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Analysis of the **BANGOR, MAINE HOUSING MARKET**

as of March 1, 1967

**A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411**

October 1967

ANALYSIS OF THE
BANGOR, MAINE, HOUSING MARKET
AS OF MARCH 1, 1967

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE
BANGOR, MAINE, HOUSING MARKET
AS OF MARCH 1, 1967

Summary and Conclusions

The Department of Defense announced in November 1964 that Dow Air Force Base would be deactivated as of June 30, 1968. The closing of the base will mean the loss of about 1,850 households that spend millions of dollars in the local economy. These losses will be offset, in part, by expansion of industry and higher education, but the labor market and the housing market of the HMA will be disrupted when the base closes. Because many military personnel now hold second jobs in the local economy and because many housing units are of marginal quality, the level of unemployment is not expected to rise significantly and the number of good quality vacant units should not increase excessively. The analytical findings are outlined below and are more fully detailed in the text.

1. Average nonagricultural employment of 28,700 in 1966 was 750 greater than the 1964 average and 1,000 above the 1959 estimated average of 27,700. The rate of growth in the past two years has been more than double that of the preceeding five-year period. The average of 1,100 unemployed persons in 1966 was slightly more than the average of 1,000 in each of the two preceeding years, but the unemployment ratio of 3.6 percent suggests a balanced condition in the labor market. Despite the closing of the air base, civilian employment is expected to increase by a net of about 200 jobs a year in the next two years.
2. The median family income, after deducting federal income tax, was \$6,175 for all families and \$5,250 for all renter households of two or more persons as of March 1, 1967. These after-tax median incomes are expected to rise by about 2.7 percent a year until June 1968, at which time the withdrawal of military households will cause the median incomes to fall back to about the current levels, or lower.
3. The population of the Bangor HMA is estimated at 83,100 as of March 1, 1967, an increase of about 4,350 (5.5 percent) since April 1960. Between the 1950 and 1960 censuses, the population increased by nearly 14,450 persons, or 22.5 percent. The difference in the magnitude of growth of population during these periods reflects changes in military, military-connected, and civilian nonhousehold populations as the civilian population in households increased by 4,200 between 1950 and 1960 and 3,050 since 1960. Mainly because of the closing of Dow AFB, the total population is expected to decline by 6,700 persons to about 76,400 in March 1969.
4. The total of 22,500 households in the Bangor HMA on March 1, 1967 was 860 greater than the 1960 total, which was 4,350 above the 1950 household total of 17,300. An expected decline of about 1,500 households to a March 1969 total of 21,000 will result mainly from the deactivation of the air base.

5. The addition of 1,825 new units and the demolition of 300 units resulted in a net addition of 1,525 units to the housing inventory of the Bangor HMA since 1960. The inventory totaled 24,750 units on March 1, 1967. The proportion of owner-occupied units increased from 59 percent in 1960 to 60 percent in March 1967, the same proportion as in 1950.
6. There were 1,000 vacant available housing units in the HMA on March 1, 1967, a net vacancy ratio of 4.3 percent. The homeowner vacancy ratio of 1.7 percent was up slightly from 1.6 percent in 1960 and the renter vacancy ratio of 7.8 percent was significantly higher than the ratio of 5.6 percent in 1960.

Demand for housing that may arise in the Bangor HMA during the next two years can be met by the supply of vacant units presently on the market and units that will become vacant when Dow Air Force Base is deactivated, including demand at the lower rent levels associated with public benefits or assistance in financing but excluding public low-rent housing and rent-supplement accommodations. There will be an estimated 675 vacant units available for sale (most will be of standard quality) and 1,475 vacant units available for rent when the military release housing they now utilize. In the interim, there may be some demand for new housing in the area until housing of good quality now occupied by military and military-connected households becomes available, but new construction to meet this demand should not be encouraged. The rental housing which will be made available includes about 370 modern standard units in the Capehart project; 380 old units of standard quality, but deficient in size, location, and modern amenities; and 725 substandard units which will not be competitive in the weak market condition that will prevail after June 1968.

ANALYSIS OF THE
BANGOR, MAINE, HOUSING MARKET
AS OF MARCH 1, 1967

Housing Market Area

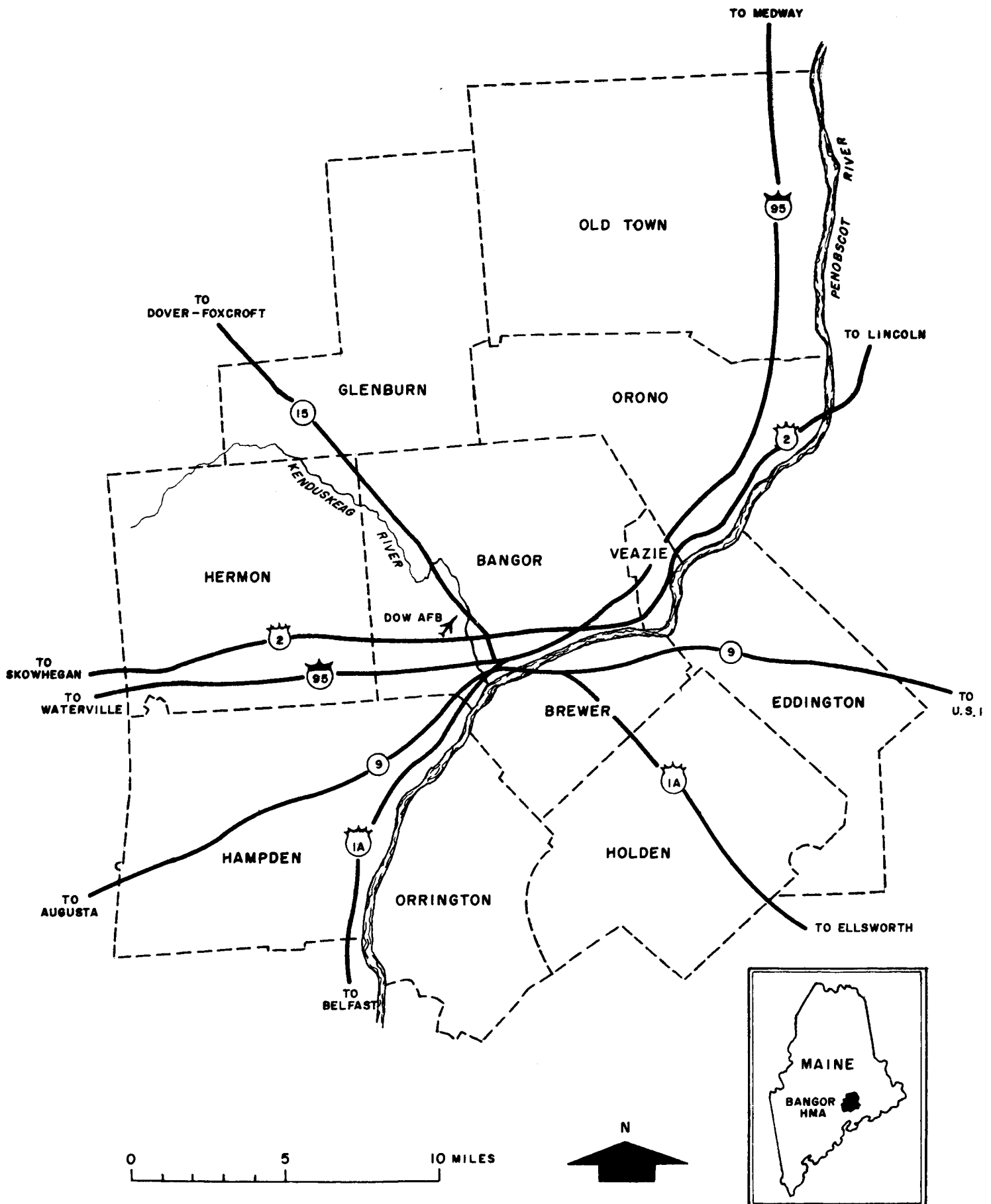
For purposes of this report, the Bangor, Maine, Housing Market Area (HMA) is coterminous with the Bangor Labor Market Area, which consists of the cities of Bangor, Brewer, and Old Town and the towns of Eddington, Glenburn, Hampden, Hermon, Holden, Orono, Orrington, and Veazie in Penobscot County, Maine. The population of the HMA totaled 78,750 in 1960; nearly half (38,900) was in Bangor.

Located at the confluence of the Kenduskeag and Penobscot Rivers in south-central Maine, Bangor is 240 miles northeast of Boston, 135 miles northeast of Portland, Maine, and 135 miles west of Eastport, Maine, the eastern-most part of the continental USA. In addition to Interstate 95, a limited access four-lane divided highway, there are several other U.S. and state highways that provide good highway transportation routes in the area. The Bangor and Aroostook Railroad and the Maine Central Railroad provide freight service and Northeast Airlines provides passenger service at the municipal airport at Dow Air Force Base.

A study of the economic base of the Bangor area by the University of Maine indicated that five percent of the jobs in the Bangor HMA in 1963 (about 1,400 jobs) were filled by people from outside the area. There were no data published on out-commutation of workers.

Farm population in the HMA is negligible; in 1960, 97 percent of the population in Penobscot County was considered as nonfarm (data were not available for the HMA, but the proportion of nonfarm to total population was probably higher than 97 percent). All demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

BANGOR, MAINE, HOUSING MARKET AREA



Economy of the Area

Character and History

Bangor was settled in 1769 and was incorporated as a city in 1834. Economic support was derived from gristmills, sawmills, and trade with farmers until about 1830, when lumbering became the dominant economic pursuit in the area. The lumbering era reached a peak in the 1880's, at which time Bangor was the lumbering center of the world and the harbor on the Penobscot River was bustling with clipper ships that were loaded with lumber from the surrounding forests and with bricks (as ballast) from Brewer.

Although the lumbering and wood products industry is still active in the Bangor area, its influence is very much less than that of other industries, such as wholesale and retail trade, leather and leather products, paper and allied products, and textiles. Another dominant influence in the economy of the HMA is Dow Air Force Base. Approximately 460 civilians are currently employed at the base, in addition to the current military strength of 3,625 officers and airmen. Reportedly one-half of the military payroll of about \$20 million and several million dollars for goods and services at the base enter the local economy each year.

Work Force

The civilian work force of the Bangor HMA increased from 29,300 in 1964 to 30,150 in 1966 (comparable data are available for 1964, 1965, and 1966 only). Of the two-year increase of 850 in the work force (2.9 percent), 200 occurred between 1964 and 1965 and 650 occurred between 1965 and 1966 (see table I).

Employment

Current Estimate and Past Trend. Nonagricultural employment averaged 28,700 in 1966, about 550 above the 1965 average of 28,150, which, in turn, was 200 more than the average of 27,950 in 1964. Although comparable data are not readily available, it is estimated that nonagricultural employment averaged 27,700 in 1959, indicating an increase of 1,000 over the seven years, most of which has taken place in the past two years. The increase of 750 in total nonagricultural employment between 1964 and 1966 was made up of an increase of 1,000 nonagricultural wage and salary jobs and an estimated drop of 250 in "other" employment (nonagricultural self-employed, unpaid family workers, and domestics in private households). The bulk of the increase in wage and salary employment occurred between 1965 and 1966, when the total rose by 650.

Distribution by Major Industry. Employment in manufacturing has increased by 200 (3.3 percent) during the past two years to 6,300 in 1966. The leather and leather products industry, in which jobs increased by 110, accounted for more than half of the growth. Employment gains were also noted in food and kindred products (20), textile-mill products (50), and other manufacturing (70). A decline of 50 employees in paper and allied products was the only loss in manufacturing employment during the period.

In nonmanufacturing industries, employment rose from 18,900 in 1964 to 19,100 in 1965 and to 19,700 in 1966. The increase of 800 employees in nonmanufacturing (4.2 percent) resulted mainly from a gain of 500 in wholesale and retail trade. Trade is one of the basic industries in the HMA (Bangor is the wholesale trade center for northern and eastern Maine and the retail center for a substantial part of this segment of the state) and, in recent years, has clearly been the most expansive industry in the local economy. Growth of employment also has occurred in contract construction (50), transportation and public utilities (150), and services and miscellaneous nonmanufacturing (100). The employment levels did not change in finance, insurance, and real estate, or in government between 1964 and 1966.

Employment Participation Rate. The participation rate (the ratio of nonagricultural employment to population) declined from 31.6 percent in 1950 to 29.8 percent in 1960, according to Census data. Based on Maine Employment Security Commission data on workers employed in the HMA and estimates of the resident population, the participation rate decreased from 35.2 percent in 1960 to 34.2 percent at present. As a result of the expected withdrawal of military personnel and the addition of about 950 female workers at Sylvania Electric Products, Inc., the participation rate is expected to increase to about 38.1 percent by March 1969.

Principal Employers

Manufacturing. Approximately 75 percent of the jobs in manufacturing industries in the Bangor HMA are in the leather, paper, and textile industries. The leather industry, almost entirely shoe manufacturing, is the leader with 2,600 employees (41 percent of total manufacturing). The major product of the six firms that dominate the industry is hand-sewn moccasin-type shoes. The market for this type of footwear has been expanding in recent years, but is expected to level-off and, as a result, no further growth of employment is expected in the shoe industry in the near future.

The paper and textile industries, combined, do not employ as many workers as the shoe industry, and employment in these industries has not increased during the past several years. The paper industry has been expanding its productive facilities in recent years, but automation has been introduced at the same time, resulting in a fairly stable level of employment. The static employment condition in these two industries is expected to continue throughout the two-year forecast period.

Military and Military-connected Employment. Dow Air Force Base, located within the city limits of Bangor, approximately two miles from the downtown business district, was activated in 1951 as a Strategic Air Command facility. The base strength increased slowly but steadily to a peak of about 5,325 officers and airmen in June 1963, but dropped to about 4,500 in June 1964. Since the Department of Defense announced in November 1964 its intentions to close the base by June 1968, the military strength has declined further to a current level of about 3,625 men -- approximately 500 officers and 3,125 airmen. The trend of civilian employment at the base has been inverse to that of military strength. As the military strength was increasing, civilian employment was declining.

Military and Civilian Strength
Dow Air Force Base
June 1956 - December 1966

<u>Date</u>	<u>Military strength</u>	<u>Civilian strength</u>	<u>Date</u>	<u>Military strength</u>	<u>Civilian strength</u>
June 1956	2,803	383	June 1962	5,317	331
" 1957	2,980	342	" 1963	5,320	328
" 1958	2,862	288	" 1964	4,488	344
" 1959	2,948	295	" 1965	3,930	317
" 1960	4,753	299	Dec. 1966	3,626	459
" 1961	5,165	327			

Source: United States Department of Defense.

There have been numerous proposals for the re-use of Dow Air Force Base, but only a few have resulted in firm commitments as yet. Among the more promising proposals are: expansion of the municipal airport, establishment of a campus of the University of Maine for about 1,200 students, establishment of an air national guard unit and a Dispersal Operating Base under the Air Defense Command, movement of an artillery Battery of the Maine National Guard from Augusta, and re-use of the 1,010 units of on-base Capehart housing for the above-mentioned military (160 units), for the University of Maine (250 units), and for sale to the general public (230 units). The disposition of the remaining 370 units remains in doubt. The University of Maine is interested in acquiring 60 to 70 buildings for dormitories, classrooms, laboratories, research centers, and offices.

Unemployment

The number of unemployed persons in the Bangor HMA averaged 1,100 in 1966, equal to 3.6 percent of the civilian work force. As may be seen in table I, the 1966 average is slightly above the average of 1,000 unemployed persons in 1964 and 1965 and the current ratio of unemployment is also slightly above the 3.4 percent ratio in each of these two preceding years. The increase in the level of unemployment in 1966 may have resulted from the slight employment reductions in the paper industry and in "other" nonagricultural employment.

Although the Dow Air Force Base will be phased out within the next 1½ years, expected increases in employment opportunities in several industries should create sufficient demand for labor so that a slight reduction in the over-all level of unemployment may result by 1968. The problem of reduced employment in some industries will be partially alleviated also by the withdrawal of the military, many of whom (and their dependents) hold second jobs in the civilian work force.

Estimated Future Employment

When Dow Air Force Base is deactivated in June 1968, the 460 civilian employees at the base will be transferred or released. As a result, employment in the government classification in 1968 will be about 400 below the 1966 annual average. Employment also is expected to decline by 250 in wholesale and retail trade, by 50 in contract construction, by 100 in transportation and public utilities, and by 350 in other nonagricultural employment. These declines, totaling 1,150, will

result directly from the closing of the base, the loss of the \$10 million of the military payroll currently spent locally, and the loss of an additional several million dollars that has been spent each year locally in support of the base.

The closing of the base will not necessarily cause the economy of the Bangor HMA to slip into a depression, as the employment declines cited above may seem to portend. To many interested parties in the Bangor area, the closing of the base signals the beginning of a new era in which expansion of the economic base of the area will be more easily attainable. For instance, since the November 1964 announcement, Sylvania Electric Products, Inc. has begun construction of a plant that will employ 1,200 people (80 percent female) in the assembly of integrated electrical circuits. A part of the plant will be operational in late Spring 1967. Approximately 600 employees will be on the payroll by the end of 1967 and the other 600 will be added within a year of the plant opening. The Maine Employment Security Commission foresees no problem in staffing the plant. In addition to the Sylvania plant, the International Mineral and Chemical Company is constructing a plant on the Penobscot River in Orrington. Approximately 50 skilled workers will be employed in the production of sulphite for use in the manufacture of paper. The plant is expected to be operational by late summer 1967.

In addition to the industrial expansion that results, in part, from the phasing-out of the air-base, the University of Maine intends to develop a campus at Dow for 1,200 students. Final plans for the transfer of the facilities have not been completed as yet, but tentative plans call for the establishment of a two-year course leading to an associate degree in agricultural and technical fields. Based on the university's faculty to student ratio of 1 to 20, sixty faculty members and probably an equal number of staff members will be employed at the new campus. The university also plans to expand the campus in Orono to add 1,000 students and Husson College is presently in the midst of building a new campus in Bangor for a projected 1,300 student population (100 above the current enrollment). The expansion programs of the university and college should result in an employment increase of 350 in services and miscellaneous nonmanufacturing during the next two years.

As a result of the above-mentioned developments, nonagricultural employment is expected to average 29,100 in 1968, about 400 above the 1966 annual average of 28,700. The yearly average should increase by about 200 employees in 1967 and by another 200 in 1968. There will be significant movements of workers from one industry to another and into and out of the labor force in 1968, but the net result will be an increase of about 200 new jobs during that year. It is likely that a somewhat greater proportion of the number to be employed in 1968 will be females than was the case in 1966.

Income

Wages. The average yearly wage of production workers in manufacturing increased by an average of 3.7 percent a year between 1960 and 1965. Among the major manufacturing industries, the increase was greatest in the leather industry (6.5 percent a year) and lowest in the paper industry (2.4 percent a year). A sizeable proportion of the increase in wages in the leather industry possibly resulted from an increase in hours worked, as the industry has been expanding. Of added significance, 91 percent of the workers in the paper industry are male, while only 38 percent and 64 percent of the workers in the leather industry and in all manufacturing industries, respectively, are male. Thus, the industry with the highest incidence of male employment is experiencing the smallest percentage of increase in wages, in addition to experiencing a decline in employment.

Estimated Average Yearly Gross Earnings
of Production Workers in Manufacturing
Bangor-Old Town, Maine, Economic Area a/
1960 - 1965

<u>Industry</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>
Food	\$3,873	\$4,189	\$4,181	\$4,288	\$4,478	\$4,652
Textiles	3,033	3,257	3,361	3,409	3,642	3,803
Paper	5,466	5,459	6,010	6,105	6,585	6,128
Leather	2,915	3,411	3,445	3,557	3,593	3,865
Other manufacturing	3,591	3,824	3,551	4,103	4,197	4,688
Total manufacturing	3,867	4,119	4,185	4,337	4,507	4,589

a/ Includes the Bangor HMA and 18 towns to the north, east, and west of the HMA.

Source: State of Maine Department of Labor and Industry.

Family Income. The current median family incomes in the Bangor HMA, after deducting federal income tax, is \$6,175 for all families and \$5,250 for all renter households of two or more persons. Approximately 34 percent of all families and 46 percent of the renter households have after-tax incomes of less than \$5,000 and only nine percent and five percent, respectively, have incomes in excess of \$12,500 at the present time. The after-tax median incomes are expected to rise by an annual average of 2.7 percent during the first year

of the two-year forecast period, then subsequently decline to about the current levels or lower by March 1969. The income of military families tends to be high relative to the income of civilian families in the HMA. For instance, between 1950 and 1960, the median income rose by a greater percentage in Bangor than in any of the other major cities in the state; therefore, when the military withdraw from the HMA in mid-1968, the over-all income level is expected to decline.

Demographic Factors

Population

Current Estimate and Past Trend. The population of the Bangor HMA was 83,100 as of March 1, 1967, about 4,350 more than in April 1960 (see table III). The growth of the population since 1960 has been considerably less than in the previous decade, when the increase was nearly 14,450, from 64,300 in 1950 to 78,750 in 1960. In the city of Bangor, the population increased by 7,350 between 1950 and 1960 (51 percent of the growth in the HMA) and by only 190 since 1960 (four percent of the total). Population growth also has been less in the other cities and towns in the HMA since 1960 than in the previous decade, except in Orono where the expansion of the student population has been a major factor in a near tripling of the 1950-1960 average annual rate of population growth during the past seven years.

Trend of Components of Total Population. Population trends for each of four segments of the population of the Bangor HMA are presented below. The total for each of these groups fluctuates independently of the others. The level of civilian household population is dependent on job opportunities in the civilian economy, and changes in this segment of the population were quite similar in the 1950-1960 period and the 1960-1967 period. The civilian nonhousehold population has shown less stability over the 17 year period. The fluctuations have resulted, for the most part, from a change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census and from expansion of student enrollment at the University of Maine and Husson College since 1960. The sharp fluctuations in the military population during the two periods have resulted from changes in the strength requirements at Dow. The military-connected population also is affected by the changing requirements at Dow and the total seems to have varied inversely with the change in military population, because of the changing mix in military and civilian personnel at Dow AFB. The latter two segments of the total population have shown the greatest changes over the 17 year period.

Military, Military-connected Civilian, Civilian
Nonhousehold, and Civilian Household Population Trends
Bangor, Maine, HMA
April 1950 - March 1967

<u>Population</u>		<u>April</u>	<u>April</u>	<u>March</u>	<u>Change</u>		<u>a/</u>
		<u>1950</u>	<u>1960</u>	<u>1967</u>	<u>1950-1960</u>	<u>1960-1967</u>	
Civilian household		58,754	62,949	66,000	4,195	3,050	
Civilian nonhousehold	b/	5,100	4,800	6,600	-300	1,800	
Military	c/	450	10,000	9,000	9,550	-1,000	
Military-connected	d/	-	1,000	1,500	1,000	500	
Total		64,304	78,749	83,100	14,445	4,350	

a/ Total may not add, because of rounding.

b/ Includes students in dormitories, in-patients at the state hospital, and individuals living in rooming houses, among others, but not military living in bachelor officer quarters or barracks.

c/ Military personnel and their families.

d/ Military-connected civilians and their families.

Sources: Total population for 1950 and 1960 from Censuses of Population.
Total population for 1967 and 1969 and military and civilian components for all years estimated by Housing Market Analyst.

Estimated Future Population. The population of the Bangor HMA is expected to decline by 6,700 persons in the next two years and total 76,400 in March 1969. A decline of 8,200 in military population and possibly some out-migration of civilians as a result of the base closing are expected to be partly off-set by increases in students, faculty, and staff at the college and university and some in-migration resulting from industrial expansion.

Net Natural Increase and Migration. Since April 1960, there have been approximately 14,300 births and 5,100 deaths in the Bangor HMA, resulting in a net natural increase of 9,200. Since the population has increased by only 4,350, it appears that there has been a net out-migration of 4,850 persons from the HMA since April 1960.

Households

Current Estimate and Past Trend. There were approximately 22,500 households in the Bangor HMA in March 1967, about 860 more than in April 1960 (see table IV). Between 1950 and 1960, the number of households increased by 4,350, as the total rose from an estimated 17,300 to 21,650. The increase in the number of households

between 1950 and 1960 resulted, in large part, from the in-migration of military families; however, the increase also reflects the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 census. There has been virtually no household growth in Bangor since April 1960, but 2,425 households (a 29 percent increase) were added between 1950 and 1960.

Trend of Components of the Total Households. The number of military households rose sharply in the early part of the 1950's and continued rising throughout that decade and into the early part of the present decade. The high was reached in 1962 and 1963; the total has since declined to about 1,800 households in March 1967. The number of military-connected civilian households declined slightly in the latter part of the 1950-1960 decade, but the number since has risen to a peak level of about 350 households. The number of civilian households has increased steadily during the past 17 years, by 1,800 between 1950 and 1960 and by 1,350 since 1960.

Military, Military-connected Civilian,
and Civilian Household Trends
Bangor, Maine, HMA
1950 - 1969

<u>Households</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>March</u> <u>1967</u>	<u>Change</u>		<u>a/</u>
				<u>1950-1960</u>	<u>1960-1967</u>	
Civilian	17,185	18,992	20,350	1,807	1,350	
Military <u>b/</u>	100	2,400	1,800	2,300	- 600	
Military-connected <u>c/</u>	<u>-</u>	<u>250</u>	<u>350</u>	<u>250</u>	<u>100</u>	
Total	17,285	21,642	22,500	4,357	860	

a/ Totals may not add, because of rounding.

b/ Military personnel and their dependents.

c/ Military-connected civilians and their dependents.

Sources: Total households for 1960 from Census of Population.
Total households for 1950, 1967 and military and civilian
components for all years estimated by Housing Market Analyst.

Estimated Future Households. The number of households in the Bangor HMA is expected to decline by about 1,500 during the next two years to a March 1969 total of 21,000. The number of military households will decline

by 1,650, the number of military-connected civilian households will drop to virtually zero from 350, and the civilian household total will increase by 550. The increase in civilian households will result from in-migration due to the expansion of industry and educational facilities, from an increase in the number of married students, and from the transfer of about 150 households from the military-connected civilian to the civilian classification when the air base is deactivated. The number of households in Bangor will total about 9,900 in March 1969, some 1,025 fewer than at present, and the number in the other cities and towns of the HMA is expected to decline by about 475 households.

Household Size Trends. The size of the average household declined from about 3.42 persons in 1950 to 3.33 persons in 1960. The effect of the change in census definition from "dwelling unit" to "housing unit", which tends to decrease the average household size, was countered somewhat by the influx of military households, which tend to be larger than civilian households. The average household has declined in size to 3.32 persons in March 1967 and should decline further (mainly because of the withdrawal of the military) to approximately 3.21 persons in March 1969.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. The housing inventory of the Bangor HMA contained 24,750 units in March 1967, a net increase of 1,525 units since April 1960 (see table V). The net increase in the inventory resulted from the addition of 1,825 units and the loss of approximately 300 units through demolition and other causes. Between 1950 and 1960, the inventory increased from 17,975 units to 23,225 units; possibly one-third to one-half of the net increase of 5,250 units resulted from conversions. A part of the intercensal increase also resulted, in part, from the change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960.

There were approximately 12,125 units in the housing inventory of the city of Bangor in March 1967, a net gain of 470 units over the 1960 census count of 11,650 units. A total of 725 units were authorized in the city (including 480 Capehart units) and 250 units were demolished since 1960. During the previous decade, the Bangor housing inventory increased by 2,850 units from the 1950 total of 8,800 units. Only 1,550 units (including 530 Capehart units) were authorized in Bangor during the decade, suggesting that about 1,300 units (46 percent of the total increase) were created through conversion or were accounted for by the new census concept of "housing unit."

Units in structure. The March 1967 composition of the housing inventory by size of structure reflects only minor changes since 1960. Construction of two to four family structures (Capehart housing at Dow, principally) increased the proportion of units in this type of structure by one half of one percentage point since 1960 to nearly 33 percent of the total. The proportion of units in structures containing five or more units declined by nearly one half of one percentage point to slightly less than 12 percent and single-family structures remained virtually constant at about 55 percent.

Housing Inventory by Units in Structure
Bangor, Maine, HMA (Part) ^{a/}
1960 and 1967

<u>Units in structure</u>	<u>April 1960</u>		<u>March 1967</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
One ^{b/}	10,206	55.4	10,800	55.5
Two to four	5,961	32.4	6,375	32.8
Five or more	2,242	12.2	2,275	11.7
Total	18,409 ^{c/}	100.0	19,450	100.0

^{a/} Includes data for Bangor, Brewer, Old Town, and the incorporated portion of Orono, only.

^{b/} Includes trailers.

^{c/} Represents 79 percent of estimated total housing inventory.

Sources: 1960 Census of Housing.
1965 estimated by Housing Market Analyst.

Year Built. Reflecting the growth of the housing inventory in response to the activation of Dow Air Force Base in 1951, over 16 percent of the housing units in the March 1967 inventory of the four urban places of the HMA were added between 1950 and 1960. Another seven percent were added since 1960 in response to growth of the civilian sector, as the military strength has declined since 1960. Nearly six percent of the units were added during the 1940-1950 decade and 71 percent were added prior to 1940.

Distribution of the Housing Inventory by Year Built
Bangor, Maine, HMA (Part) ^{a/}
March 1967

<u>Age</u> ^{b/}	<u>Number of units</u>	<u>Percent distribution</u>
April 1960 - Feb. 1967	1,325	6.8
1955 - March 1960	2,025	10.4
1950 - 1954	1,125	5.8
1940 - 1949	1,125	5.8
1939 or earlier	13,850	71.2
Total	19,450	100.0

^{a/} Includes data for Bangor, Brewer, Old Town, and the incorporated portion of Orono, only.

^{b/} The basic data from which the estimates were derived reflect an unknown degree of error in "age of structure" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Source: 1960 Census of Housing, adjusted by Housing Market Analyst to reflect changes since 1960.

Condition. Reflecting the age of the housing inventory in the four urban places of the HMA, 15 percent of the units were estimated to be substandard because of dilapidated condition or the lack of some or all plumbing facilities as of March 1967. In the city of Bangor, an estimated 14 percent of the housing units were judged substandard for the reasons cited above. These proportions are about two percentage points below the proportions reported in the 1960 Census of Housing.

Residential Building Activity

Trends. Approximately 1,750 units for which building permits were recorded and an estimated 100 units for which permits were not recorded have been started in the HMA in the 1960-March 1967 period. All but 480 units of Capehart housing built in 1961 and 1962 at Dow have been privately-financed. As may be seen in table VI, the number of privately-financed units authorized ranged from 225 units to 260 units between 1960 and 1962, but subsequently declined to 110 units in 1966. The 1966 total was the low for any year during the present decade. The drop in building activity reflects the continual decline in military strength from the peak level reached in 1963.

Only 60 privately-financed units authorized in the HMA since 1960 have been in structures containing two or more units. Half of these 60 units were in two-to four-unit structures and the other half were in larger structures of five or more units. In the Capehart project, 45 units are single-family structures and 435 units are in two-to four-family structures.

Approximately 340 of the 1,270 privately-financed units authorized in the HMA since 1960 have been authorized in Brewer. As may be seen in table VI, relatively high building volumes also have occurred in Bangor, Hampden, Old Town, and Orono. It should be noted, however, that only in Orono has the level of authorizations remained steady since 1960; declines have occurred in the other municipalities in recent years. The growth of the University of Maine has been largely responsible for the constant level of authorizations in Orono.

Units Under Construction. In March 1967 there were about 25 housing units under construction in the HMA. In the area covered by the postal vacancy survey 22 units were under construction: 12 in Orono, five in Brewer, and five in Old Town. Of these 22 units, three are in a single structure in Old Town and the others are in single-family structures. Building activity is usually at a low ebb at that time of the year.

Demolitions. About 300 residential units have been demolished in the HMA since 1960. Approximately 250 of these units (82 percent) were demolished in Bangor and most of the remaining 50 units were removed from the inventories of Brewer, Old Town, and Orono. About half of the demolitions in Bangor resulted from urban renewal activity and the other half resulted from expansion of commercial enterprises near the center of the city. Only 20 percent of the units demolished in Bangor had been in single-family structures. It is estimated that 100 housing units will be demolished in

the HMA during the next two years, about 50 units from urban renewal activity in Bangor and 50 units as a result of code enforcement and other causes throughout the HMA.

Tenure of Occupancy

There were about 22,500 occupied housing units in the Bangor HMA, of which 13,500, or 60 percent, were owner-occupied as of March 1, 1967, only a slight increase over the 1960 ratio of 59 percent and a return to the 1950 ratio of 60 percent. The virtually unchanged proportion of owner-occupancy between 1950 and 1960 reflected the in-migration of military households that were predominantly renters. Since 1960 there has been a net out-migration of 600 military households and a net addition of about 1,450 civilian households (including military-connected civilian households), causing a tendency to increase owner-occupancy.

Vacancy

1960 Census. In April 1960, there were 740 vacant available housing units in the Bangor HMA, equal to 3.3 percent of the available housing inventory ("other" vacant units excluded). Based on 210 vacant units available for sale and 530 vacant units available for rent, the homeowner and rental vacancy ratios were 1.6 percent and 5.6 percent, respectively. The homeowner and renter vacancy ratios were relatively low in Old Town (0.7 and 3.0 percent) and Orono (1.1 and 2.3 percent, respectively) but high in Bangor (1.9 and 6.0 percent) and Brewer (1.8 percent and 7.1 percent, respectively). In the city of Bangor, two sales vacancies and 137 rental vacancies lacked some or all plumbing facilities in 1960. These data were not available for other parts of the HMA.

Postal Vacancy Survey. A postal vacancy survey was conducted in the Bangor HMA during the period from February 25 to March 1, 1967, covering 19,750 possible deliveries, or about 80 percent of the estimated housing inventory of the area. The survey revealed an over-all vacancy ratio of 3.8 percent. There were 310 vacant residences, reflecting a vacancy ratio of 1.9 percent, and 440 vacant apartment units, a vacancy ratio of 13.2 percent.

Virtually all of the rental vacancies were in Bangor and Brewer and the bulk of these were in old structures in the central business district of Brewer and in a semi-circle on the fringe of the central business district of Bangor, from Hancock Street on the Penobscot River in the north to the interchange of Main Street and the Industrial Spur on the south. The bulk of the structures in these areas range from a dilapidated to a deteriorating condition. It is undoubtedly these old, run-down structures that were converted to rental use when Dow Air Force Base was activated, and it is these units that have been affected by the reduction of strength at the base during the past four years.

A comparison of the results of a postal vacancy survey conducted in January 1962 with those of the latest survey is presented in the table below. The areas covered in the two surveys are not completely comparable. Deliveries in Bangor and Brewer comprised 97 percent of the survey total in 1962 and just 79 percent of the survey total in 1967. However, the data suggest that vacancies in apartments have increased appreciably between the dates of the two surveys and vacancies in residences have increased only slightly.

Post Office Vacancy Survey Results
Bangor, Maine, HMA
January 1962 and February 1967

<u>Postal area</u>	<u>Total</u>		<u>Residences</u>		<u>Apartments</u>	
	<u>1962</u>	<u>1967</u>	<u>1962</u>	<u>1967</u>	<u>1962</u>	<u>1967</u>
Bangor	2.4	4.6	1.5	2.2	4.8	16.0
Brewer	2.1	4.6	2.1	2.0	2.4	17.5

Sources: Postal Vacancy Surveys.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. Based on the postal vacancy survey and personal observation, it is estimated that there were 1,000 vacant housing units available for sale or rent in the HMA in March 1967, a net vacancy ratio of 4.3 percent. Of the total vacant available units, 235 were

available for sale (a homeowner vacancy ratio of 1.7 percent) and 765 were available for rent (a renter vacancy ratio of 7.8 percent). The number of vacant units available for rent increased by 230 units (a 43 percent increase) and the rental vacancy ratio increased from 5.6 percent in 1960 to a March 1967 ratio of 7.8 percent. The number and ratio of sales vacancies have increased only moderately since 1960. The number of "other" vacant units has increased from about 840 units in 1960 to 1,250 units in March 1967, a 49 percent gain. Roughly half of the increase of 410 units has been in seasonal and other part-time use structures and the other half has been in substandard, previously renter-occupied units that have become vacant as a result of the reduction in military strength.

Vacant Housing Units
Bangor, Maine, HMA
April 1960 and March 1967

<u>Vacancy status</u>	<u>April 1960</u>	<u>March 1967</u>
Total vacant units	<u>1,578</u>	<u>2,250</u>
Available vacant	<u>740</u>	<u>1,000</u>
For sale only	<u>207</u>	<u>235</u>
Homeowner vacancy rate	1.6%	1.7%
For rent only	533	765
Rental vacancy rate	5.6%	7.8%
Other vacant <u>a/</u>	838	1,250

a/ Includes seasonal units, dilapidated units, units sold or rented and awaiting occupancy, and units held off the market for absentee owners or for other reasons.

Sources: 1960 estimated by Housing Market Analyst on basis of partial coverage by Census of Housing.
1967 estimated by Housing Market Analyst.

The greatest increase in vacancies since 1960 has occurred in Bangor. The number of sales vacancies increased by 25 units to a total of 125 units (a vacancy ratio of 2.3 percent) and the number of rental vacancies increased by 210 units to a total of 575 units (a 9.1 percent vacancy ratio). It is estimated that only a few sales vacancies and as many as 300 rental vacancies lacked some or all plumbing facilities in March 1967. In addition, the number of "other" vacant units increased from 280 units in 1960 to about 500 units in March 1967. This gain consists mainly of substandard, previously renter-occupied units.

Gross vacancies (the total of available and other vacancies) made up 9.9 percent of the housing inventory in the city of Bangor compared with 6.4 percent in 1960.

Sales Market

General Market Conditions. The over-all sales market of the Bangor HMA was sluggish in March 1967 and it appears that the market has been in this condition since 1960 at least. The market for existing houses is somewhat sluggish. The bulk of the vacant units in Bangor and Brewer, as well as in the rest of the HMA, are in existing houses. (The postal vacancy survey revealed only six new vacant residences in a total of 312 vacant residences in February 1967). This is not to say that sluggishness has not been noted in the market for new sales housing, however, as evidenced by the steady downtrend in the authorization of new single-family houses since 1962 (see table VI). The construction of most new houses has been on a contract basis and was instrumental in the reduction of new construction and the maintenance of a low inventory of unsold new houses.

The greatest weakness in the sales market has occurred in Bangor and in the older built-up area of Brewer. These are the oldest residential areas of the HMA and have felt the impact of the withdrawal of military personnel more than the other areas of the HMA. In the outlying areas of Brewer a total of 325 single-family houses has been built since 1960 in the \$15,000 to \$25,000 price range. Most of these units have been built in small subdivisions and virtually all have been built on contract. In Old Town, the market has remained firm because of expansion of local industry. The houses built in Old Town do not have city water or sewers and are priced to sell for under \$15,000. New single-family construction also is occurring in the Mahoney and Sunset subdivisions on the west side of Orono. City sewers do not extend out to these areas as yet, but the city plans to begin construction of trunk sewer lines and a belt highway in this section of the town in 1968.

Rental Market

General Market Condition. The rental market of the HMA consists mostly of units in single-family structures converted from owner-occupancy or in larger structures that were converted from single to multifamily occupancy after the activation of Dow Air Force Base in the early 1950's. These units are located, for the most part, in the downtown business district of Brewer and in a semicircle bordering the downtown business district of Bangor. Based on the increase in the vacancy ratio from 5.6

percent in 1960 to 7.8 percent in 1967, it would appear that the market has gone from a sluggish condition to one of weakness. This softening has resulted from the out-migration of some 600 military households and the addition of 480 units of on-base Capehart housing for occupancy by military households in the early 1960's.

Despite the increase in the number of rental vacancies to a high level (765 units), there is virtually no supply of vacant rental units that contain modern amenities. The units that were vacant in March 1967 were, for the most part, the least desirable units that were converted to renter status after the activation of the air base. These units met market acceptance because of the sudden and tremendous demand for housing and remained occupied until the strength at the base was reduced and the supply of on-base housing was increased. Although about 300 of these units may be of standard quality (not dilapidated and contain all plumbing facilities), the age, location, size of unit, and lack of modern amenities make many of these units highly unmarketable in the weak market condition in March 1967 and especially in the type of market condition that will prevail when the base closes. The substandard vacant rental units will not meet market acceptance again, unless spectacular growth of the civilian economy, that is not in the offing, should materialize.

Urban Renewal Activity

There are two urban renewal projects in the execution stage in the city of Bangor.

The Stillwater Park project (R-4) encompasses a 130-acre site in the northwest section of the city. The acquisition and demolition of nearly 100 housing units and the relocation of about 65 families have been accomplished. The area is to be re-used for residential purposes only. About 210 lots, priced from \$600 to \$2,500, have been laid-out with all utilities on new circular streets and, to date, about five lots have been sold and one house has been built.

The Kenduskeag Stream project (R-7) consists of 51 acres in the central business district of Bangor. Although many structures are presently vacant, wholesale firms use a number of structures as warehouses and about 20 of 50 residential units that are mixed in with the commercial structures are occupied. Acquisition and clearance of the commercial structures began in late 1966. It is estimated that the residential units will be removed within the next two years and the removal of the commercial structures should be completed within a three-year period. Although there are no firm commitments at the present time, it is anticipated that construction of commercial structures for stores, offices, a motel or hotel, restaurants, etc., will begin in late 1968.

Military Housing

The estimated 1,800 military households in the Bangor HMA in March 1967 include 62 owner-occupied units, 98 owner-occupied trailers, and 445 renter-occupied units in addition to 1,010 Capehart units and 150 Lanham units that are under military control. The Lanham units were built as a temporary housing project during World War II. The military now considers the projects substandard, but has allowed married enlisted personnel to occupy the units on a rental basis because of the unavailability of suitable, privately-owned, low-cost rental housing in the area. These units will be demolished when the base is deactivated, and the site will be used for a public park. Approximately 160 of the military families occupied privately-owned rental units that were considered to be unsuitable because the units were substandard or the rents exceeded the housing allowance.

The Capehart units are in two projects, one of 530 units built in 1958 and the other of 480 units built in 1961 and 1962. The two projects contain 160 two-bedroom units, 694 three-bedroom units, and 156 four-bedroom units. Approximately 230 units are in single-family and two-family structures and the remaining units are in four-unit and six-unit structures. Disposition of the units, upon deactivation of the base, is highly tentative but the latest plans indicate that 230 units in single-family and two-family structures are to be sold, about 150 units are to be occupied by military families that will be attached to the interceptor squadron and the national guard, and 250 units are to be occupied by married students and faculty of the University of Maine. The disposition of the other 370 units that are in the larger structures remains to be decided.

An indeterminate number of military and civilian owner and renter households occupied units in two Section 903 projects in March 1967. The projects are Bangor Gardens, with 250 units, and Kenduskeag Gardens, with 100 units. Most of the units are reasonably well maintained and are virtually fully occupied. Because of the paucity of relatively new and modern sales and rental units in the HMA, and Bangor in particular, the two- and three-bedroom units in these projects that sell for about \$9,000 and \$10,000 and rent for \$125 and \$150 gross, should return to a fairly high occupancy level soon after the withdrawal of the military.

Demand for Housing

Quantitative Demand

The number of households in the Bangor HMA is expected to decline by a net of 1,500 during the two-year forecast period. Approximately 1,650 military households and 250 civilian households are expected to move from the HMA because of the closing of Dow Air Force Base in June 1968, but about 400 other households will move to the HMA in response to expansion of industry and higher education (faculty, staff, and married students). ^{1/} Adding the 1,000 available vacancies on the market in March 1967, but subtracting 400 units that are expected to be removed from the inventory, a projected total of 2,100 vacant units will be available for sale or rent by June 1968, a vacancy ratio of about nine percent. A supply of this magnitude would seem to preclude a quantitative need for additional housing during the forecast period of this report.

A demand for single-family housing will result from in-migration as well as from the displacement of families from units that will be removed from the inventory during the next two years. The vacancies which will be available should stimulate upgrading by local families which may cause considerable turnover of the existing inventory. As a result, while the market will experience considerable upheaval, and there will continue to be an over-supply of vacant units, the disruptive effect may not be too great because the units left vacant through turnover and filtration should be those which are the least desirable and which may possibly be withdrawn from the market. In any event, an estimated 675 vacant units available for sale in June 1968 will be sufficient to satisfy demand for additional sales housing throughout the remainder of the two-year forecast period.

There will undoubtedly be new single-family housing built on contract in parts of the HMA. However, with the surplus of existing units that will be vacant, it would be unwise to encourage the construction of new single-family housing unless market conditions are significantly different one or two years hence.

There may be a continued demand of nominal size for new rental housing in the area pending the availability of the rental housing of standard quality occupied by military and military-connected households, but such construction should be discouraged. The 400 units of privately-owned, military-occupied rental housing and 630 units of multifamily Capehart housing that will come on the market when the base closes, coupled with about 765 vacant rental units on the market in March 1967, will produce a total of about 1,800 vacant units available for rent. An estimated demand for 300 rental units will arise from in-migration and displacement during the next two years, so that (excluding any out-conversion) about 1,500 units will be vacant and available for rent in March 1969. This level will represent 15 percent of the total rental inventory.

^{1/} About 150 military households attached to the interceptor squadron and the national guard will remain in the Bangor HMA after Dow Air Force Base is deactivated.

Of the projected total of some 1,500 vacant rental units in March 1969, about 750 units will be of standard quality. This total includes 370 units of Capehart housing for which disposal, at this time, is in doubt and 380 units in older structures (including the Section 903 projects) that are of standard quality but that do not contain the modern amenities that are in the Capehart units.

The other vacant rental units (most of which were created through conversion during the 1950-1960 decade and contain marginal amenities, lack some or all plumbing facilities, or are dilapidated) eventually will be withdrawn from the market through out-conversion or demolition because in a weak rental market these units will not be competitive. The 750 units of good quality rental vacancies should be sufficient to meet the demand for rental housing throughout the forecast period, including demand at the lower rent levels associated with public benefits or assistance in financing, but excluding public low-rent housing or rent-supplement accommodations, based on the foreseeable expansion of the local economy.

Although expansion of the University of Maine will add several hundred households during the next two years, the demand for rental housing created by this expansion should be satisfied by 250 units of Capehart housing that the university hopes to have at its disposal. The terms of the transfer and the final disposition of the entire 1,010-unit Capehart project have not been settled as yet, and there is no assurance that the 250 units will be made available to the university. Should the Capehart units not become available to the university or should this total be insufficient to meet the demand caused by the expansion, then there will be a demand for 50 to 100 new units of middle-income rental housing in Orono. These developments should be watched closely; the outcome of negotiations between the university and the Department of Defense will have an important impact on the economy of the area, as well as on the local housing market.

It should be noted that the 230 Capehart units that may be offered for sale and the 370 Capehart units that may be offered for rent are the only relatively new units that will be available for sale or rent after the base is deactivated. The other vacant units are relatively old and although some are of standard quality, virtually all are lacking in modern amenities, are of small size, and are poorly located. For ready market acceptance, however, the vacant Capehart units must be offered for sale or rent at prices below those at which it would be feasible to provide newly-built housing.

APPENDIX TABLES

Table I

Civilian Work Force, Nonagricultural
Employment and Unemployment Trends
Bangor, Maine, Housing Market Area
Annual Average 1964, 1965, and 1966

	<u>1964</u>	<u>1965</u>	<u>1966</u>
Civilian Work Force	<u>29,300</u>	<u>29,500</u>	<u>30,150</u>
Unemployment	1,000	1,000	1,100
Percent	3.4%	3.4%	3.6%
Agricultural employment	350	350	350
Nonagricultural employment	<u>27,950</u>	<u>28,150</u>	<u>28,700</u>
Wage and salary	<u>25,000</u>	<u>25,350</u>	<u>26,000</u>
Manufacturing	<u>6,100</u>	<u>6,250</u>	<u>6,300</u>
Food and kindred products	580	600	600
Textile - mill products	750	800	800
Paper and allied products	1,400	1,400	1,350
Leather and leather products	2,490	2,600	2,600
All other manufacturing	880	850	950
Nonmanufacturing	<u>18,900</u>	<u>19,100</u>	<u>19,700</u>
Contract construction	1,200	1,250	1,250
Trans. & public utilities	2,400	2,450	2,550
Wholesale and retail trade	6,450	6,600	6,950
Finance, insurance & real estate	1,000	1,000	1,000
Services and misc. nonmanufacturing	2,600	2,550	2,700
Government	5,250	5,250	5,250
All other nonagricultural employment <u>a/</u>	2,950	2,800	2,700

a/ Nonagricultural self-employed, unpaid family workers, and domestics in private households.

Source: State of Maine Employment Security Commission.

Table II

Distribution of Families and Renter Household
Annual Income after Deduction of Federal Income Tax
Bangor, Maine, Housing Market Area
March 1967

<u>Annual income</u> <u>after tax</u>	<u>Percentage distribution</u>		<u>a/</u>
	<u>All families</u>	<u>Renter households</u>	
Under \$ 3,000	11	17	
3,000 - 3,999	11	14	
4,000 - 4,999	12	15	
5,000 - 5,999	14	14	
6,000 - 6,999	12	13	
7,000 - 7,999	10	9	
8,000 - 8,999	8	5	
9,000 - 9,999	6	4	
10,000 - 12,499	7	4	
12,500 - 14,999	4	3	
15,000 and over	5	2	
Total	100	100	
Median	\$6,175	\$5,250	

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table III

Population Trends
Bangor, Maine, Housing Market Area
April 1950 - March 1967

<u>Municipality</u>	<u>April 1950</u>	<u>April 1960</u>	<u>March 1967</u>	<u>Change, 1950-1960</u>		<u>Change, 1960-1967</u> ^{a/}	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
HMA, total	<u>64,304</u>	<u>78,749</u>	<u>83,100</u>	<u>14,445</u>	<u>22.5</u>	<u>4,350</u>	<u>5.5</u>
Bangor	31,558	38,912	39,100	7,354	23.3	190	0.5
Brewer	6,862	9,009	9,800	2,147	31.3	790	8.8
Eddington town	664	958	1,025	294	44.3	65	6.8
Glenburn town	694	965	1,300	271	39.0	340	34.7
Hampdon town	3,608	4,583	4,900	975	27.0	320	7.0
Hermon town	1,728	2,087	2,200	359	20.8	110	5.4
Holden town	754	1,375	1,425	621	82.4	50	3.6
Old Town	8,261	8,626	9,000	365	4.4	370	4.3
Orono town	7,504	8,341	10,200	837	11.2	1,850	22.2
Orrington town	1,895	2,539	2,650	644	34.0	110	4.3
Veazie town	776	1,354	1,500	578	74.5	150	10.8

a/ Columns may not add, because of rounding.

Sources: 1950 and 1960, Censuses of Population.
1967 estimated by Housing Market Analyst.

Table IV

Household and Household Size Trends
Bangor, Maine, Housing Market Area
April 1960 - March 1967

<u>Municipality</u>	<u>April 1960</u>	<u>March 1967</u>	<u>Change, 1960-1967</u> ^{a/}		<u>Average household size</u>	
			<u>Number</u>	<u>Percent</u>	<u>1960</u>	<u>1967</u>
HMA, total	<u>21,642</u>	<u>22,500</u>	<u>860</u>	<u>4.0</u>	<u>3.33</u>	<u>3.32</u>
Bangor	10,908	10,925	15	0.1	3.20	3.20
Brewer	2,667	2,925	260	9.7	3.36	3.33
Eddington Town	258	280	20	8.5	3.71	3.66
Glenburn town	246	340	95	38.2	3.92	3.82
Hampdon town	1,278	1,400	120	9.5	3.55	3.46
Hermon town	538	570	30	5.9	3.88	3.86
Holden town	395	410	15	3.8	3.48	3.48
Old Town	2,437	2,550	115	4.6	3.51	3.50
Orono town	1,802	1,900	100	5.4	3.30	3.26
Orrington town	703	740	35	5.3	3.61	3.58
Veazie town	410	460	50	12.2	3.30	3.26

^{a/} Columns may not add, because of rounding.

Sources: 1960 Census of Population.
 1967 estimated by Housing Market Analyst.

Table V

The Housing Inventory by Occupancy and Tenure
Bangor, Maine, Housing Market Area
April 1960 - March 1967

<u>Area</u>	<u>April</u>	<u>March</u>	<u>Change, 1960-1967</u>		<u>a/</u>
	<u>1960</u>	<u>1967</u>	<u>Number</u>	<u>Percent</u>	
<u>HMA, total</u>					
Total housing inventory	<u>23,220</u>	<u>24,750</u>	<u>1,525</u>	<u>6.6</u>	
Total occupied units	<u>21,642</u>	<u>22,500</u>	<u>860</u>	<u>4.0</u>	
Owner	<u>12,697</u>	<u>13,500</u>	<u>800</u>	<u>6.3</u>	
Renter	<u>8,945</u>	<u>9,000</u>	<u>55</u>	<u>0.6</u>	
Total vacant units	<u>1,578</u>	<u>2,250</u>	<u>670</u>	<u>42.5</u>	
Available	<u>740</u>	<u>1,000</u>	<u>260</u>	<u>35.1</u>	
For sale	<u>207</u>	<u>235</u>	<u>30</u>	<u>13.5</u>	
For rent	<u>533</u>	<u>765</u>	<u>230</u>	<u>43.5</u>	
Other vacant	<u>838</u>	<u>1,250</u>	<u>410</u>	<u>49.5</u>	
<u>Bangor</u>					
Total housing inventory	<u>11,656</u>	<u>12,125</u>	<u>470</u>	<u>4.0</u>	
Total occupied units	<u>10,908</u>	<u>10,925</u>	<u>15</u>	<u>0.1</u>	
Owner	<u>5,236</u>	<u>5,200</u>	<u>- 35</u>	<u>- 0.7</u>	
Renter	<u>5,672</u>	<u>5,725</u>	<u>55</u>	<u>1.9</u>	
Total vacant units	<u>748</u>	<u>1,200</u>	<u>450</u>	<u>60.4</u>	
Available	<u>464</u>	<u>700</u>	<u>240</u>	<u>50.9</u>	
For sale	<u>102</u>	<u>125</u>	<u>25</u>	<u>22.5</u>	
For rent	<u>362</u>	<u>575</u>	<u>210</u>	<u>58.8</u>	
Other vacant units	<u>284</u>	<u>500</u>	<u>220</u>	<u>76.1</u>	
<u>Rest of HMA</u>					
Total housing inventory	<u>11,564</u>	<u>12,625</u>	<u>1,050</u>	<u>9.2</u>	
Total occupied units	<u>10,734</u>	<u>11,575</u>	<u>840</u>	<u>7.8</u>	
Owner	<u>7,461</u>	<u>8,300</u>	<u>840</u>	<u>11.2</u>	
Renter	<u>3,273</u>	<u>3,275</u>	<u>-</u>	<u>-</u>	
Total vacant units	<u>830</u>	<u>1,050</u>	<u>220</u>	<u>26.5</u>	
Available	<u>276</u>	<u>300</u>	<u>25</u>	<u>8.7</u>	
For sale	<u>105</u>	<u>110</u>	<u>5</u>	<u>4.8</u>	
For rent	<u>171</u>	<u>190</u>	<u>20</u>	<u>11.1</u>	
Other vacant units	<u>554</u>	<u>750</u>	<u>200</u>	<u>35.4</u>	

a/ Columns may not add, because of rounding.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.
1967 estimated by Housing Market Analyst.

Table VI

Housing Units Authorized by Building Permits
Bangor, Maine, Housing Market Area
1960 - 1966

<u>Municipality</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>Total</u>
Bangor	52 ^{a/}	56	37	49	16	12	18	240
Brewer	93	61	70	34	35	25	21	339
Glenburn town	15	13	11	9	6	36	NA	90
Hampden town	NA	44	32	22	12	13	15	138
Herman town	15	6	8	1	13	10	6	59
Holden town	NA	4	7	2	1	4	NA	18
Old Town	31	30	25	20	12	13	20	151
Orono town	29	25	23	16	8	16	26	143
Orrington town	NA	NA	14	6	7	6	NA	33
Veazie town	<u>10</u>	<u>22</u>	<u>NA</u>	<u>7</u>	<u>10</u>	<u>5</u>	<u>5</u>	<u>59</u>
Total	245	261	227	166	120	140	111	1,270

a/ Excludes 480 Capehart units at Dow Air Force Base.

Sources: United States Bureau of the Census.
 Local Building Inspectors.

Table VII

Bangor, Maine, Area Postal Vacancy Survey

February 25 - March 1, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	<u>19,761</u>	<u>756</u>	<u>3.8</u>	<u>750</u>	<u>6</u>	<u>22</u>	<u>16,400</u>	<u>312</u>	<u>1.9</u>	<u>306</u>	<u>6</u>	<u>19</u>	<u>3,361</u>	<u>444</u>	<u>13.2</u>	<u>444</u>	<u>-</u>	<u>3</u>	<u>884</u>	<u>16</u>	<u>1.8</u>
Bangor	12,313	566	4.6	566	-	-	10,150	221	2.2	221	-	-	2,163	345	16.0	345	-	-	500	4	0.8
Other Cities & Towns	<u>7,448</u>	<u>190</u>	<u>2.6</u>	<u>184</u>	<u>6</u>	<u>22</u>	<u>6,250</u>	<u>91</u>	<u>1.5</u>	<u>85</u>	<u>6</u>	<u>19</u>	<u>1,198</u>	<u>99</u>	<u>8.3</u>	<u>99</u>	<u>-</u>	<u>3</u>	<u>384</u>	<u>12</u>	<u>3.1</u>
Brewer	3,277	151	4.6	148	3	5	2,724	54	2.0	51	3	5	553	97	17.5	97	-	-	225	-	0.0
Old Town	2,288	22	1.0	20	2	5	2,168	20	0.9	18	2	2	120	2	1.7	2	-	3	100	12	12.0
Orono	1,883	17	0.9	16	1	12	1,358	17	1.3	16	1	12	525	-	0.0	-	-	-	59	-	0.0

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Federal Housing Administration
Division of Research and Statistics
Market Analysis and Research Section