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1970

*Analysis of the*  
**FITCHBURG-LEOMINSTER,  
MASSACHUSETTS  
HOUSING MARKET**

**as of April 1, 1970**

**DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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**December 1970**

## FHA Housing Market Analysis

Fitchburg-Leominster, Massachusetts, as of April 1, 1970

### Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
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FHA HOUSING MARKET ANALYSIS  
FITCHBURG-LEOMINSTER, MASSACHUSETTS  
AS OF APRIL 1, 1970

The Fitchburg-Leominster, Massachusetts, Housing Market Area (HMA) is defined as coextensive with the Fitchburg-Leominster Standard Metropolitan Statistical Area (SMSA) and includes the cities of Fitchburg and Leominster and the towns of Westminster and Lunenburg in Worcester County, and the towns of Shirley and Townsend in Middlesex County. The HMA is located in north central Massachusetts, 40 miles west of Boston and 20 miles north of Worcester.

The broadly based economy of the HMA has exhibited a slow but steady growth during the past decade. Employment gains during this time period were more rapid than population gains. While manufacturing and nonmanufacturing sectors of the economy are currently about equal in employment, the nonmanufacturing segment has been responsible for the majority of the increase in employment since 1965. From 1960 to 1967, residential construction appears to have approximated household growth. The large number of multifamily units constructed since 1967 has resulted in a faster growth of housing units than the corresponding growth in households. The specialized nature of some of the units for which permits have been issued, however, has allowed the rental market to remain in balance. In 1968 and 1969, almost 70 percent of the multifamily units permitted were under Sections 221(d)(3) BMIR and 202. The sales market has remained strong throughout the 10-year period with a tightening of the market during the past four years because of decreased construction of sales units.

Anticipated Housing Demand

Based upon the expected employment increase in the HMA during the next two years, the anticipated growth in the number of households during that time, the expected losses because of demolitions and gains through conversions,

and the current supply-demand relationships, there will be a demand for about 410 new nonsubsidized housing units a year during the next two years. For optimum absorption, about 300 units annually should consist of single-family sales units and about 110 units annually should consist of rental units. As shown in table I, approximately 48 percent of the new sales housing demand will be in the \$20,000 to \$30,000 price class. The demand for rental units is in the rent ranges consistent with those currently being charged in the newer multifamily structures in the area.

#### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Fitchburg-Leominster HMA, the total occupancy potential is estimated to be 355 units annually.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based upon current incomes, the occupancy of substandard housing,

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<sup>1/</sup> The occupancy potentials referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.

estimates of the elderly population, income limits in effect as of April 1, 1970, and on available market experience.<sup>1/</sup>

Section 235, Sales Housing. Sales housing could be provided for low-to moderate-income families under Section 235 with the aid of interest subsidies by the federal government. Using exception income limits, there is an estimated occupancy potential of about 120 units annually during the next two years; using regular income limits, the potential would be reduced by about 20 percent. All of the families eligible under Section 235 also qualify for Section 236 rental housing. As of April 1, 1970, no units had been built and none were under construction in the HMA under this program. When completed, the 228 units of Section 221(d)(3) housing under construction in Fitchburg may satisfy a part of the potential under this program.

Rent Supplement and Public Housing. Both of these programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. To date, there is no rent supplement housing in the HMA and the only public housing in the area has been provided through state programs. The majority of public housing projects in the HMA have been constructed for the elderly segment of the population (286 units), with the remainder (233 units) comprised of housing for veterans. Only a small percentage of the families, but about one-third of the elderly households in the area who qualify for public housing also qualify for Section 236 (table II). The estimated occupancy potential for low-rent public housing in the HMA is 225 units annually during the next two years, of which more than 50 percent of the potential is for the elderly. Use of the state income limits in computing the occupancy potential would reduce the potential for the elderly approximately 23 percent.

Rental Housing under Section 236. Moderately priced rental units can be provided under Section 236. With exception limits, there is an annual occupancy potential for 170 units of housing under Section 236--120 units for families and 50 units for the elderly. The use of regular income limits would reduce the annual potential to 145 units--100 for families and 45 for the elderly. No housing has been provided under the Section 236 program and none is under construction.

There are 228 units of Section 221(d)(3) BMIR housing currently under construction in Fitchburg, and it is estimated that these will be ready for occupancy about January 1971. Upon completion, these units are expected to satisfy the estimated potential for one- and two-bedroom units under Section 236 for the two-year forecast period. Any ensuing proposals under Section 236 should take this fact into account.

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<sup>1/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing; however, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

The occupancy of 168 units of recently completed Section 202 housing for the elderly, since its income qualification limits overlap with those of Section 236, will satisfy the elderly potential under Section 236 during the forecast period.

### The Sales Market

The sales market in the HMA had been in balance until the 1968-1969 period. Since 1965, the construction of new single-family houses has decreased each year, thus tightening the sales market. Most of the new single-family homes constructed in the area recently are either pre-sold or sold during construction. Few new homes remain on the market longer than three months. The homeowner vacancy rate in nonseasonal, nondilapidated units for sale was 0.9 percent on April 1, 1970. Several of the vacancies in Fitchburg are in areas where there is proposed urban renewal.

The most popular price range for new homes in the area is from \$20,000 to \$30,000. Lower cost housing is located, primarily, in the smaller towns surrounding the cities of Fitchburg and Leominster. One of the major factors in this lower cost in suburban areas is the lower cost of land.

During the past two years, about 45 percent of the new homes constructed in the HMA have been built in Leominster, about 20 percent have been built in Fitchburg, and about 35 percent in the remainder of the HMA.

### The Rental Market

The market for older apartments in the HMA has been in balance throughout the 10-year period since 1960. Because of the large number of older structures in the area, the supply has been sufficient to meet the demand. The contract rent for such units has ranged from \$60 a month for a one-bedroom unit to about \$100 a month for a three-bedroom unit. Most of the units created through conversions since 1960 have occurred in the much older units. Most of the newer rental units marketed since 1960 have been garden apartments, with some semi-luxury apartments and townhouse apartments. The contract rent for newer apartments ranges from \$135 per month for efficiencies to \$150 per month for a one-bedroom units, \$170 to \$180 for a two-bedroom apartment, and \$215 to \$300 per month for three-bedroom units. The rental experience in new apartments has been good, with full occupancy achieved shortly after the units have been marketed. The comparatively large volume of multifamily construction in the HMA since 1965, almost entirely concentrated in the cities of Fitchburg and Leominster, has eased what was previously an extremely tight market in the moderate to high rent range. The continued good absorptive patterns in the area for this rent range suggests that the market is still somewhat tight, however.

The majority of units currently vacant in the HMA are in low-rent older units. A number of these vacant units in the city of Fitchburg are in proposed urban renewal areas. Because of the difference in the age of the structures, the contract rents, and the amenities offered, there is little, if any, competition between older and newer apartment units.

### Economic, Demographic and Housing Factors

Economic Factors. The early economy of the Fitchburg-Leominster area was based upon lumber and allied industries. Large tracts of timber and a readily available source of water power has enabled these industries to continue to form an integral part of the economic base of the area. The Fitchburg Paper Company, a division of Litton Industries, The Weyerhaeuser Company, the Simonds Saw and Steel Company, and Foster-Grant, Inc. continue to be among the larger employers in the HMA.

While nonagricultural wage and salary employment increased by 3,600 jobs during the 1965-1969 period (900 annually), the gains occurred at an uneven rate (see table III). Annual wage and salary employment increases were 1,300, 800, 1,200, and 300 jobs in that order from 1965 to 1969. During this period, nonmanufacturing employment was the main component of employment increases, gaining 2,900 jobs (725 annually). Almost 90 percent of the increase in nonmanufacturing employment was the result of employment gains in wholesale and retail trade, services, and government. Manufacturing employment increased by 700 jobs since 1965 (175 annually). All of this growth was accomplished between 1965 and 1966, however. Since 1966, manufacturing employment has remained virtually unchanged, with slight employment losses in 1967 and 1968 and an offsetting gain in 1969. Part of the reason for the lack of growth in manufacturing has been employment decreases by two of the larger employers during the 1967-1969 period. The only sector of manufacturing to show an appreciable employment increase since 1965 was the rubber industry, which includes a large number of plastics manufacturers located mainly in the city of Leominster.

It is expected that employment increases in nonmanufacturing will continue, although at a less rapid rate than during the 1965-1969 period. Manufacturing industries are expected to increase employment significantly during the forecast period. A more stable employment outlook by firms which had employment losses during the 1967-1969 period, improved prospects in other segments of manufacturing, and the construction of a new plant in the HMA by the Digital Corporation will result in this increase. It is anticipated that nonagricultural wage and salary increases will average 850 jobs annually during the 1970-1972 forecast period. Increases in manufacturing employment are expected to comprise more than 50 percent of this anticipated gain.



As of April 1, 1970, the median annual income of all families in the Fitchburg-Leominster HMA, after deduction of federal income tax, was \$9,050, and the median annual after-tax income of renter households, excluding one-person renter households, was about \$7,675. Detailed distributions of incomes of all families and renter households for 1959 and 1970 are presented in table IV.

Demographic Factors. The population of the Fitchburg-Leominster HMA on April 1, 1970 was an estimated 96,450 persons, an increase of about 6,300 persons (630 annually, 0.7 percent) from 1960 to 1970.<sup>1/</sup> During the 1960-1970 decade, the city of Fitchburg experienced a population increase of less than 0.1 percent annually and the city of Leominster experienced a population increase of 1.5 percent annually. During the decade, the city of Fitchburg had substantial out-migration while the city of Leominster had some in-migration, as did the balance of the HMA. During the entire period, household formation occurred at a faster rate than population growth, largely because of the sizable number of elderly in the area and the concomitant building of housing units in the area for the elderly from 1960 to 1970.

Based upon past trends and current and prospective economic conditions, the population of the HMA is expected to increase by an average of about 875 persons annually (0.9 percent). While the population increases for Leominster and the balance of the HMA are expected to remain at the same rate of increase as from 1960 to 1970, the population of Fitchburg is expected to increase at a much faster rate than anytime since 1950. The major portion of the expected increase in population of Fitchburg will be in nonhousehold population, and will be the result of the completion and occupancy of a dormitory on the campus of Fitchburg State College about September 1971.

There were about 29,850 households in the Fitchburg-Leominster HMA as of April 1, 1970. This represents an increase of 2,900, an average of 290 (1.0 percent) annually since 1960. About 57 percent of the new households were added in the city of Leominster. Households were added at a faster rate than population during the 1960-1970 period and this trend is expected to continue during the two-year forecast period. Households added are expected to average about 300 annually during the next two years. Further demographic data are shown in table V.

Housing Factors. There were approximately 32,350 housing units in the HMA as of April 1, 1970. About 29,850 of these were occupied-- 59 percent by owners and 41.0 percent by renters. The housing supply in

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<sup>1/</sup> Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Bureau of the Census in the next several months.

the HMA has increased by about 3,370 units between 1960 and 1970. This increase resulted from the completion of about 3,925 new units, conversions, and mobile homes and the loss of about 550 units from demolitions and other causes. There were approximately 380 dwelling units under construction in the Fitchburg-Leominster HMA on April 1, 1970--40 single-family houses and 340 multifamily units, of which 228 units were being built under Section 221(d)(3).

Building permits issued by the two cities and four towns included in the HMA<sup>1/</sup> for new single-family houses show a decline each year since 1964. In 1969, permits were issued for only 224 single-family homes, compared with 332 in 1964, a decrease of nearly 33 percent. The major part of this decrease in single-family home building occurred in the cities of Fitchburg and Leominster, while building in the balance of the HMA has remained fairly constant. Multifamily construction has increased during the past five years with a large number of units being issued permits during 1968 and 1969. Included among those were 100 units of public housing for the elderly, 168 units of Section 202 housing for the elderly, and 228 units of 221(d)(3) BMIR housing for low- and moderate-income families.

Vacancy. Based upon an April 1970 postal vacancy survey and on other available vacancy data, there were an estimated 2,500 vacant units in the HMA as of April 1, 1970. Of this number, 685 units were available for sale or rent; 170 units were available for sale, equal to a homeowner vacancy rate of 1.0 percent, and 515 were available for rent, a renter vacancy ratio of 4.0 percent. These vacancy rates show an increased homeowner vacancy rate from 1960, when it was 0.8 percent, and a decrease in the renter vacancy rate from 5.2 percent in 1960. It is estimated that approximately 100 of the available vacant units are lacking one or more plumbing facilities, 20 units for sale and 80 units for rent. If these are deleted from the available category, the homeowner vacancy rate would be reduced to 0.9 percent and the rental vacancy rate would be reduced to 3.4 percent.

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<sup>1/</sup> All of the area of the HMA is covered by building permits.

Table I

Estimated Annual Demand for New Single-Family Housing  
Fitchburg-Leominster, Massachusetts, Housing Market Area  
April 1, 1970 - April 1, 1972

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
\$15,000 - \$17,499	20	7
\$17,500 - \$19,999	40	13
\$20,000 - \$22,499	45	14
\$22,500 - \$24,999	40	13
\$25,000 - \$29,999	60	21
\$30,000 - \$34,999	45	14
\$35,000 and over	50	18
Total	300	100

Estimated Annual Demand for New Multifamily Housing  
Fitchburg-Leominster, Massachusetts, Housing Market Area  
April 1, 1970 - April 1, 1972

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$130 - \$149	5	-	-	-
150 - 169	-	25	-	-
170 - 189	-	10	15	-
190 - 209	-	5	15	-
210 and above	-	-	25	10
Total	5	40	55	10

<sup>a/</sup> Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Fitchburg-Leominster, Massachusetts, Housing Market Area  
April 1, 1970 - April 1, 1972

	<u>Section 236<sup>1/</sup></u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing<sup>2/</sup></u> <u>exclusively</u>
A. <u>Families</u>			
1 bedroom	15	-	15
2 bedrooms	45	10	35
3 bedrooms	35	-	30
4+ bedrooms	15	-	15
Total	<u>110</u>	<u>10</u>	<u>95</u>
B. <u>Elderly</u>			
Efficiency	10	20	70
1 bedroom	10	10	20
Total	<u>20</u>	<u>30</u>	<u>90</u>

<sup>1/</sup> All families eligible for Section 236 rental housing also qualify for Section 235 sales housing. Section 236 potentials are based upon exception income limits.

<sup>2/</sup> All families and elderly eligible for public housing also qualify for rent supplement housing.

Sources: Estimated by Housing Market Analyst.

Table III

Labor Force Trends  
Fitchburg-Leominster, Massachusetts HMA  
Annual Averages, 1962-1969

	<u>1962</u>	<u>1963</u> <sup>a/</sup>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u> <sup>b/</sup>
Civilian work force	37,100	37,500	37,500	37,800	38,600	39,400	40,300	40,700
Unemployment Rate	2,800 7.5	3,100 8.3	3,000 8.0	2,600 6.9	2,200 5.7	2,300 5.8	2,100 5.2	2,100 5.2
Total employment	34,300	34,400	34,500	35,200	36,300	37,000	38,100	38,500
Nonagricultural wage and salary	30,800	31,100	31,100	31,800	33,100	33,900	35,100	35,400
Manufacturing	NA	NA	NA	17,700	18,400	18,300	18,200	18,400
Durable goods	NA	NA	NA	5,700	6,000	6,100	6,100	6,200
Furniture and fixtures	NA	NA	NA	500	500	500	600	600
Fabricated metal products	NA	NA	NA	2,500	2,600	2,600	2,500	2,500
Machinery (except electrical)	NA	NA	NA	1,900	2,000	2,100	2,100	2,100
Other durable goods	NA	NA	NA	800	900	900	900	1,000
Nondurable goods	NA	NA	NA	12,000	12,400	12,200	12,100	12,200
Textiles	NA	NA	NA	900	1,000	900	800	800
Apparel	NA	NA	NA	1,300	1,400	1,300	1,400	1,400
Paper	NA	NA	NA	2,700	2,700	2,600	2,400	2,500
Rubber and plastic prod.	NA	NA	NA	4,400	4,700	4,800	4,700	4,900
Chemicals	NA	NA	NA	600	700	800	1,000	800
Leather	NA	NA	NA	500	500	500	500	500
Misc. manufacturing	NA	NA	NA	1,000	900	700	700	700
Other nondurable goods	NA	NA	NA	600	500	600	600	600
Nonmanufacturing	NA	NA	NA	14,100	14,700	15,600	16,900	17,000
Contract construction	NA	NA	NA	1,100	1,200	1,200	1,400	1,400
Trans., comm., and utilities	NA	NA	NA	1,200	1,200	1,200	1,200	1,200
Wholesale and retail trade	NA	NA	NA	5,600	5,800	6,200	6,800	6,900
Finance, insurance and real estate	NA	NA	NA	700	700	700	700	700
Service, misc. and mining	NA	NA	NA	3,400	3,600	3,900	4,200	4,200
Government - total	NA	NA	NA	2,100	2,200	2,400	2,600	2,600
Federal	NA	NA	NA	200	200	300	400	400
State and local	NA	NA	NA	1,900	2,000	2,100	2,200	2,200
All other nonagricultural employment	NA	NA	NA	2,800	2,700	2,700	2,500	2,600
Agriculture	NA	NA	NA	600	500	400	500	500
Persons involved in labor-management disputes	NA	NA	NA	-	100	100	100	100

<sup>a/</sup> Towns of Westminster and Townsend added to the labor market definition in 1963.

<sup>b/</sup> Preliminary data.

Source: Massachusetts State Bureau of Employment Security.

Table IV

Estimated Percentage Distribution of All Families and Renter Households<sup>a/</sup> by  
Annual Income After Deduction of Federal Income Tax  
Fitchburg-Leominster, Massachusetts, HMA, 1959 and 1970

Income	All families		Renter households	
	1959	1970	1959	1970
Under \$2,000	6	3	8	5
\$2,000 - 2,999	8	2	13	3
3,000 - 3,999	12	3	17	4
4,000 - 4,999	16	5	19	9
5,000 - 5,999	17	7	17	10
6,000 - 6,999	14	9	10	12
7,000 - 7,999	9	11	5	10
8,000 - 8,999	5	9	3	10
9,000 - 9,999	3	9	2	9
10,000 - 12,499	5	19	3	14
12,500 - 14,999	2	9	2	6
15,000 and over	3	14	1	8
Total	100	100	100	100
Median	\$5,450	\$9,050	\$4,650	\$7,675

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V  
Population and Household Trends  
Fitchburg-Leominster, Massachusetts, Housing Market Area  
April 1960 - April 1972

<u>Component</u>	<u>April 1960</u>	<u>April 1970</u>	<u>April 1972</u>	<u>Average annual change</u>			
				<u>1960-1970</u>		<u>1970-1972</u>	
				<u>Number</u>	<u>Rate<sup>a/</sup></u>	<u>Number</u>	<u>Rate<sup>a/</sup></u>
<u>Population</u>							
HMA total	90,158	96,450	98,200	630	0.7	875	0.9
Fitchburg	43,021	43,300	43,750	30	0.1	225	0.5
Leominster	27,929	32,600	33,600	465	1.5	500	1.5
Balance of HMA	19,208	20,550	20,850	135	0.7	150	0.7
<u>Households</u>							
HMA total	26,949	29,850	30,450	290	1.0	300	1.0
Fitchburg	13,235	14,000	14,150	75	0.6	75	0.5
Leominster	8,348	10,000	10,350	165	1.8	175	1.7
Balance of HMA	5,366	5,850	5,950	50	0.9	50	0.8

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

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

Table VI

Housing Units Authorized by Residential Building Permits  
Fitchburg-Leominster, Massachusetts, Housing Market Area  
1960-1969

<u>Year</u>	<u>Private units</u>			<u>Public units</u>
	<u>Single-family</u>	<u>Multi-family</u>	<u>Total</u>	
1960	334	8	342	-
1961	352	9	361	56
1962	307	23	330	-
1963	292	14	306	-
1964	332	21	353	-
1965	304	145	449	-
1966	274	4	278	-
1967	250	132	382	-
1968	246	266 <sup>a/</sup>	512	100
1969	224	301 <sup>b/</sup>	525	-

<sup>a/</sup> Includes 168 units of Section 202 housing for elderly in Fitchburg.

<sup>b/</sup> Includes 228 units of Section 221(d)(3) housing currently under construction in Fitchburg.

Sources: Commonwealth of Massachusetts, Department of Labor and Industries;  
 U. S. Bureau of the Census, Construction Reports C-40 and C-42.



Table VII

Components of the Inventory  
Fitchburg-Leominster, Massachusetts, Housing Market Area  
April 1960 - April 1970

<u>Component</u>	<u>April 1960</u>	<u>April 1970</u>
Total inventory	28,980	32,350
Occupied units	26,949	29,850
Owner-occupied	15,516	17,600
Percent of total	57.6	59.0
Renter-occupied	11,433	12,250
Percent of total	42.4	41.0
Vacant units	2,031	2,500
Available	723	685
For sale	129	170
Homeowner vacancy rate	0.8	1.0
For rent	594	515
Renter vacancy rate	5.2	4.0
Other vacant <sup>a/</sup>	1,308	1,815

<sup>a/</sup> Includes vacant units in the following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off the market.

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

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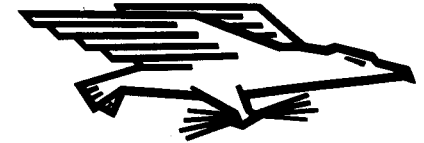
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