

# Shrinking Cities 1950-2010

City	1950 population	2010 population	Decline from peak	% decline from peak
Akron, Ohio	274,605	199,110	91,241	34.5%
Baltimore, Maryland	949,708	620,961	328,747	34.6%
Buffalo, New York	580,132	270,240	309,892	53.4%
Camden, New Jersey	124,555	77,344	47,211	37.9%
Cleveland, Ohio	914,808	396,815	517,993	56.6%
Dayton, Ohio	243,872	141,527	120,805	46.1%
Detroit, Michigan	1,849,568	713,777	1,135,791	61.4%
Erie, Pennsylvania	130,803	101,786	36,654	26.5%
Flint, Michigan	163,413	102,434	94,506	48%
Gary, Indiana	133,911	80,294	98,026	55%
Philadelphia, Pennsylvania	2,071,605	1,526,006	545,599	26.3%
Pittsburgh, Pennsylvania	676,806	305,704	371,102	54.8%
Providence, Rhode Island	248,674	178,042	74,939	29.6%
Reading, Pennsylvania	109,320	88,082	23,089	20.8%
Rochester, New York	332,488	210,565	121,923	36.7%
Scranton, Pennsylvania	125,536	76,089	67,244	46.9%
St. Louis, Missouri	856,796	319,294	537,502	62.7%

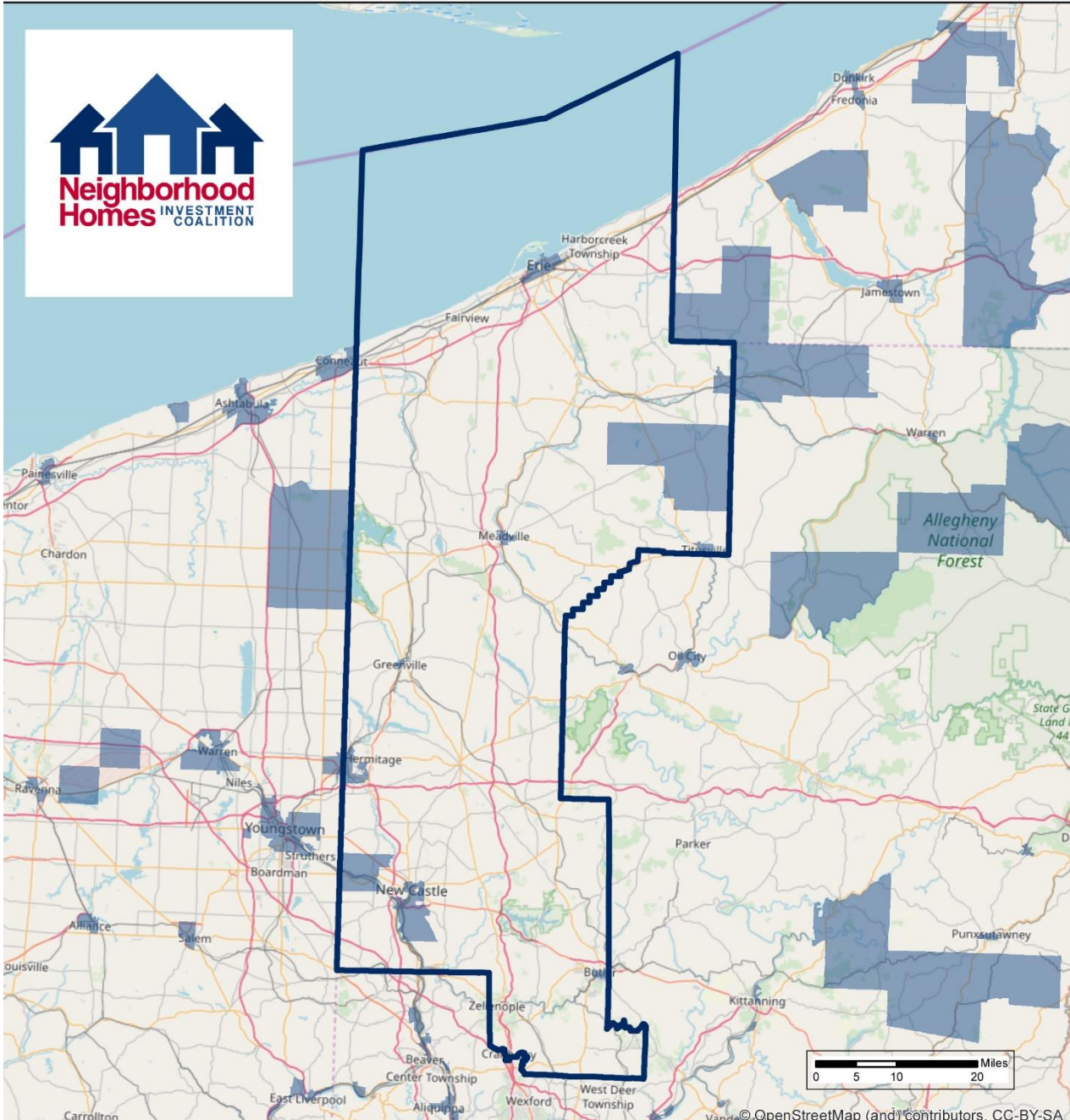
## NHIA Financing Example: Rehab

Building Acquisition (assumes no land value)	\$ 20,000
Rehabilitation	130,000
Total Development Cost	\$ 150,000
Less: Market Value after Development	<u>(115,000)</u>
<b>NHTC Amount = Appraisal Gap</b>	<b>\$ 35,000</b>

## NHIA Financing Example: New Construction

Land Acquisition	\$ 25,000
Construction Cost	<u>195,000</u>
Total Development Cost	\$220,000
Less: Market Value after Development	<u>(175,000)</u>
NHTC Amount = Appraisal Gap	\$ 45,000

# NHIA-Eligible Census Tracts PA 16th Congressional District



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