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Analysis of the  
**NEW BRITAIN,  
CONNECTICUT  
HOUSING  
MARKET**

as of April 1, 1971

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

February 1972

## Housing Market Analysis

New Britain, Connecticut, as of April 1, 1971

### Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - NEW BRITAIN, CONNECTICUT  
AS OF APRIL 1, 1971

The New Britain, Connecticut, Housing Market Area (HMA) is defined as the city of New Britain and the towns of Berlin and Plainville. This definition conforms to that of the Connecticut Department of Labor for the New Britain Labor Market Area. The HMA is located less than 10 miles southwest of Hartford and approximately 30 miles north of New Haven. The April 1971 population was estimated at 114,950 including 83,750 persons living in the city of New Britain.

Expanding wage and salary employment in the New Britain and in the Hartford area plus growing enrollment at the Central Connecticut State College resulted in moderate population growth in the HMA during the latter half of the 1960-1970 decade. Since 1965, housing production generally has remained high as a result of increased multifamily building activity. The availability of land in the HMA was supported by a well-developed system of highways by the mid-1960's, and in-migrants, especially from the Hartford area, were attracted to the towns of Berlin and Plainville. During the last half of 1969, however, rising unemployment in manufacturing has caused a drop in housing demand with a consequent slowdown in residential construction in 1970 and early 1971.

Anticipated Housing Demand

Based on projections of household growth and on anticipated inventory losses which are expected to result from demolition and other causes, it is estimated that there will be a demand for an average of 785 new, non-subsidized housing units annually in the HMA during the two-year period ending April 1, 1973. After consideration of such other factors as acceptable vacancy levels, current levels of new construction, and recent shifts

in tenure, it is judged that the most favorable market balance would be achieved through the construction of an average of 210 single-family houses and 575 units in multifamily structures annually. It is anticipated that a substantial portion of the two-year demand for new units will occur over the last half of the forecast period following the projected employment increases expected in the HMA. Most of the demand for multifamily units will be concentrated in the city of New Britain, while the proportion of single-family homes built in the surrounding towns of Berlin and Plainville will increase as land suitable for single-family construction becomes scarce in the city.

Approximately 33 percent of the projected demand for single-family houses falls into the \$25,000 to \$29,999 price class. Rental demand is concentrated in the \$170 to \$180 gross rent range for one-bedroom units and \$200 to \$225 for two-bedroom units. Distribution of demand for single-family houses by price class and for multifamily units by gross monthly rents and unit size are shown in table I.

The demand estimates discussed in this analysis are not intended to be predictions of short-term construction activity. Rather they are suggestive of construction levels which would promote an orderly housing market consistent with trends evident in the New Britain HMA as of April 1, 1971.

#### 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 HUD: 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 reasonably can 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 New Britain HMA, the total occupancy potential is estimated to be 475 units annually (see table II).

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on April 1, 1971, and on available market experience.<sup>2/</sup>

Rental Housing under the Public Housing and Rent-Supplement Programs.

These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. The annual occupancy potential for public housing is an estimated 155 units for families and 115 units for the elderly. Approximately 30 percent of the elderly also are eligible for housing under Section 236. In the case of the somewhat more restrictive rent-supplement program, the potential for families would be 105 units yearly, over 65 percent of the annual occupancy for families, but the potential for units for the elderly would remain comparatively unchanged.

There are 730 low-rent public housing units in the city of New Britain, including 230 units for the elderly. There were no vacancies reported in the public housing units and a waiting list of several hundred exists. A letter of intent for an additional 100 units of public housing has been filed by the city of New Britain. As of April 1971, there were 12 units of rent-supplement housing in the HMA with an additional eight units under construction and 30 units under consideration.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing

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<sup>1/</sup> The occupancy potentials referred to in this analysis have been developed to reflect the capacity of the market in view of existing vacancy. 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.

<sup>2/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the New Britain HMA, it is estimated (based on exception income limits) that, for the period April 1971-April 1973, there is an annual occupancy potential for 175 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 70 units of Section 236 rental housing for elderly couples and individuals. The use of regular income limits would reduce the potential for families to 110 units while the elderly families and individuals would remain unchanged. Five families and 35 elderly households also would qualify for public housing.

As of March 31, 1971, 51 units of Section 235 and 80 units (32 under construction) of Section 236 have been financed in the HMA. Sales housing under Section 235 has been impossible to build in 1971 because of the high costs of land and construction. It is thus anticipated that a substantial portion of the occupancy potential will be satisfied by multifamily units financed under Section 236. An application has been made for 150 units for families (30 rent-supplement units) under Section 236. In addition, 50 units of state-sponsored leased housing for families were under construction in New Britain as of April 1971. These units, if completed during the forecast period, would meet all of the first year's occupancy potential using exception income limits.

Currently, there are 300 units of Section 221(d)(3) BMIR rental housing and 968 units in the state-sponsored moderate rental program, including 122 units designed for the elderly located in New Britain. There were no vacancies reported in these units and there was a substantial waiting list of both families and elderly as of April 1, 1971.

#### Sales Market

The market for new and existing sales housing has improved slightly in the past several months, but remains tight, as evidenced by the vacancy ratio of 0.8 percent on April 1, 1971. The vacancy rate represents an increase over the April 1970 vacancy rate of 0.4 percent and is attributable to the large number of condominium units placed on the market in the north-eastern portion of the HMA. Approximately 130 of these units priced in the mid-\$30,000 range have been placed on the market in the past several months. An estimated 100 of these remain unsold. These units have been the major factor in the increase in vacant units for sale over the 1970 Census count of vacant units for sale.

Over the past five years, increasing construction and financing costs coupled with a marked rise in land values have pushed the price of new sales housing beyond the financial capabilities of many prospective home buyers in the New Britain area. Single-family construction volume continued to decline from 1966 through 1970, whereas, the rate of household formation was increasing through this period. Many of the nonsubsidized homes constructed over the past twelve months have been on a contract basis. Sales in duplex homes priced over \$40,000 have been generally within the city of New Britain in response to the increased land and construction costs in the area.

Prices of existing structures have continued to rise as the supply of desirable good quality units diminished, especially during the last several years. The typical sales have been in the \$21,000 to \$26,000 price range. Over the past year, the higher mortgage interest rates have increased the monthly payments to the point that prospective buyers in the medium price ranges cannot upgrade their housing significantly without a substantial increase in monthly expense.

#### Rental Market

Although the current rental vacancy rate is estimated at 4.6 percent, most of these vacancies are in either older duplexes or converted single-family houses. This is an increase over both the 1960 vacancy rate of 3.9 percent and the 1970 rate of 4.0 percent and reflects recent employment losses in the area. Since 1960, a substantial portion of the rental demand has been satisfied by the construction of 5,419 units in multifamily structures. Despite a locational problem experienced by one apartment project, market absorption of available units has been good. The rental in garden-type structures remains tight.

New multifamily construction has been discouraged in the surrounding towns of the HMA. The town of Berlin has maintained a policy of not granting requests for zoning changes from single-family to multifamily residence. In Plainville, construction of new multifamily units has been restricted to locations having frontage on specific arterial streets, provided they have access to public water and sewer facilities.

In the HMA, gross rents typically are between \$140 and \$170 for a one-bedroom unit and between \$170 and \$200 for a two-bedroom unit. These are found in existing newer multifamily units built since 1965. Gross rents in older duplexes and converted units run about \$100 for a one-bedroom unit and \$125 for a two-bedroom unit.

Economic, Demographic, and Housing Factors

The anticipated demand for housing in the New Britain HMA during the April 1971-April 1973 forecast period is based on the following findings and assumptions regarding employment, income, demographic, and housing market factors.

Employment. Nonagricultural wage and salary employment in the New Britain HMA averaged 45,150 during the twelve months ending in March 1971, a decrease of 1,625 jobs from the same period ending in March 1970. Previously, wage and salary employment had increased every year between 1961 and 1969. Between 1961 and 1965, nonagricultural wage and salary employment rose by about 965 jobs annually then increased by 2,350 jobs between 1965 and 1966, the largest gain during the decade. There was a leveling off in employment growth as an average of only 235 jobs were added annually in the 1966-1968 period. Between 1968 and 1969, an average of 1,525 jobs were added and nonagricultural wage and salary employment attained its highest level for the 1960-1970 period in 1969.

Manufacturing employment fluctuated during the 1960-1965 period, increasing by only 50 jobs; increases in employment occurred in hardware, fabricated metals, machinery, and the "other manufacturing" sector while employment in the remaining industries declined. The increase in production of military equipment, prompted by further commitments in the Vietnam Conflict, drove employment gains in the bearings, fabricated metals, and the electrical equipment industries to increased levels between 1965 and 1966. Unable to expand their facilities on existing land within New Britain, several plants moved to out-of-area locations and employment declined during the latter part of 1968. Numerous plant openings between 1968 and 1969 caused manufacturing employment to increase by 1,100 jobs; however, as the stockpile of war materials grew, employment in defense-related industries declined and layoffs attributable to foreign competition in the bearings industry occurred. Further sharp declines in manufacturing since 1970 have been the result of reduced defense and defense-related spending and a general cooling-off in the local economy.

Nonmanufacturing employment has increased each year from 16,050 jobs in 1960 to 21,825 in March 1971, mainly in government, services, and trade industries. Government and service employment have increased primarily because of expanding enrollment at Central Connecticut State College to 12,000 day and evening students. With the exception of 1968, employment in trade has increased each year from about 5,540 jobs in 1960 to about 7,175 jobs in March 1971, caused in large part by the expansion of existing markets into the growing towns of Berlin and Plainville. The nonmanufacturing industry with the greatest employment gain between 1960 and March 1971, from 2,930 to 4,975 jobs, was government.



Other significant employment increases were noticable in the contract construction industry in 1963 as construction of I-84 progressed through the HMA and the western edge of the city of New Britain and as several urban renewal projects went into execution phases in the late sixties. Average nonmanufacturing employment during the twelve month period ending in March 1971 exceeded the 1970 figure by 200 jobs, mainly as a result of employment increases in government, services, and trade; however, this was not enough to offset losses in manufacturing during the same period, and total employment declined.

It is expected that total nonagricultural wage and salary employment in the New Britain HMA will recover and grow at a declining rate from that of the previous decade. Wage and salary employment gains are expected to average 550 jobs a year over the next two years. Population growth will create additional demand for goods and services as about 425 jobs (77 percent of employment growth) will occur in nonmanufacturing industries, especially government, trade, and services. All other nonmanufacturing sectors will fluctuate slightly. Most of the employment gains in manufacturing (about 125 a year) will occur in the last half of the forecast period as is the case with nonmanufacturing. The level of employment in those industries affected by defense cutbacks and foreign competition will increase slightly as new markets are opened. Fabricated metals, machinery, and "other" manufacturing industries will experience slight gains over the forecast period.

Income. As of April 1, 1971, the estimated median annual income of all families in the New Britain HMA was \$10,700, after deducting federal income tax. Renter households of two or more persons had an estimated median annual after tax income of \$9,300. In 1959, the median after-tax incomes of all families and of renter households were \$6,125 and \$5,350, respectively. Distributions of families and renter households by annual after-tax income are presented in table IV.

Demographic Factors. The population of the New Britain HMA was 114,950 persons as of April 1, 1971, an increase of about 8,350 (760 annually) since 1960. Of these 114,950 persons, an estimated 83,750 persons resided in the city of New Britain (see table V).<sup>1/</sup> A decline in the level of net natural increase (resident births minus deaths) coupled with

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<sup>1/</sup> According to the Advance Report of the 1970 Census of Population, the population of the HMA totaled 114,323 persons in April 1970, while the population of the city of New Britain totaled 83,441 persons.

in-migration in the mid-sixties resulted in increased population over the 1960-1970 decade. Until recently, the influx of in-migrants continued as a result of improved employment opportunities in the HMA and in the Hartford area.

Population climbed rapidly in the neighboring towns of Berlin and Plainville as a result of the availability of suitable land in areas accessible to employment sources. The availability of desirable land for single-family development induced new in-migrants to locate in these towns as low-density multifamily construction increased in the city of New Britain. During the two-year forecast period, population is expected to increase by an average of about 825 persons per year (see table V). This is somewhat higher than the average annual gain over the last decade and reflects, in part, the expansion of the dormitory facilities at the Central Connecticut State College for over 400 students during the forecast period.

As of April 1, 1971, there were about 37,300 households in the New Britain HMA, including 27,750 households in the city of New Britain and about 9,550 in the remainder of the HMA,<sup>1/</sup> for an average annual increase in the HMA of 455 since 1960. The rate of household growth has declined since the 1970 Census because of the out-migration of families to other areas and the employment losses both in New Britain and in the surrounding areas. During the April 1971-April 1973 period, the number of households is expected to increase by about 400 annually, of which an estimated 210 will be in the city of New Britain and 190 in the remainder of the HMA.

Housing Factors. The housing inventory in the New Britain HMA totaled about 38,735 units on April 1, 1971, including 19,475 owner-occupied units, 17,825 renter-occupied units, and 1,435 vacant housing units. The increase in the housing inventory over the 1960-1971 period resulted from the construction or conversion of approximately 8,500 new housing units and the loss of about 3,400 units through demolition and other causes. There were about 265 units under construction in April 1971, of which 40 were single-family homes and 225 were units in multifamily structures.

The volume of private residential construction, as measured by building permits,<sup>2/</sup> grew from 363 units in 1961 to 1,141 units in 1966. Since 1966, construction activity has fluctuated between a low of 598 units in 1970 to a high of 973 units in 1969. As can be seen in table VI, multifamily

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<sup>1/</sup> According to the Advance Report of the 1970 Census of Housing, the number of households in the New Britain HMA was 36,984 in April 1970, while the number of households in the city of New Britain was 27,561.

<sup>2/</sup> Building permits cover virtually all residential construction in the New Britain HMA.

construction accounts for most of the year-to-year variation in building activity in the HMA. The high level of construction of unsubsidized multifamily units in the 1965-1967 period resulted in rising vacancies, and construction declined somewhat to 559 units and 495 units in 1967 and 1968, respectively. In 1969, construction again rose to 792 multifamily units, but then fell to 547 units in 1970. The decline in 1970 has been attributed to continued rising construction costs and to employment decline in the area. Single-family construction volume remained fairly constant during the first half of the decade; however, since the 1965 high of 356 units, the volume of single-family house construction declined progressively to a low of 51 houses in 1970. The decline in building in 1970 has been attributed to continued rising costs in land and construction and recent employment losses.

Vacancy. On April 1, 1971, there were an estimated 1,010 vacant nonseasonal, nondilapidated housing units in the New Britain HMA. Of the total, there were an estimated 160 units available for sale and 850 units available for rent, indicating homeowner and renter vacancy rates of 0.8 percent and 4.6 percent, respectively. Since 1970, both the homeowner and renter vacancy rates have increased moderately (see table VII).

Table I

Estimated Annual Demand for New Nonsubsidized Housing  
New Britain, Connecticut, HMA  
April 1971-April 1973

A. Single-family:

<u>Price class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$22,500	10	5
\$22,500 - 24,999	55	26
25,000 - 29,999	70	33
30,000 - 34,999	30	14
35,000 - 39,999	20	10
40,000 and over	<u>25</u>	<u>12</u>
Total	210	100

B. Multifamily

<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>
Under \$150	5	-	-	-
\$150 - 159	5	-	-	-
160 - 169	5	-	-	-
170 - 179	5	75	-	-
180 - 189	-	50	-	-
190 - 199	-	35	-	-
200 - 224	-	50	145	-
225 - 249	-	10	95	15
250 and over	-	-	45	35
Total	<u>20</u>	<u>220</u>	<u>285</u>	<u>50</u>

<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 Rental Housing  
New Britain, Connecticut, Housing Market Area  
April 1, 1971 to April 1, 1973

	<u>Section 236<sup>a/</sup></u> <u>exclusively</u>	<u>Families eligible</u> <u>for both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	20	0	25	45
2 bedrooms	70	5	65	140
3 bedrooms	55	0	40	95
4+ bedrooms	<u>25</u>	<u>0</u>	<u>20</u>	<u>45</u>
Total	170	5 <sup>b/</sup>	150 <sup>b/</sup>	325
<b>B. <u>Elderly</u></b>				
Efficiency	15	25	60	100
1 bedroom	<u>20</u>	<u>10</u>	<u>20</u>	<u>50</u>
Total	35	35 <sup>c/</sup>	80 <sup>c/</sup>	150

<sup>a/</sup> Estimates are based upon exception income limits.

<sup>b/</sup> Approximately two-thirds of these families also are eligible under the rent supplement program.

<sup>c/</sup> All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Nonagricultural Wage and Salary Employment  
New Britain Housing Market Area  
1960-1970

<u>Industry</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>Twelve-months ending</u>	
												<u>March</u> <u>1970</u>	<u>March</u> <u>1971</u>
Total nonagricultural wage & salary Employment	<u>39,800</u>	<u>38,500</u>	<u>39,940</u>	<u>40,700</u>	<u>41,450</u>	<u>42,350</u>	<u>44,690</u>	<u>45,130</u>	<u>45,160</u>	<u>46,690</u>	<u>45,930</u>	<u>46,775</u>	<u>45,150</u>
Manufacturing	<u>23,750</u>	<u>22,200</u>	<u>23,210</u>	<u>23,800</u>	<u>23,760</u>	<u>23,800</u>	<u>25,250</u>	<u>24,880</u>	<u>24,050</u>	<u>25,150</u>	<u>24,190</u>	<u>25,150</u>	<u>23,325</u>
Hardware	6,690	6,260	6,590	6,440	6,460	6,770	6,740	6,470	5,750	6,740	6,720	6,775	6,725
Primary & fab. metals	3,130	3,040	2,910	2,910	3,280	3,560	3,800	3,950	3,610	3,980	3,990	4,050	3,900
Bearings	5,830	4,680	4,750	4,900	4,840	4,920	5,250	4,780	5,080	5,210	4,860	5,150	4,550
Machinery	2,170	2,140	2,550	2,540	2,500	2,610	2,820	3,030	3,080	2,890	2,500	2,800	2,375
Electrical equipment	3,090	3,150	3,220	3,620	3,240	2,370	2,800	2,750	2,660	2,360	2,430	2,425	2,225
Other manufacturing	2,840	2,930	3,190	3,390	3,440	3,570	3,840	3,900	3,870	3,970	3,690	3,950	3,550
Nonmanufacturing	<u>16,050</u>	<u>16,300</u>	<u>16,730</u>	<u>16,910</u>	<u>17,690</u>	<u>18,550</u>	<u>19,440</u>	<u>20,250</u>	<u>21,110</u>	<u>21,540</u>	<u>21,740</u>	<u>21,625</u>	<u>21,825</u>
Construction	1,330	1,340	1,280	1,360	1,520	1,570	1,700	1,700	1,780	1,800	1,790	1,800	1,800
Transportation (Inc. r.r.)	690	670	690	670	690	730	770	730	770	610	460	550	450
Comm. & utilities	1,150	1,130	1,120	1,130	1,140	1,170	1,150	1,000	960	960	970	950	975
Trade	5,540	5,580	5,870	5,920	6,100	6,330	6,870	7,070	7,060	7,110	7,140	7,100	7,175
Wholesale	620	630	650	690	730	810	890	970	970	950	1,020	970	1,030
Retail	4,920	4,950	5,220	5,230	5,370	5,520	5,980	6,100	6,090	6,160	6,120	6,130	6,145
Finance, ins., & real estate	850	870	860	870	890	920	980	1,050	1,110	1,150	1,220	1,175	1,250
Service	3,560	3,720	3,870	3,920	4,030	4,190	4,290	4,570	5,100	5,060	5,180	5,125	5,200
Government	2,930	2,990	3,040	3,040	3,320	3,640	3,680	4,130	4,330	4,850	4,980	4,925	4,975

Source: Connecticut Labor Department, Employment Security Division.

Table IV

Percentage Distribution of All Families and Renter Households  
by Estimated Annual Income After Deduction of Federal Income Tax  
New Britain, Connecticut, Housing Market Area, 1959 and 1971

<u>Income class</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households<sup>a/</sup></u>	<u>All families</u>	<u>Renter households<sup>a/</sup></u>
Under \$ 2,000	5	6	1	1
\$ 2,000 - 2,999	5	7	1	2
3,000 - 3,999	8	10	2	3
4,000 - 4,999	13	20	3	4
5,000 - 5,999	17	18	4	5
6,000 - 6,999	15	14	5	8
7,000 - 7,999	12	10	8	12
8,000 - 8,999	8	7	10	12
9,000 - 9,999	5	3	10	9
10,000 - 12,499	7	3	18	17
12,500 - 14,999	3	(	15	13
15,000 - 19,999	(	(2	14	12
20,000 and over	(2	(	9	2
Total	100	100	100	100
Median	\$6,125	\$5,350	\$10,700	\$9,300

<sup>a/</sup> Renter households of two or more persons.

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

Table V

Trend of Population and Household Growth  
New Britain, Connecticut, Housing Market Area  
April 1960-April 1973

	April	April	April	April	Average annual changes			
	<u>1960</u>	<u>1970</u>	<u>1971</u>	<u>1973</u>	<u>1960-1971</u>		<u>1971-1973</u>	
					<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>Population</u>								
HMA total	<u>106,600</u>	<u>114,323</u>	<u>114,950</u>	<u>116,600</u>	<u>760</u>	.7	<u>825</u>	.7
New Britain	<u>82,201</u>	<u>83,441</u>	<u>83,750</u>	<u>84,800</u>	<u>140</u>	.2	<u>525</u>	.6
Remainder	<u>24,399</u>	<u>30,882</u>	<u>31,200</u>	<u>31,800</u>	<u>620</u>	2.2	<u>300</u>	1.0
<u>Households</u>								
HMA total	<u>32,311</u>	<u>36,984</u>	<u>37,300</u>	<u>38,100</u>	<u>455</u>	1.3	<u>400</u>	1.1
New Britain	<u>25,106</u>	<u>27,561</u>	<u>27,750</u>	<u>28,175</u>	<u>240</u>	1.0	<u>210</u>	.8
Remainder	<u>7,205</u>	<u>9,423</u>	<u>9,550</u>	<u>9,925</u>	<u>215</u>	2.6	<u>190</u>	1.9

Sources: 1960 and 1970 Censuses of Housing and Population and estimates by Housing Market Analyst.



Table VI

Residential Construction Activity  
New Britain, Connecticut, Housing Market Area  
1960-1970

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>Total</u> <u>1960-1970</u>
HMA total	<u>368</u>	<u>363</u>	<u>453</u>	<u>861</u>	<u>510</u>	<u>929</u>	<u>1,141</u>	<u>745</u>	<u>688</u>	<u>973</u>	<u>598</u>	<u>7,629</u>
Single-family	340	307	313	277	345	356	258	186	193	181	51	2,807
Multifamily	28	56	140	584	165	573	883	559	495	792	547	4,822
New Britain	<u>173</u>	<u>176</u>	<u>226</u>	<u>672</u>	<u>229</u>	<u>494</u>	<u>843</u>	<u>525</u>	<u>429</u>	<u>824</u>	<u>564</u>	<u>5,155</u>
Single-family	145	120	90	88	66	95	74	57	42	32	28	837
Multifamily	28 <sup>a/</sup>	56 <sup>b/</sup>	136	584	163 <sup>c/</sup>	399	769	468 <sup>e/</sup>	387 <sup>f/</sup>	792 <sup>g/</sup>	536 <sup>h/</sup>	4,318
Remainder of HMA	<u>195</u>	<u>187</u>	<u>227</u>	<u>189</u>	<u>281</u>	<u>435</u>	<u>298</u>	<u>220</u>	<u>259</u>	<u>149</u>	<u>34</u>	<u>2,474</u>
Single-family	195	187	223	189	279	261	184	129	151	149	23	1,970
Multifamily	-	-	4	-	2 <sup>d/</sup>	174	114	91	108	-	11	504

<sup>a/</sup> Excludes 60 units of public housing.

<sup>b/</sup> Excludes 50 units of public housing.

<sup>c/</sup> Excludes 70 units of public housing.

<sup>d/</sup> Excludes 80 units of public housing.

<sup>e/</sup> Excludes 100 units of public housing.

<sup>f/</sup> Excludes 216 units of 221(d)(3) BMIR.

<sup>g/</sup> Excludes 72 units of public housing and 84 units of 221(d)(3) BMIR.

<sup>h/</sup> Excludes 100 units of Section 236 (including 20 units of rent-supplement) and 50 units of Leased Housing.

Sources: U.S. Bureau of the Census, C-40 and C-42 Construction Reports; Building inspectors of the towns of Berlin, New Britain, and Plainville.

Table VII

Components of the Housing Inventory  
New Britain, Connecticut, Housing Market Area  
April 1960-April 1971

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>April 1, 1971</u>
Total housing inventory	<u>33,668</u>	<u>38,233</u>	<u>38,735</u>
Total occupied units	<u>32,311</u>	<u>36,984</u>	<u>37,300</u>
Owner-occupied	17,304	19,364	19,475
Percent	53.5%	52.4%	52.2%
Renter-occupied	15,007	17,620	17,825
Percent	46.5%	47.6%	47.8%
Total vacant units	<u>1,357</u>	<u>1,249</u>	<u>1,435</u>
Available vacant	806	811	1,010
For sale	190	76	160
Homeowner vacancy rate	1.1%	0.4%	0.8%
For rent	616	735	850
Rental vacancy rate	3.9%	4.0%	4.6%
Other vacant <sup>a/</sup>	551	438	425

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

Sources: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

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