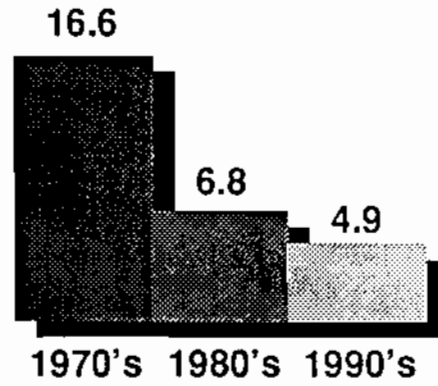
Area Housing Construction

	1980's		1990's	
	Units	% in City	Units	% in City
Columbus	85,927	59.1	85,928	59.1
Cincinnati	62,998	5.6	60,000	4.0
Toledo	26,462	22.9	30,231	22.5
Dayton	24,496	3.4	29,000	1.2
Akron	20,671	19.1	24,800	13.7
Cleveland	46,587	4.5	55,000	12.7
Youngstown	8,927	3.5	9,716	3.3

Household Growth (%)



Midwest



Ohio

Employment and Household Growth (%)

	Area Employment 1980-88	Area Households 1980's	1990's
Columbus	19.1	18.3	12.3
Cincinnati	13.6	10.3	9.1
Toledo	8.9	4.8	3.6
Dayton	8.1	5.2	3.8
Akron	0.8	5.1	3.2
Cleveland	-1.2	3.6	1.5
Youngstown	-9.0	2.1	-0.7

Key variables in the system:

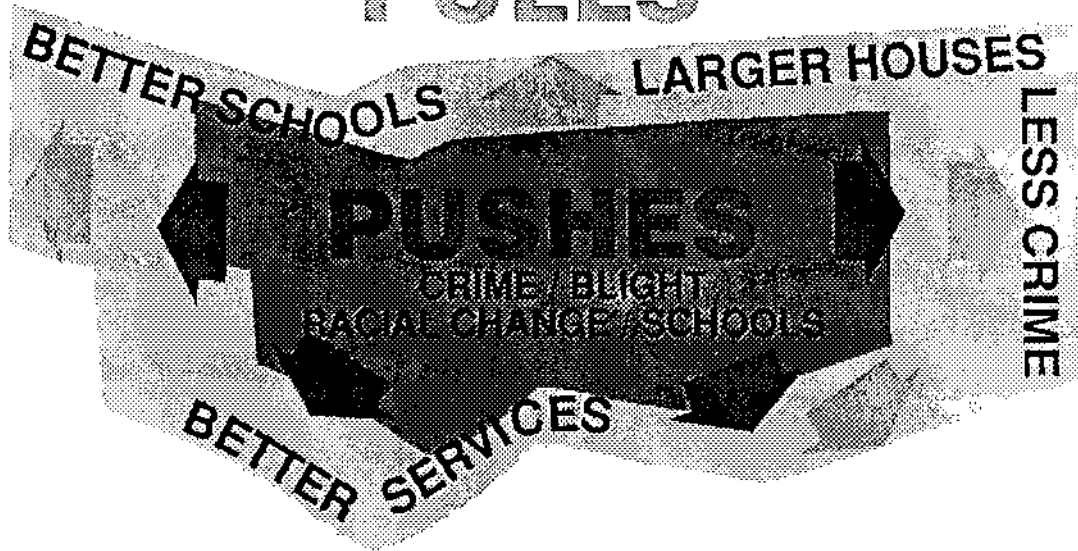
- 1. Household growth**
- 2. Amount of construction**
- 3. Location of construction:
suburbs or city**

Suburbs grow, city declines

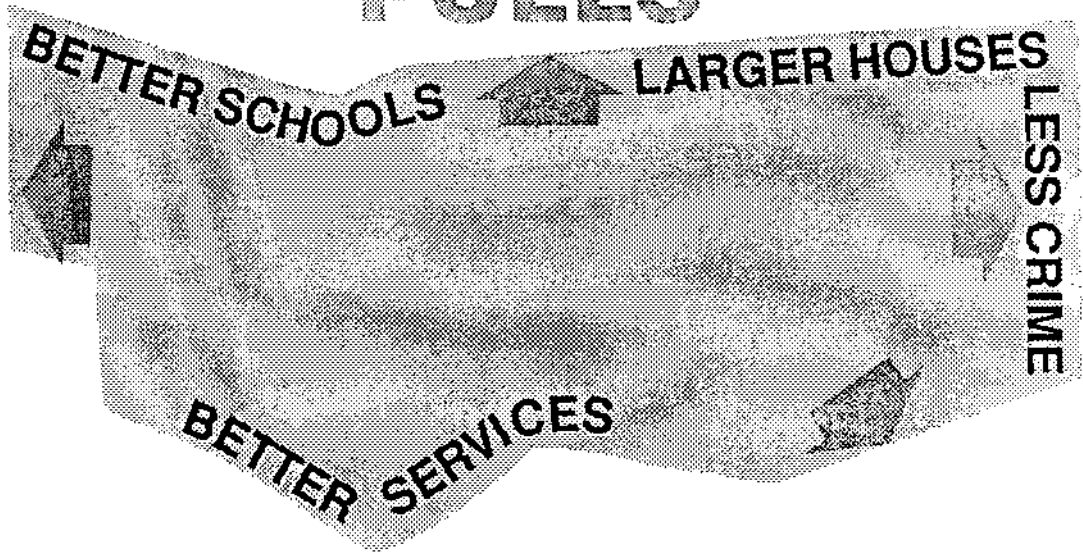
**As people move up,
housing filters down
to vacant surplus
and abandonment —
mostly in the city**

Movement is Pushed and Pulled

PULLS

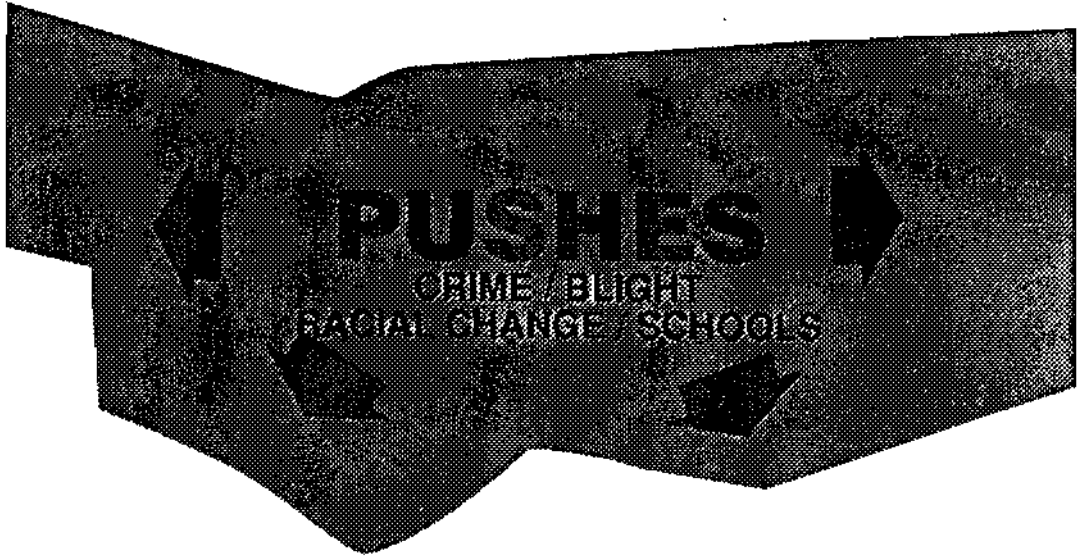


PULLS

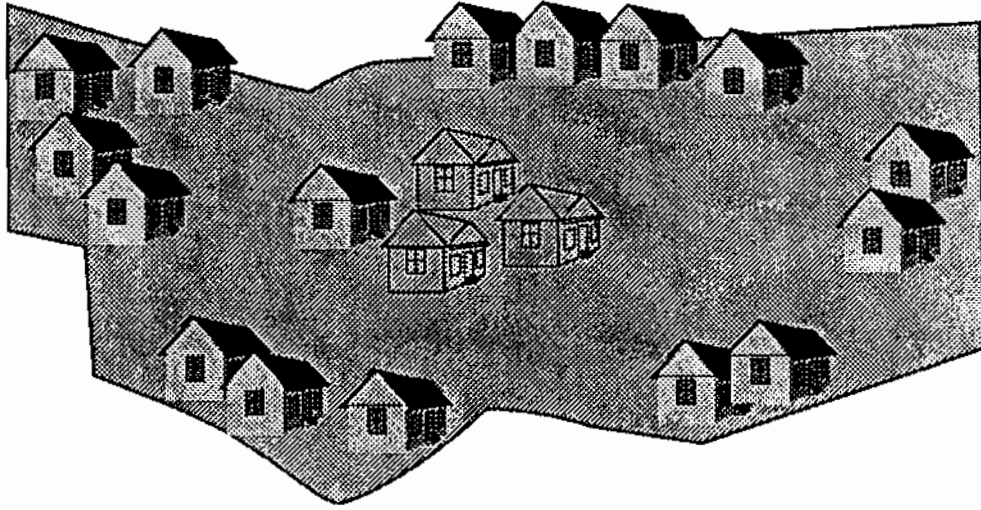


Pushes outweigh Positives

such as location/costs/friends

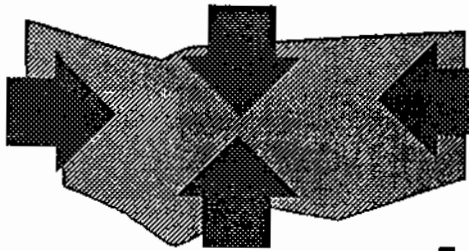


Housing construction enables movement



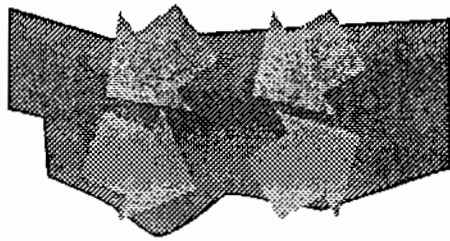
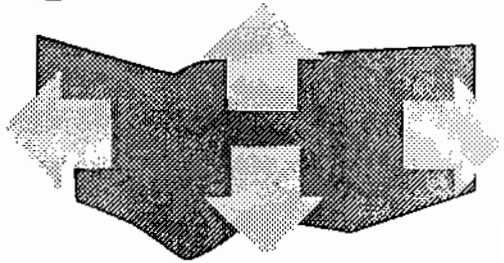
Most construction is suburban

People move...



into

out of



and within

...the system

**Metropolitan Area is the
city and suburbs in a
single housing system**

**Attention to
suburbanization by
the state of Ohio, its
central cities and
metropolitan areas**

**will forge an
integrated and
comprehensive
approach to building
the future of Ohio's
major cities.**