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*Analysis of the*

**NEW CASTLE COUNTY, DELAWARE  
HOUSING MARKET**

**as of February 1, 1965**



**A Report by the  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411**

**A constituent of the Housing and Home Finance Agency**

**August 1965**

ANALYSIS OF THE  
NEW CASTLE COUNTY, DELAWARE, HOUSING MARKET  
AS OF FEBRUARY 1, 1965

FIELD MARKET ANALYSIS SERVICE  
FEDERAL HOUSING ADMINISTRATION  
Housing and Home Finance Agency

## 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  
NEW CASTLE COUNTY, DELAWARE, HOUSING MARKET  
AS OF FEBRUARY 1, 1965

Summary and Conclusions

The economy of the New Castle County area has expanded rapidly since the recession years of 1960 and 1961. With this expansion, there has been a steady increase in employment and population. There has been a reduction in housing vacancy despite an acceleration in residential construction. As a result, the sales and rental markets have firmed considerably. Economic conditions are expected to be favorable during the next two years and housing demand is expected to increase slightly over the two-year period of this report. The underlying reasons for these findings are summarized below and are presented in detail in the main text of the report.

1. Total nonagricultural employment averaged 173,400 in 1964, 13,000 above the 1961 low of 160,300. The total is expected to expand by 3,300 annually for each of the next two years, with all segments of the economy participating in the increase.
2. The number of unemployed workers totaled 6,400 in 1963 and 1964, equal to 3.6 percent of the work force in both years. This level is 2,400 below the level in 1961, when 5.2 percent of the work force was unemployed.
3. The current median after-tax income for all families is \$7,700 and for all tenant families it is \$6,550.
4. The population of New Castle County currently totals 343,600, up 7,475 annually, or 2.4 percent since 1960. The population in Wilmington has declined by an average of 1,000 a year since 1960 and this rate is expected to continue during the forecast period. By February 1967, total population is expected to reach 360,200, an increase of 8,300 annually above the current level.
5. At present, there are 99,450 households in the county, 11,050 more than in 1960. By February 1, 1967 the number of households will total 104,450, suggesting annual increments of 2,500 above the current level.

6. Residential building activity was at a 15-year high in 1964 with 3,475 units authorized. This total is 800 above the 1963 total and the 1960-1965 annual average. Multifamily construction has been increasing each year since 1960, to a peak of 1,500 units authorized in multifamily structures in 1964. A total of 1,750 units have been demolished since 1960 (365 annually). Demolitions are expected to total 300 during each of the next two years.
7. Renter-occupancy currently accounts for 31 percent of total occupancy in the county, the same proportion as in 1960. During the two-year forecast period, however, there is a possibility of an increase in the proportion of tenants. The number of available vacant units has declined by 1,175 since 1960 to the current level of 2,850. The current sales vacancy ratio of 1.5 percent is down from 2.1 percent in 1960; the renter vacancy ratio declined from 9.0 percent to 5.7 percent between 1960 and 1965.
8. Demand for new housing will total 3,000 units annually for each of the next two years, including 2,000 sales-type units and 1,000 rental-type units. Three quarters of the demand for sales housing will range between \$12,000 and \$25,000, in price. Details may be found on page 22. The demand for rental housing will be about 1,000 units including 800 units at gross rents achievable with market interest rate financing.

ANALYSIS OF THE  
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Housing Market Area

For purposes of this report, the Housing Market Area (HMA) is defined as consisting of New Castle County, Delaware. While there is extensive contact between New Castle County and the adjoining counties in Maryland and New Jersey, it is believed that New Castle County constitutes a separate housing market. It is the major sub-market of the Wilmington Standard Metropolitan Statistical Area (SMSA), currently defined as consisting of New Castle County, Salem County, New Jersey, and Cecil County, Maryland.

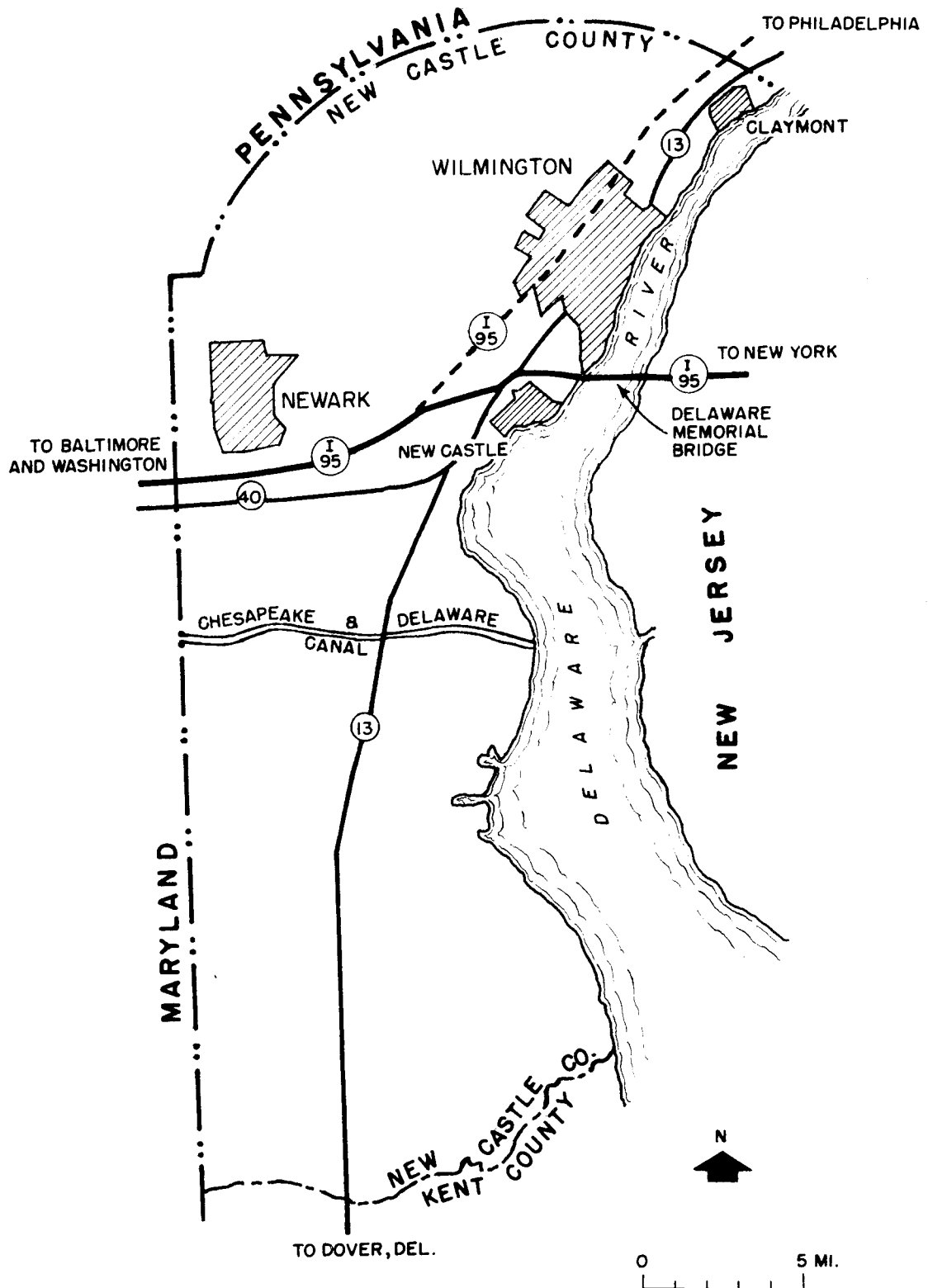
Current employment data, as well as consistent data for previous years, are available only for the three-county SMSA. Unless otherwise indicated, data dealing with employment and economic matters in this report refer to the three-county SMSA, while information on income, population, and housing refer to New Castle County only (the HMA).

New Castle County is bounded on the north by the State of Pennsylvania, on the west by Cecil County, Maryland, on the south by Kent County, Delaware, and on the east by the Delaware River, with Salem County, New Jersey on the other shore. The county is divided by the Chesapeake and Delaware Canal which runs east-west through the county, connecting the Delaware River with Chesapeake Bay. The area north of the canal is largely urban, that south is still rural. I-95, the major north-south interstate highway on the east coast, runs through the HMA, as does the main line of the Pennsylvania Railroad.

These facilities, together with ocean shipping on the Delaware River and a county airport, assure that all forms of transportation are abundantly available. Wilmington, the major urban center in the HMA, is about 75 miles northwest of Baltimore and 25 miles southeast of Philadelphia. Newark, the location of the University of Delaware, and New Castle are smaller urban centers in the HMA.

The 1960 Census of Population reported that about 14,750 HMA residents commuted daily to work outside the area, almost equally balanced by about 14,900 in-commuters, or a net daily in-commutation of just 150.

# NEW CASTLE COUNTY, DELAWARE, HOUSING MARKET AREA





## Economy of the Area

### Character and History

A Swedish colony, established in 1638 at the point where Brandywine Creek flows into the Delaware River, later grew into the city of Wilmington. The availability of water power at the site led to the growth of a flour milling industry in the early eighteenth century and paper mills towards the end of the century. The textile and leather industries also became established around 1800 and have been features of the economy ever since.

The basic economic history of the area begins, however, with the establishment of the first Du Pont powder mills on Brandywine Creek in 1802. The growth of E. I. du Pont de Nemours, as well as several other chemical companies, has made Wilmington one of the chemical centers of the world. There is, nevertheless, a fair amount of diversity in the economy. Two automobile assembly plants and other transportation equipment companies employ substantial numbers and, as a metropolitan center, the Wilmington HMA has considerable employment in trade, services, and government.

### Employment

Current Estimate. Total nonagricultural employment averaged 173,400 in the SMSA in 1964, an increase of 4,400 (2.6 percent) over the 1963 figure and the highest total for the past six years for which estimates are available. Since the 1961 recession low, employment has increased by an average of about 4,370 a year.

### Work Force, Employment, & Unemployment Trends Wilmington Labor Market Area 1959-1964

<u>Year</u>	<u>Non-ag work force</u>	<u>Non-ag employment</u>		<u>Unemployed</u>	
		<u>Total</u>	<u>Wage &amp; salary</u>	<u>Number</u>	<u>Pct. of work force</u>
		(000 omitted)			
1959	166.9	159.0	138.7	7.9	4.7
1960	168.8	162.4	142.3	6.4	3.8
1961	169.1	160.3	140.5	8.8	5.2
1962	169.6	162.3	143.0	7.3	4.3
1963	175.4	169.0	150.2	6.4	3.6
1964	179.8	173.4	154.4	6.4	3.6

Source: Estimated by Housing Market Analyst from Delaware Employment Security Commission data.

Total nonagricultural employment is made up of wage and salary employment and "other" employment (self-employed and domestic workers). The "other" employment component is an estimate based on the wage and salary employment total and has been declining slightly from about 20,000 in 1959 to about 19,000 in 1964. The entire increase in non-farm employment is, therefore, due to increases in nonagricultural wage and salary jobs.

Nonagricultural wage and salary employment averaged 154,400 in 1964, 15,700 (11 percent) more than in 1959 and 27,100 (21 percent) more than in 1954. These data indicate a greater rate of growth in the second half of the period, 3,150 a year, than in the earlier five-year period, 2,280 a year (see table I).

Major Industries. Employment in manufacturing industries has been expanding since 1954, but the increase has not been as rapid as in nonmanufacturing or government. In 1964, manufacturing provided slightly more than 40 percent of all wage and salary jobs in the three-county labor market area, compared with 45 percent in 1954. Employment in nonmanufacturing represented 47 percent of the total in 1964, three percentage points more than in 1954. Government employment made up the remaining 13 percent in 1964 and 11 percent in 1954.

The increase of 5,500 manufacturing employment from 1954 to 1964 was concentrated entirely in the nondurable goods industries. Durable goods employment totaled 18,400 in both 1954 and 1964. A decline of 1,300 in primary and fabricated metals offset increases of 900 in machinery and transportation equipment, and 400 in other durable goods. There were slight ups and downs in all nondurable goods industries except in the chemical and allied products category which was buoyed by employment increases totaling 5,700.

Employment in nonmanufacturing rose by 15,800 (28 percent) during the ten-year period ending in 1964. Gains of 19 to 56 percent were experienced in all but the transportation, communications, and public utility sector, which declined slightly (3 percent). The greatest numerical gains were experienced in services, (7,100), and wholesale and retail trade (5,900).

As may be seen in table I, there was a significant increase in wage and salary employment from 1954 to 1956. A sizable portion of this increase was due to construction of the Tidewater Oil Refinery in Delaware City. Peak employment during construction of the refinery was reported at 10,000 to 11,000.

Government employment rose during each of the past ten years, to a total of 19,500 in 1964, 42 percent above the 1954 level.

### Principal Employers

Manufacturing. The E. I. du Pont de Nemours and Company is the principal employer in the area, with administrative offices and the bulk of its research facilities located in Wilmington. Employment has increased in the past six years, most of it in research.

Two other major chemical manufacturing firms, Atlas Powder Company and Hercules Powder Company, have added a considerable number of employees, during the past six years. Wilmington is also the home office and research center for these two firms.

Nonmanufacturing. The only other significantly large industry in New Castle County is the transportation equipment industry, which is dominated by the Chrysler Corporation and the General Motors Corporation. Chrysler current employment is at a 15-year high at the Newark plant. General Motors employment currently is near peak employment at that plant. Automobiles are assembled in these two plants from parts shipped in from other parts of the country; hence, very little employment is generated in supporting industries. Employment at the plants is sensitive to the demand for automobiles, which in turn is sensitive to the trend of the national economy. Because of this, employment tends to be quite cyclical. For example, second shifts were added at both plants during 1964 and as a result of this and other additional jobs, employment in the transportation equipment and machinery industries in 1964 was 3,500 greater than in 1962.

### Unemployment

In 1964, the number of unemployed persons averaged 6,400, equal to 3.6 percent of the 179,800 nonagricultural work force, virtually unchanged from the 1963 average. However, the level of unemployment in the past two years is 2,400 below the 1961 level, the year of peak unemployment, and 1,500 below 1959, the earliest date for which comparable data are available. As the level of unemployment has declined, the work force has expanded, indicating a sound economy.

### Estimated Future Employment

All segments of the New Castle County economy are expected to expand during the next two years, barring a downturn in the national economy. Total employment is expected to increase by 3,300 a year for each of the next two years. Employment in nonmanufacturing and government will increase more rapidly than in manufacturing, although the gains experienced in durable and nondurable goods industries during the past several years will continue.

Several firms plan to begin operation in the county during the next several years. Projected employment of 1,100 in these firms will more than outnumber any declines in existing firms due to cut-backs or move-outs.

Construction work on a second span of the Delaware Memorial Bridge and on the proposed Shell Oil Refinery will add up to 10,000 construction workers to the area. Many of these workers are specialists and travel from job to job throughout the country. Total employment will therefore expand appreciably for a short period, but when the job is completed, the workers will move on. The estimate above of 3,300 added workers a year, therefore, does not include the expected expansion of contract construction.

#### Income

The average weekly earnings of manufacturing workers in the Wilmington Labor Market Area were \$121 in 1964, an increase of 15 percent over the 1960 level of \$105. The increase resulted largely from an increase in average hourly earnings from \$2.60 an hour in 1960 to \$2.93 an hour in 1964, although the average work week lengthened from 40 to 41 hours.

Average Weekly Earnings and Hours, and  
Average Hourly Earnings of Manufacturing Workers  
Wilmington, Delaware Labor Market Area  
1960 - 1964

<u>Item</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Average weekly earnings	\$105	\$108	\$113	\$117	\$121
Average hourly earnings	2.60	2.68	2.76	2.85	2.93
Average weekly hours	40	40	41	41	41

Source: State of Delaware Employment Security Commission.

In December 1964, manufacturing workers in the city of Wilmington earned an average of \$133 a week compared with \$113 for manufacturing workers in Baltimore and Washington, D. C. and \$110 in Philadelphia.

The current median family income after deduction of Federal income tax for all families in New Castle County is \$7,700; for all tenant families it is \$6,550 (see table II). The median after-tax income of all families is expected to increase to \$8,050 by February 1967; the median income of tenant families is expected to increase to \$6,850.

## Demographic Factors

### Population

Current Estimate. The population of New Castle County, as of February 1, 1965, is 343,600, a gain of about 36,150, (11.8 percent) since the April 1960 census. The average growth of about 7,475 annually since 1960 compares with the average annual growth of over 8,850 during the previous decade (see table III). This slowing in the rate of growth is somewhat misleading, however, as a sizable portion of the total population increase in the county between 1950 and 1960 is believed to have occurred in the first three years of that decade. Thus, the growth since 1960 apparently is comparable to the annual growth of the last part of the decade. Since 1961, however, the population is estimated to have been growing at an increasing rate.

Past Trend. The city of Wilmington has been losing population since 1940. Between 1940 and 1950 the population declined by 215 a year and by over 1,450 a year between 1950 and 1960. Since 1960, population decline in Wilmington has slowed to about 1,000 a year.

The city of Newark, conversely, has been experiencing an increase in population, averaging over 465 a year from 1950 to 1960 and 525 a year since 1960. This growth is mainly attributed to the growth of the University of Delaware and to the expansion of local industry. The quaint old town of New Castle lost population at the rate of close to 95 persons a year between 1950 and 1960 and by 75 a year since 1960. Population in the remaining suburban areas of the county increased by nearly 10,000 a year between 1950 and 1960, rising from 96,396 to 195,746. The rate of growth in the remainder of the county has slowed somewhat since 1960, to slightly above 8,000 a year.

Estimated Future Population. Based on the assumption that the economy of New Castle County will expand at a slightly accelerated rate and that the employment participation rate will continue to decline, the population of the county is expected to reach 360,200 by February 1, 1967, an annual increase of 8,300, or 2.4 percent. Greater growth will continue to occur in the suburban areas of the county outside Wilmington, as the population of the city is expected to decline by 750 to 1,000 a year during the two-year forecast period.

Net Natural Increase and Migration. Since 1960, births have averaged 7,350 annually in New Castle County and deaths have averaged 2,675, so that the net natural increase in the population averaged 4,675 a year. Since the total population has increased by approximately 7,475 a year during this period, there has been net in-migration to the county of 2,800 persons each year since 1960.

Net Natural Increase and Net Migration  
New Castle County, Delaware  
Annual Average 1950-1965

<u>Area</u>	<u>1950-1960</u>			<u>1960-1965</u>		
	<u>Pop.</u> <u>incr.</u>	<u>Net</u> <u>nat.</u> <u>incr.</u>	<u>Net</u> <u>migration</u>	<u>Pop.</u> <u>incr.</u>	<u>Net</u> <u>nat.</u> <u>incr.</u>	<u>Net</u> <u>migration</u>
County, total	8,850	4,550	4,300	7,475	4,675	2,800
Wilmington	-1,450	1,065	-2,515	-1,000	800	-1,800
Remainder	10,300	3,485	6,815	8,475	3,875	4,600

Source: 1950 and 1960 Censuses of Population. 1965 data, natural increase, and net migration, estimated by Housing Market Analyst.

During the 1950-1960 decade, population increase in the county was made up almost equally of net in-migration (4,300 annually) and natural increase (4,550 annually). In the city of Wilmington, the natural increase in the population averaged 1,065 annually so that there was a net out-migration of 2,515 each year in the 1950-1960 decade. The bulk of the out-migrants settled in the suburban areas of the county outside Wilmington.

Age Distribution. A distribution of the New Castle County population by various age groups may be seen in the table below. As may be noted, the population under 20 years of age expanded by 20 percent, the population aged 20 to 64 expanded by seven percent and the population age 65 and over expanded by only two percent from 1960 to 1965. The population under 20, those born since the end of World War II, now constitute 42 percent of the population.

Distribution of the Population by Age  
New Castle County, Delaware  
April 1960 and February 1965

<u>Age group</u>	<u>Total population</u>		<u>Increase</u>	
	<u>1960</u>	<u>1965</u>	<u>Number</u>	<u>Percent</u>
0 - 4	37,759	41,900	4,150	11.0
5 - 14	60,978	73,100	12,125	19.9
15 - 19	20,402	28,200	7,800	38.2
20 - 29	36,579	39,200	2,625	7.2
30 - 44	69,361	70,200	850	1.2
45 - 64	58,958	67,100	8,150	13.8
65 and over	<u>23,409</u>	<u>23,900</u>	<u>500</u>	<u>2.1</u>
Total	307,446	343,600	36,150	11.8

Source: 1960 Census of Population.  
1965 estimated by Housing Market Analyst from data  
furnished by Division of Urban Affairs, University  
of Delaware.

Households

Current Estimate. At present, there are 99,450 households in New Castle County, a gain of 11,050, or 12 percent since 1960. The average annual increase of 2,275 since 1960 was about 500 a year below the annual increase in the previous decade. This slower rate of growth reflects the slower population growth since 1960, but was somewhat offset by a change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960. This definitional change inflated the increase in the number of households between 1950 and 1960.

The city of Wilmington has experienced a slight decline in the number of households since 1960. The average annual decline of 75 households since 1960, however, was less than the average annual decline of 91 during the previous decade. Newark has gained an average of 125 households each year since 1960, almost the same as the gain of 129 households each year during the 1950-1960 period. The town of New Castle has been losing several households a year since 1950. In the remaining portion of the county, the number of households has increased by 2,250 on the average during each of the past five years; down somewhat from the average annual increase of 2,750 between 1950 and 1960 (see table IV).

Future Households. Based on an increasing rate of population growth during the two-year forecast period, and on a continuing decline in average household size, there will be 104,450 households in the county by February 1, 1967, an average increment of 2,500 a year. Although this rate of growth is approximately 200 a year more than the average over the past five years, there is reason to believe that the annual rate of household growth has been increasing each year since 1961, so that household formation in the last two years was greater than the annual average for the five-year period as a whole.

Household Size. The average household size has declined during the past 15 years, from 3.46 persons per household in 1950 to 3.39 in 1960, and to 3.37 in February 1965. Part of the decline between 1950 and 1960 was due to the inclusion of more small households in the 1960 household total, because of the change in definition referred to earlier in the report. The average household size is expected to decline more slowly during the two-year forecast period than in the past.



## Housing Market Factors

### Housing Supply

Current Estimate. As of February 1965, there are 104,550 housing units in New Castle County, of which 32,500 are in Wilmington, 3,900 are in Newark, and the remaining 68,150 are in the suburban areas of the county (see table V).

Past Trend. The current number of housing units in the county represents a net increase of 9,850 (10 percent) over the 1960 level of 94,688, which in turn was 31,787 (51 percent) above the 1950 level of 62,901. The number of units in Wilmington has declined by 690 (two percent) since 1960. Between 1950 and 1960, there was a modest increase in the number of housing units in Wilmington, from 32,280 to 33,190 (three percent). Changes between 1950 and 1960 reflect, in part, the change in definition, from dwelling unit to housing unit mentioned before.

Principal Characteristics. A distribution of the housing inventory of New Castle County in 1960 by type of structure indicates that 83 percent was in single-family structures, 11 percent was in two- to four-family structures, and 6 percent was in multifamily structures. The net addition of nearly 10,000 units since 1960 has altered the make-up of the inventory only slightly. The proportion of single-family units remained at 83 percent, but the proportion of units in two- to four-family structures declined by one percentage point to 10 percent, and the units in multifamily structures increased by one percentage point to seven percent of the total housing inventory.

The housing inventory of the city of Wilmington experienced much the same change as did the inventory of the entire county. The proportion of the total number of units in single-family structures was 72 percent in both 1960 and 1965. The proportion in two- to four-family structures declined from 17 percent in 1960 to 16 percent in 1965, and the units in multifamily structures increased from 11 percent to 12 percent of the total.

According to the April 1960 census, 38 percent of the housing units in New Castle County had been built between 1950 and 1960, 23 percent between 1930 and 1950, and 39 percent prior to 1930. The net addition of about 9,850 housing units since 1960 has altered the age composition of the housing inventory somewhat. Of the current total, 11 percent was built since 1960, 34 percent between 1950 and 1960, another 20 percent between 1930 and 1950, and 35 percent prior to 1930.

In the city of Wilmington in 1960, 77 percent of the housing units had been built prior to 1930, 16 percent had been built between 1930 and 1950, and 7 percent had been built in the decade of the 1950's.

Many of the older structures have been demolished since 1960, with the result that units in structures built prior to 1930 have declined to 74 percent of the total inventory. Units built between 1930 and 1950 currently make up 16 percent of the inventory and the remaining 10 percent was added since 1950 (seven percent between 1950 and 1960 and three percent since 1960).

A total of 5,750 housing units, or six percent of the New Castle County inventory, lacked some or all plumbing facilities or were dilapidated in 1960. Of the total 1,425 were occupied by owners (two percent of owner-occupied units) and 3,325 were occupied by renters (12 percent of all renter-occupied units). The remaining 1,000 substandard units were vacant (16 percent of gross vacancies). Based on an assumption that most of the units demolished since 1960 were substandard, approximately 4.0 percent to 4.5 percent of the units in the present inventory of 104,550 units are substandard.

Although only about one-third of the housing inventory of the county was within the city limits of Wilmington, nearly one-half of the total substandard units of the county were in the city. Since 1960, however, a large part of the substandard housing units of the city have been removed as a result of urban renewal slum clearance and demolition for highway right-of-way, so that within the city the number of substandard units has been nearly halved. There are still substantial numbers of substandard units in small industrial suburbs along the river such as Claymont.

The median value of owner-occupied units in New Castle County was \$13,200 in 1960, \$100 more than the median price asked for vacant units available for sale. In Wilmington, the median value of owner-occupied units was \$10,400, \$200 more than the median price asked of vacant sales units. The median gross rent of renter-occupied units in the county was \$79; in Wilmington the median was \$72. The median rent asked for vacant units available for rent was \$73 in the county and \$60 in the city; both were lower than the median gross rent, indicating that, on the average, vacant units for rent were of poorer quality than the units that were occupied.

### Residential Building Activity

Past Trend. Residential building activity, as indicated by building permit authorizations, was at a 15-year high in New Castle County in 1964. The 3,475 unit total in 1964 was about 800 above the 1963 level of 2,675, which was equivalent to the 1960-1965 annual average. The average number of units authorized each year since 1960 is virtually identical with the annual average for the period 1954-1959. Because many of the outlying unincorporated areas of the county were not covered by building permit regulations before 1954, there was substantial under-reporting of construction during the first four years of the 1950-1960

decade. It appears that, during most of the past 11 years, the volume of new construction was very steady and that only in the 1962-1964 period has there been an upward trend--all accounted for by multi-family construction.

Recent Trend. The number of units in multifamily structures authorized has been climbing since 1960 and jumped by 160 percent from 1963 to 1964, as shown in table VI. Of interest is the increasing multifamily construction activity that is going on in the county outside the two major cities. Many of these units are in conventionally-financed garden apartments located along the Robert Kirkwood Highway, between Wilmington and Newark. Construction of garden apartments is also increasing in Newark, because of expansion of the university and added employment at the Chrysler Corporation plant.

Units Under Construction. Based on the results of a postal vacancy survey conducted in late January 1965 by five post offices in New Castle County, on personal observation, and on information from informed local sources, there are estimated to be 1,875 housing units under construction in New Castle County, of which 850 are single-family units and 1,025 are multifamily. The bulk of single-family construction is in the area between Wilmington and Newark and north of Wilmington to the west of Claymont. Multifamily construction is located in Wilmington and Newark, and along the Robert Kirkwood Highway between the two cities.

Demolitions. As shown in table VI, over 1,750 housing units have been demolished in New Castle County since 1960 as a result of urban renewal slum clearance and clearance for a right-of-way for Interstate Highway 95. The major part of the demolition activity occurred in the early years of the decade, but the 1964 total was nearly 100 above the 1963 total. The level of demolition activity is expected to increase slightly during the two-year forecast period, as an estimated 300 units will be demolished each year between now and February 1967. Demolition activity has been concentrated in the city of Wilmington in the past and this is expected to be so in the next two years as well.

#### Tenure of Occupancy

Thirty-one percent of the 99,450 occupied housing units in New Castle County are currently occupied by renters, the same proportion as in 1960 (see table V). With the current high volume of multifamily construction, and indications of its continuation, there is a possibility of an increase in the proportion of renters during the next two years.

Fifty-five percent of the 27,600 renter families in 1960 lived in single-family structures, another 27 percent lived in structures containing two to four units and only 18 percent lived in multifamily structures. Inasmuch as most single-family structures are built

originally for owner-occupancy, the high incidence of renter-occupancy in single-family structures indicates a significant shift in tenure of existing single-family structures from owner to renter status over their lifetime.

### Vacancy

1960 Census. In April 1960, there were 4,026 vacant housing units available for sale or rent, equal to 4.4 percent of the total housing inventory ("other" vacancies excluded). Vacant units available for sale represented 2.1 percent of the total sales inventory and vacant units available for rent represented 9.0 percent of the total rental inventory. The vacancy ratios in the city of Wilmington were quite similar to those for the total county, a 1.6 percent sales vacancy ratio and an 8.6 percent renter vacancy ratio. Of the vacant available units in the county, only 22 sales vacancies and 300 rental vacancies lacked some or all plumbing facilities.

The distribution of vacant units available for rent as shown in the following table by structural type indicates that, in New Castle County in 1960, the vacancy ratio increased as the number of units in the structure increased.

Renter Vacancy by Type of Structure  
New Castle County, Delaware  
April 1960

<u>Type of structure</u>	<u>Number of occupied units</u>	<u>Vacant</u>	
		<u>Number</u>	<u>Percent</u>
One unit	15,288	1,017	6.7
2-4 unit	7,495	710	9.5
5-9 unit	2,081	265	12.7
10 or more unit	<u>2,737</u>	<u>621</u>	<u>22.6</u>
Total	27,601	2,613	9.5

Source: 1960 Census of Housing.

The 22.9 percent vacancy ratio in structures containing 10 or more units was abnormal because of the inclusion in the 1960 rental inventory of two high-rise apartment projects of 118 and 182 units which had just opened for occupancy.

Postal Vacancy Survey. A postal vacancy survey was conducted in late January 1965 by five post offices in New Castle County. The survey covered a total of 96,055 units (92 percent of the currently estimated total), of which 2,548 (2.7 percent) were vacant. The vacancy ratio for residences was 2.0 percent; for apartments the ratio was 6.3 percent (see table VII).

Similar post office vacancy surveys were conducted in November 1961 and in March 1958. The survey conducted in 1961 covered 83,800 units, of which 3,037 were vacant, or a vacancy ratio of 3.6 percent. The survey in 1958 covered 76,900 units of which about 1,300 were vacant, a 1.7 percent vacancy ratio. The following table shows the net vacancy ratios for the three surveys, by participating post office. The sharp rise in the vacancy ratios between 1958 and 1961 should be noted as well as the decline between 1961 and the latest survey. This is further evidence of a weak rental market in 1960-1961 and improved market conditions since.

Post Office Vacancy Survey Summaries  
New Castle County, Delaware  
1958, 1961, 1965

<u>Postal area</u>	<u>Percent vacant</u>		
	<u>March 1958</u>	<u>Nov. 1961</u>	<u>Feb. 1965</u>
Wilmington	1.5	3.5	2.5
Newark	2.3	4.9	2.6
New Castle	3.8	3.5	3.2
Claymont	-	3.4	3.7
Middletown	-	-	4.7
Total area	1.7	3.6	2.7

Source: Local postmasters, in cooperation with the Housing Market Analyst.

Vacancies in FHA-Insured Rental Projects. Vacancies in FHA-insured rental projects have declined sharply in New Castle County from a high of 15 percent in 1961 to 2.9 percent in 1963 and 3.2 percent in 1964. The high vacancy ratio in 1961 was caused in part by the opening of a luxury high-rise project in Wilmington and a garden-type project in Newark.

Included in the total are two projects in New Castle, with a total of 1,087 units, which were acquired by the FHA in the 1958-1960 period. One is still Commissioner-held; the other has been sold, subject to a Commissioner-held mortgage. Since there were reductions in the monthly rents in these two projects while FHA-owned, some part of the indicated improvement in occupancy resulted therefrom.

Current Vacancies. As of February 1, 1965, it is estimated that there are 2,850 vacant available housing units in New Castle County, a net vacancy ratio of 2.8 percent. Of these, 1,000 are available for sale, a vacancy ratio of 1.4 percent, and 1,850 are available for rent, a ratio of 5.7 percent (see table V). The sales vacancy ratio appears reasonable, but the renter vacancy ratio is slightly high. An estimated twenty-five of the vacant units for sale and 150 of the vacant units for rent lack some or all plumbing facilities. These estimates for substandard vacancies are lower than the levels reported in the 1960 census because many of the substandard units that were vacant in 1960 have been demolished since.

The number of vacant units available for sale or rent in Wilmington has declined from 1,640 in 1960 to 1,350 at present. The number of vacant units for sale has remained virtually unchanged since 1960 at 250, as has the sales vacancy ratio, at 1.6 percent. The number of vacant units for rent has declined by 280 to 1,100 since 1960; the current renter vacancy ratio is 7.0 percent compared with the 1960 ratio of 8.6 percent. It is evident, from comparing the decline in the number of vacant units in Wilmington with the decline in the entire county, that the bulk of the decline in vacancies has occurred outside Wilmington. This has resulted in a filtration process which has increased vacancies in the older, more run-down units in the city. Another factor leading to higher vacancies in the central city is the more rapid rate of absorption of garden apartment units in the suburban areas than of luxury high-rise apartment units in the city.

### Sales Market

General Market Conditions. The sales market has improved from a weak situation in late 1961 to a generally balanced condition at present. The suburban areas that form a belt around Wilmington seem to offer the best absorption of sales units. The towns of Claymont and New Castle, and the cities of Wilmington and Newark are less attractive as areas of home-ownership, and the sales market in these areas shows a slight weakness, although in these areas, also, there has been an improvement since 1961.

The area along the Kirkwood Highway, between Wilmington and Newark, north to the Pennsylvania State line has been an area of rapid growth, because land suitable for residential construction is available along good highways and because there are the large number of employers located in close proximity to this area. The area between Wilmington and Claymont, from Route 202 east to the Delaware River, has grown rapidly for the same reasons. The area to the northwest

of Wilmington is taken up for the most part by large estates and farms, with very little land available for subdivision. That part of the county south of the Chesapeake and Delaware Canal is comparatively undesirable, because it is quite low and damp.

Speculative Building. There is relatively little speculative building in New Castle County, except for model houses or in order to maintain a small inventory of completed houses, so that quick sales can be consummated.

The planned community concept of land development will be introduced to the area in the very near future by a syndicate of four local builders. The site, to be known as Pike Creek Valley, will be located in the Pike Creek area, about two miles east of Newark and six miles west of Wilmington. The community will encompass about 1,150 acres, with about 60 percent devoted to residential uses (single-family, townhouses, and apartments), another 13 percent to schools and churches, seven percent to commercial (mostly in three convenience shopping centers), and the remaining 20 percent to open space (parks, golf course, and woodland). The area has a great deal of scenic appeal, as well as being within easy commuting distance of the two largest cities in the county. The terrain, which provides much of the scenic appeal, may cause problems in developing the community, as there are many steep grades.

Unsold Inventory of New Houses. In January 1965, the Wilmington Insuring Office surveyed all subdivisions in New Castle County in which five or more houses were completed in 1964. The survey revealed that 1,622 of the 2,061 completed houses were sold before construction started. Of the remaining 439 houses, built speculatively, 90 (21 percent of the speculatively-built houses) remained unsold at the time of the survey. About 50 percent of the unsold units had been completed three months or less and about 80 percent had been completed six months or less.

An unsold inventory survey conducted in January 1964 revealed about 350 fewer houses built in subdivisions in 1963 than in 1964, that the same proportion was sold before construction started (79 percent), that a greater proportion of speculatively-built houses remained unsold (36 percent), and the length of time that the speculatively-built houses had been completed was virtually the same in both years. Details are shown in table VIII.

FHA Acquisitions. The Wilmington Insuring Office had a total of about 125 New Castle County acquired properties as of February 1, 1965. These properties were in about two dozen subdivisions throughout the northern half of the county. The asking price, after repairs

and renovations, ranged from a low of \$7,500 to a high of \$16,000. The majority were in the \$8,000 to \$11,000 price range. The current size of the acquired property inventory causes little apprehension among officials of the Wilmington Insuring Office.

### Rental Market

The number of new, multifamily units added to the rental inventory in New Castle County has increased each year since 1960, with a total net addition of about 2,350 units. Since, over the same period, the number of vacant units available for rent has declined by nearly 900, the number of renter households has increased by 3,250 during the past five years. While the supply of rental housing has increased by just under 500 units annually since 1960, the number of renter households has increased by nearly 700 annually, resulting in a significant tightening of the rental market in the past five years.

The market for low- and moderate-rent housing, judging from the increased occupancy reported for FHA projects and from the occupancy experience of conventionally-financed garden apartment projects, appears to be especially strong. Occupancy in the older FHA-insured projects has risen from about 85 percent in March 1960 to nearly 98 percent in March 1964. Personal inspection of several of these projects in February 1965 revealed that occupancy has increased slightly since March 1964. Many conventionally-financed garden-type apartment projects in the Newark area have rent scales of \$100 to \$125 a month for one-bedroom units and \$120 to \$150 a month for two-bedroom units (heat included). These units are being absorbed readily.

The current high-rise luxury supply consists of four projects which range in age from two to five years. The four projects are located on the west side of Wilmington along Pennsylvania and Delaware Avenues. Very gradual attainment of acceptable occupancy has been characteristic of these projects, with a large proportion of the tenants consisting of elderly families. Because of this, a fairly high turnover has been experienced both because of deaths and because of competition from a recently completed project designed for elderly tenants and having rentals for comparable units somewhat below those of the luxury apartments.

All but 149 units (public housing) of the 1,025 units of rental housing under construction in the county are in conventionally-financed projects. Nearly one-third of the 876 privately financed units are in three walk-up projects in Wilmington, 175 units are in garden-type projects in Newark, and the remaining units are in about a half-dozen garden-type projects scattered throughout the suburban areas of the county.



### Mortgage Market

The mortgage market is amply supplied with funds at the present time. Local banks, savings and loan associations, and mortgage bankers, acting in their own behalf and as agents for insurance companies, offer liberal terms on small home loans. The financing of garden apartment projects is done by several large insurance companies, acting through local mortgage bankers.

### Urban Renewal Activity

There are four urban renewal projects in the city of Wilmington in either the execution stage or the final planning stage; these are discussed below. There are, in addition, several conservation and rehabilitation projects that are in long range planning, and will not be in execution during the forecast period of this report.

Poplar Street A (R-1) is a 21.5-block area a few blocks south and east of the central business district of Wilmington. A total of 970 housing units (921 substandard) have been demolished and the 806 families and 342 single individuals have been relocated. The proposed re-use includes 501 units of garden apartments and 49 sales-type row houses, a public park, and a light commercial area on Walnut Street. Construction has begun on Compton Park Square, a project of 34 sales-type row houses, eight of which are reported to be sold. This project will cover one square block and should be completed within three months. The three- and four-bedroom units sell for about \$16,000. At the present time, there are no firm proposals for the garden apartment projects.

The Dupont Street Project (R-3), a square block area located on the west side of Wilmington, has been in execution for about a year. The block has several existing residential structures, which will be left; an old brewery building occupied by several small manufacturers, will be demolished. Thirty-six row houses will be constructed on the site when clearance is completed.

The Civic Center Project (R-4) is a 25-acre site adjacent to the western boundary of the Poplar Street A Project. The project area is predominantly commercial; there are 152 businesses and 100 families and single individuals to be relocated. Execution of the project began in March 1964, and to date five properties have been acquired and options have been placed on 28 others. The remaining properties will be acquired within the next two years. All but four structures will be

demolished; the four are the U. S. Customs House on King Street and three churches. Proposed re-use calls for Federal, State, and municipal office buildings, parking lots, and a farmer's market. No residential re-use is planned.

The Mulberry Run Project (R-6) encompasses 11 acres in five blocks which are adjacent to the southern boundary of the Poplar Street A Project. It is an area of mixed commercial and residential structures, three-quarters of which are substandard. There are 96 families resident in the area. Re-use plans call for townhouses, garden apartments, and two medium-density apartment projects of up to 50 units each. One block will be reserved for commercial uses; half of another block will be used by an existing church and parochial school. Clearance for this project will begin in the last quarter of 1965 and will be completed in approximately one year.

Public Housing. There are 1,161 units under management in five public housing projects in Wilmington. A 149-unit high-rise project for elderly occupancy is under construction and should be completed in several months. Of the 1,161 units under management, only 7, or 0.6 percent, are vacant at the present time. The annual rate of tenant turnover has varied in the past between 15 percent and 20 percent.

The minimum monthly gross rent charges range from a low of \$37 for a one-bedroom unit progressing by \$4 for each added bedroom to \$49 for a four-bedroom unit. The income limits for admission to public housing and for continued occupancy are shown in the following table.

Income Limits for Public Housing Occupants  
Wilmington, Delaware  
as of February 1, 1965

<u>Number of persons</u>	<u>Initial occupancy</u>		<u>Continued occupancy</u>
	<u>Regular</u>	<u>Displaced</u>	
1-2	\$3,100	\$3,500	\$3,875
3-4	3,400	3,900	4,250
5 or more	3,800	4,300	4,750

Source: Wilmington Housing Authority.

## Demand for Housing

### Quantitative Demand

Based on the projected level of household growth, the likelihood of a slight increase in residential demolitions, the anticipated slight shift in tenure to renter occupancy, the level of vacancies, and the current level of construction, demand for new housing units will total 3,000 units for each of the next two years; 2,000 sales-type units and 1,000 rental units. The projected level of demand is higher than the absorption rate of the past five years, because of an anticipated increased rate of economic expansion throughout the two-year forecast period.

The projected annual demand for 1,000 rental units consists of 800 units at gross rents achievable with market interest rate financing and 200 units at gross rents achievable only with public benefit or assistance programs.

### Qualitative Demand

Sales Housing. Based on the distribution of families by annual after-tax income and on the proportion of income that families in the area generally pay for new sales housing, the annual demand for 2,000 new sales units is expected to approximate the distribution by sales price in the following table.

#### Estimated Annual Demand for New Sales Housing New Castle County, Delaware February 1965-February 1967

<u>Sales price</u>	<u>Number of units</u>
\$10,000 - \$11,999	75
12,000 - 13,999	300
14,000 - 15,999	325
16,000 - 17,999	275
18,000 - 19,999	250
20,000 - 24,999	350
25,000 - 29,999	150
30,000 - 34,999	125
35,000 and over	150
Total	2,000

It is judged that acceptable housing cannot be built in the New Castle County area for less than \$10,000. Demand for units priced below this level should be met by turnover of the existing inventory.

The foregoing distribution differs from that on table VIII, which reflects only selected subdivision experience during the years 1963 and 1964. It must be noted that these data do not include new construction in subdivisions with fewer than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower value homes, are concentrated in the smaller building operations which are quite numerous. The demand estimates shown on the preceding page reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Demand for Rental Housing. The monthly rentals at which privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by 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 this area with market interest rate financing are \$105 for efficiencies, \$115 for one-bedroom units, \$125 for two-bedroom units, and \$140 for three-bedroom units. The production of units in the higher rental ranges will competitively effect a filtering of existing accommodations to lower ranges of rent.

Estimated Annual Demand for New Rental Housing  
by Gross Monthly Rent and Size of Unit  
New Castle County, Delaware  
February 1965-February 1967

<u>Gross rent a/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$95 and over	105	-	-	-
100 " "	100	425	-	-
105 " "	95	390	375	-
110 " "	90	375	350	-
115 " "	85	350	325	95
120 " "	80	320	295	90
125 " "	70	295	280	90
130 " "	65	270	265	85
135 " "	60	240	245	80
140 " "	50	215	230	75
150 " "	40	170	200	65
160 " "	35	135	155	60
170 " "	25	95	125	50
180 " "	20	75	110	45
190 " "	15	50	85	35
200 " "	-	30	75	35
220 " "	-	20	65	30
240 " "	-	15	45	20
260 " "	-	10	25	15
280 " "	-	5	10	5
300 " "	-	-	5	5

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

Note: The figures above are cumulative, i.e., the columns cannot be added vertically. For example, annual demand for two-bedroom units at gross monthly rents of \$125 to \$150 is 80 units (280 less 200)

Table I

Employed Persons by Industry  
Wilmington, Delaware, SMSA <sup>a/</sup>  
1954-1964 (annual averages)

<u>Industry</u>	<u>1954</u>	<u>1956</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964 <sup>b/</sup></u>
Nonag. wage & salary	<u>127.3</u>	<u>145.4</u>	<u>136.4</u>	<u>138.7</u>	<u>142.3</u>	<u>140.5</u>	<u>143.0</u>	<u>150.2</u>	<u>154.4</u>
Manufacturing	<u>56.9</u>	<u>61.1</u>	<u>58.2</u>	<u>58.3</u>	<u>59.8</u>	<u>56.6</u>	<u>57.4</u>	<u>60.6</u>	<u>62.4</u>
Durable goods	<u>18.4</u>	<u>19.0</u>	<u>17.3</u>	<u>17.2</u>	<u>18.0</u>	<u>15.1</u>	<u>14.8</u>	<u>16.8</u>	<u>18.4</u>
Primary & fab. metals	<u>5.5</u>	<u>6.5</u>	<u>5.5</u>	<u>4.7</u>	<u>4.3</u>	<u>4.0</u>	<u>4.2</u>	<u>4.3</u>	<u>4.2</u>
Machinery & trans. equip.	<u>9.6</u>	<u>8.9</u>	<u>8.2</u>	<u>8.6</u>	<u>9.9</u>	<u>7.4</u>	<u>7.0</u>	<u>8.9</u>	<u>10.5</u>
Other durable goods	<u>3.3</u>	<u>3.6</u>	<u>3.6</u>	<u>3.9</u>	<u>3.8</u>	<u>3.7</u>	<u>3.6</u>	<u>3.6</u>	<u>3.7</u>
Nondurable goods	<u>38.5</u>	<u>42.0</u>	<u>40.9</u>	<u>41.1</u>	<u>41.8</u>	<u>41.5</u>	<u>42.6</u>	<u>43.8</u>	<u>44.0</u>
Food & kind products	<u>2.7</u>	<u>2.8</u>	<u>2.9</u>	<u>2.9</u>	<u>2.7</u>	<u>2.7</u>	<u>2.7</u>	<u>2.6</u>	<u>2.3</u>
Textiles	<u>2.1</u>	<u>2.1</u>	<u>2.0</u>	<u>2.1</u>	<u>2.1</u>	<u>2.0</u>	<u>2.0</u>	<u>1.9</u>	<u>1.8</u>
Apparels	<u>1.5</u>	<u>1.6</u>	<u>1.3</u>	<u>1.2</u>	<u>1.3</u>	<u>1.4</u>	<u>1.5</u>	<u>1.5</u>	<u>1.4</u>
Printing & publishing	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.2</u>	<u>1.3</u>	<u>1.2</u>	<u>1.2</u>	<u>1.4</u>	<u>1.6</u>
Chemicals & allied products.	<u>25.5</u>	<u>28.1</u>	<u>27.7</u>	<u>28.0</u>	<u>28.9</u>	<u>28.9</u>	<u>29.7</u>	<u>30.7</u>	<u>31.2</u>
Rubber & plastic prods.	<u>2.6</u>	<u>2.8</u>	<u>2.7</u>	<u>2.9</u>	<u>2.8</u>	<u>3.0</u>	<u>3.2</u>	<u>3.2</u>	<u>3.2</u>
Leather products	<u>1.9</u>	<u>2.2</u>	<u>1.6</u>	<u>1.6</u>	<u>1.5</u>	<u>1.3</u>	<u>1.2</u>	<u>1.3</u>	<u>1.3</u>
Other nondurable goods	<u>.9</u>	<u>1.1</u>	<u>1.4</u>	<u>1.2</u>	<u>1.2</u>	<u>1.0</u>	<u>1.1</u>	<u>1.2</u>	<u>1.2</u>
Nonmanufacturing	<u>56.7</u>	<u>69.3</u>	<u>63.0</u>	<u>65.0</u>	<u>66.6</u>	<u>67.4</u>	<u>68.2</u>	<u>71.0</u>	<u>72.5</u>
Contract construction	<u>8.8</u>	<u>16.3</u>	<u>9.7</u>	<u>9.6</u>	<u>8.9</u>	<u>9.5</u>	<u>9.1</u>	<u>10.2</u>	<u>10.5</u>
Trans., comm., & pub. utils.	<u>9.6</u>	<u>10.3</u>	<u>8.9</u>	<u>9.3</u>	<u>9.3</u>	<u>9.0</u>	<u>9.0</u>	<u>9.1</u>	<u>9.3</u>
Wholesale & retail trade	<u>21.1</u>	<u>23.1</u>	<u>23.6</u>	<u>24.3</u>	<u>25.3</u>	<u>25.3</u>	<u>25.8</u>	<u>26.6</u>	<u>27.0</u>
Fin., ins., & real estate	<u>4.6</u>	<u>5.0</u>	<u>5.4</u>	<u>5.5</u>	<u>5.6</u>	<u>5.6</u>	<u>5.6</u>	<u>5.8</u>	<u>6.0</u>
Services & misc.	<u>12.6</u>	<u>14.6</u>	<u>15.4</u>	<u>16.3</u>	<u>17.5</u>	<u>18.0</u>	<u>18.7</u>	<u>19.3</u>	<u>19.7</u>
Government	<u>13.7</u>	<u>15.0</u>	<u>15.2</u>	<u>15.4</u>	<u>15.9</u>	<u>16.5</u>	<u>17.4</u>	<u>18.6</u>	<u>19.5</u>

<sup>a/</sup> SMSA consists of the counties, New Castle, Delaware, Salem, New Jersey, and Cecil, Maryland.

<sup>b/</sup> Data for 1964 are preliminary.

Source: State of Delaware Employment Security Commission.

Table II

Estimated Family Income Distribution a/  
New Castle County, Delaware  
February 1965 and February 1967

Annual income after tax	Percentage distribution			
	All families		Renter families	
	1965	1967	1965	1967
Under \$3,000	9.0	8.5	11.5	11.0
\$3,000 - 3,999	5.0	4.5	8.0	7.5
4,000 - 4,999	7.0	6.5	11.0	9.5
5,000 - 5,999	9.5	8.5	13.0	12.0
6,000 - 6,999	11.5	10.5	12.5	12.0
7,000 - 7,999	11.5	11.0	11.0	11.0
8,000 - 8,999	10.0	10.0	7.5	9.0
9,000 - 9,999	7.5	8.5	5.5	6.0
10,000 - 12,499	10.5	12.0	9.5	10.0
12,500 - 14,999	7.5	7.5	3.0	3.5
15,000 - 19,999	5.0	6.0	4.5	4.5
20,000 and over	6.0	6.5	3.0	4.0
Total	100.0	100.0	100.0	100.0
Median	\$7,700	\$8,050	\$6,550	\$6,850

a/ After deduction of Federal income tax.

Source: Estimated by Housing Market Analyst.

Table III

Changes in Population  
New Castle County, Delaware  
April 1950, April 1960 and February 1965

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>February 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
County total	218,879	307,446	343,600	8,857	4.0	7,475	2.4
Wilmington	110,356	95,827	91,000	-1,452	-1.3	-1,000	-1.0
Newark	6,731	11,404	14,000	467	6.9	525	4.7
New Castle	5,396	4,469	4,100	-93	-1.7	-75	-1.7
Remainder of county	96,396	195,746	234,500	9,935	10.3	8,025	4.1

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



Table IV

Changes in Households  
New Castle County, Delaware  
April 1950, April 1960, and February 1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>February</u> <u>1965</u>	<u>Average annual change <sup>a/</sup></u>			
				<u>1950 - 1960</u>		<u>1960 - 1965</u>	
				<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
County total	<u>60,731</u>	<u>88,406</u>	<u>99,450</u>	<u>2,768</u>	<u>4.6</u>	<u>2,275</u>	<u>2.6</u>
Wilmington	31,587	30,678	30,300	-91	-.3	-75	-.2
Newark	1,672	2,957	3,600	129	7.7	125	4.2
New Castle	1,415	1,286	1,250	-13	-.9	-5	-.4
Remainder of county	26,057	53,485	64,300	2,743	10.5	2,250	4.2

<sup>a/</sup> Data for 1960-1965 may not add, because of rounding.

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

Table V

The Housing Inventory by Occupancy and Tenure  
New Castle County, Delaware  
April 1, 1960 - February 1, 1965

<u>Area and tenure</u>	April 1, 1960	February 1, 1965	Change 1960 - 1965	
	<u>census</u>	<u>estimate</u>	<u>Number<sup>a/</sup></u>	<u>Percent</u>
<u>County</u>				
Total housing inventory	<u>94,688</u>	<u>104,550</u>	<u>9,850</u>	<u>10.4</u>
Total occupied	<u>88,406</u>	<u>99,450</u>	<u>11,050</u>	<u>12.5</u>
Owner	60,797	68,600	7,800	12.8
Renter	27,609	30,850	3,250	11.7
Total vacant	<u>6,282</u>	<u>5,100</u>	<u>-1,175</u>	<u>-18.8</u>
Available	<u>4,026</u>	<u>2,850</u>	<u>-1,175</u>	<u>-29.2</u>
For sale	1,280	1,000	-275	-21.9
For rent	2,746	1,850	-900	-32.6
Other vacant	2,256	2,250	-5	-.3
<u>Wilmington</u>				
Total housing inventory	<u>33,190</u>	<u>32,500</u>	<u>-690</u>	<u>-2.1</u>
Total occupied	<u>30,678</u>	<u>30,300</u>	<u>-380</u>	<u>-1.2</u>
Owner	15,954	15,600	-350	-2.2
Renter	14,724	14,700	-25	-.2
Total vacant	<u>2,512</u>	<u>2,200</u>	<u>-310</u>	<u>-12.4</u>
Available	<u>1,640</u>	<u>1,350</u>	<u>-290</u>	<u>-17.7</u>
For sale	260	250	-10	-3.8
For rent	1,380	1,100	-280	-20.3
Other vacant	872	850	-20	-2.5
<u>Remainder of county</u>				
Total housing inventory	<u>61,498</u>	<u>72,050</u>	<u>10,550</u>	<u>17.2</u>
Total occupied	<u>57,728</u>	<u>69,150</u>	<u>11,400</u>	<u>19.8</u>
Owner	44,843	53,000	8,150	18.2
Renter	12,885	16,150	3,275	25.3
Total vacant	<u>3,770</u>	<u>2,900</u>	<u>-870</u>	<u>-23.1</u>
Available	<u>2,386</u>	<u>1,500</u>	<u>-890</u>	<u>-37.1</u>
For sale	1,020	750	-270	-26.5
For rent	1,366	750	-620	-45.1
Other vacant	1,384	1,400	15	1.2

<sup>a/</sup> Data for 1960-1965 may not add, because of rounding.

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

Table VI

Units Authorized by Building Permits  
New Castle County, Delaware  
1960 - 1964

<u>Area</u>	<u>1950-1959 annual average</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
County total	1,885	2,556	2,432	2,242	2,674	3,478
Wilmington	257	18	244	425	10	292
Newark	180	97	185	111	258	433
Remainder of county	1,448	2,441	2,003	1,706	2,406	2,753

Units Authorized in Multifamily Structures  
1960 - 1964

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
County total	300	315	472	578	1,506
Wilmington	300	235	385	-	254
Newark	-	80	-	70	250
Remainder of county	-	-	87	508	1,002

Units Demolished

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
County total	560	449	319	172	263
Wilmington	520	431	310	158	230

Source: Building Inspector of the county of New Castle and the cities of Wilmington and Newark. United States Department of Commerce, Bureau of the Census.

Table VII

## Wilmington, Delaware, Area Postal Vacancy Survey

January 22-26, 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	96,055	2,548	2.7	1,983	565	2,015	81,208	1,614	2.0	1,308	306	862	14,847	934	6.3	675	259	1,153	1,242	15	1.2
Wilmington	68,386	1,692	2.5	1,315	377	1,459	56,144	908	1.6	762	146	599	12,242	784	6.4	553	231	860	638	3	0.5
Main Office	27,813	1,095	3.9	891	204	379	19,414	443	2.3	432	11	15	8,399	652	7.8	459	193	364	-	-	-
Branches:																					
Greenville	1,726	13	.8	10	3	24	1,116	9	.8	6	3	24	610	4	.7	4	-	-	-	-	-
Marshallton	6,438	90	1.4	51	39	330	6,203	87	1.4	51	36	119	235	3	1.3	-	3	211	534	3	0.6
Newport	6,786	108	1.6	84	24	20	6,225	73	1.2	64	9	11	561	35	6.2	20	15	9	2	-	-
Talleyville	10,567	165	1.6	81	84	522	10,277	150	1.5	74	76	426	290	15	5.2	7	8	96	102	-	-
Station:																					
Union Street	15,056	221	1.5	198	23	184	12,909	146	1.1	135	11	4	2,147	75	3.5	63	12	180	-	-	-
Other Cities and Towns	27,669	856	3.1	668	188	556	25,064	706	2.8	546	160	263	2,605	150	5.8	122	28	293	604	12	2.0
Claymont	4,654	170	3.7	150	20	143	3,468	93	2.7	73	20	58	1,186	77	6.5	77	-	85	114	-	-
Middletown	676	32	4.7	31	1	2	543	13	2.4	12	1	2	133	19	14.3	19	-	-	-	-	-
Newark	11,393	301	2.6	182	119	366	10,805	262	2.4	169	93	158	588	39	6.6	13	26	208	279	1	0.4
New Castle	10,946	353	3.2	305	48	45	10,248	338	3.3	292	46	45	698	15	2.1	13	2	-	211	11	5.2

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

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

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

Table VIII

New Sales Houses Completed in the Past Twelve Months, Number Sold, and Number Unsold by Sales Price Class  
New Castle County, Delaware  
January 1, 1965

<u>Sales price</u>	<u>Houses completed</u>			<u>Speculative houses</u>			
	<u>Number</u>	<u>Percent</u>	<u>Sold before constr. started</u>	<u>Total</u>	<u>Number sold</u>	<u>Number Unsold</u>	<u>Percent</u>
\$10,000 - \$12,499	12	0.6	5	7	5	2	28.6
12,500 - 14,999	135	6.6	83	52	33	19	36.5
15,000 - 17,499	590	28.6	417	173	153	20	11.6
17,500 - 19,999	609	29.6	520	89	68	21	23.6
20,000 - 24,999	407	19.7	357	50	40	10	20.0
25,000 - 29,999	112	5.4	81	31	21	10	32.0
30,000 - 34,999	156	7.6	139	17	9	8	47.0
35,000 and over	40	1.9	20	20	20	-	-
Total	2,061	100.0	1,622	439	349	90	20.5

Summary of Survey Conducted January 1, 1964

\$10,000 - \$12,499	42	2.5	13	29	28	1	3.4
12,500 - 14,999	175	10.3	96	79	35	44	55.7
15,000 - 17,499	466	27.3	404	62	40	22	35.5
17,500 - 19,999	396	23.3	335	61	333	28	45.9
20,000 - 24,999	371	21.8	311	60	37	23	38.3
25,000 - 29,999	89	5.2	76	13	9	4	30.8
30,000 - 34,999	128	7.5	80	48	46	2	4.2
35,000 and over	36	2.1	33	3	-	3	100.0
Total	1,703	100.0	1,348	355	228	127	35.8

Source: Annual survey of unsold inventory of new houses conducted by the Wilmington Insuring Office.