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*Analysis of the*  
**BRUNSWICK-BATH, MAINE  
HOUSING MARKET**

as of October 1, 1965 /

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A Report by the  
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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

April 1966

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ANALYSIS OF THE  
BRUNSWICK-BATH, MAINE, HOUSING MARKET  
AS OF OCTOBER 1, 1965

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FEDERAL HOUSING ADMINISTRATION  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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### 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, of course, be differences of opinion 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.

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ANALYSIS OF THE  
BRUNSWICK-BATH, MAINE, HOUSING MARKET  
AS OF OCTOBER 1, 1965

Summary and Conclusions

1. As of October 1, 1965, nonagricultural employment in the Brunswick-Bath area is estimated to total 12,700 persons. Employment covered by Maine Unemployment Compensation Laws, about 70 percent of total nonagricultural employment, totals 8,700. During 1964, covered employment averaged nearly 8,675 jobs, 675 above the 1963 average. This growth is primarily attributed to increased employment at the Bath Iron Works. During the forecast period, nonagricultural employment is expected to increase by about 75 jobs a year, to a total 12,850 by October 1, 1967. During 1964, unemployment within the covered work force averaged 3.8 percent. This rate is the lowest experienced in the area throughout the 1959-1964 period.
2. The current median annual income, after deducting Federal income tax, is \$5,650 for all families and \$4,825 for all renter families. The median income of all families is expected to increase to \$5,850 and that of renter families to \$5,000 by October 1, 1967.
3. At the present time, the population of the Brunswick-Bath HMA is 41,100, a gain of about 450 (1.1 percent) a year since April 1960. This rate of growth is slightly under that experienced during the April 1950-April 1960 decade. During the forecast period, population will continue to rise by about 280 a year, reaching 41,650 by October 1, 1967.
4. Currently, there are about 11,700 households in the HMA, an addition of about 700 since 1960. Since 1950, the household growth rate has closely paralleled that of population. An annual addition of 75 households is expected during the next two years, bringing households to a total of 11,850 by October 1, 1967.
5. Currently, there are about 14,550 housing units in the area, a net addition of some 850 units since April 1960. About 610 dwelling units have been built in the area since January 1, 1960, of which about 80 were seasonal and 530 were nonseasonal units. Single-family construction, which has averaged about 90 units annually in recent years, has accounted for all residential building since 1950. Currently, about 30 housing units are under construction in the area, all of which are single-family units.

6. The homeowner vacancy ratio is currently estimated at 1.6 percent and the rental vacancy ratio at 8.7 percent. After allowance for substandard units, these vacancy levels, which are about the same as in 1960, indicate a possible excess of vacancies in both the sales and the rental markets.
7. The demand for new housing over the October 1, 1965 to October 1, 1967 forecast period is estimated to total about 80 units a year, including about 70 sales units. Demand for new rental units is nominal and is not expected to exceed about ten units annually, excluding public low-rent housing and rent-supplement accommodations.

ANALYSIS OF THE  
BRUNSWICK-BATH, MAINE, HOUSING MARKET  
AS OF OCTOBER 1, 1965

Housing Market Area

The Brunswick-Bath, Maine, Housing Market Area (HMA) is defined as Sagadahoc County, including the city of Bath, and the town of Brunswick in neighboring Cumberland County, with a total 1960 population of 38,600. An area of over 300 square miles, the HMA is located on the Atlantic coast in southwestern Maine. The topography of the area is somewhat hilly and broken by the several rivers and bays leading into the ocean (see map).

Bath, the county seat of Sagadahoc County, is situated on the Kennebec River, eight miles east of Brunswick. Other towns in the county are Richmond, 12 miles north of Bath on the Kennebec River, and Topsham, nine miles west of Bath on the Androscoggin River. Brunswick is located in the northeast corner of Cumberland County, directly across the Androscoggin River from Topsham. The area is approximately 30 miles south of Augusta, Maine, 20 miles southeast of Lewiston, Maine, 25 miles northeast of Portland, Maine, and 135 miles northeast of Boston, Massachusetts.

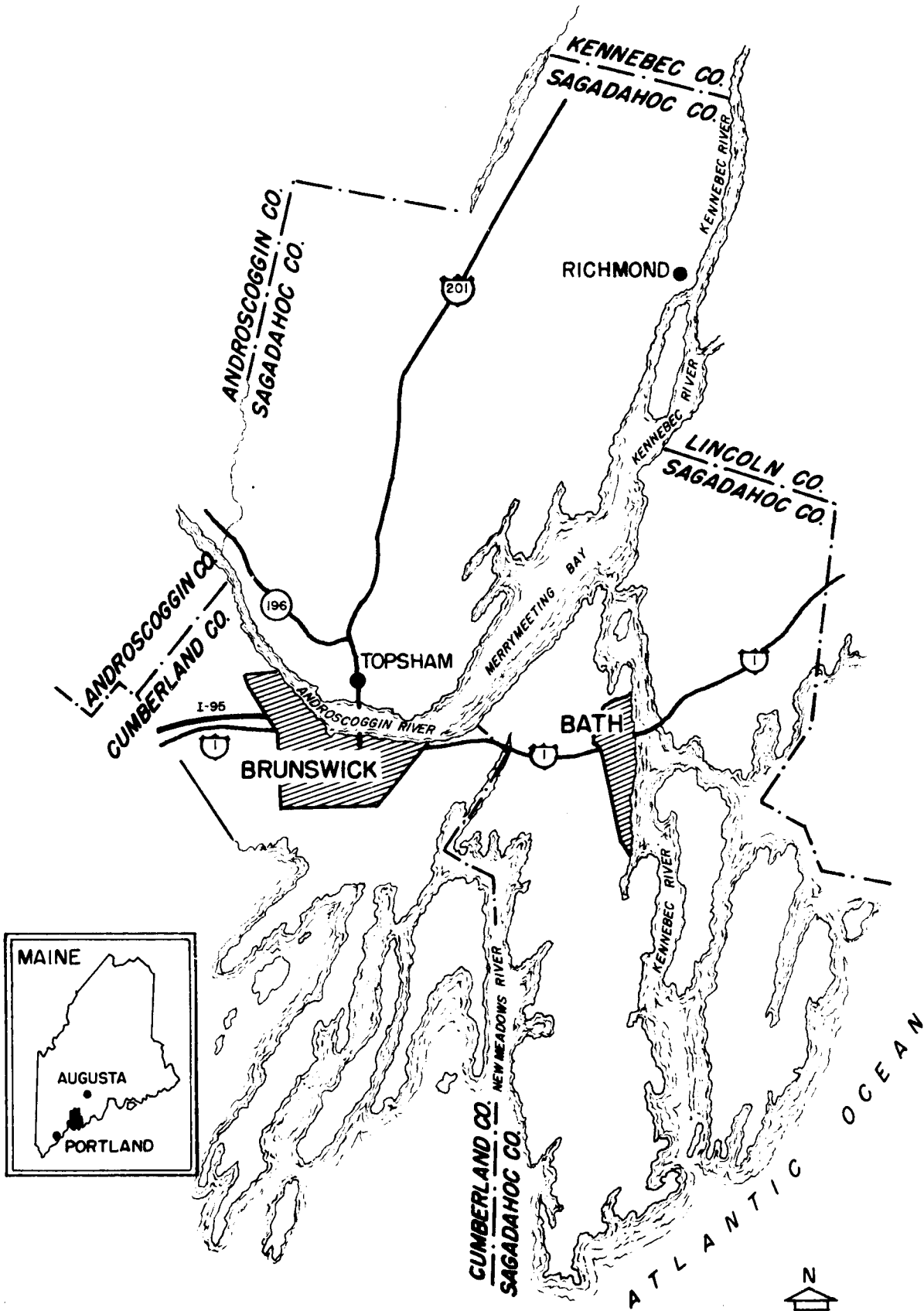
Passenger transportation in the area is possible only by intercity bus or private automobile. Highway facilities to the south are adequate with Interstate Route 95 linking Brunswick with Portland. U.S. Route 1 connects Brunswick and Bath with the coastal areas of Maine. In addition, U.S. Route 201 provides direct access to Augusta from Brunswick and Topsham. The Maine Central Railroad supplies the area with freight transportation. There is no commercial airport in the HMA, but air transportation is provided by Northeast Airlines at nearby Portland, Lewiston-Auburn, and Augusta.

Commutation data were obtained from the Maine Employment Security Commission for the Bath Iron Works, the largest employer in the area. The data indicate that about 900 persons, or 30 percent of the total employment at Bath Iron Works commute to the plant from outside the HMA. Approximately 60 percent of the in-commuters live in neighboring Lincoln and Androscoggin Counties.

Inasmuch as the rural farm population of the Brunswick-Bath HMA constituted only 2.0 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.



# BRUNSWICK - BATH, MAINE, HOUSING MARKET AREA



## Economy of the Area

### Character and History

Sagadahoc County and the town of Brunswick are situated in one of the most scenic recreational areas in Maine. Sagadahoc County was incorporated in 1854. After the establishment of the Bath Iron Works in the 1880's, shipbuilding became the principal economic pursuit in the area along with lumbering and commercial fisheries. In addition, as of today, tourism has become a significant factor in the economy, as thousands of vacationers each summer are attracted to the resort facilities in the county.

The town of Brunswick in Cumberland County was incorporated in 1739. The Verney Manufacturing Company, a textile plant which located in the town in the mid 1800's, was the major employer in Brunswick until the early 1940's when the textile industry began to decline in the area. The Verney plant was finally closed in 1955. The Brunswick Naval Air Station, established in 1943, subsequently became the largest employer in the town. In addition, the presence of Bowdoin College, a small liberal arts school founded in 1794, has provided some impetus to the development of Brunswick.

Generally, the economy of the Brunswick-Bath area is heavily supported by Federal government contracts and appropriations. Although the Bath Iron Works recently has entered the commercial shipbuilding field, no significant alteration of present government dependency is likely in the near future.

### Employment

Covered Employment. The only annual employment figures available for the Brunswick-Bath HMA are covered employment data, that is, data concerning workers covered by Maine Unemployment Compensation Laws, from 1959 to 1964. As the HMA is an industrial area, covered employment data are believed to be reliable indicators of total employment trends. Covered employment represents about 70 percent of the total nonagricultural employment in the area.

Current Estimate. As of October 1, 1965, covered employment in the HMA totals about 8,700 persons. Using the covered employment figure as a basis, current nonagricultural employment is estimated to be approximately 12,700. Of this total, 6,500 (51.2 percent of nonagricultural employment) are engaged in manufacturing and the remaining 6,200 (48.8 percent) in nonmanufacturing industries.

Past Trend. Average annual covered employment has increased from about 8,000 in 1959 to 8,675 in 1964 (see table I). All of this growth occurred during 1964, however, and is attributed primarily to additional employment at Bath Iron Works, the largest employer in the HMA. Covered employment declined each year between 1959 and 1962 (from nearly 8,000 jobs to about 7,625), returning to the 1959 total of 8,000 in 1963. Employment at Bath Iron Works was decreasing throughout the 1959 to 1962 period and was responsible for most of the job loss at that time. The employment decline, which continued at Bath Iron Works until 1964 when about 500 jobs were added, was partially offset in 1962 and 1963 by the establishment of one shoe firm (about 250 jobs) and the expansion of another (150 jobs) in Brunswick.

Average covered employment in Sagadahoc County decreased each year during 1959 to 1963, from over 5,650 to nearly 5,150. During 1964, however, covered employment increased by over 400 jobs. In the town of Brunswick, average covered employment declined by 50 jobs during 1960, but has increased each year since then, from 2,325 jobs in 1961 to about 3,125 jobs in 1964, an increase of 800. As indicated above, part of this growth is ascribed to the opening of the Maine Shoe Company in 1962, and the growth experienced by the Auerbach Shoe Company during the 1961 through 1964 period.

Distribution by Industry. Data distributing employment by industry are available only for covered employment in Sagadahoc County. In 1964, an average of 4,250 persons (about 77 percent of covered employment) were employed by manufacturing industries in Bath and the remainder of the county. From 1959 through 1963, manufacturing employment declined each year, with the largest losses occurring in 1961 (380 jobs) and in 1963 (140 jobs). During 1964, employment in manufacturing industries grew by 400. The trend of employment losses and gains at the Bath Iron Works during the 1959 and 1964 period closely approximated that of total manufacturing employment. Nonmanufacturing employment has shown little variation; there has been an increase of only 50 jobs over the 1959 through 1964 period.

Trend of Employment Participation Rate. The current participation rate (the number of persons working in the area per 100 population) indicates that there are about 31 jobs in the area for every 100 persons. Since 1960, the employment participation rate has declined somewhat, and it is expected that this slight decline will continue during the forecast period.

### Principal Employment Sources

Industrial. Information concerning current employment totals of the largest companies in the HMA was obtained from the Maine Buyers' Guide and Directory of Maine Manufacturers, 1964-1965, published by the Maine Department of Economic Development.

The Bath Iron Works Corporation has been located in the area since 1884. One of the oldest shipbuilding companies in the country, Bath Iron Works is presently engaged in building Guided Missile Destroyers for the German Navy. With its main plant in Bath and a smaller division in Brunswick, the Bath Iron Works currently employs about 3,000 workers. The Hyde Windlass Company, in Bath, a division of the Bath Iron Works, employs an additional 300 persons. Workers there are engaged in the manufacture of auxiliary machinery for ships including anchor windlasses, steering gears, deck winches, and other specialized equipment.

The Auerbach Shoe Company, in Brunswick, manufactures shoes and snow-boots for women. Plant expansions have added about 200 new jobs since 1960; present employment numbers approximately 500.

The Pejepscot Paper Division, Hearst Publishing Company, produces newsprint and other special papers. The combined current employment of both its Topsham plants is about 400 persons.

Military. Civilian employment in defense-related jobs currently totals about 600 persons, of whom 500 work at the Brunswick Naval Air Station, and the remainder at Topsham Air Force Station. Since the late 1950's, there has been little change in the number of military-connected civilian personnel in the area. Present military strength is about 2,500 at Brunswick NAS and 600 at Topsham AFS.

Brunswick Naval Air Station is located on the eastern edge of Brunswick and is the home port for Fleet Air Wing Three and five patrol squadrons. The principal missions of the Air Fleet are anti-submarine warfare and aerial mining. In addition, the station provides support for a detachment of about 100 marines, the Fleet Airborne Electronics Training Unit, Atlantic Fleet, and a fleet of supply ships located at Bath.

Topsham Air Force Station is situated in Topsham about two miles north-northeast of Brunswick and six miles from the Brunswick Naval Air Station. Topsham is the home of the 4626th Support Squadron and Headquarters of Bangor NORAD Sector and Bangor Air Defense Sector which includes the geographic area of Maine and northeast Canada.

Detachment 42 of the 12th Weather Squadron also is located on the Station. A "SAGE" (Semi-Automatic Ground Environment) Direction Center is operated to provide defense against aerospace attack and to equip, administer, and train assigned or attached units and provide these forces in a maximum state of readiness for use in air defense. The "SAGE" System is operated partially by employees of civilian contractors.

#### Unemployment

In 1964, unemployment within the covered work force in the Brunswick-Bath HMA averaged 3.8 percent, or about 340 persons (see table I). The 1964 rate was the lowest experienced in the area since 1959, reflecting an increase in employment rather than a large decrease in total unemployment. During the 1959 to 1964 period, the highest unemployment rate occurred in 1961 when an average of 550 persons (6.7 percent of the covered work force) was unemployed in response to the national recession.

#### Estimated Future Employment

During the October 1, 1965 to October 1, 1967 forecast period, employment at the Bath Iron Works is expected to increase by about 50 new jobs a year. Based on these gains and probable small increases by various other employers, total nonagricultural employment is expected to reach 12,850 by October 1, 1967, a yearly gain of 75 jobs.

#### Income

During 1964, the average weekly wage of manufacturing workers in the Brunswick-Bath area was \$92, as compared with \$87 in 1963. Since 1960, as the following table illustrates, the average weekly wage has increased each year except during 1962. The lower wage at that time is attributed to a decrease in the average number of hours worked, rather than a reduction of average hourly earnings. A comparison of the average weekly wage in the HMA with the average in the Lewiston-Auburn area and with the Maine average, shows that manufacturing wages are highest in the Brunswick-Bath area, reflecting the large number of skilled workers employed at the Bath Iron Works.

Average Weekly Wage of Manufacturing Workers  
Brunswick-Bath, Lewiston-Auburn, and Maine  
1960-1964

<u>Year</u>	<u>Brunswick-Bath</u>	<u>Lewiston-Auburn</u>	<u>Maine</u>
1960	\$84.60	\$61.56	\$77.44
1961	89.13	63.25	79.85
1962	85.88	66.90	84.44
1963	87.48	68.31	84.58
1964	91.60	70.50	87.06

Source: State of Maine, Department of Labor and Industry.

The current annual median income of all families in the Brunswick-Bath HMA is \$5,650 after the deduction of Federal income tax. Renter families currently have an annual median after-tax income of \$4,825. By October 1967, it is expected that the median after-tax income of all families will have risen to \$5,850, and that of renter families to \$5,000.

A detailed description of all family and renter family income for 1965 and 1967 is presented in table II. About 27 percent of all families and 36 percent of renter families have current after-tax incomes under \$4,000 annually, whereas about 11 percent of all families and five percent of renter families have after-tax incomes of \$10,000 or more annually. By October 1967, it is expected that the percentages of families with incomes below \$4,000 annually will fall to 25 percent for all families and 34 percent for renter families. Also, about 12 percent of all families and six percent of renter families will have annual after-tax incomes of \$10,000 and above, by the end of the forecast period.

## Demographic Factors

### Population

Current Estimate. As of October 1, 1965, the population of the Brunswick-Bath HMA totals about 41,100, an average increase of 450 persons (1.2 percent) a year since April 1, 1960. Population in the town of Brunswick currently numbers approximately 17,400, an average annual gain of about 290 persons since the 1960 census. The present population of the city of Bath is 10,750, representing an average yearly growth of only five persons since April 1960. During the same period, the population in the remainder of the HMA increased by about 160 persons a year, to an October 1, 1965 total of 12,950. Currently, about 900 students are enrolled at Bowdoin College. Since the fall of 1960, enrollment has increased only slightly each year.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, the population of the Brunswick-Bath HMA increased from about 31,900 to nearly 38,600, an average gain of 670 persons (1.9 percent) a year. An average annual increment of approximately 480 occurred in Brunswick, as population increased from about 11,000 in April 1950 to 15,800 in April 1960. In Bath, during the 1950 to 1960 period, population grew from nearly 10,650 to 10,700, an average gain of about five persons yearly. In the other communities of the HMA, average annual population growth over the decade was about 180, as population grew from 10,250 in April 1950 to almost 12,100 in April 1960.

Estimated Future Population. Based on the past trend of population and the slight employment gains which are anticipated in the area during the next two years, the total population is expected to reach 41,650 by October 1, 1967, an average gain of some 280 persons (0.7 percent) a year. The population of Bath is not expected to change significantly, while the population of Brunswick will reach 17,750 by the end of the forecast period. Table III presents the trend of population growth in the HMA and its components.

Natural Increase and Migration. Vital statistics (resident births and deaths) for the April 1950 to April 1960 period are available only for Sagadahoc County. During the decade, net natural increase (excess of resident births over resident deaths) in the county totaled about 2,100. A comparison of this figure with the total population gain indicates a net out-migration of about 220 persons. Since April 1, 1960, there has been a net natural increase of about 1,200 persons in the county. Net-migration from the area has continued at a somewhat higher rate than in the previous decade and has totaled about 300 persons since April 1960. The net natural increase in the town of Brunswick, during the April 1960 to October 1965 period,

has been about 2,050, indicating a net out-migration of about 450 persons. The elements of population change for the HMA are presented in the following table.

Components of Population Change  
Brunswick-Bath, Maine, HMA  
April 1, 1950 to October 1, 1965

<u>Components</u>	<u>Sagadahoc County</u>	<u>Brunswick</u>	<u>Total HMA</u>
Actual change in population			
April 1950 thru March 1960	1,882	4,801	6,683
April 1960 thru Sept. 1965	900	1,600	2,500
Net Natural Increase			
April 1950 thru March 1960	2,099	NA	NA
April 1960 thru Sept. 1965	1,200	2,050	3,250
Migration			
April 1950 thru March 1960	-217	NA	NA
April 1960 thru Sept. 1965	-300	-450	-750

Source: 1950 and 1960 Censuses of Population.  
1965 estimated by Housing Market Analyst.

Age Distribution. A comparison of the April 1950 and April 1960 age distributions, shown in table IV, indicates that the most rapidly-growing segment of the population is that under age 30. This growth reflects both the higher birth rate during the post-World War II period and the influx of the military during the decade. The increase in the age group 70 and over represents a national trend toward increasing longevity.

Military Population. Military personnel and their dependents currently number about 7,900. This total approximates that of the late 1950's. A gain of some 750 military personnel and families occurred in the early 1960's. The subsequent total of 8,650 was maintained until 1965 when about 750 military personnel and their dependents left the area. Both the increase and decrease of military persons were the results of strength changes at the Brunswick Naval Air Station.

At present, military-connected civilians and their dependents number about 1,900. There has been no significant change in this total in recent years.



### Households

Current Estimate. As of October 1, 1965, there are approximately 11,700 households in the Brunswick-Bath HMA, or an average annual net gain of about 120 (1.1 percent) since April 1, 1960. Households in the town of Brunswick have increased by an average of 75 a year over the April 1960 figure to reach a current total of 4,550. In Bath, current households number about 3,400, an average yearly net addition of about five households since April 1, 1960. During the same period, households in the remainder of the area increased by about 45 a year to an October 1, 1965 total of 3,750.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, households in the HMA increased from over 9,150 to about 11,000, an average net gain of nearly 190 (1.8 percent) annually. The increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 census to "housing unit" in the 1960 census. An average yearly net addition of over 110 occurred in Brunswick, as households increased from 3,000 in April 1950 to almost 4,150 in April 1960. In Bath and in the remainder of the area, household growth averaged 20 and 55 households annually during the 1950 to 1960 decade.

Estimated Future Households. Based on the anticipated growth in population during the next two years, and the expected decrease in average household size, there will be a total of approximately 11,850 households in the HMA by October 1, 1967, an addition of about 75 new households a year during the October 1, 1965 to October 1, 1967 forecast period. As household growth in Bath will be negligible during the next two years, about one-half of all household growth will occur in Brunswick and one-half in the remainder of the area. Household data for the HMA and its components are presented in table III.

Household Size Trends. At present, the average household size in the Brunswick-Bath HMA is 3.25 persons, a decrease from the April 1, 1960 average household size of 3.27 persons. As shown in the following table, the average household size has declined in both the town of Brunswick and the city of Bath.

Average Household Size  
Brunswick-Bath, Maine, HMA  
April 1, 1960 and October 1, 1965

<u>Area</u>	<u>April 1,</u> <u>1960</u>	<u>October 1,</u> <u>1965</u>
Brunswick	3.32	3.31
Bath	3.12	3.10
Remainder of the HMA	3.36	3.33
Total	3.27	3.25

Source: 1960 Census of Population and Housing.  
1965 estimated by Housing Market Analyst.

Military Households. Of the 1,675 military households at Brunswick Naval Air Station and Topsham Air Force Station, 45 percent (750) resided at the bases, and 55 percent (925) resided off base in private housing units primarily located in the Brunswick-Topsham area. Of these 925, about 27 percent live in owner-occupied housing and the remaining 73 percent in renter-occupied units.

## Housing Market Factors

### Housing Supply

Current Estimate. As of October 1, 1965, there are 14,550 housing units in the Brunswick-Bath HMA, a net addition of some 850 units, or over 150 a year since April 1, 1960. About 47 percent of this addition took place in the town of Brunswick which now accounts for about 35 percent of the total housing supply, about nine percent was in Bath, and the remaining 44 percent in the rest of the area.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, total housing units increased from over 11,500 to nearly 13,700, an average annual gain of 220. This increase was attributable in part to the census conceptual change from "dwelling unit" in 1950 to "housing unit" in 1960. Brunswick accounted for about 57 percent of the units added. Two percent of the growth was in Bath, and 41 percent in the remainder of the HMA.

Type of Structure. About 11,500 units (79 percent) of the current housing inventory in the HMA consists of single-family units. Structures containing two to four units comprise about 16 percent of the total, and units in structures with five units or more comprise about five percent of the housing supply.

A comparison of the current distribution of dwelling units by type of structure with that in April 1960 is seen in the following table. The most significant change since April 1960 has been the increased percentage of three-and four-unit structures occasioned by the conversion of single-family units to multifamily structures.

Housing Inventory by Units in Structure  
Brunswick-Bath, Maine, HMA  
April 1960 and October 1965

<u>Units in Structure</u>	<u>April 1, 1960</u>		<u>October 1, 1965</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 unit <sup>a/</sup>	10,919	79.4	11,500	79.1
2 units	1,275	9.3	1,300	8.9
3 and 4 units	858	6.2	1,050	7.2
5 or more units	707	5.1	700	4.8
Total	13,759 <sup>b/</sup>	100.0	14,550	100.0

<sup>a/</sup> Includes trailers.

<sup>b/</sup> Differs slightly from the count of all units (13,698) because units by type of structure were enumerated on a sample basis.

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

Age of Structure. The housing inventory in the area is relatively old, reflecting the slow growth of the area. The following table indicates that over 66 percent of the housing supply was built 25 years ago or more.

Distribution of the Housing Supply, by Age of Structure  
Brunswick-Bath, Maine, HMA  
October 1965

<u>Year built</u>	<u>Number</u>	<u>Percent</u>
April 1960 - October 1965	600	4.1
1950 - March 1960	2,325	16.0
1940 - 1949	2,000	13.8
1939 or earlier	9,625	66.2
Total	14,550	100.0

<sup>a/</sup> The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy or response to enumerators' questions as well as errors caused by sampling.

Source: 1960 Census of Housing and estimates by Housing Market Analyst.

Condition of Inventory. The proportion of units in the market area which are classified as substandard (those dilapidated or lacking one or more plumbing facilities) has declined somewhat since April 1960 because some units of poor quality and some dilapidated units have been upgraded or demolished. In 1960, the census reported that about 3,925 housing units, or 29 percent of the housing inventory, were substandard. With the slight improvement in the housing stock since then, however, there are now about 3,800 units in the HMA which are substandard in condition.

#### Residential Building Activity

Past Trend. About 610 residential dwelling units have been built in the Brunswick-Bath HMA since January 1, 1960, including about 80 seasonal and 530 nonseasonal units. Of the nonseasonal units, about 100 were built in areas of Sagadahoc County outside permit-issuing places. Building permits are required in the city of Bath and in the towns of Brunswick, Topsham, and West Bath. In 1960, about 80 percent of the population of the area resided in permit-issuing places. There has been no multifamily building activity during the last 15 years. As the following table indicates, most of the construction has been in the towns of Brunswick and Topsham because of the large number of the military personnel that required off-base housing facilities in the early 1960's.

Nonseasonal Residential Units Authorized by Building Permit  
Brunswick-Bath, Maine, HMA  
1960-1965

<u>Year</u>	<u>Brunswick</u>	<u>Bath</u>	<u>Topsham</u>	<u>West Bath</u>	<u>Total</u>
1960	24	15	35	3	77
1961	40	12	26	-	78
1962	39	11	11	-	61
1963	39	9	16	1	65
1964	38	14	20	1	73
1965 <sup>a/</sup>	32	9	23	-	64

<sup>a/</sup> January to October.

Source: Department of Commerce, C40 Construction Report, and local building inspectors.

Units Under Construction. Based on building permit data and informed local opinion, it is judged that about 30 housing units are under construction in the area at present, all of which are single-family units.

Demolitions and Conversions. Approximately 140 housing units have been removed from the housing supply since January 1, 1960 through housing code enforcement, fire losses, and other changes in inventory. During the same period, the net addition to the housing stock through conversions has totaled about 380 units, about 75 percent of which has taken place in and around the towns of Brunswick and Topsham. The large number of military personnel seeking temporary rental housing (coupled with the lack of rental construction) has induced the conversion of single-family units into rooming houses and multifamily structures. During the next two years, the number of demolitions will total about 60 and the number of units added through conversions is expected to total about 45.

#### Tenure

Current Estimate and Past Trend. As of October 1, 1965, there are about 11,700 occupied housing units in the Brunswick-Bath HMA. About 7,775 of these (66.5 percent) are owner-occupied, and the remaining 3,925 (33.5 percent) are renter-occupied. The current tenure indicates a continuation of the April 1950 to April 1960 trend toward increasing owner occupancy, but at a decreasing rate, as seen in the following table.

Occupancy by Tenure  
Brunswick-Bath, Maine, HMA  
April 1950 to October 1965

<u>Components</u>	<u>April 1950</u>	<u>April 1960</u>	<u>October 1965</u>
Owner-occupied	5,840	7,269	7,775
Percent owner-occupied	63.8%	66.0%	66.5%
Renter-occupied	3,315	3,752	3,925
Percent renter-occupied	36.2%	34.0%	33.5%
HMA, total occupied	9,155	11,021	11,700

Source: 1950 and 1960 Censuses of Housing.  
1965 estimated by Housing Market Analyst.

In Brunswick, owner occupancy increased during the April 1950 to April 1960 period. Since 1960, however, there has been a slight shift to renter occupancy. The slight increase in renter occupancy is a result of the presence in the area of a large number of transient military personnel and their families. Currently, over 55 percent of the units in the town are owner-occupied as seen in table V. In Bath and the remainder of the area, owner occupancy has been increasing since April 1950. At present, 64 percent of the units in Bath and 82 percent of those throughout the rest of the HMA are owner-occupied.

### Vacancy

1960 Census. In April 1960, there were over 450 nonseasonal, non-dilapidated vacant available housing units in the HMA. Of these, 110 were available for sale, a homeowner vacancy rate of about 1.5 percent and the remaining 340 were available for rent, or a rental vacancy rate of 8.4 percent. About 55 of the available vacant sales houses and 180 of the available rental units were lacking some or all plumbing facilities. Table VI presents the trend of vacancies since 1950 for the HMA and its components.

Postal Vacancy Survey. A postal vacancy survey was conducted in the area on August 13-18, 1965 which covered about 70 percent of the current estimated housing inventory. The survey reported nearly 240 (3.7 percent) vacant residences and 300 (8.2 percent) vacant apartments. Throughout the area, the lowest vacancy rates were in Brunswick which had a two percent sales vacancy rate and a four percent rental vacancy rate. Vacancy rates were considerably higher in Bath and in the other areas surveyed, as shown in table VII.

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 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. The postal vacancy survey was conducted in August when many units were occupied on a seasonal basis. These seasonally-occupied units, numbering about 1,650, are commonly vacant during the off-season period from October to July, so that the current number of vacancies is much higher than that indicated by the survey. 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. On the basis of vacancy data available in the HMA, as of October 1, 1965, there are about 500 available vacant non-seasonal dwelling units in the area. Of this number, 125 are available for sale, a homeowner vacancy ratio of 1.6 percent. The remaining 375 are available for rent, a rental vacancy rate of 8.7 percent. Making allowance for units lacking plumbing facilities, and other units not competitive in the market, the current vacancy ratios indicate a possible excess of vacancies in both the sales and rental markets.

#### Sales Market

General Market Conditions. The sales market in the Brunswick-Bath area is reported to be in reasonable balance. Local realtors report that most residential construction is on a contractual basis, with a few speculative builders active in several small subdivisions. In recent years, most of the new housing has been constructed in the towns of Brunswick and Topsham because of the concentration of military personnel and their families living in those areas. Residential construction in the HMA consists primarily of three- and four-bedroom units. Typical prices range from \$16,500 for three-bedroom homes to \$20,000 for those with four bedrooms. Little difficulty is reported in selling older homes if their location and condition are suitable. The cost of existing homes in the area averages between \$13,500 and \$17,500.

Foreclosures. Local sources report that the number of foreclosures in the HMA is small. During the forecast period, there is no indication that the current low level of foreclosures will increase sufficiently to disrupt market equilibrium.

#### Rental Market

General Market Conditions. In the Brunswick-Bath area almost all rentals are in single-family units or single-family structures which have been converted into apartment units. Particularly in the Brunswick-Topsham area, a large proportion of these units are occupied by military personnel and their families. The greatest demand is for two- and three-bedroom units. Rents for such units start from \$60 for a two-bedroom apartment and from \$90 for a three-bedroom house. No multifamily structures have been built in the area during the last 15 years.



Mortgage Market

Local sources indicate that adequate mortgage money is available in the area, with local commercial banks and savings and loan associations providing about 75 percent of the funds. The current average interest rate for conventional home mortgages is six percent, with a 20 percent downpayment, and 20 years the average mortgage term.

Demand for Housing

Quantitative Demand

The demand for new housing in the Brunswick-Bath HMA is based on the projected household growth of 75 new households annually during each of the next two years. To this basic growth factor, adjustments are made for changes expected in the tenure of occupancy in the inventory, the anticipated volume of residential demolitions, the expected addition of units by conversion, and the current level of new construction. Consideration has also been given to the probability that some part of the demand for rental units will be supplied by single-family houses. These small upward and downward adjustments have tended to offset each other with the result that the annual demand for new housing is estimated to be about 80 units, of which 70 units represent demand for sales housing, and 10 units represent demand for rental housing, excluding public low-rent housing or rent-supplement accommodations.

Qualitative Demand

Sales Housing. The anticipated distribution of the annual demand for 70 units of new sales housing is shown in the following table. The distribution is based on the ability to pay, as measured by current family income, and the ratio of sales price to income typical in the area. It is judged that acceptable sales housing in the Brunswick-Bath HMA cannot be produced to sell below \$12,000. Because of the small number of additional housing units required each year, speculative construction should be held at a minimum.

Estimated Annual Demand for New Sales Housing by Price Class  
Brunswick-Bath, Maine, HMA  
October 1, 1965 to October 1, 1967

<u>Sales price</u>	<u>Number</u>	<u>Percent</u>
\$12,000 - \$13,999	10	14
14,000 - 15,999	15	22
16,000 - 17,999	15	22
18,000 - 19,999	10	14
20,000 - 24,999	10	14
25,000 - 29,000	5	7
30,000 and over	5	7
Total	70	100

Rental Housing. As indicated previously, the demand for new rental units (excluding public low-rent housing or rent-supplement accommodations) is small and probably centered entirely in the Brunswick-Topsham area. If a limited number (10 units a year, at most, over the next two years) of additional garden-type one- and two-bedroom apartments were to be built or provided through rehabilitation, some families, now living in converted single-family units, would be willing to upgrade their living quarters to the more modern accommodations. In order to be competitive with existing rental market conditions, gross rent levels should be held to the minimum achievable with market interest rate financing. Rehabilitation of existing units, if no additional housing is created thereby, is feasible only if the rehabilitated units can be rented at levels only slightly above present charges.

## APPENDIX TABLES

Table I

Covered Work Force, Employment, and Unemployment  
Brunswick-Bath, Maine, HMA  
1959-1964

<u>Year</u>	<u>Total</u>	<u>Employed</u>	<u>Covered work force</u>	
			<u>Unemployed</u>	
			<u>Number</u>	<u>Percent</u>
1959	8,342	7,986	356	4.3
1960	8,305	7,876	429	5.2
1961	8,182	7,632	550	6.7
1962	8,241	7,877	364	4.4
1963	8,396	8,003	393	4.7
1964	9,014	8,675	339	3.8

Source: Maine Employment Security Commission.

Table II

Estimated Percentage Distribution of Families by Annual Income  
After Deduction of Federal Income Tax  
Brunswick-Bath, Maine, HMA  
October 1965 and October 1967

<u>Annual income</u>	<u>1965 income</u>		<u>1967 income</u>	
	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>
Under \$3,000	16	22	16	21
\$3,000 - 3,999	11	14	9	13
4,000 - 4,999	13	17	13	16
5,000 - 5,999	15	16	14	16
6,000 - 6,999	12	11	13	12
7,000 - 7,999	10	7	10	7
8,000 - 8,999	7	5	8	6
9,000 - 9,999	5	3	5	3
10,000 -11,999	6	2	6	3
12,000 and above	5	3	6	3
Total	100	100	100	100
Median	\$5,650	\$4,825	\$5,850	\$5,000

Source: Estimated by Housing Market Analyst.

Table III

Trend of Population and Household Growth  
Brunswick-Bath, Maine, HMA  
April 1, 1950 to October 1, 1967

	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>October 1,</u> <u>1965</u>	<u>October 1,</u> <u>1967</u>	<u>Average annual change</u>					
					<u>1950-1960</u>		<u>1960-1965</u>		<u>1965-1967</u>	
					<u>Number</u>	<u>Rate<sup>a/</sup></u>	<u>Number</u>	<u>Rate<sup>a/</sup></u>	<u>Number</u>	<u>Rate<sup>a/</sup></u>
<u>Population Growth</u>										
Brunswick	10,996	15,797	17,400	17,750	480	3.6	290	1.7	180	1.0
Bath	10,644	10,717	10,750	10,750	7	0.1	5	0.1	-	-
Rest of the area	<u>10,267</u>	<u>12,076</u>	<u>12,950</u>	<u>13,150</u>	<u>181</u>	1.7	<u>160</u>	1.4	<u>100</u>	0.8
HMA total										
HMA total	31,907	38,590	41,100	41,650	668	1.9	450	1.1	280	0.7
<u>Household Growth</u>										
Brunswick	2,996	4,140	4,550	4,625	114	3.2	75	1.8	<u>40</u>	0.9
Bath	3,188	3,375	3,400	3,400	19	0.6	5	0.1	-	-
Rest of the area	<u>2,971</u>	<u>3,506</u>	<u>3,750</u>	<u>3,825</u>	<u>54</u>	1.7	<u>45</u>	1.2	<u>40</u>	1.1
HMA total	9,155	11,021	11,700	11,850	187	1.8	120	1.1	80	0.6

Note: 1965 and 1967 data are rounded and may not add to total.

<sup>a/</sup> Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Source: 1950 and 1960 Censuses of Population and Housing.  
1965 and 1967 estimated by Housing Market Analyst.

Table IV

Population Distribution by Age  
Brunswick-Bath, Maine, HMA  
April 1950 to April 1960

<u>Age group</u>	<u>1950</u>		<u>1960</u>		<u>Decennial change</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 10	5,891	18.5	8,009	20.7	2,118	36.0
10 - 19	4,995	15.7	6,857	17.8	1,862	37.3
20 - 29	4,640	14.5	5,857	15.2	1,217	26.2
30 - 39	4,321	13.6	4,678	12.1	357	8.3
40 - 49	3,970	12.4	4,301	11.1	331	8.3
50 - 59	3,266	10.2	3,652	9.5	386	11.8
60 - 69	2,588	8.1	2,769	7.2	181	7.0
70 and over	<u>2,236</u>	<u>7.0</u>	<u>2,467</u>	<u>6.4</u>	<u>231</u>	<u>10.3</u>
Total	31,907	100.0	38,590	100.0	6,683	20.9

Source: 1950 and 1960 Censuses of Population and estimates by Housing Market Analyst.



Table V

Occupancy by Tenure  
Brunswick-Bath, Maine, HMA  
1950, 1960, and 1965

<u>Components</u>	<u>April 1950</u>	<u>April 1960</u>	<u>October 1965</u>
HMA total occupied	<u>9,155</u>	<u>11,021</u>	<u>11,700</u>
Owner-occupied	5,840	7,269	7,775
Percent	63.8%	66.0%	66.5%
Renter-occupied	3,315	3,752	3,925
Percent	36.2%	34.0%	33.5%
 Brunswick total occupied	 <u>2,996</u>	 <u>4,140</u>	 <u>4,550</u>
Owner-occupied	1,649	2,305	2,525
Percent	55.0%	55.7%	55.5%
Renter-occupied	1,347	1,835	2,025
Percent	45.0%	44.3%	44.5%
 Bath total occupied	 <u>3,188</u>	 <u>3,375</u>	 <u>3,400</u>
Owner-occupied	1,919	2,139	2,175
Percent	60.2%	63.4%	64.0%
Renter-occupied	1,269	1,236	1,225
Percent	39.8%	36.6%	36.0%
 Remainder of the area			
Total occupied	<u>2,971</u>	<u>3,506</u>	<u>3,750</u>
Owner-occupied	2,272	2,825	3,075
Percent	76.5%	80.6%	82.0%
Renter-occupied	699	681	675
Percent	23.5%	19.4%	18.0%

Source: 1950 and 1960 Censuses of Housing.  
1965 estimated by Housing Market Analyst.

Table VI

Vacant Housing Units  
Brunswick-Bath, Maine, HMA  
1950, 1960, and 1965

<u>Components</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>October</u> <u>1965</u>
<u>HMA</u> total housing units	11,507	13,698	14,550
Total vacant	<u>2,352</u>	<u>2,677</u>	<u>2,850</u>
Available vacant	<u>335</u>	<u>453</u>	<u>500</u>
For sale	NA	110	125
Percent	-	1.5%	1.6%
For rent	NA	343	375
Percent	-	8.4%	8.7%
Other vacant	2,017	2,224	2,350
<u>Brunswick</u> total housing units	3,503	4,750	5,150
Total vacant	<u>507</u>	<u>610</u>	<u>600</u>
Available vacant	<u>143</u>	<u>149</u>	<u>150</u>
For sale	NA	25	25
Percent	-	1.1%	1.0%
For rent	NA	124	125
Percent	-	6.3%	5.8%
Other vacant	364	461	450
<u>Bath</u> total housing units	3,583	3,627	3,700
Total vacant	<u>395</u>	<u>252</u>	<u>300</u>
Available vacant	<u>130</u>	<u>112</u>	<u>150</u>
For sale	24	17	25
Percent	1.2%	0.8%	1.1%
For rent	106	95	125
Percent	7.7%	7.1%	9.3%
Other vacant	265	140	150
<u>Remainder of the area</u> <u>total housing units</u>	4,421	5,321	5,700
Total vacant	<u>1,450</u>	<u>1,815</u>	<u>1,950</u>
Available vacant	<u>62</u>	<u>192</u>	<u>200</u>
For sale	43	68	75
Percent	1.9%	2.4%	2.4%
For rent	19	124	125
Percent	2.6%	15.4%	15.6%
Other vacant	1,388	1,623	1,750

Note: Other vacant units include dilapidated units and those units which are not available for year-round occupancy, such as seasonal units.

Source: 1950 and 1960 Censuses of Housing.  
1965 estimated by Housing Market Analyst.

Table VII

## Brunswick-Bath, Maine, Area Postal Vacancy Survey

August 13-18, 1965

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	10,114	535	5.3	510	25	46	6,478	237	3.7	214	23	44	3,636	298	8.2	296	2	2	422	15	3.6
Bath	3,567	246	6.9	241	5	2	2,266	95	4.2	90	5	2	1,301	151	11.6	151	-	-	39	4	10.3
Brunswick	4,539	127	2.8	111	16	19	2,800	57	2.0	42	15	17	1,739	70	4.0	69	1	2	264	8	3.0
Other Cities and Towns	2,008	162	8.1	158	4	25	1,412	85	6.0	82	3	25	596	77	12.9	76	1	-	119	3	2.5
Richmond	837	83	9.9	83	-	10	676	45	6.7	45	-	10	161	38	23.6	38	-	-	31	-	-
Topsham	1,171	79	6.7	75	4	15	736	40	5.4	37	3	15	435	39	9.0	38	1	-	88	3	3.4

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).