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

**as of April 1, 1971**

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
U.S. FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411

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## FHA Housing Market Analysis

New Haven, Connecticut, as of April 1, 1971

### Foreword

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

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

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

Department of Housing and Urban Development  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

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

The New Haven Standard Metropolitan Statistical Area is defined as consisting of the city of New Haven and eight surrounding suburban towns in New Haven County, Connecticut. The definition has been adopted for the New Haven Housing Market Area (HMA) in this report. The HMA had a population of 357,500 as of April 1, 1971, up 0.6 percent from the April 1970 census count of 355,538.

The Green, the most distinctive feature of downtown New Haven, is surrounded on two sides by the downtown business district (the locus of extensive urban renewal in the 1960's) and on two sides by Yale University. Yale is, at once, the city's most famous institution, its largest employer, and the consumer of a large quantity of (untaxed) central city real estate. Since there are seven other institutions of higher education in the HMA, this activity may be the most important single source of economic support for the area. The leading manufacturing industries, ordnance and transportation equipment (jet aircraft engines), have not been thriving in the recent past.

The population of the city of New Haven has been declining for the past 20 years; population growth has been concentrated in the suburban towns. Reflecting this movement as well as the shortage of suitable sites in the central city, nonsubsidized housing activity in the past few years has been concentrated in the suburbs. A very large proportion of all the new residential construction within the central city has had the benefit of one or more government assistance programs.

Anticipated Housing Demand

On the basis of the moderate level of economic expansion and population and household growth anticipated for the New Haven HMA during the two-year forecast period of this report, ending in March 1973, demand for additional

nonsubsidized housing is set at 1,850 units a year, including 750 single-family houses and 1,100 units in multifamily structures. The suggested level of single-family construction activity is somewhat higher than actual construction levels of recent years; lowered mortgage interest rates and increased availability of funds for mortgages should make this desirable expansion possible. The 1,100 total for units in multifamily structures is lower than the building permit totals of the last few years, but these totals had included a large volume of subsidized multifamily housing and the suggested volume actually is very slightly below the level of nonsubsidized apartment building of the 1968 to 1970 period, a reduction which is appropriate in view of the lower levels of population and household growth which are expected. Distribution of sales housing demand by price class and multifamily demand by rent and unit size are shown in table 1.

#### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed with market-interest-rate mortgages insured 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 these programs and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the two-year 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. For public housing and rent supplement, all families and individuals with income below the income limits are assumed to be eligible. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. For the New Haven HMA, the total occupancy potential is estimated to be 1,550 units annually.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based on 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.

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

Sales Housing Under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on regular income limits, about 325 houses a year could be absorbed in the HMA during the two-year forecast period of this report; using exception income limits, the potential would be somewhat greater. About 35 percent of the families eligible under this program are five- or more-person households. All families eligible under Section 235 also are eligible under Section 236 and given the almost complete absence of inexpensive lots for new single-family houses in the area, it is likely that most of the potential will be satisfied under the latter program. In 1968 and 1969, just 42 Section 235 loans (all on existing construction) were provided in all of New Haven County.

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. For the New Haven HMA, the annual occupancy potential for public housing is estimated at 600 units for families and 400 units for the elderly. Because of the extensive leasing program of the New Haven Housing Authority, there is a substantial overlap (25 percent) between low-rent public housing and the Section 236 program in the New Haven area (see table II). In the case of the somewhat more restrictive rent-supplement program, the potential for families would be reduced to about 250 units yearly, but the market among the elderly would be unchanged. No use has been made of the rent supplement program as yet in the New Haven HMA.

As shown in table III, the New Haven Housing Authority managed a total of 3,160 housing units as of November 1970, including 746 units of state-assisted "moderate-income" housing. In addition, 348 units (all but 93 in "turnkey" projects) were under construction and another 243 were expected to be under construction in the near future. Not included in these totals are 100 units for families leased (Section 10c) in Section 221(d)(3) and Section 236 cooperative projects and about 475 units of Section 23 leased housing. As of the end of 1970, the New Haven Housing Authority reported a total of about 1,500 "active" applicants on its waiting list (700 elderly, 800 families). In addition to the New Haven program, there are some small state-aided projects for the elderly in the suburbs and a low-rent project of 200 units in the planning stage in West Haven. These levels of activity are well within the occupancy potentials shown in table II.

Rental Housing Under Section 236.<sup>1/</sup> Moderately-priced rental units can be provided under Section 236. With regular income limits there is an annual occupancy potential for 800 units of Section 236 housing including 200 units

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<sup>1/</sup> Interest reduction payments may also be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are identical for both tenants and cooperative owner-occupants.

for elderly couples and individuals; based on exception income limits, these potentials would be about one-third larger. As shown in table II, as a result of local leasing programs, it is estimated that about 25 percent of the families and half of the elderly couples and individuals eligible under this section are alternatively eligible for public housing. It should also be noted that in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same population and are, therefore, not additive.

A total of 800 units of Section 221(d)(3) BMIR housing for families has been completed in New Haven and (as of November 1, 1970, as shown in table III) 830 units of Section 236 housing were under construction. There have been no absorption problems for any of this housing. As indicated above, a substantial fraction of the units are being leased to the New Haven Housing Authority.

When the Section 236 and low-rent public housing projects now under development are related to the estimated occupancy potential, it can be seen that units in the pipeline are approximately equal to one year's potential. Since any additional subsidized housing (e.g. units listed as in "advanced planning" in table III or a scattering of suburban area proposals) is not likely to come on the market for more than a year, current programming would appear to be at an appropriate level in the market area.

### Sales Market

Any market in which the net available vacancy rate is under one percent, as is the case in the New Haven HMA, and in which 232 of 261 starts (89 percent) reported on in the Unsold Inventory Survey for 1969<sup>1/</sup> were sold before the start of construction may justifiably be viewed as tight. One of the reasons for this stringency in the market is the fact that the volume of new sales housing built yearly has been dropping sharply, from over 1,000 houses a year in 1967 and prior years to just 600 in 1970. This drop in activity reflects the difficulty in providing housing within the ability to pay of substantial numbers of local citizens at least as much as the financing problems and the demographic shifts in the age distribution of the population which may have changed the structure of demand.

Local real estate firms report a severe shortage of lots in areas where residential sites of less than an acre are permitted. Lot costs of as much as \$10,000 indicate that few houses will be built for less than \$30,000. In the FHA survey referred to above, 58 percent of the houses sold for \$35,000 and up, although incomes in the community suggest a concentration in lower-priced (\$20,000 to \$28,000) houses would be desirable.

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<sup>1/</sup> 1970 results were not available as of the date of this report.

To the extent that some flexibility in zoning may be achieved, planned unit development ("PUD's") may offer a solution. A condominium-type cluster development in the area is now offering two-bedroom houses (1,000 sq. ft.) and three-bedroom units (1,500 sq. ft.) at \$24,000 to \$28,000.

The existing house market is strong, as would be expected with a declining volume of additions to the stock. Both sales and listings in 1970 were ahead of 1969. Prices are high. The average sales price reported by the Multiple Listing Service was \$31,600 in 1970, compared with \$30,000 in 1969, and \$27,800 in 1968.

### Rental Market

The rental market of the New Haven HMA, considered as an entity, is in balanced condition. The over-all vacancy level is within acceptable limits, and there is a substantial choice of apartments available in fairly new units. When the market is viewed as a composite of a number of different, if overlapping, markets it will be seen that available rentals in apartments of recent vintage are concentrated in suburban areas at rents of \$150 to \$170 monthly and up. While additions to this supply have been substantial, the market is still in good condition. In one group of over 800 recently-built apartments in West Haven, a vacancy rate of 2.7 percent was reported in February 1971. These units rent for \$180 to \$190 for one-bedroom apartments and \$200 to \$225 for two-bedroom units, plus utilities.

Virtually all of the nonsubsidized rental construction of recent years has been concentrated in suburban areas. In November 1970, the New Haven Redevelopment Agency listed 12 projects with a total of 1,298 units of multifamily housing under construction in a variety of government-assisted projects in the city of New Haven. It is significant to note that a total of only 1,832 units of multifamily housing were authorized by permits in the three-year period 1968 to 1970, inclusive, in the city. Since some units had been completed, it appears safe to conclude that more than three-fourths of the new multifamily housing in the city is being built with some form of government assistance (see table III).

Included in the assisted housing total in New Haven are about 120 units of middle and upper income housing, including Crown Court, which will be the final unit in the housing portion of the Oak Street project. The 700 completed units and the 105 under construction represent a substantial part of the additions to the supply of middle-income housing in the city in the past few years.

### Economic, Demographic, and Housing Factors

The civilian work force of the New Haven area averaged 183,500 persons during 1970, reflecting a continuation of a growth trend that has been evident over the past decade. The number of unemployed has also been rising, however, and was at a peak level of 8,700. This number was equal to 4.8 percent of the work force, a ratio nearly as high as that of the 1960-1961 period (see table IV).

Nonagricultural wage and salary employment in 1970 averaged 158,800 jobs, up just 1,800 (1.1 percent) over the 1969 level. As shown in table IV, the rate of growth between 1969 and 1970 was substantially lower than that in any period in the 1960-1969 decade. During that decade, growth averaged about 1,350 jobs a year in the early years of the decade (1960 to 1963), rose to over 5,500 a year between 1963 and 1966, and then dropped to about 3,250 jobs annually from 1966 to 1969. In the period of peak growth, there were substantial job gains in the manufacturing sector (largely in durable good industries); during periods of slow growth, employment in manufacturing was stable or declined. In this connection, it is significant to note that manufacturing employment in the New Haven area has been declining since 1967 and at an increasing rate. The total of 42,700 jobs in manufacturing in 1970 was 11.5 percent below the 1967 peak.

Reflecting the basic nature of some of the most important sources of nonmanufacturing employment, the lack of growth in the manufacturing sector has not yet been reflected in employment trends in nonmanufacturing. While job growth in nonmanufacturing between 1969 and 1970 (4,100 jobs) was below the level of the 1968 to 1969 period (5,400), it exceeded the average yearly gain in the 1960 to 1969 decade of about 3,100 jobs.

In the manufacturing sector, the leading sources of employment are the transportation equipment, metals, apparel and rubber and plastics industries. It is in the first of these that recent declines in manufacturing employment have been concentrated, reflecting employment fluctuations at the local plant of Pratt and Whitney Aircraft which (according to a New Haven Chamber of Commerce publication) provided about 70 percent of the jobs in this industry. In the metals industries there has been no overall drop in employment although the job total in primary metals has declined while there has been expansion in fabricated metals. Employment has not varied significantly in the rubber and plastics products industry (in which Armstrong Rubber provides nearly half the jobs), but there has been a slight decline in the apparel industry (ladies dresses and mens shirts, notably).

In nonmanufacturing it is, of course, Yale University which is significant in terms of history, economic support and student body. With about 7,000 employees, Yale is the largest single employer in the New Haven area. There are, however, seven other institutions of higher education in the New Haven area<sup>1/</sup> with a combined full-time enrollment of over 21,000. These institutions provide several thousand additional jobs in the area.

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<sup>1/</sup> Albertus Magnus, Berkeley Divinity, Culinary Institute of America, University of New Haven, Quinnipiac College, South Central Community College, and Southern Connecticut State College.



In addition to the major employers already cited, the leading manufacturing employers<sup>1/</sup> in the labor market area include firms making firearms and ammunition (Winchester), dresses (Helens Dresses), door locks and tools (Sargent), electric motors (U.S. Electrical Motors), and razor blades (Schick). All of these leading manufacturers combined, employed about 20,700 people in mid-1970. The leading sources of employment in utilities and services--the colleges and universities, utilities (including Penn Central), and hospitals,--provided over 23,000 jobs at the same time, however.

Future Employment. There are no current signs of a reversal of the declining trend of manufacturing employment in the New Haven labor market area, given the dominance of the manufacture of aircraft engines. A continued drop in manufacturing employment levels suggests the likelihood of a moderation in the rate of growth in the nonmanufacturing sector. Consideration of these factors leads to the forecast of total nonagricultural wage and salary employment of 162,000 in 1972, reflecting gains of 1,600 jobs annually over the 1970 average.

Income. The current median income, after deduction of federal income tax, of all families in the HMA is \$9,400, and the median after-tax income of two- or more-person renter households is \$7,875. Comparable median annual family incomes in 1968 were \$8,250 and \$6,900, respectively. Detailed distributions of all families and renter households by income classes are presented in table V.

Population. The population of the New Haven HMA was estimated at 357,500 as of April 1, 1971. This estimate indicates an increase of 1,960 persons over the April 1970 Census count of 355,538. Since there was a special census in the New Haven area in April 1967, it is possible to establish with some precision that the rate of population growth in the area has been declining since 1960. Between 1960 and 1967, population growth averaged 3,650 a year, and the yearly average dropped to 3,060 between 1967 and 1970. For the city of New Haven itself, however, the trend has been negative, but favorable, in that, while the population has continued to decline, it has declined more slowly since 1967 than in the 1960 to 1966 period. This trend for the city is reflected in the population growth in the ten suburban towns in the HMA which was greater between 1960 and 1967 than it has been since. Detailed trends for each suburban town are shown in table VI.

As in other areas, the number of deaths each year among residents of the New Haven HMA has remained fairly constant, at about 3,300 a year, while the number of births dropped sharply, from 6,984 in 1960 to 5,921 in 1969. Net natural increase (the difference between resident births and deaths) has

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<sup>1/</sup> All data concerning individual firms have been obtained from "1971-1972 Economic Profile and Industrial Directory of South Central Connecticut" published by The Greater New Haven Chamber of Commerce.

declined. As shown in table VI, between 1960 and 1967, net natural increase averaged 3,650 a year, equal to the population growth, so that, net, there was no migration. While the rate of population growth dropped in the following three years, net natural increase declined more rapidly so that there apparently was a small migration into the HMA between 1967 and 1970. In both periods, there was a substantial movement out of the city of New Haven and into the suburban towns.

As shown below, the median age of the population of the New Haven area declined by nearly three years to less than 30 in 1970. The population under 5 years of age declined rather sharply, reflecting the declining birth rates since the mid-1960's and the population between 35 and 44 years old also dropped; these were the "depression babies" born between 1925 and 1935. The very sharp gain in the 15 to 24 year-old bracket reflects both increasing enrollment in local colleges and universities and the post World War II boom in births. These data suggest that the most rapid rise in housing demand in the short-run future is to be expected in units suitable for young households, i.e., apartments and houses of modest size and cost.

Distribution of the Population by Age  
New Haven Housing Market Area  
1960-1970

<u>Age</u>	<u>1960</u>	<u>1970</u>	<u>Net change</u>	
			<u>Number</u>	<u>Percent</u>
0 - 5	31,609	28,226	-3,383	-10.7
5 - 14	53,690	64,988	11,298	21.0
15 - 24	41,440	63,425	21,985	53.1
25 - 34	39,288	43,472	4,184	10.0
35 - 44	45,134	39,400	-5,734	-12.7
45 - 64	68,384	79,259	10,875	15.9
65 and over	<u>32,136</u>	<u>36,768</u>	<u>4,632</u>	<u>14.4</u>
Total	311,681	355,538	43,857	14.1
Median age	32.5	29.8		

Source: 1960 and 1970 Censuses of Population.

Households. There were estimated to be 114,100 households in the New Haven HMA as of April 1, 1971. As shown in table VII, the rate of household growth in the area has been declining, from 1,540 (1.5 percent) a year between 1960 and 1967 to 1,400 (1.3 percent) between 1967 and 1970 and to 1,110 (1.0 percent) between 1970 and 1971. The city of New Haven lost households in each period; gains in the suburbs have slowed. Between 1960 and 1967, the most rapid gains were in North Branford and Orange; between 1967 and 1970, Bethany and Woodbridge recorded the most rapid gains among the suburban towns; since 1970, growth seems to have been most rapid in North Branford. In absolute numbers, however, the increase in households has been concentrated in Hamden and West Haven.

College Students. Total enrollment at all of the institutions of higher learning in the area totaled nearly 30,000 in the fall of 1970. Many of these students lived in college housing and many others lived at home and commuted to classes. In any case, college students constituted about eight percent of the population of the area; the college-connected population of the area is, of course, much larger. It is estimated that about 1/6 of the college and university population live in their own housing in the community and comprise about 3,000 households, or about 2.6 percent of the total. Yale University has some plans for expanding its residential facilities; student body growth will be much more rapid at Southern Connecticut State College where spaces for over 2,500 students might be needed if funds for their construction become available.

Future Population and Households. On the basis of the anticipated employment increase for the next two years and the assumption that the impact on population growth in the HMA will be moderated by increasing daily commutation to jobs in the HMA from elsewhere, it is estimated that the population of the New Haven HMA will total 362,500 as of April 1, 1973 which would represent growth at the rate of 2,500 persons a year. Allowing for a modest increase in the nonhousehold population, and a continued decline in average household size, it is anticipated that there will be 116,600 households in the area on April 1, 1973, indicating an increase of 1,250 a year over the present total.

Housing Inventory. As of April 1, 1971, there were an estimated 119,200 housing units in the HMA, a net increase of 1,280 over the April 1, 1970 Census count. As shown in table VIII, the inventory increased by about 1,500 units a year between 1960 and 1967 and by 1,130 units a year between 1967 and 1970.

It is interesting to note that between the 1960 and 1970 census dates, there was a net increase in the housing inventory of 13,868 units. In the ten years, 1960 to 1969, permits were issued in the area for a total of about 25,000 units. Even after allowance is made for about 4,000 recorded demolitions, there remains a total of about 7,000 units lost to the inventory and not accounted for. It would appear that there are four sources for the discrepancy: (1) a number of units for which permits were issued were never built, (2) a substantial number of units were under construction at the time of the 1970 Census, (3) the number of units actually demolished or otherwise removed from the housing inventory exceeded the number for which demolition permits were recorded, and (4) a large number of units, particularly in urban renewal areas and in declining central city locations, were not included in the census in 1970 because they were considered to be "unfit for human habitation" or because there was positive evidence that the unit was to be demolished or was condemned.

Current available vacancy rates in the New Haven HMA were projected from the year-ago census level on the basis of evidence that there had been some further tightening of the market. The homeowner vacancy rate is

estimated at a very low 0.6 percent and the rental vacancy rate at 4.3 percent. It is likely that if rental vacancies of competitively acceptable quality only were to be considered, the rental vacancy rate would be even lower.

New Construction. The overall level of new residential construction in the New Haven HMA has been remarkably stable in the past eleven years. In the 1960 to 1966 period, units authorized by building permits averaged 2,500 a year. As shown in table IX, this was also the average for the 1967 to 1969 period, although there were minor fluctuations. There was another such fluctuation in 1970, when building volume increased slightly to 2,730 units. While the total has remained steady, there has been a sharp decline in single-family construction volume from 1,300 houses a year in the 1960 to 1966 period to just 601 in 1970. Over the same period, multifamily volume has doubled.

Table I

Estimated Annual Demand for Nonsubsidized Housing  
New Haven, Connecticut, Housing Market Area  
April 1, 1971 - April 1, 1973

A. Single-family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
\$22,500 - \$24,999	200	27
25,000 - 27,499	100	13
27,500 - 29,999	100	13
30,000 - 34,999	100	13
35,000 - 39,999	85	12
40,000 - 44,999	75	10
45,000 - 49,999	50	7
50,000 and over	<u>40</u>	<u>5</u>
Total	750	100

B. Multifamily Units

<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>
\$ 140 - \$159	40	-	-	-
160 - 179	10	-	-	-
180 - 199	10	260	-	-
200 - 219	-	110	130	-
220 - 239	-	45	165	-
240 - 259	-	20	95	25
260 - 279	-	10	50	15
280 - 299	-	5	30	15
300 - 349	-	-	30	15
350 and over	-	-	<u>10</u>	<u>10</u>
Total	<u>60</u>	<u>450</u>	<u>510</u>	<u>80</u>

<sup>a/</sup> Gross rent includes utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
New Haven, Connecticut, Housing Market Area  
April 1, 1971 - April 1, 1973

	<u>Section 236<sup>a/</sup></u> <u>exclusively</u>	<u>Eligible for</u> <u>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	60	0	70	130
2 bedrooms	200	100	200	500
3 bedrooms	140	40	120	300
4+ bedrooms	<u>50</u>	<u>10</u>	<u>60</u>	<u>120</u>
Total	450	150 <sup>c/</sup>	450 <sup>c/</sup>	1,050
<b>B. <u>Elderly</u></b>				
Efficiency	40	60	250	350
1 bedroom	<u>60</u>	<u>40</u>	<u>50</u>	<u>150</u>
Total	100 <sup>b/</sup>	100 <sup>d/</sup>	300 <sup>d/</sup>	500

<sup>a/</sup> Estimates are based on regular income limits.

<sup>b/</sup> Applications and commitments under Section 202 are being converted to Section 236.

<sup>c/</sup> About 40 percent of these families also are eligible under the rent-supplement program.

<sup>d/</sup> All of the elderly couples and individuals also are eligible for rent supplements.

Table III

Government-Assisted Housing Programs  
City of New Haven  
November 1970

<u>Program</u>	<u>Completed</u>	<u>Underway</u>	<u>Underway in Six Months</u>	<u>In Advanced Planning</u>	<u>Total</u>
Low-Income Public Family <sup>a/</sup>	1,830	59	161	179	2,229
Moderate-Income Public Family <sup>b/</sup>	746	--	--	--	746
Low-Income Public Elderly <sup>a/</sup>	584	289	82	120	1,075
Low- and Moderate-Income Private Family <sup>c/</sup>	800	613	34	704	2,151
Low - and Moderate-Income Private Elderly <sup>c/</sup>	--	217	--	--	217
Middle- and Upper-Income Private Family <sup>d/</sup>	821	120	--	8	949
	<u>4,781</u>	<u>1,298</u>	<u>277</u>	<u>1,011</u>	<u>7,367</u>

<sup>a/</sup> Federally-assisted low-rent public housing.

<sup>b/</sup> State program.

<sup>c/</sup> Section 221(d)(3) BMIR and Section 236.

<sup>d/</sup> Section 220.

Source: New Haven Redevelopment Agency.

Table IV

Trend of Civilian Work Force Components  
New Haven Labor Market Area<sup>a/</sup>  
 (averages of monthly data, in thousands)

	<u>1960-1961</u>	<u>1962-1963</u>	<u>1964-1965</u>	<u>1966-1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Work force	150.2	153.1	160.3	171.0	174.8	179.5	183.5
Unemployed							
Number	7.6	6.9	6.3	5.3	6.0	6.1	8.7
Pct. of work force	5.0	4.5	3.9	3.1	3.4	3.4	4.8
Total employment	142.6	145.9	153.9	165.5	168.7	172.4	174.3
Nonag. wage & salary	125.6	129.4	137.4	149.5	153.2	157.0	158.8
Manufacturing	<u>44.0</u>	<u>43.7</u>	<u>43.9</u>	<u>47.6</u>	<u>46.5</u>	<u>44.9</u>	<u>42.7</u>
Ordnance	4.0	4.1	4.3	5.1	5.6	4.9	4.1
Durable goods <sup>b/</sup>	19.0	19.2	19.6	22.9	21.8	20.9	20.7
Nondurable goods <sup>c/</sup>	17.5	16.8	16.2	16.1	16.0	16.1	15.1
Other manufacturing <sup>d/</sup>	3.5	3.7	3.8	3.5	3.2	3.1	2.8
Nonmanufacturing	<u>81.6</u>	<u>85.6</u>	<u>93.5</u>	<u>101.9</u>	<u>106.7</u>	<u>112.1</u>	<u>116.2</u>
Construction	6.8	7.5	8.1	7.8	7.3	8.1	8.3
Trans., comm., pub. utils.	12.4	12.5	12.7	13.7	13.8	13.7	14.3
Trade	24.1	24.6	26.6	29.2	29.8	31.4	32.3
Fin., ins., real estate	6.5	6.9	7.3	7.3	7.5	7.9	8.3
Services	20.1	22.2	25.0	27.3	30.3	31.8	33.4
Government	11.7	12.0	13.8	16.6	18.0	19.1	19.7
Other employment <sup>e/</sup>	17.0	16.5	16.5	16.0	15.5	15.4	15.4
Labor disputes	-	.3	.1	.1	.1	1.0	.5

<sup>a/</sup> Includes the town of Madison (with about 1 percent of total employment) in addition to the New Haven SMSA.

<sup>b/</sup> Stone, clay, and glass; primary metals; fabricated metals; machinery, electrical equipment; transportation equipment.

<sup>c/</sup> Food; apparel and leather; paper, printing and publishing, chemicals; rubber and plastic products.

<sup>d/</sup> Tobacco, textiles, lumber and wood, furniture and fixtures, paving and roofing materials, instruments, watches and clocks, toys, miscellaneous manufacturing.

<sup>e/</sup> Agriculture, self-employed, domestics.

Note: Detail may not add to total because of rounding.

Source: Connecticut Labor Department.



Table V

Estimated Percentage Distribution of Families by Annual Income  
After Deduction of Federal Income Tax  
New Haven, Connecticut, Housing Market Area  
1968-1971

<u>Annual income</u>	<u>1968</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 \$ 4,000	12	19	9	15
\$4,000 - 4,999	5	8	4	7
5,000 - 5,999	8	11	6	8
6,000 - 6,999	11	13	8	11
7,000 - 7,999	11	12	9	11
8,000 - 8,999	9	10	11	10
9,000 - 9,999	10	7	8	9
10,000 - 12,499	15	11	18	14
12,500 - 14,999	9	5	10	7
15,000 - 19,999	(	(	9	5
20,000 and over	(10	( 4	8	3
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$8,250	\$6,900	\$9,400	\$7,875

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

Source: Estimated by Housing Market Analyst.

Table VI

Population and Migration Trends  
New Haven, Connecticut, Housing Market Area  
1960-1971

Area	April 1, 1960	April 1, 1967	April 1, 1970	April 1, 1971	Average annual change						
					1960-1967			1967-1970			1970-1971
					Number	Net. Nat. incr.	Net. Migr.	Number	Net. Nat. incr.	Net. Migr.	
<u>HMA, total</u>	<u>320,836</u>	<u>346,347</u>	<u>355,538</u>	<u>357,500</u>	<u>3,650</u>	<u>3,650</u>	<u>-</u>	<u>3,060</u>	<u>2,470</u>	<u>590</u>	<u>1,960</u>
New Haven City	152,048	141,648	137,707	136,900	-1,480	1,680	-3,160	-1,315	1,080	-2,395	- 810
Suburban towns	168,788	204,699	217,831	220,600	5,130	1,970	3,160	4,375	1,390	2,985	2,770
Bethany	2,384	3,118	3,857	3,900	105	45	60	245	35	210	45
Branford	16,610	19,195	20,444	21,000	370	240	130	415	150	265	550
East Haven	21,388	24,335	25,120	25,000	420	300	120	260	210	50	- 120
Guilford	7,913	10,466	12,033	12,350	365	125	240	520	90	430	315
Hamden	41,056	47,051	49,357	50,100	855	280	575	770	145	625	745
North Branford	6,771	10,152	10,778	11,375	485	170	315	210	125	85	600
North Haven	15,935	21,410	22,194	22,425	780	185	595	260	90	170	230
Orange	8,547	12,791	13,524	13,650	605	90	515	245	40	205	125
West Haven	43,002	49,478	52,851	53,000	925	500	425	1,125	480	645	150
Woodbridge	5,182	6,703	7,673	7,800	215	35	180	325	25	300	125

Note: Detail may not add to total because of rounding.

Sources: 1960, 1967, 1970: Census of Population, U.S. Bureau of the Census, 1971 estimated by Housing Market Analyst.  
Natural increase calculated from Connecticut Health Department data.

Table VII

Household Trends  
New Haven, Connecticut, Housing Market Area  
1960-1971

Area	April 1, 1960	April 1, 1967	April 1, 1970	April 1, 1971	Average annual change					
					1960-1967		1967-1970		1970-1971	
					Number	Pct. <sup>1/</sup>	Number	Pct. <sup>1/</sup>	Number	Pct.
<u>HMA, total</u>	<u>98,009</u>	<u>108,796</u>	<u>112,988</u>	<u>114,100</u>	<u>1,540</u>	<u>1.5</u>	<u>1,400</u>	<u>1.3</u>	<u>1,110</u>	<u>1.0</u>
New Haven City	49,169	47,912	46,741	46,380	- 180	-0.4	- 390	-0.8	- 360	-0.8
Suburban towns	48,840	60,884	66,247	67,720	1,720	3.0	1,790	2.8	1,470	2.2
Bethany	684	863	1,092	1,115	25	3.2	75	7.8	25	2.1
Branford	5,092	6,096	6,624	6,850	145	2.5	175	2.8	225	3.4
East Haven	5,786	6,801	7,202	7,250	145	2.2	135	1.9	50	0.7
Guilford	2,324	3,124	3,557	3,650	115	4.1	145	4.3	95	2.6
Hamden	12,185	14,444	15,580	16,000	325	2.3	380	2.5	420	2.7
North Branford	1,838	2,728	2,883	3,050	125	5.4	50	1.8	165	5.8
North Haven	4,442	5,932	6,251	6,325	215	4.0	105	1.7	75	1.2
Orange	2,404	3,509	3,761	3,800	160	5.2	85	2.3	40	1.0
West Haven	12,658	15,495	17,083	17,400	405	2.8	530	3.2	315	1.9
Woodbridge	1,427	1,892	2,314	2,275	65	3.9	110	5.2	60	2.8

Note: Detail may not add to total because of rounding.

<sup>1/</sup> Compound rate.

Sources: 1960, 1967, 1970: U.S. Bureau of the Census. 1971 estimated by Housing Market Analyst.

Table VIII

Housing Inventory, Vacancy, and Tenure  
New Haven, Connecticut, Housing Market Area  
1960-1971

	April 1, 1960	April 1, 1967	April 1, 1970	April 1, 1971	Average annual change					
					1960-1967		1967-1970		1970-1971	
					Number	Pct.	Number	Pct.	Number	Pct.
Total housing inventory	104,053	114,537	117,921	119,200	1,500	1.4	1,130	0.8	1,280	1.1
Total occupied	98,009	108,796	112,988	114,100	1,540	1.5	1,400	1.3	1,110	1.0
Owner-occupied	55,829	62,629	64,344	64,900	970	1.6	575	0.9	555	0.9
Pct. of total occupied	57.0%	57.6%	56.9%	56.9%	-	-	-	-	-	-
Renter-occupied	42,180	46,167	48,644	49,200	570	1.3	825	1.7	555	1.1
Pct. of total occupied	43.0%	42.4%	43.1%	43.1%	-	-	-	-	-	-
Vacant housing units	6,044	5,741	4,933	5,100	- 40	0.7	- 270	-5.1	170	3.4
Available vacant	2,462	3,078	2,697	2,600	95	3.2	- 135	-4.6	- 80	-3.0
For sale	673	464	466	400	- 30	-5.3	-	-	- 65	-16.5
Homeowner vacancy rate	1.2%	0.7%	0.7%	0.6%	-	-	-	-	-	-
For rent	1,789	2,614	2,213	2,200	120	5.4	- 135	-5.6	- 15	-0.6
Renter vacancy rate	4.1%	5.4%	4.4%	4.3%	-	-	-	-	-	-
Other vacant	3,582	2,663	2,254	2,500	- 130	-4.2	- 135	-5.6	250	11.1

Sources: 1960, 1967 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table IX

Dwelling Units Authorized by Building Permits  
New Haven Housing Market Area  
1960-1970

<u>Area</u>	<u>Annual average</u> <u>1960-1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
HMA total	2,500 <sup>a/</sup>	2,331	2,714	2,453	2,730 <sup>b/</sup>
New Haven City	575 <sup>a/</sup>	348	869	475	599 <sup>b/</sup>
Bethany	35	46	51	50	19
Branford	135	258	197	150	171
East Haven	145	98	87	143	25
Guilford	95	130	159	161	111
Hamden	390	348	504	747	658 <sup>b/</sup>
No. Branford	110	74	80	94	175 <sup>b/</sup>
No. Haven	575	117	164	104	172
Orange	150	93	102	36	43
West Haven	575 <sup>a/</sup>	734	439	428	704
Woodbridge	70	85	62	65	53
By type of structure:					
Single-family	1,300	1,000	973	824	601
Two-to four-family	150	161	88	64	45
Five or more-family	1,050	1,170	1,653	1,565	2,084

<sup>a/</sup> Includes an average of 55 units of public housing in New Haven and 30 units in West Haven.

<sup>b/</sup> Includes 93 units of low-rent public housing in New Haven, 30 units in No. Branford and 60 units in Hamden.

Sources: Bureau of the Census, C-40 reports; Connecticut Department of Community Affairs; local building inspectors.

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