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Analysis of the **JERSEY CITY, NEW JERSEY HOUSING MARKET**

as of June 1, 1965



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

December 1965

ANALYSIS OF THE
JERSEY CITY, NEW JERSEY, HOUSING MARKET
AS OF JUNE 1, 1965

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, 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
JERSEY CITY, NEW JERSEY, HOUSING MARKET
AS OF JUNE 1, 1965

Summary and Conclusions

The Jersey City, New Jersey, Housing Market Area (HMA) has been suffering from a long-term decline in both employment and population. Over the past 35 years, net out-migration from the area has been substantial. Housing in the area is old and there are large areas of poor housing. Over the past several years, a large number of high-rent apartments have been built in the HMA in testing the capacity of the market for these accommodations. In general, acceptance of the new high-rent apartments has been less than hoped for. Rental demand over the next three years is expected to be concentrated in the low and moderate rent ranges, while luxury-type apartments are expected to continue to have occupancy problems. The basis for these findings is summarized below and presented in detail in the main body of the report.

1. Total nonagricultural wage and salary employment averaged 250,300 in the 12 months ending in May 1965, slightly above the annual average for 1964, but below average employment in all other years for which data are available. Over the six-year period since 1958, wage and salary employment has dropped by an average of over 2,000 jobs annually. Over the three-year forecast period, it is expected that employment will continue to decline, with total nonagricultural employment reaching 247,200 by June 1, 1968, representing an average decline of 1,000 jobs annually in the 1965-1968 period.
2. Current median family income, after deducting Federal income taxes, is estimated at \$7,000, almost 19 percent above the 1959 median. Current median after-tax tenant-family income is about \$6,600 and is expected to reach \$7,200 by June 1968.
3. The present population of the HMA is about 596,300, an average decline of about 2,800 annually (0.5 percent) since April 1960. Over the three-year forecast period, population is expected to decline by about 1,900 annually, reaching 590,600 in June 1968.
4. In contrast to the gradual decline in population, the number of households in the HMA has been increasing moderately. Households in the HMA currently total 202,700, representing an average increase of about 900 annually (0.5 percent) since 1960. Households are expected to increase by about 1,000 annually over the forecast period, totaling 205,700 by June 1, 1968.

5. Since 1960, residential construction activity has been trending upward, from about 1,300 units in 1960 to almost 3,000 units last year. The rapid increase in new construction has been the result of increased multifamily activity; single-family construction activity has declined from about 600 in 1960 to less than 200 in 1964.
6. There are currently about 5,425 units available for sale or rent in the HMA, about 21 percent above available vacancies in 1960. Vacancy levels are quite low, however, with a current net homeowner vacancy rate of 0.6 percent and a net rental vacancy rate of 3.4 percent. In 1960, the net homeowner vacancy rate was 0.5 percent and the net rental vacancy rate was 2.9 percent. The increase in rental vacancies has been the result of high vacancies in the new high-rent projects, while vacancies have changed little in the remainder of the market.
7. Over the next three years, it is estimated that the housing demand will average 1,400-1,500 units annually, including 450 sales-type units and 950-1,050 rental units. Sales demand will be satisfied largely by two-family housing. Total annual rental demand is distributed by monthly rent and unit size on page 24.

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AS OF JUNE 1, 1965

Housing Market Area

The Jersey City, New Jersey, Housing Market Area (HMA) is a one-county Standard Metropolitan Statistical Area (Hudson County) located in the heart of the most populous metropolitan region in the nation--the vast urban complex associated with New York City. The Hudson River and Upper New York Bay form the eastern boundary of the HMA and separate it from Manhattan and Brooklyn, respectively. A deep channel, Kill Van Kull, separates southern Hudson County from Richmond (Staten Island). Elizabeth and Newark are west of the HMA across Newark Bay and the Passaic River. Hudson County is divided by the Hackensack River and the Jersey Meadows (thousands of acres of undeveloped marsh land). The eastern portion of the county is densely populated and the major cities are located there, including Jersey City (population 264,900), Bayonne (74,100), and Union City (49,550). (See map).

Because traffic going to and from New York City to the west and south or through New York to the north passes through the HMA, it has excellent transportation facilities. The Lincoln and Holland Tunnels provide vehicular access to Manhattan. The Bayonne Bridge links south Hudson County with Richmond. Two railroads have direct tunnel connections to Manhattan from the HMA and most major eastern railroads have terminals in the county. The Port Authority Trans Hudson Railroad (PATH) is a commuter railroad linking Newark, Jersey City, and Manhattan. Major highways include the New Jersey Turnpike, Pulaski Skyway (U. S. Routes 1 and 9), and New Jersey State Route 3. While only a small portion of the traffic over these roads is bound for or originates in the HMA, local traffic can and does use them effectively.

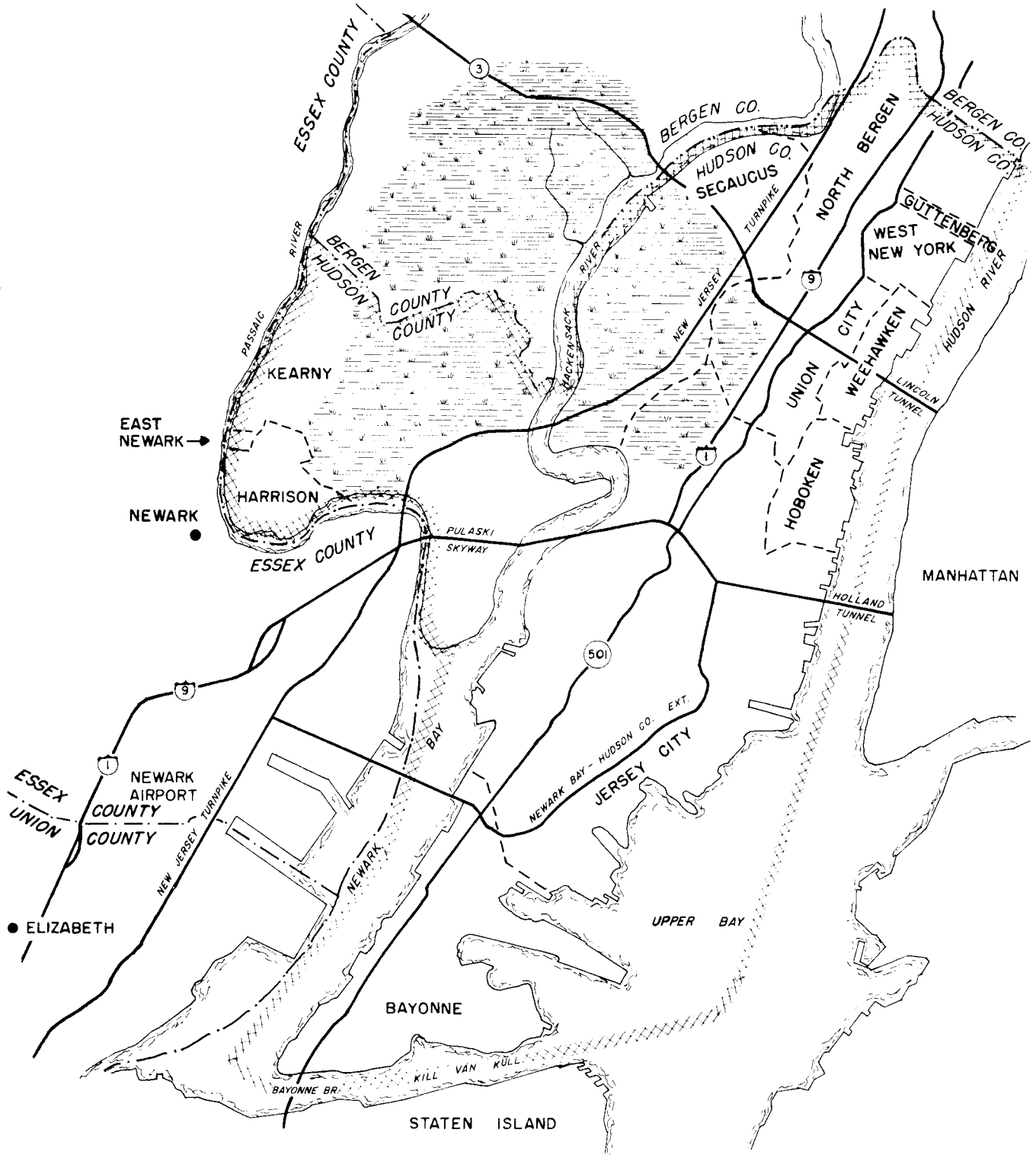
There is considerable commutation both in and out of the HMA. In 1960, the census reported that between 30 and 35 percent of all workers residing in the HMA worked outside the area. About 82 percent of all out-commuters went to adjacent counties -- Manhattan (45 percent), Essex County (22 percent), and Bergen County (15 percent). In-commuters were reported to be several thousand above the total number of out-commuters. About 31 percent of all in-commuters came from the north from suburban Bergen county and about 20 percent from Essex County (Newark). Significant numbers came from as far as Brooklyn and Queens. Net in-commutation, on balance, was quite small and represented less than one percent of total employment in the HMA; however, movements both ways were quite large and the HMA can be characterized as a commuter county. The large volume

of daily commutation suggests that the area is not a self-contained housing market. Hudson County, almost **entirely** densely populated, is a "core" city and has no suburban areas within its boundaries. Consequently, middle and upper income persons working in the HMA typically live outside the HMA in suburban locations. The average earnings of in-commuters are significantly above average earnings of workers living in the HMA. In 1959, according to the Census, the earnings of in-commuters averaged over \$6,500, compared with an average of less than \$4,400 for workers **residing** in the HMA.

The Jersey City HMA is an integral part of the larger New York-Northeastern New Jersey Standard Consolidated Area (SCA) with strong links to the Newark SMSA and New York City. Suburban development associated with the HMA has occurred largely in Bergen County (part of the Paterson-Clifton-Passaic SMSA), with the largest portion of in-commuters coming from this area. The population of the HMA makes up only about four percent of the total population of the 17-county New York-Northeastern New Jersey SCA . The HMA is, therefore, a relatively small part, in terms of both population and employment, of the Standard Consolidated Area.

JERSEY CITY, NEW JERSEY, HOUSING MARKET AREA (HUDSON COUNTY)

HOUSING MARKET AREA BOUNDARY



Economy of the Area

Character and History

The HMA has a history going back to the early 17th century. Its development was slow until the mid-19th century, however, and the population of the HMA had not reached 10,000 by 1840. The advent of railroading and the rapid industrialization of the nation following the Civil War, together with the excellent location of the HMA on Upper New York Bay, led to rapid industrial expansion and its development as a major eastern railroad terminus. Transportation remains an important aspect of the economy of the HMA, although trucking is replacing the railroads as the major source of employment in the transportation industry. Industrial development of the HMA has been well diversified. Currently, manufacturing accounts for over 40 percent of all nonagricultural employment in the HMA. The major manufacturing employment industries are electrical machinery with about 20 percent of all manufacturing employment, and the apparel industry with about 15 percent of the total.

Employment

Current Estimate and Past Trend. Total nonagricultural wage and salary employment averaged 250,300 in the 12 months ending in May 1965, slightly above the annual average for 1964, but below average employment in all previous years for which data are available. The declining trend of employment is obvious from the table below. Over the 6-year period since 1958, wage and salary employment has dropped by an annual average of over 2,000 jobs annually and only in 1962 was there an interruption of the downward trend.

Nonagricultural Wage and Salary Employment Jersey City, New Jersey, HMA Annual Averages 1958 - 1964 (in thousands)

<u>Year</u>	<u>Nonag. wage and salary employment</u>	<u>Changes from preceding year</u>	
		<u>Number</u>	<u>Percentage</u>
1958	261.7	-	-
1959	257.8	-3.9	-1.5
1960	256.7	-1.1	-.4
1961	253.5	-3.2	-1.2
1962	255.9	2.4	.9
1963	251.4	-4.5	-1.8
1964	249.5	-1.9	-.8

Source: State of New Jersey, Department of Labor and Industry.

Distribution by Industry. Manufacturing employment in the HMA has suffered a long-term decline since World War II. The 1947 Census of Manufacturers reported about 144,000 manufacturing workers employed in the county. According to the 1954 census, this total had dropped to 133,100, and, by 1958, to 120,700. Last year, manufacturing employment, as reported by the New Jersey Department of Labor and Industry, was only 111,400. The decline in manufacturing employment has been largely responsible for the over-all employment decline since 1958. The average loss of 1,950 annually over the six-year period results from changes which ranged between a gain of 1,900 (1961-1962) and a loss of 4,200 (1960-1961). All major manufacturing groups registered employment losses over the period. The largest group, electrical machinery, employed 2,400 fewer persons during 1964 than in 1958. The apparel industry, which employed an average of 17,200 last year, loss 1,800 jobs over the six-year period. The food products industry employing about 10,500 last year, and the nonelectrical machinery industry employing about 10,200 last year, suffered respective losses of 800 and 1,200 over the six-year period.

The congested urban environment and the age of the production facilities are primarily responsible for the declining manufacturing employment, a decline which is typical of many metropolitan "core" areas.

Nonmanufacturing employment also has declined over the six-year period since 1958, although at a much slower rate than manufacturing employment. Last year, nonmanufacturing employment averaged 138,100, about 500 below the 1958 average. Losses in transportation, communications, and public utilities, and in wholesale and retail trade were partially offset by gains in services and in government. All non-manufacturing industry groups have experienced at least one year of declining employment since 1958.

All other nonagricultural employment (self-employed, domestics, and unpaid family workers) has been declining rapidly since 1958, with losses averaging about 700 a year. While employment in this category is a comparatively crude estimate, declining employment in retail trade indicates that there has been a decline in private proprietorships in neighborhood retail stores.

Female employment last year averaged 81,800, about 30 percent of total employment. The proportion of employed females to total employment has remained relatively unchanged since 1958, with female employment declining at about the same rate as total employment. Significant numbers of women are employed in the apparel and electrical machinery industries, with 68 percent and 46 percent, respectively, of employment in these two industry groups made up of women. About one-half of the workers employed in the manufacture of textile mill products **also** are women.

Employment participation rate (the ratio of employment to total population) in the HMA is quite high, with employment in the HMA accounting for 45.5 percent of total population. This proportion declined slightly since 1959, when employment accounted for 46.1 percent of the population. The high participation rate is the result of net in-commutation into the HMA; in addition, there is a larger proportion of the population of employable age than is typical in most areas.

Unemployment

Last year unemployment was reported to average 19,300 persons, about 6.7 percent of the work force, a substantial decline from the 28,500 unemployed (9.0 percent of the work force) in 1958. The unemployment rate of 6.6 percent for 1962 was lower than the rate reported last year but, because the work force was higher in 1962, the number of unemployed was some 400 above the 1964 level. This year, the unemployment situation has improved further, with unemployment rates reported for the first five months of this year well below rates reported for the same period in all years since 1958. Unemployment estimates by the New Jersey Department of Labor and Industry indicated an unemployment rate of 5.6 percent for May, the lowest unemployment rate reported for May in all seven previous years.

Estimated Future Employment

Over the three-year forecast period, the rate of decline in total nonagricultural wage and salary employment may be reduced with an average decline of about 1,000 jobs annually expected in the 1965-1968 period. The projected employment of 247,200 by June 1, 1968 would reflect a decline of about half the annual rate of the past six years.

The employment gains registered over the first five months of 1965 indicate that average employment this year may exceed the 1964 total. The improvement this year does not appear to be a permanent economic resurgence, but only a temporary upswing similar to the expansion in 1962. All of the factors that have contributed to declining employment in the past are still present.

The growth of the trucking industry has provided many industries with much greater flexibility, and manufacturers are finding it more economical to move to areas where land costs, taxes, and wage rates are lower than in the old urban areas, and where they can build modern plants with room for expansion. In general, these advantages are lacking in the Jersey City HMA. As a result, there has been a steady migration of smaller manufacturers from the area.

The long-term outlook for the area, however, may be more favorable. The location of the area is excellent, within the New York-Northeastern New Jersey SCA, which has a population exceeding 15 million. The HMA has excellent access to a wide range of transportation facilities, including harbor facilities along Upper New York Bay and the Hudson River. There are thousands of acres of vacant land in the Jersey Meadows which can be reclaimed for light industrial use, albeit at substantial investment cost. The expected consolidation of railroad facilities may provide additional land for industrial and other use along Upper New York Bay and the Hudson River. Plans by the Port of New York Authority to improve PATH services from Manhattan to New Jersey, together with the construction of a world trade center at a Manhattan PATH terminal and a transportation center and office building complex at the Journal Square PATH station, should provide economic stimulus to the area.

It must be mentioned, however, that many of the above advantages have existed in the area for some time. There is no basis for predicting the time when public or private efforts might transform these potential advantages into actual economic growth.

Income

Weekly wages of manufacturing workers in the Jersey City HMA averaged \$10.9 in May 1965, about 18 percent above the 1959 average of \$92. Average weekly earnings in the HMA in May were about five percent above the average for the New York-Northeastern New Jersey SCA as a whole, although weekly earnings in the HMA were below earnings of the large industrial labor markets in New Jersey and about two percent below the State average.

Current median family income, after deducting Federal income taxes, is estimated at \$7,000, almost 19 percent above the 1959 median. About 16 percent of all families have after-tax incomes of \$4,000 or less, while about 22 percent currently earn \$10,000 or more. Median after-tax tenant-family income is about \$6,600, with about 19 percent earning less than \$4,000 and 17 percent having after-tax incomes in excess of \$10,000. Projecting tenant family income at the same rate of increase estimated for the last six years results in a median after-tax tenant-family income of \$7,200 by mid-1968. Table II shows distributions of current and projected (1968) income in the HMA for all and renter families. Current median family income (after tax) for all twelve municipalities in the HMA is shown in the following table. Median incomes vary from a high of \$8,050 in Secaucus to a low of \$6,250 in Hoboken.

Median After-Tax Family Income
Jersey City, New Jersey, HMA
June 1965

All families, HMA total \$7,000
All renter families, HMA total 6,600

<u>Place</u>	<u>Income</u>	<u>Place</u>	<u>Income</u>
Bayonne	\$7,275	Kearney	\$7,900
East Newark	7,350	North Bergen	7,800
Guttenberg	7,025	Secaucus	8,050
Harrison	7,300	Union City	6,650
Hoboken	6,250	Weehawken	7,900
Jersey City	6,800	West New York	7,050

Source: Estimated by the Housing Market Analyst.

Demographic Factors

Population

Current Estimate and Past Trend. As of June 1, 1965, the total population of the Jersey City HMA is 596,300, representing an average decline of about 2,800 annually (0.5 percent) since 1960. In the three decades following the turn of the century, the population increased at a declining rate. Since 1930, the population of the Jersey City HMA has declined at a rate of about 0.5 percent a year, except for the World War II years when a shortage of housing inhibited population movement.

Population Trends Jersey City, New Jersey, HMA 1900 to 1965

<u>Year</u>	<u>Population</u>	<u>Average</u> <u>annual change</u>		<u>Year</u>	<u>Population</u>	<u>Average</u> <u>annual change</u>	
		<u>Number</u>	<u>Percent</u>			<u>Number</u>	<u>Percent</u>
1900	386,048	-	-	1940	652,040	-3,869	-.6
1910	537,231	15,118	3.9	1950	647,437	-460	-.1
1920	629,154	9,192	1.7	1960	610,734	-3,670	-.6
1930	690,730	6,158	1.0	1965	596,300	-2,800	-.5

Source: U. S. Census of Population and 1965 estimated by the Housing Market Analyst.

Immigration has played an important part in the population changes that have occurred in the area. About 45 percent of the population in Hudson County in 1960 was either foreign born or of foreign or mixed parentage. European immigration probably was the primary reason for population growth during the period before 1930. The sharp curtailment of immigration in the 1930's, reflecting legislation as well as the depression, is primarily responsible for the rapid population decline during that decade.

Jersey City, with a current population of 264,900, is the largest city in the HMA, containing over 44 percent of the total population. Since 1960, the population of Jersey City has been declining at the rate of almost 2,175 annually, slightly below the average annual decline of about 2,300 experienced during the 1950's. Union City, with a current population of 49,550, and Hoboken, with a current

population of 46,100, also have been declining rapidly, with respective annual average declines of 510 (1.0 percent) and 455 (0.9 percent) since 1960.

Since 1960, Seacucus, North Bergen, West New York, and Guttenberg have gained population. Table III shows population figures for all 12 municipalities in the HMA. Over the 25-year period since 1940, only North Bergen has experienced a steady population growth.

Estimated Future Population. Based on the past trend of population, tempered by the expected future relationship of employment to population within the area, it is expected that population will decline by about 1,900 annually over the next three years. In June 1968, the population should total 590,600. It is expected that Jersey City, Hoboken, and Union City will account for the major losses with North Bergen and Seacucus continuing to add to their population at about the same rate as they have in the past five years.

Net Natural Increase and Migration. Net out-migration has been characteristic of the HMA, at least since 1930. During the decade of the 1950's, there was a reported net natural increase (excess of resident births over resident deaths) of about 60,800 persons; during the same period population declined by about 36,700, resulting in a calculated net out-migration of about 97,500. Since 1960, net natural increase has declined to an average annual rate of about 5,500, and out-migration currently may average about 8,300 a year. Over the forecast period, it is expected that net out-migration may drop appreciably because of a slower rate of population decline, possibly averaging about 7,000 annually.

Age Distribution. Distributions of the 1950 and 1960 populations by age groups, shown in the table below, indicate that population declines in the area during that period were largely the result of out-migration by persons between the ages of 20 and 64; losses were pervasive in all these age groups. Population gains in the youngest and oldest age groups reflected the high birth rates of the post-war period and increased longevity, respectively. In April 1960, the proportion of the population in the HMA under the age of 20 was significantly lower than experienced in the nation, with 32 percent of the HMA population in this age group compared to about 39 percent in the nation. The elderly, aged 65 and over, constituted 10.3 percent of the 1960 population of the area, almost one and one half percentage points above the national experience.

Age Distribution
Jersey City, New Jersey, HMA, 1950 and 1960

<u>Age</u>	<u>1950</u>	<u>1960</u>	<u>Decennial change</u>	
			<u>Number</u>	<u>Percent</u>
0 to 19	182,473	195,604	13,131	7.2
20 to 29	106,220	73,667	-32,553	-30.6
30 to 44	155,827	128,397	-27,430	-17.6
45 to 64	153,735	149,920	-3,815	-2.5
65 and over	<u>49,182</u>	<u>63,146</u>	<u>13,964</u>	<u>28.4</u>
Total	647,437	610,734	-36,703	-5.7
Median age	33.2	34.4		

Source: U. S. Censuses of Population.

Households

Current Estimate and Past Trend. In contrast to the declining population trend, the number of households in the HMA has been increasing. Total households in the HMA are currently 202,700, representing an average increase of just over 900 annually (0.5 percent) since 1960. Between the 1950 and 1960 censuses, households increased by about 1,075 (0.6 percent) annually. The more rapid increase in households between the two censuses was, in part, due to a conceptual change in definition from "dwelling unit" in 1950 to "housing unit" in 1960. Because of this change a number of small housing units were counted in the 1960 census which were not classified as dwelling units in the 1950 census. It is likely that actual household growth has been somewhat more rapid since 1960 than in the 1950-1960 period. Since 1960, only the city of Hoboken has experienced a decline in households, with the current number of households there (15,250), about 275 below the 1960 census total. Table IV shows the total number of households and household growth in the 12 municipalities in the HMA since 1950.

Average Household Size. Rapid declines in the average household size have been responsible for the relation between changes in population and households over the past 25 years. Household size in the Jersey City HMA currently averages about 2.88 compared with 3.03 in 1960 and 3.36 in 1950. Some of the decline between 1950 and 1960, however, was the result of the previously mentioned conceptual change by the census in the definition of "dwelling

unit" in 1950 to " housing unit" in 1960. However, this change had a relatively minor effect on household size which has been declining for 25 years, at least. Population (including nonhousehold population) per occupied housing unit as reported in the 1940 census was 3.8, compared with the 1960 population per occupied housing unit of 3.1.

Average household size varies considerably within the HMA, with a high of 3.2 in Secaucus and only 2.6 persons per household in Union City and Weehawken.

Future Households. Based on the expected future population in the HMA and a continued decline in the average household size, it is anticipated that households will increase by about 1,000 (0.5 percent) annually over the next three years, slightly above the 1960-1965 rate of growth. Total households in the HMA will number 205,700 by June 1, 1968.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. The total housing stock of the Jersey City HMA currently numbers 210,400 units, a 5,600 unit (2.7 percent) increase over the 204,800 units enumerated by the census in 1960. The average growth of about 1,075 units (0.5 percent) annually compares with an average annual growth of about 1,525 (0.8 percent) during the 1950's. The more rapid rate of growth during the 1950's reflects the previously mentioned definitional change from "dwelling unit" in 1950 to "housing unit" in 1960; as indicated, household growth was probably lower than in the current period.

Characteristics of the Housing Supply. The HMA has a very high proportion of its housing stock in large multifamily structures. Currently, about 40 percent of all units in HMA are in multifamily structures having five or more units. In contrast, the 1960 census reported that, for all SMSA's, only about 16 percent of all units were in these larger multifamily structures and, even within all central cities, less than 25 percent of all units were in structures having five or more units. The following table shows the distribution of units by type of structure in the HMA for 1960 and 1965. In addition to the large number of multifamily units, two-family units are quite popular in the area, with about 28 percent of all units in two-family structures. Changes in the distribution since 1960 have been minor, although units in three- and four-unit structures declined both relatively and absolutely.

Housing Inventory by Units in Structure
Jersey City, New Jersey, HMA
1960 and 1965

<u>Type of structure</u>	<u>April 1960</u>		<u>June 1965</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
One-family	32,398	15.8	33,450	15.9
Two-family	56,256	27.5	58,500	27.8
Three- and four-family	33,655	16.4	33,050	15.7
Five or more	82,124	40.1	85,400	40.4
Trailer	318	.2	400	.2
Total	204,751 ^{a/}	100.0	210,400	100.0

^{a/} Differs slightly from actual housing inventory because units by type of structure were enumerated on a sample basis.

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

The housing stock in the HMA is quite old and reflects the fact that the area has been almost fully developed throughout most of this century. Currently, about 82 percent of all housing units in the HMA exceed 35 years of age, and less than four percent were built since 1960. The table below shows the distribution of the housing supply by year built. ^{1/}

Distribution of Housing Supply by Year Built
Jersey City, New Jersey, HMA
June 1965

<u>Year built</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1960 to June 1965	8,150	3.9
1955 to March 1960	4,650	2.2
1950 to 1954	6,300	3.0
1940 to 1949	5,900	2.8
1930 to 1939	12,400	5.9
1929 and earlier	<u>173,000</u>	<u>82.2</u>
Total	210,400	100.0

Source: Estimated by Housing Market Analyst from 1960 Census of Housing.

About 90 percent of all units in Jersey City were built more than 25 years ago. In Hoboken, Union City, Weehawken, and East Newark, over 90 percent of the housing stock was built prior to 1939. Secaucus, with about 55 percent of all units over 25 years old, and North Bergen, with about three-fourths of its inventory 25 years old or more, have the lowest proportions of aged housing in the HMA.

Substandard units, i.e., units classified as dilapidated or lacking some or all plumbing facilities, account for 12.7 percent of all units in the HMA. In 1960, the census reported that 13.7 percent of all units were similarly classified. A heavy concentration of substandard units is located in Hoboken and the northeastern part of Jersey City. In this entire area, about 40 percent of all housing units are substandard.

The 1960 census reported that the median value of single-family owner-occupied housing in the HMA was \$13,700. Median values ranged

^{1/} The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

from a low of \$11,500 in Jersey City to highs of \$17,500 and \$18,000 in Secaucus and Weehawken, respectively. Asking prices of vacant single-family units were reported to be significantly higher, with the median asking price for vacant units in the HMA reported at \$17,100, about \$3,400 above the median value of owner-occupied units. In 1960, median gross rent was reported at \$72 for the HMA. The median in each area in the HMA was within \$10 of the HMA median, except in Hoboken, where the median rent was \$61, and North Bergen, with a high of \$88. Very few tenant-occupied units in 1960 had rents that are currently achievable in unsubsidized new rental projects; less than four percent of all renters paid gross monthly rent of \$120 or more at the time of the census.

Residential Building Activity

Since 1957, when only about 350 privately financed units were authorized by building permits in the county, residential construction has been increasing rapidly. Last year just over 2,700 units were authorized (excluding public housing), the largest annual total in the last 15 years. Total new construction (including public housing) has increased from about 1,300 units in 1960 to almost 3,000 last year. In the first four months of this year about 1,050 units have been authorized, about 45 percent above the number authorized in the first four months of last year. The rapid increase in new construction since 1960 has been largely the result of increased multifamily activity. The table below shows units authorized since 1960 by type of structure. Except for 1962, multifamily units authorized have increased steadily over the period shown.

Housing Units Authorized by Structural Type
Jersey City, New Jersey, Housing Market Area
1960-1965

<u>Year</u>	<u>Privately-financed units</u>				<u>Public housing units</u>	<u>Total</u>
	<u>Single family</u>	<u>Two family</u>	<u>Three and four family</u>	<u>Five family or more</u>		
1960	602	434	3	183	72	1,294
1961	241	494	7	912	224	1,878
1962	294	640	35	532	-	1,501
1963	218	734	40	1,107	103	2,202
1964	191	796	29	1,694	250	2,960
1965 ^{a/}	31	331	29	649	-	1,040

^{a/} January through April.

Source: Bureau of the Census, Construction Reports C-40.

Over the five and one-third years, about 54 percent of all units authorized were in multifamily structures (3 or more units a structure), and about 32 percent in duplexes. Only 14 percent were in single-family units. Single-family construction has been declining, accounting for about three percent of all units authorized in the first four months of this year, and less than six percent of all units authorized last year.

Table VI shows residential building permits in all twelve municipalities in the HMA since 1950. Jersey City has been the major area of residential construction over the entire period. Recently, however, residential construction has been increasing rapidly in West New York, Union City, Guttenberg, and Bayonne. The increases in West New York, Guttenberg, and Union City have been largely due to the construction of a number of large multifamily structures. Duplex housing is quite popular in Bayonne; about 20 percent of all duplex units built in the HMA since 1960 were added there.

Units Under Construction. Based on the postal vacancy survey, building permit records, and local information, it is estimated that about 3,000 units are currently under construction in the HMA. Over 1,000 of these units are being built in Jersey City, with a substantial number under construction in West New York, Union City, and Bayonne. Most of the units under construction are in large multifamily structures, including 1,600 units in luxury-type high-rise projects.

Demolitions. Based on demolition permit records in the major cities and reports of demolition activity in urban renewal areas, it is estimated that about 2,750 units have been demolished since 1960, an average of about 550 annually. On the basis of the past trend of demolition and expected demolitions in urban renewal areas, it is anticipated that about 1,350 units will be lost over the three-year forecast period, an annual loss averaging about 450 units.

Tenure of Occupancy

As of June 1, 1965, there are approximately 202,700 occupied housing units in the HMA, of which 142,300 are tenant-occupied (70.2 percent) and 60,400 are owner-occupied (29.8 percent). The proportion of renters in the HMA is extremely high. The latest estimates by the Bureau of Census indicate that about 40 percent of all occupied housing units in SMSA's in the nation as a whole are renter occupied.

Over the past 25 years the proportion of renters has been declining sharply, with almost 80 percent of all units occupied by tenants in 1940, compared with about 73 percent in 1950 and about 71 percent in 1960. The current tenure estimate, however, represents a substantial reduction in the rate of this shift. Between 1960 and 1965, the number of tenants added exceeded the number of homeowners added, while the number of renters actually declined during the 1940's.

Cooperative housing (rental-type units classified by the census as owner occupied) is an important aspect of the market in nearby New York. Thus far, few cooperative projects have been built in the HMA and this type of housing is not a factor in the tenure composition of area housing.

Occupied Housing Units by Tenure
Jersey City, New Jersey, HMA
1940 to 1965

<u>Tenure</u>	<u>Apr. 1, 1940</u>	<u>Apr. 1, 1950</u>	<u>Apr. 1, 1960</u>	<u>June 1, 1965</u>
Owner occupied	35,251	49,914	58,256	60,400
Percent	20.3	26.7	29.4	29.8
Renter occupied	138,192	137,359	139,773	142,300
Percent	79.7	73.3	70.6	70.2
All occupied units	173,443	187,273	198,029	202,700

Source: 1940-1960 U. S. Censuses of Housing.
1965 estimated by Housing Market Analyst.

Vacancy

1960 Census. In 1960, the census reported that there were about 4,475 vacant, nondilapidated, nonseasonal housing units available for sale or rent in the HMA, an overall vacancy rate of 2.2 percent. Of the total, there were 300 units available for sale, a homeowner vacancy rate of 0.5 percent. The remaining 4,175 units were available for rent and represented a net renter vacancy rate of 2.9 percent. The census further reported that about 1,475 of the available rental units lacked some or all plumbing facilities. Only a handful (about 30) of the sales vacancies were similarly deficient. Renter vacancy rates reported by the census varied considerably within the HMA. The rental vacancy rate in Hoboken was the highest at 4.8 percent and Jersey City was above the HMA rate, reporting 3.1 percent. Kearny and West New York reported lows of 1.5 percent and 1.6 percent, respectively. In 1950, available vacancies in the HMA were reported at less than 1,200, an overall vacancy rate of only 0.6 percent. Thus, in 1950, available vacancies were only about one-quarter of the number reported in 1960.

Postal Vacancy Survey. A postal vacancy survey was conducted by all post offices in Hudson County in late June of this year, covering about 204,100 total possible deliveries (nearly 100 percent coverage). Included in the total were 27,500 residences and 176,600 apartments, with respective vacancies of 610 (2.2 percent) and 5,150 (2.9 percent). High apartment vacancy rates were reported in Hoboken (5.2 percent) and the eastern part of Jersey City (7.0 percent). Details are shown in table VII.

FHA-Insured Projects. Vacancies in FHA-insured projects vary considerably. The older projects reported nominal vacancies of only 1.9 percent this year. Last year the ratio was even lower at 1.4 percent. Most projects reported 100 percent occupancy in both years. In contrast, the recently built projects reported vacancy ratios of about 40 percent this year, reflecting in part the attainment of initial occupancy for over 1,300 units in projects completed during the 1964-1965 period.

Other Vacancy Indicators. In the spring of 1963, the Mortgage Bankers Association of New Jersey conducted a survey of apartments in all counties in New Jersey. The survey covered a relatively small sample of Jersey City's apartment inventory, including just under 5,900 apartment units. The overall vacancy rate reported by the survey was 3.4 percent; however, apartments over five years old reported only 2.3 percent vacant, compared with 7.1 percent for newer units.

Current Estimate. There are currently about 5,425 units available for sale or rent in the HMA, about 21 percent above the number of available vacancies in 1960. However, vacancies are still quite low; units available for sale currently total 375, a net homeowner vacancy rate of 0.6 percent; units available for rent total 5,050, a net renter vacancy rate of 3.4 percent (see table V). Included in the total are about 25 sales vacancies and 1,475 rental vacancies lacking some or all plumbing facilities. Despite the increase in vacant units since 1960, vacancies are within limits considered reasonable for a balanced market. There are some qualitative imbalances in the rental market, however. Vacancy ratios in the more expensive high-rise apartments less than five years old are quite high. Vacancies in older, less expensive rental projects are significantly lower, probably averaging less than three percent.

Sales Market

Since 1960, the construction of single-family homes in the HMA has fallen off sharply. Last year, fewer than 200 units of single-family homes were authorized by building permits; in the first four months of this year, only about 30 single-family units have been authorized. Currently, there is very little land available which is zoned for single-family development. As a result, subdivision development is negligible. Sales demand in the area is being satisfied, to a large extent, by two-family housing. Residents who wish to purchase homes are migrating to suburban locations outside the HMA. The market for existing single-family homes in the HMA is strong, however, as evidenced by the very low homeowner vacancy rate.

Rental Market

There has been a rapid increase in the number of multifamily units built in the HMA since 1960. In 1960, only 175 units in structures of five or more units were authorized in the HMA (excluding public housing). Last year, about 2,700 units were authorized, and in the first four months of this year 650 units in large multifamily structures have been authorized. A substantial number of units are still in various stages of completion, with about 2,800 rental units currently under construction.

Largely because of the rapid increase in multifamily construction, rental vacancies have increased, although the over-all rental vacancy rate is moderate. This moderate aggregate vacancy ratio in the rental market is the result of two extremes -- (1) high vacancies in expensive high-rise apartments, and (2) a distinct shortage of lower-priced rentals of adequate quality.

The type of new rental housing making up the majority of recent privately financed multifamily construction in the HMA is not directed toward the needs of area residents. Rents charged for these units are at levels that only a small minority of area residents are able to pay, and successful marketing is, therefore, dependent upon attracting demand from outside the county. Less than 60 percent occupancy has been achieved in about 1,950 units of high-rise apartments built in the last four years. Among nine projects reported completed since 1961, only two currently have vacancy rates below 10 percent. Both of these projects have been on the market for about four years and are favorably located.

New York City and Newark, both of which are among the major rental markets in the nation, have, of course, had an impact on the Jersey City market. Some projects within the HMA expected rapid absorption of rentals by attracting New York City residents. Absorption of new rentals by former New York residents thus far, however, has been nominal. On the basis of interviews with managers of the major new projects in the area, it is estimated that about 125 units out of a total of 1,200 units in new high-rise projects are occupied by former New York residents. Approximately the same number are estimated to have been absorbed by former Newark residents. In both Newark and New York City, there is a wide range of new rental units available which are competitive with Jersey City projects.

Urban Renewal Activity

The Urban Renewal Directory dated March 31, 1965, lists a total of 14 projects (excluding those of a purely planning nature) in the Jersey City HMA. Of the total, eight projects are currently in execution and five are in the planning stage. Only one of the 14 has been completed, although several are in execution. In all but two of the eight projects in execution, the predominant re-use is residential. Pertinent activity in cities with active renewal programs is summarized below:

Jersey City. The Holland Tunnel Project (R-14) is an 18 acre site located at the mouth of the Holland Tunnel. Planned re-use is exclusively commercial. The project area has been cleared and several gas stations, a large motel, and a showroom-warehouse of an apparel firm have located in the area. Housing in the neighboring area is in poor condition and in 1960, before the project area was cleared, almost 60 percent of all units in the area were classified as dilapidated or lacked some or all plumbing facilities.

Gregory Park (2-1) is the oldest urban renewal project in the HMA. This project is located in the heart of downtown Jersey City, next to City Hall. The land is completely cleared, a 400-unit high-rise project has been completed, and another is between 40 and 50 percent completed. A third building of 200 units is planned for the area.

St. John's (2-2) is a twelve acre site located a short distance north of Journal Square, the commercial hub of the city. Two rental projects have been built in the area. These projects are experiencing excellent occupancy, compared with other high-rise projects in the HMA. Additional housing is planned for the area including 300 units of elderly housing.

Other renewal projects in Jersey City are currently in various stages of planning or replanning. Over the three-year forecast period, land clearance is expected to be completed in the Henderson Street Project (R-13), with an expected loss of about 550 housing units. There is currently no residential re-use planned for this project; almost all of the land is allocated to industrial use. Late last year, Journal Square West (R-139) was approved for planning. Current plans for this project involve extensive rehabilitation of the central business district of Jersey City. The Port Authority will complement the efforts of the city in this project. It is planning the construction of a \$25 million transportation center in Journal Square, together with modernization of PATH service. Utilization of railroad air space, construction of parking facilities, office buildings, and department stores are planned for this project.

Hoboken. Lead Pencil Project (R-10) is an eight acre site which has been cleared for low income rental housing.

Union City. Washington Park (R-3) is located at the border of Union City and Jersey City, and is the only project in the HMA which has been completed. A 300-unit high-rise project is located in the project area.

Public Housing

There are 35 public housing projects in eight of the twelve communities in the HMA, with a total of about 6,900 units. Over 3,500 units are located in Jersey City, about 1,000 units are in Bayonne, and about 900 in Hoboken. In addition, there are two projects involving 250 units each approved for construction in Bayonne and Hoboken; both projects are planned for elderly occupancy. Other projects planned include a 282-unit project in Jersey City, 250 units in North Bergen, and 202 units in Union City. Most of these units also are planned for elderly occupancy. Based on information supplied by housing authorities in the major cities, vacancies are minimal, allowing only for normal turnover and maintenance.

Demand for Housing

Quantitative Demand

The demand for new housing is based on projected household growth over the next three years, the number of housing units expected to be demolished or lost for other reasons, and on an adjustment of vacancy in high rent projects. Based on the above considerations, an annual demand for 1,400-1,500 new housing units is projected for the next three years. Of the total, it is expected that 950-1,050 units will be required to meet rental demand and 450 units represent annual demand for sales housing.

The total projected annual demand for 1,400-1,500 new units is substantially below the average number of units authorized by building permits since 1960 (1,925 annually excluding public housing), reflecting especially the very substantial number of high rent units recently completed or currently under construction.

Qualitative Demand

Sales Housing. The distribution of annual demand for new sales housing is expected to approximate the pattern shown in the following table. The distribution is based on ability to pay as measured by current after-tax family incomes and the relationship of income to the sales price of new homes typical for the area. Sales demand in the HMA will be satisfied largely by two-family housing.

Estimated Annual Demand for New Sales Housing by Price Class
Jersey City, New Jersey, Housing Market Area
June 1965 to June 1968

<u>Sales price</u>	<u>Number of units</u>
\$16,000 - \$17,999	20
18,000 - 19,999	60
20,000 - 24,999	225
25,000 - 29,999	70
30,000 and over	<u>75</u>
Total	450

Rental Housing. The monthly rentals at which privately-owned net additions to the aggregate housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These additions would be marketable largely to the resident population of the county, providing up-grading of quality through either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The minimum gross rents achievable in the HMA at market interest rate financing are \$120 for efficiencies, \$130 for one-bedroom units, \$140 for two-bedroom units, and \$150 for three-bedroom units.

Estimated Annual Demand for New Rental Units
by Monthly Gross Rent and Unit Size
Jersey City, New Jersey, Housing Market Area
June 1965 to June 1968

<u>Monthly gross rent^{a/}</u>	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$105 and over	95	-	-	-
110 " "	85	350	-	-
115 " "	70	335	370	-
120 " "	50	315	355	135
125 " " - - - - -	35 - - -	280 - - -	330 - - -	125
130 " "	20	200	300	110
135 " "	10	120	250	90
150 " "	-	40	100	50
165 " "	-	-	40	20
180 " "	-	-	-	10

a/ Gross rent is shelter or contract rent plus the cost of utilities and services.

Note: The above figures are cumulative, that is, the columns cannot be added vertically. For example, the demand for one-bedroom units at from \$130 to \$150 is 160 units (200 minus 40).

The above distribution of rentals reflects the current over-supply of high-rental units -- completed, under construction, or authorized. In contrast, a significant demand for low and moderate rental units is suggested. If new or rehabilitated units in moderate rental ranges are marketed readily in the quantities projected above, further increases in production in the same rental ranges by perhaps 100 units or more annually would be desirable. It is expected that some portion of total rental demand will be met by new units in two-family structures. Additional production of high rental projects, on the other hand, will be dependent on effective marketing of projects now available or in prospect.

Table I

Distribution of Work Force and Employment
Jersey City, New Jersey, HMA
Annual Averages 1958 to 1964
(In thousands)

	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Work Force	315.5	304.7	301.8	300.4	298.8	294.4	290.0
Unemployment	28.5	22.6	21.6	23.3	19.7	20.9	19.3
Percent unemployed	9.0	7.4	7.2	7.8	6.6	7.1	6.7
Labor-management disputes	.1	.3	.3	.2	.4	.5	.2
Agricultural employment	.1	.1	.1	.1	.1	.1	.1
Nonag. wage & salary employment	261.7	257.8	256.7	253.5	255.9	251.4	249.5
Manufacturing	123.1	120.6	119.2	115.0	116.9	113.8	111.4
<u>Durables</u>	<u>64.0</u>	<u>62.7</u>	<u>61.2</u>	<u>57.7</u>	<u>59.5</u>	<u>58.0</u>	<u>57.4</u>
Primary metals	4.9	4.9	5.1	4.6	4.5	4.5	4.2
Fabricated metals	7.8	7.5	6.4	5.8	5.6	5.1	5.1
Machinery (except ele.)	11.4	11.3	11.2	10.0	10.2	10.2	10.2
Electrical machinery	24.8	24.2	24.3	23.1	24.2	22.6	22.4
Transportation equip.	3.5	2.9	2.3	2.6	3.5	3.2	2.9
Miscellaneous manufacturing	6.2	6.2	6.3	5.9	5.9	6.9	7.2
Other durables	5.5	5.8	5.8	5.6	5.7	5.5	5.4
<u>Nondurables</u>	<u>59.1</u>	<u>57.9</u>	<u>58.0</u>	<u>57.2</u>	<u>57.4</u>	<u>55.8</u>	<u>54.0</u>
Food & kindred products	11.3	10.7	11.1	11.2	11.4	11.1	10.5
Textile mill products	4.7	4.6	4.2	4.4	4.5	4.3	4.2
Apparel	19.0	19.7	19.5	18.7	18.7	18.0	17.2
Paper & allied products	5.7	5.5	5.3	5.1	5.0	5.1	5.0
Printing & publishing	4.7	4.5	4.5	4.0	3.9	3.6	3.6
Chemicals & allied products	9.4	8.7	8.9	9.1	9.0	8.7	8.5
Other nondurables	4.3	4.2	4.7	4.7	5.0	5.0	5.0
Nonmanufacturing	<u>138.6</u>	<u>137.3</u>	<u>137.6</u>	<u>138.6</u>	<u>139.2</u>	<u>137.6</u>	<u>138.1</u>
Construction	6.1	5.5	5.7	5.7	5.7	5.7	6.1
Trans., comm., & public util.	39.5	38.1	37.7	37.1	36.8	35.5	35.4
Trade	38.2	37.4	37.2	37.2	37.3	36.3	36.2
Finance, Ins. & real estate	8.4	8.6	8.6	8.8	8.8	8.7	8.9
Service & miscellaneous	20.3	21.2	21.8	22.9	23.4	24.1	24.6
Government	26.1	26.5	26.6	26.9	27.2	27.3	26.9
All other nonag. a/	25.1	23.9	23.1	23.3	22.7	21.5	20.9

a/ Self-employed, domestics, and unpaid family workers.

Source: The State of New Jersey Department of Labor and Industry.

Table II

Estimated Percentage Distribution of Annual Family Income a/
Jersey City, New Jersey, Housing Market Area
June 1, 1965 and June 1, 1968

<u>Annual income</u>	<u>June 1, 1965</u>		<u>June 1, 1968</u>	
	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>
Under \$4,000	16	19	13	16
\$ 4,000 - 5,999	21	23	18	19
6,000 - 7,999	25	25	23	25
8,000 - 9,999	16	16	18	17
10,000 - 12,499	12	10	14	13
12,500 - 14,999	5	5	7	6
15,000 - 19,999	3	2)	4	3
20,000 and over	<u>2</u>	<u>2)</u>	<u>3</u>	<u>1</u>
Total	100	100	100	100
Median	\$7,000	\$6,600	\$7,650	\$7,200

a/ After the deduction of Federal income tax.

Source: Estimated by Housing Market Analyst.

Table III

Population Changes
Jersey City, New Jersey, Housing Market Area
April 1940 to June 1965

	April 1, <u>1940</u>	April 1, <u>1950</u>	April 1, <u>1960</u>	June 1, <u>1965</u>	Annual average change					
					<u>1940-1950</u>		<u>1950-1960</u>		<u>1960-1965</u>	
					<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Bayonne	79,198	77,203	74,215	74,100	-200	-.3	-299	-.4	-20	-
East Newark	2,273	2,173	1,872	1,725	-10	-.4	-30	-1.4	-30	-1.5
Guttenberg	6,200	5,566	5,118	5,175	-63	-1.0	-45	-.8	10	.2
Harrison	14,171	13,490	11,743	11,650	-68	-.5	-175	-1.3	-20	-.2
Hoboken	50,115	50,676	48,441	46,100	56	.1	-224	-.4	-455	-.9
Jersey City	301,173	299,017	276,101	264,900	-216	-.1	-2,292	-.8	-2,175	-.8
Kearney	39,467	39,952	37,472	36,900	49	.1	-248	-.6	-110	-.3
North Bergen	39,714	41,560	42,387	43,250	185	4.6	83	.2	170	.4
Secaucus	9,754	9,750	12,154	13,800	-	-	240	2.5	320	2.6
Union City	56,173	55,537	52,180	49,550	-64	-.1	-336	-.6	-510	-1.0
Weehawken	14,363	14,830	13,504	13,400	47	.3	-133	-.9	-20	-.1
West New York	39,439	37,683	35,547	35,750	-176	-.4	-214	-.6	40	.1
HMA total	652,040	647,437	610,734	596,300	-460	-.1	-3,670	-.6	-2,800	-.5

a/ Rounded

Source: 1940 - 1960 U. S. Census of Population;
1965 estimated by Housing Market Analyst.

Table IV

Household Changes
Jersey City, New Jersey, Housing Market Area
April 1950 to June 1965

	April 1, 1950 <u>a/</u>	April 1, 1960	April 1, 1965	Average annual change			
				1950-1960		1960-1965	
				Number ^{a/}	Percent	Number ^{b/}	Percent
Bayonne	21,041	22,761	23,500	172	.8	145	.6
East Newark	580	556	550	-2	-.4	-	-
Guttenberg	1,791	1,801	1,950	10	.1	30	1.6
Harrison	3,674	3,640	3,850	-3	-.1	40	1.1
Hoboken	14,926	15,528	15,250	60	.4	-55	-.3
Jersey City	84,956	88,552	89,600	360	.4	200	.2
Kearney	11,314	11,720	12,050	41	.4	65	.5
North Bergen	12,350	14,542	15,450	219	1.8	175	1.2
Secaucus	2,006	2,851	3,350	85	4.2	95	3.4
Union City	17,859	18,545	18,650	69	.4	20	.1
Weehawken	4,563	4,912	5,100	35	.8	35	.7
West New York	12,085	12,621	13,400	54	.4	150	1.2
HMA total	187,273	198,029	202,700	1,076	.6	900	.5

a/ Detail will not total because of inconsistencies in 1950 census data.

b/ Rounded

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

Table V

Housing Inventory by Occupancy and Tenure
Jersey City, New Jersey, Housing Market Area
April 1950 to June 1965

	April 1, 1950	April 1, 1960	June 1, 1965	Average Annual Change			
				1950-1960		1960-1965	
				Number	a/Percent	Number	a/Percent
Housing Inventory, Total	189,614	204,800	210,400	1,519	.8	1,075	.5
Occupied	187,273	198,029	202,700	1,076	.6	900	.5
Owner occupied	49,914	58,256	60,400	834	1.7	410	.7
Percent	26.7%	29.4%	29.8%	-	-	-	-
Renter occupied	137,359	139,773	142,300	241	.2	490	.3
Percent	73.3%	70.6%	70.2%	-	-	-	-
Vacant, Total	2,341	6,771	7,700	443	18.9	180	2.7
Available vacant	1,193	4,469	5,425	328	27.5	185	4.1
For sale only	186	299	375	11	6.1	15	5.0
Rate	.4%	.5%	.6%	-	-	-	-
Lacking some or all plumbing facilities	-	28	25	-	-	-	-
For rent	1,007	4,170	5,050	316	31.4	170	4.1
Rate	.7%	2.9%	3.4%	-	-	-	-
Lacking some or all plumbing facilities	-	1,470	1,400	-	-	-	-
Other vacant	1,148	2,302	2,275	115	10.0	-5	-.2

a/ Columns may not add because of rounding.

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

Table VI

Number of Units Authorized by Building Permits
Jersey City, New Jersey, Housing Market Area
1950 to 1965

	<u>1950</u>	<u>1951</u>	<u>1952</u>	<u>1953</u>	<u>1954</u>	<u>1955</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u> ^{a/}
Bayonne	278	357	343	71	131	50	94	30	225	124	84	280	317	137	491	243
East Newark	0	0	0	1	1	0	0	0	0	1	2	0	0	2	0	2
Guttenberg	0	1	42	0	0	1	1	1	0	76	36	40	NA	190	209	0
Harrison	NA	NA	54	15	8	2	2	2	4	4	4	2	2	52	162	10
Hoboken	696	0	0	0	0	2	0	NA	0	219	0	0	4	0	12	0
Jersey City	628	209	727	85	65	428	470	846	130	221	306	1,057	509	534	960	424
Kearney	38	NA	35	33	35	NA	42	28	28	44	80	77	75	59	114	31
North Bergen	558	138	37	46	167	76	74	101	222	119	166	139	187	221	280	108
Secaucus	NA	58	87	81	109	117	78	42	77	108	159	104	66	89	109	108
Union City	0	96	147	115	1	3	1	2	0	4	4	7	25	368	449	106
Weehawhen	15	NA	0	0	0	1	8	5	2	5	142	1	0	2	57	1
West New York	10	403	11	2	1	6	6	82	89	21	311	171	316	548	117	7
Total	2,223	1,262	1,483	449	518	686	776	1,139	777	946	1,294	1,878	1,501	2,202	2,960	1,040
Privately financed units	889	776	468	317	518	686	776	347	571	662	1,222	1,654	1,501	2,099	2,710	1,040
Public Housing	1,334	486	1,015	132	-	-	-	792	206	284	72	224	-	103	250	-

a/ First four months.

Source: Department of Commerce, C-40 Building Permits;
State of New Jersey, Department of Labor and Industry.

Table VII

Jersey City, New Jersey, Area Postal Vacancy Survey

June 21 - 23, 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	204,096	5,765	2.8	4,530	1,235	2,842	27,487	610	2.2	437	173	205	176,609	5,155	2.9	4,093	1,062	2,637	367	30	8.2
Jersey City	92,544	2,651	2.9	2,274	377	1,101	10,492	273	2.6	169	104	91	82,052	2,378	2.9	2,105	273	1,010	-	-	-
Main Office	15,515	1,046	6.7	826	220	412	724	12	1.7	12	-	12	14,791	1,034	7.0	814	220	400	-	-	-
Stations:																					
Bergen	41,482	674	1.6	559	115	310	5,654	205	3.6	114	91	76	35,828	469	1.3	445	24	234	-	-	-
Hudson City	15,480	265	1.7	238	27	32	1,980	1	0.1	-	1	-	13,500	264	2.0	238	26	32	-	-	-
Journal Square	20,067	666	3.3	651	15	347	2,134	55	2.6	43	12	3	17,933	611	3.4	608	3	344	-	-	-
Other Cities and Towns	111,552	3,114	2.8	2,256	858	1,741	16,995	337	2.0	268	69	114	94,557	2,777	2.9	1,988	789	1,627	367	30	8.2
Bayonne	23,590	464	2.0	263	201	359	4,030	23	0.6	18	5	12	19,560	441	2.3	245	196	347	199	5	2.5
Harrison	4,706	59	1.3	42	17	36	674	8	1.2	8	-	18	4,032	51	1.3	34	17	18	-	-	-
Hoboken	16,764	842	5.0	827	15	35	610	4	0.7	4	-	2	16,154	838	5.2	823	15	33	-	-	-
Kearney	12,143	37	0.3	28	9	72	3,328	27	0.8	21	6	20	8,815	10	0.1	7	3	52	-	-	-
North Bergen	14,919	239	1.6	170	69	340	3,995	85	2.1	61	24	40	10,924	154	1.4	109	45	300	168	25	14.9
Main Office	8,144	190	2.3	129	61	303	2,722	70	2.6	53	17	25	5,422	120	2.2	76	44	278	168	25	14.9
Stations:																					
Hudson Heights	1,323	14	1.1	13	1	9	93	4	4.3	4	-	1	1,230	10	0.8	9	1	8	-	-	-
Woodcliff	5,452	35	0.6	28	7	28	1,180	11	0.9	4	7	14	4,272	24	0.6	24	-	14	-	-	-
Union City	23,564	1,012	4.3	499	513	235	3,135	150	4.8	123	27	17	20,429	862	4.2	376	486	218	-	-	-
West New York	15,866	461	2.9	427	34	664	1,223	40	3.3	33	7	5	14,643	421	2.9	394	27	659	-	-	-

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. That 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).