

INTRODUCTION

Housing-related industries have always been key components in the local economy. Both the construction industry and the real estate industry have been strong players in the Radcliff economy, due in part to the presence of Fort Knox.

Throughout much of Radcliff’s young history, it has been perceived as a bedroom community for Fort Knox. A large number of military families have purchased homes in Radcliff over the past fifty years. This trend continues today, as evidenced by the large portion of the city zoned for single-family detached housing.

In addition to the abundance of single-family detached housing in Radcliff, there are also a number of other housing types available. The transient nature of Radcliff’s population base supports numerous medium and high-density housing developments in the city. Townhouses are being provided as both rental and ownership units, whereas apartments solely serve the rental market.

AGE OF EXISTING HOUSING STOCK

The majority of Radcliff’s housing stock was built between 1980 and 1989. A total of 33.5% of the entire housing stock in the city dates back to this time frame (See Table 1). Another 26.2% of all housing units were built between 1970 and 1979 (See Table 1). Within the twenty year period between 1970 and 1989, 59.7% of all current housing in Radcliff was constructed. These figures reflect that Radcliff’s existing housing stock is relatively young compared to most communities. Even though most of Radcliff’s housing stock was built between 1970 and 1989, there has also been a significant amount of construction between 1990 and 2000. A total of 19.1% of the existing housing stock in Radcliff was built within the last ten years; therefore, a large percentage of the housing stock has been constructed in accordance with the current Kentucky Building Code.

TABLE 1: 1990-2000 AGE OF RADCLIFF STRUCTURES

	<u>1990</u>		<u>2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1999 to March 2000	0	0	237	2.5
1995 to 1998	0	0	738	7.8
1990 to 1994	288	3.5	837	8.8
1980 to 1989	3452	41.8	3168	33.5
1970 to 1979	2621	31.8	2483	26.2
1960 to 1969	1178	14.3	1266	13.4
1940 to 1959	637	7.7	630	6.7
1939 or earlier	75	0.9	110	1.2

YEAR HOUSEHOLDER MOVED INTO DWELLING UNIT

Due to the transient nature of the Radcliff population, 61.4% of householders moved into their current dwelling unit between 1995 and 2000 (See Table 2). An even higher percentage of householders moved into their current dwelling unit between 1990 and 2000. Surprisingly, 75.7% of Radcliff householders moved into their current home between 1990 and 2000 (See Table 2). On the other hand, only 24.3% of Radcliff householders moved into their dwelling unit before 1990 (See Table 2) . This indicates that people are migrating in and out of the community and they are also moving within the community as well.

TABLE 2: 1990-2000 YEAR RADCLIFF HOUSEHOLDER MOVED INTO UNIT

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1999 to March 2000	0	0	2606	30.8	+2606	+100.0
1995 to 1998	0	0	2591	30.6	+2591	+100.0
1990 to 1994	2839	39.6	1211	14.3	-1628	-57.3
1980 to 1989	2806	39.2	998	11.8	-1808	-64.4
1970 to 1979	921	12.9	642	7.6	-279	-30.3
1969 or earlier	595	8.3	413	4.9	-182	-30.6

RADCLIFF HOUSING VALUES

Relative to other communities nationwide, Radcliff has some of the lowest housing costs in the United States. The average value of a Radcliff house was \$83,500 in 2000 (See Table 3). The average value of a Radcliff house was \$65,000 in 1990 (See Table 3); therefore, the average value of a home in Radcliff increased by 28.5% over the past ten years. Despite the substantial increase in housing values over the past ten years, Radcliff housing values continue to be well below the national average of \$119,600.

In 1990, 18.5% of all housing in Radcliff was valued at less than \$50,000. By 2000, only 5.6% of housing in Radcliff was valued at less than \$50,000 (See Table 3). It's evident that only a small portion of the Radcliff housing stock is valued at less than \$50,000 now.

In 1990, 76.7% of all houses in the city were valued between \$50,000 and \$99,999(See Table 3). Ten years later, 73.8% of the housing stock is still valued between \$50,000 and \$99,999. It can be concluded that the vast majority of housing has been valued between \$50,000 and \$99,999 over the past twenty years.

From 1990 to 2000, the number of houses valued between \$100,000 and \$149,999 increased by 466% (See Table 3). In 1990, only 4.1% of all houses were valued between

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\$100,000 and \$149,999. By 2000, 18.2% of the housing stock was valued between \$100,000 and \$149,999 (See Table 3). This large increase is likely a result of both higher incomes and a higher cost of living.

Only 2.2% of all houses in Radcliff are valued at \$200,000 or more (See Table 3). Even though the number of houses valued at \$200,000 or more is relatively small, the number of homes with such values increased by 333.3% from 1990 to 2000. This indicates that the market for high-value homes is beginning to increase within the city.

TABLE 3: 1990-2000 CHANGE IN RADCLIFF HOUSING VALUES

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$50,000	555	18.5	216	5.6	-339	-61.1
\$50,000 to \$99,999	2308	76.7	2841	73.8	+533	+23.1
\$100,000 to \$149,999	124	4.1	702	18.2	+578	+466.1
\$150,000 to \$199,999	12	0.4	56	1.5	+44	+366.7
\$200,000 to \$299,999	6	0.2	18	0.5	+12	+200.0
\$300,000 or more	3	0.1	16	0.2	+13	+433.3
Median (dollars)	65000	N/A	83500	N/A	18500	+28.5

NUMBER OF HOUSING UNITS PER STRUCTURE

Between 1990 and 2000, the number of housing units in Radcliff increased from 8251 in 1990 to 9469 in 2000. This amounts to a percentage increase of 14.8 over the past ten years (See Table 4).

According to the 2000 Census, 51.8% of housing units in Radcliff were 1-unit, detached. In 1990, only 49.3% of the city's housing stock was composed of 1-unit, detached structures; therefore, the number of 1-unit, detached structures increased by 20.7% over the past ten years (See Table 4). The large number of single-family detached structures indicates that there has been an abundance of developable land in the City in the last ten years. In addition, it also indicates a preference of ownership over rental in the area.

In 1990, only 3.4% of all housing units in Radcliff were 1-unit, attached structures. In 2000, only 3.6% of all housing units in the city were classified as 1-unit, attached. Overall this type of housing increased by 19.4% over the past ten years, despite the low number of these structures in Radcliff (See Table 4).

TABLE 4: 1990-2000 NUMBER OF HOUSING UNITS PER STRUCTURE

	1990		2000		1990-2000	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total housing units	8251	100.0	9469	100	+1218	+14.8
1-unit, detached	4064	49.3	4907	51.8	+843	+20.7
1-unit, attached	283	3.4	338	3.6	+55	+19.4
2 to 4 units	774	9.4	1065	11.2	+291	+37.6
5 to 9 units	797	9.7	894	9.4	+97	-12.2
10 or more units	663	8.0	623	6.6	-40	-6.0
Mobile home, trailer or other	1670	20.2	1642	17.3	-28	-1.7

The fastest growing types of housing units in Radcliff are structures with 2 to 4 units. In 1990, 9.4% of the housing stock in Radcliff was composed of 2 to 4 unit structures. In 2000, 11.2% of all housing units in the city were structures with 2 to 4 units (See Table 4). Over this ten year period, the number of structures with 2 to 4 units increased by 37.6%. This was the largest increase of any housing type in the city. This type of medium-density housing is becoming more popular in Radcliff, due to the relatively large number of housing units that can be created on a small parcel of land. In addition, many of the amenities associated with low-density housing are also prevalent in medium-density housing.

Housing structures with 5 to 9 units increased by 12.2% between 1990 and 2000. In 1990, 9.7% of all housing structures contained 5 to 9 units. By 2000, 9.4% of structures in Radcliff contained 5 to 9 units (See Table 4). Interestingly, this type of housing decreased relative all other housing units in the city, but there was a slight increase in the number of these units.

In 1990, 8.0% of housing structures in Radcliff had 10 or more units (See Table 4). By 2000, only 6.6% of structures in the city had 10 or more dwelling units. Overall, the percentage of structure with 10 or more units dropped by 6.0% between 1990 and 2000 (See Table 4). This decrease may be attributed to the local preference of low and medium density housing as opposed to high-density housing. In addition, structures with 10 or more units generally indicate rental units. There appears to be an apparent shift from high-density housing to medium-density housing.

Behind 1-unit, attached housing, the second most common type of housing units in Radcliff are mobile homes. In 1990, 20.2% of all housing units in Radcliff were located in mobile homes (See Table 4). By 2000, the percentage of mobile homes relative to other types of housing in the city decreased to 17.3% (See Table 4). This amounts to a 1.7% decrease in the number of mobile homes in Radcliff between 1990 and 2000 (See Table 4). This decrease may be a result of the increased preference for both 1-unit, detached structures and 2 to 4 unit structures.



Single-family detached housing units, such as the one pictured above, are the most common type of housing in Radcliff. Structures with two to four housing units are the fastest growing type of dwelling units in Radcliff.

NUMBER OF ROOMS IN RADCLIFF STRUCTURES

In 2000, the majority of housing units in Radcliff had five rooms. A total of 23.3% of housing units had five rooms in 2000 (See Table 5). In addition, 20.9% of housing units had four rooms, 17.0% had six rooms, 10.2% had seven rooms, 10.0% had three rooms, 7.5% had eight rooms, 5.4% had nine or more rooms, 4.9% had two rooms and only 0.8% had one room in 2000 (See Table 5).

The median number of rooms in a Radcliff housing unit was 5.1 in 2000 (See Table 5). A five room house may include a kitchen, living room and three bedrooms. Conversely, a five room house may include a kitchen, living room, dining room and two bedrooms. Both of these alternative housing types are relatively modest sized houses compared to today's standards. Due to rising incomes, it is likely that the average number of rooms per housing unit will increase over the next ten years.

TABLE 5: NUMBER OF ROOMS IN RADCLIFF STRUCTURES

	<u>2000</u>	
	<u>Number</u>	<u>Percent</u>
Total housing units	9469	100
1 room	77	0.8
2 rooms	465	4.9
3 rooms	947	10.0
4 rooms	1978	20.9
5 rooms	2209	23.3
6 rooms	1614	17.0
7 rooms	963	10.2
8 rooms	707	7.5
9 or more rooms	509	5.4
Median (rooms)	5.1	---

RADCLIFF MONTHLY OWNER COSTS

In 1990, 79.5% of owner-occupied housing units were being mortgaged (See Table 6). By 2000, 80.2% of owner-occupied housing units were being mortgaged (See Table 6). Over that ten year period, the number of mortgages in Radcliff increased by 28.9% (See Table 6).

The average monthly owner cost in 1990 was six-hundred and forty-nine dollars (See Table 6). The 2000 Census reported that the average mortgage cost had increased by 23.0% to seven-hundred and ninety-eight dollars (See Table 6). Despite this increase in costs, monthly owner costs remain relatively low compared to other cities throughout the nation.

Most monthly owner costs in Radcliff range between seven-hundred and one thousand dollars. A total of 34.7% of costs fall between seven-hundred and one-thousand dollars per year (See Table 6). The number of housing units in this cost range increased by 53.5% from 1990 to 2000 (See Table 6).

TABLE 6: 1990-2000 RADCLIFF MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner-occupied housing units with a mortgage	2395	79.5	3088	80.2	+693	+28.9
Less than \$300	43	1.8	10	0.3	-33	-76.7
\$300 to \$499	521	21.8	247	6.4	-274	-52.6
\$500 to \$699	844	35.2	723	18.8	-121	-14.3
\$700 to \$999	869	36.3	1334	34.7	+465	+53.5
\$1000 to \$1499	114	4.8	735	19.1	+621	+544.7
\$1500 to \$1999	4	0.2	39	1	+35	+875
\$2000 or more	0	0	0	0	0	0
Median (dollars)	649	N/A	798	N/A	+149	+23.0
Owner-occupied housing units without a mortgage	619	20.5	761	19.8	+142	+22.9
Median (dollars)	156	N/A	205	N/A	+49	+31.4

In 1990, only 4.8% of monthly owner costs were between one-thousand and one-thousand and five-hundred dollars per month (See Table 6). By 2000, the number of housing units with monthly owner costs between one-thousand and one-thousand and five-hundred dollars per month increased to 19.1% (See Table 6). This increase is reflective of the growing monthly owner costs in Radcliff.

Another statistic that reflects growing monthly owner costs in Radcliff, is the percentage of housing units with owner costs ranging between five-hundred and seven-hundred dollars per month. In 1990, 35.2% of housing units had monthly owner costs between five-hundred and seven-hundred dollars per month (See Table 6). In contrast, only 18.8% of

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housing units had monthly owner costs between five-hundred and seven-hundred dollars per month in 2000 (See Table 6). In 1990, the majority of monthly owner costs were between five-hundred and seven-hundred dollars per month. By 2000, this range of costs was half as common compared to monthly owner costs in 1990.

Between 1990 and 2000, monthly owner costs also increased for housing units without a mortgage. This increase is likely due to the rising cost of utilities. In 1990, the median monthly cost of an owner-occupied housing unit without a mortgage was one-hundred and fifty-six dollars (See Table 6). By 2000, the median monthly cost of an owner-occupied housing unit without a mortgage was two-hundred and five dollars (See Table 6). This increase amounts to a 31.4% cost increase over the past ten years. Surprisingly, monthly owner costs increased at a faster rate for those without a mortgage than for those with a mortgage.

MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

According to the United States Census, 60.8% of homeowners spent less than twenty percent of their household income on monthly homeowner costs in 2000 (See Table 7). This percentage reflects the majority of homeowners do not spend much of their household income on monthly owner costs.

Another 14.1% of homeowners spend between twenty and twenty-five percent of their household income on monthly owner costs (See Table 7). Based on the aforementioned statistics, it can be concurred that approximately seventy-five percent of homeowners in Radcliff spend less than twenty-five percent of their household income on monthly homeownership costs. Only twenty-five percent of Radcliff homeowners spend more than twenty-five percent of their household income on homeownership costs.

TABLE 7: 1990-2000 RADCLIFF MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than 20.0 percent	1575	52.3	2340	60.8	+765	+48.6
20.0 to 24.9 percent	428	14.2	543	14.1	+115	+26.9
25.0 to 29.9 percent	356	11.8	249	6.5	-107	-30.1
30.0 to 34.9 percent	243	8.1	256	6.7	+13	+5.3
35.0 percent or more	398	13.2	451	11.7	+53	+13.3
Not computed	14	0.5	10	0.3	-4	-28.6

RADCLIFF GROSS RENT

The median gross rent in Radcliff was four-hundred and thirty-three dollars per month in 2000 (See Table 8). In 1990, the median gross rent in Radcliff was only three-hundred and seventy-two dollars per month (See Table 8). Over the aforementioned ten year period, the median rent increased by 16.4% (See Table 8). In 2000, the United States median gross rent was six-hundred and two dollars, which is approximately 40% higher than average rent in Radcliff. It is evident that rent rates are quite reasonable in Radcliff compared to the rest of the country.

In 2000, 51.9% of renters paid between three-hundred and five-hundred dollars per month in rent (See Table 8). The majority of renters in Radcliff paid rent within this price range.

The second most common cost range for rent in Radcliff is between five-hundred and seven-hundred and fifty dollars. In 2000, 23.6% of all renters paid between five-hundred and seven-hundred and fifty dollars per month in rent (See Table 8). In 1990, only 15.7% of renters paid rents between five-hundred and seven-hundred and fifty dollars per month (See Table 8). This increase is indicative of rising rent costs.

Another significant indication of the rising cost of rent in Radcliff is evident by examining the increase of people paying rents between seven-hundred and fifty dollars and one-thousand dollars. In 1990, only 2.2% of renters were paying rents between seven-hundred and fifty and one-thousand dollars per month (See Table 8). By 2000, 7.9% of renters were paying rents between seven-hundred and fifty and one-thousand dollars per month (See Table 8). This amounts to a 278.7% increase over the past ten years. This is a huge increase in the number of people paying rent well above the average rent cost for the city. The large increase in the number of people paying high rents may be directly attributed to several causes. Renters may be paying more for rent due to increases in the cost of living or increasing incomes. In addition, rent rates at newly constructed buildings are generally higher than at older buildings. Newer buildings have more amenities and modern conveniences; therefore, they must charge higher rents to offset the increased cost of construction.

TABLE 8: 1990-2000 CHANGE IN RADCLIFF GROSS RENT

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$200	129	3.9	125	3.5	-4	-3.1
\$200 to \$299	627	18.8	347	9.7	-280	-44.7
\$300 to \$499	1912	57.3	1857	51.9	-55	-2.9
\$500 to \$749	523	15.7	845	23.6	+322	+61.6
\$750 to \$999	75	2.2	284	7.9	+209	+278.7
\$1000 or more	10	0.3	29	0.8	+19	+190.0
No cash rent	59	1.8	89	2.5	+30	+50.8
Median (dollars)	372	N/A	433	N/A	+61	+16.4

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

The majority of Radcliff renters contribute less than twenty percent of their household income towards rent. In 2000, 45.7% of Radcliff renters used less than twenty percent of their household income to pay for rent (See Table 9). In contrast, 22.7% of renters in Radcliff used thirty-five percent or more of their household income to pay rent in 2000 (See Table 9). These numbers tell us that the majority of renters are renting within their income, but that there are also a large number of people using a very substantial portion of their household income to pay for rent.

TABLE 9: 1990-2000 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than 20.0 percent	1120	33.6	1634	45.7	+514	+45.9
20.0 to 24.9 percent	576	17.3	510	14.3	-66	-11.5
25.0 to 29.9 percent	434	13.0	318	8.9	-116	-26.7
30.0 to 34.9 percent	327	9.8	146	4.1	-181	-55.4
35.0 percent or more	803	24.1	811	22.7	+8	+1.0
Not computed	75	2.2	157	4.4	+82	+109.3

SELECTED HOUSING CHARACTERISTICS

For the most part, nearly all housing units in Radcliff had complete plumbing facilities, complete kitchen facilities and telephone service in 2000. Only a handful of housing units did not have such facilities. Surprisingly, the number of housing units that do not have complete plumbing facilities and complete kitchen facilities increased from 1990 to 2000. Although the number of housing units without these facilities increased over the past ten years, less than 0.5% of housing units did not have these types of facilities by

2000 (See Table 10).

In 1990, 7.3% of all housing units did not have telephone service (See Table 10). By 2000, only 3.2% of housing units in Radcliff did not have telephone service (See Table 10). Even though the number of housing units without telephone service is decreasing, the number of housing units without telephone service may actually increase over the next ten years, due to the low cost of cellular phone service.

TABLE 10: 1990-2000 CHANGE IN SELECTED HOUSING CHARACTERISTICS

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	Number	Percent	Number	Percent	Number	Percent
Lacking complete plumbing facilities	21	0.3	45	0.5	+24	+114.3
Lacking complete kitchen facilities	17	0.2	26	0.3	+9	+52.9
No Telephone Service	600	7.3	274	3.2	-326	-54.3

RADCLIFF HOUSING HEATING FUEL

In 1990, 58.6% of housing units in Radcliff were using electricity to heat their home (See Table 11). By 2000, 64.2% of housing units in the city were using electricity as heating fuel (See Table 11). Between 1990 and 2000, the number of people using electricity to heat their homes increased by 29.5% (See Table 11). Due to the low cost of electricity in Kentucky, it is likely that the use of electricity for heating homes will continue to increase in the future.

The second most common fuel used to heat homes in Radcliff is natural gas. In 1990, 36.5% of housing units in Radcliff used natural gas as a heating source (See Table 11). Ten years later, only 31.9% of housing units used natural gas as a heating fuel (See Table 11). This relative decrease is likely due to the dominance of electricity in the market. Gas prices fluctuate dramatically, whereas electricity costs are quite stable.

TABLE 11: 1990-2000 HOUSE HEATING FUEL

	<u>1990</u>		<u>2000</u>		<u>1990-2000</u>	
	Number	Percent	Number	Percent	Number	Percent
Utility gas	2612	36.5	2695	31.9	+83	+3.2
Bottled, tank or LP gas	87	1.2	203	2.4	+116	+133.3
Electricity	4198	58.6	5436	64.2	+1238	+29.5
Fuel oil, kerosene, etc.	191	2.7	65	0.8	-126	-66.0
Coal or coke	0	0	0	0	0	0
Wood	67	0.9	35	0.4	-32	-47.8
Solar energy	0	0	0	0	0	0
Other fuel	0	0	7	0.1	+7	+100.0
No fuel used	6	0.1	20	0.2	+14	+233.3

HOUSING ANALYSIS SUMMARY

Based on the housing analysis conducted, the existing housing stock in Radcliff is relatively young and it is in fairly good condition. Approximately sixty percent of the existing housing stock was built between 1970 and 1989.

Homeowners in Radcliff seem to be quite transient. The majority of Radcliff householders moved into their housing unit from 1990 to 2000. Over seventy-five percent of householders moved into their current housing unit within the last ten years.

Radcliff housing values are relatively low compared to the national average. In 2000, the average value of a house in Radcliff was \$83,500. In addition, approximately seventy-five percent of the existing housing stock is valued between \$50,000 and \$100,000. Despite the low cost of housing in the area, it appears that housing costs are on the rise within the city. The number of houses valued between \$100,000 and \$150,000 are increasing more than any other type of home.

The most common type of housing unit in Radcliff is the single-family detached house. Despite the abundance of single-family detached housing in Radcliff, the fastest growing type of housing are two to four unit dwellings such as townhouses. This type of housing should continue to grow, due to the lack of vacant land within the city limits.

The average number of rooms in a Radcliff house is five rooms. It is likely that the average number of rooms per housing unit will continue to grow, due to increasing incomes. With increasing incomes, the value of housing tends to increase as well.

Monthly ownership and rental costs in Radcliff are very low, relative to national averages. Average monthly owner costs are seven-hundred and ninety-eight dollars per month. Also, the average cost of rent is four-hundred and thirty-three dollars per month. These low cost housing alternatives are very attractive to people looking to relocate to the area.