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1969

PATERSON-CLIFTON-PASSAIC, NEW JERSEY

HOUSING MARKET

as of April 1, 1969

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A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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August 1969

ANALYSIS OF THE
PATERSON-CLIFTON-PASSAIC, NEW JERSEY
HOUSING MARKET
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FHA Housing Market Analysis
Paterson-Clifton-Passaic, New Jersey
As of April 1, 1969

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 Field Market Analysis Service 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
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS
PATERSON-CLIFTON-PASSAIC, NEW JERSEY
AS OF APRIL 1, 1969^{1/}

The Paterson-Clifton-Passaic, New Jersey, Housing Market Area (HMA) is coterminous with the Paterson-Clifton-Passaic Standard Metropolitan Statistical Area (SMSA) of Passaic and Bergen Counties. The population of the HMA was estimated at 1,386,000 persons as of April 1, 1969. Although the textile industry was of early importance, the present economy is characterized by a diversified economic structure. In 1968, chemicals, the largest source of employment in the manufacturing sector, accounted for only four percent of total wage and salary employment. Paralleling the trend in most other major metropolitan areas, an increasing proportion of nonagricultural employment in the HMA in recent years has been in trade, services, and government functions.

The rate of employment growth locally declined during 1967 and 1968, and in-migration slowed somewhat as a result. New residential construction during those years was curtailed by a restricted money market, and there has been a sharp decline in the number of vacant units in the HMA during the last two years. This decline has limited the choices available to prospective buyers and renters and has resulted

^{1/} Data in this analysis are supplementary to a previous FHA analysis of the area as of April 1, 1967.

in a greater utilization of the housing inventory, which, in turn, has had a limiting effect on local housing code enforcement programs and relocation efforts in urban renewal areas. The housing market in the HMA in 1968 was characterized by spiralling sales prices of both new and existing houses and rent increases.

Anticipated Housing Demand

Taking into consideration prospective household growth during the April 1969-April 1971 forecast period and inventory losses resulting from code enforcement and urban renewal programs, it is estimated that there will be a demand for 6,350 privately-financed non-subsidized housing units annually over the next two years. It is judged that market requirements would best be met if the annual level of new construction included 2,900 units supplied as sales housing and 3,450 as rental housing units. The following table presents the estimated annual demand for non-subsidized new housing in the HMA and constituent counties during the next two years.

Estimated Annual Demand for New Housing^{a/}
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1969 to April 1, 1971

<u>Area</u>	<u>Sales Housing</u>	<u>Rental Housing</u>	<u>Total</u>
Passaic County	900	950	1,850
Bergen County	<u>2,000</u>	<u>2,500</u>	<u>4,500</u>
HMA Total	2,900	3,450	6,350

a/ Annual demand for privately-financed non-subsidized new housing premised upon economic, demographic, and housing factors anticipated as of April 1969.

In a housing market area as large as that which encompasses Bergen and Passaic Counties, there is a considerable range of new housing which could be constructed in the area over a short interval without resulting in a housing surplus. During 1967 and 1968, a reduction in vacancies, increased conversion activity, and a more intensive use of occupied accommodations partially compensated for an inadequate level of new construction in the HMA. Given the current vacancy situation in the HMA, it is apparent that construction of new non-subsidized housing units during 1969 and 1970 would have to be above the 1967-1968 level just to accommodate new household formations. On a longer-term basis, however, the production of new housing at the levels shown above seems appropriate to maintain a supply-demand balance in the market. See table I for a distribution of demand by sales price or gross rent and number of bedrooms.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low or moderate income families may be provided through four different programs administered by FHA--monthly rent-supplement payments principally in rental projects financed with market-interest rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payments for interest for project mortgages insured under Section 236; and below-market-interest rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. 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. The potentials^{1/} discussed in the following paragraphs reflect estimates adjusted to indicate contingent reductions because of housing provided under alternative FHA or other programs. The occupancy potentials, therefore, are not additive.^{2/}

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1968 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on April 1, 1969 income limits, and on available market experience. The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3)BMIR. If federal funds were made available, an average of about 1,450 units of Section 221(d)(3)BMIR housing probably could be absorbed annually during the next two years.^{3/} Most of this occupancy potential also can be accommodated in housing provided under Section 236 (to be discussed later). In April 1969 there were four projects of 898 units in the HMA insured under this section of the National Housing Act. In early 1969, occupancy in these

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents over the complete range attainable for housing under the specified programs.

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

^{3/} At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

projects, which were completed in 1963 and 1964, was nearly 96 percent. An 8-unit project was under construction in April 1969, and construction of three other small projects was expected to begin in May 1969.

Rent-Supplement. Under the rent-supplement program, it is estimated that there is an annual occupancy potential for 1,150 units. All families in the HMA eligible for rent-supplement payments are eligible for public low-rent housing. In April 1969 approximately 30 households in the HMA were receiving rent-supplement payments. The public low-rent housing inventory in the HMA consisted of approximately 3,910 units in April 1969, including 1,220 units designed specifically for elderly persons.

Section 235, Sales Housing. To date, no interest has been expressed in this program in the HMA. Because of land, construction, and development costs that prevail in Bergen and Passaic Counties at present, it is likely that few, if any, new homes can be built to sell within the mortgage limits established under this program. Because of these factors, an occupancy potential for Section 235 sales housing has not been delineated.

Section 236, Rental Housing. Under this section, the annual occupancy potential in the HMA is estimated at 1,725 units under exception income limits. As of April 1969 no housing had been provided under Section 236; however, two projects containing a total of 278 units had been built under Section 202, housing for the elderly. The projects were completed in 1967 and 1968, and as of March 1969 all of the units in both projects were occupied. Almost all of the elderly persons eligible for Section 202 housing are also eligible for accommodations produced under Section 236. In April 1969 all applications under Section 202 were being converted to Section 236 processing.

Submarket Occupancy Potential

The occupancy potentials shown in table II may be distributed between Passaic and Bergen Counties according to the pattern presented in the following table. The distribution was based on 1960 census data, and has been adjusted to reflect post-1960 marketing experience, estimates of the elderly population, and income limits currently in effect in the HMA.

Percentage Distribution of the Occupancy Potential
For Subsidized Rental Housing by Submarket
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1969 to April 1, 1971

<u>Submarket</u>	<u>Rent-supplement accommodations</u>	<u>Rental housing, Section 221(d)(3)</u>	<u>Rental housing, Section 236</u>
Bergen County	43%	38%	43%
Passaic County	<u>57</u>	<u>62</u>	<u>57</u>
HMA total	100%	100%	100%

The Sales Market

Vacancy levels have been low in the sales market in Bergen and Passaic Counties in recent years. The sales vacancy rate was 0.8 percent in April 1960 and was estimated to have declined to a very low 0.2 percent in April 1969. The decline in vacancy has paralleled the declining level of new single-family construction and is reflected in the rapid appreciation of sales prices for both new and existing homes. Only a few subdivisions in the HMA offered new houses priced below \$25,000 in 1968, and local sources estimate that over one-half of all single-family houses built in the HMA in 1967 and 1968 were priced above \$35,000. The comparatively high level of sales prices throughout the HMA, reflecting rapidly-rising land, development and financing costs, likely will preclude the utilization of Section 235 financing. With the tight market conditions that have prevailed in recent years and the diminishing supply of vacant land, speculative new construction in the HMA continues to be a minor factor in the market.

Over two-thirds of all single-family homes built in the HMA over the 1960-1968 period were located in Bergen County. In recent years, new construction in this county has been concentrated in such areas as Franklin Lakes, Mahwah, Paramus, and Fairlawn. Recent market experience in Fairlawn is indicative of trends throughout the HMA. In early 1969 the FHA surveyed subdivisions in this area in which 240 houses had been built in 1968, including 50 houses priced between \$30,000-\$35,000 and 190 houses priced at \$35,000 and above. None of these houses was unsold in January 1969. In Passaic County, new construction in recent years has been concentrated in Ringwood, West Milford, Wanaque, and Wayne Township. In 1968, West Milford was one of the few areas in the HMA which had new sales housing priced below \$25,000.

The communities mentioned in the preceding paragraph likely will account for the bulk of new sales housing during 1969 and 1970 because of the availability of land for tract developments. Table I presents the distribution, by price class, of the 2,900 single-family houses expected to be absorbed annually in Bergen and Passaic Counties during the April 1969-April 1971 forecast period.

The Rental Market

The comparatively low level of apartment construction during 1967 and 1968 and the continued increase in the number of renter households has resulted in a very low level of rental vacancies throughout the HMA. At an estimated 1.1 percent, the rental vacancy rate in the HMA in the spring of 1969 was at a post-1960 low. An FHA survey in March 1969 found an occupancy ratio of over 99 percent in projects insured under Section 207 and Section 608 of the National Housing Act. The survey covered nearly 5,800 units in varied locations, rental ranges, and structural types, and was judged to be representative of occupancy experience in the many conventionally-financed projects in the two counties. Occupancy in the four Section 221(d)(3)BMIR projects in the HMA was nearly 96 percent in the 900 units surveyed early in 1969. Another indication of a strong rental market is that rental occupancy in the HMA was not adversely affected in 1968 despite a series of rent increases ranging from about \$10-\$15 a month in the older garden apartments to as high as \$75 a month in prime rental locations.

For the past several years the bulk of the multifamily construction in the HMA has taken place in Bergen County. In this submarket, high-rise construction continues to be concentrated in the Fort Lee and Hackensack areas. Monthly gross rents in developments under construction in Fort Lee in the fall of 1968 ranged from about \$180-\$220 for efficiencies, \$220-\$300 for one-bedroom units, and \$325-\$500 for two-bedroom units. Rents in new projects in the Hackensack area are somewhat lower at about \$165 for efficiencies, \$175-\$225 for one-bedroom units, and \$230-\$300 for two-bedroom units, plus utilities. In the Ridgewood and Teaneck areas, garden apartments under construction in the spring of 1969 had rents approximating the monthly rentals in the new elevator projects in Hackensack.

Although current occupancy experience in Passaic County approximates that of Bergen County, a few projects in the cities of Paterson and Passaic have experienced problems in recent years due to lengthy rent-up periods. Despite good occupancy experience in April 1969, these projects, which are in neighborhoods subject to changing demographic patterns, continue to experience a comparatively high rate of turnover in occupancy. In contrast to the rental experience in the central cities, the FHA survey of March 1969 reports excellent occupancy in projects located on the fringes of the cities and in suburban Passaic County. The level of new multifamily construction in the county has declined in recent years; the decrease in the central cities has been especially sharp. In April 1969 only one large multifamily project was under construction, a 275-unit development in the suburban community of Little Falls.

Economic, Demographic, and Housing Factors

The anticipated demand for an average of 6,350 new nonsubsidized housing units annually in the Paterson-Clifton-Passaic HMA during the April 1969-April 1971 forecast period is predicated on the following findings and assumptions regarding employment, income, demographic factors, and housing trends.

Employment. As shown in table III, nonagricultural wage and salary employment in the HMA averaged 462,700 in 1968, an increase of 8,500 over the average for 1967. The rate of employment growth in the area has decelerated during the last two years. Generated in part by the Vietnam conflict, increases in wage and salary employment averaged 19,550 annually between 1964 and 1966. The 1967-1968 increase in wage and salary employment approximated the 1963-1964 gain and was the lowest annual increase in the HMA since 1960-1961.

Increases in manufacturing employment accounted for more than two-fifths of the 1964-1966 gain but only a little more than one-tenth of the 1966-1968 increment. The fastest growing industries during the mid-1960's--chemicals, fabricated metals, nonelectrical machinery, and instruments--added only 1,100 additional employees between 1966 and 1968. Only one manufacturing industry (food products) added more workers during 1967 and 1968 than in the preceding two-year period. In recent years, employment growth in the Paterson-Clifton-Passaic area (over four-fifths of the 1966-1968 increment) has been concentrated in trade, services, and government.

The New Jersey Employment Service reports that the rate of unemployment in the HMA averaged 4.2 percent in 1968, equalling the lowest average annual rate in the area in the last ten years. Since the rapid employment growth began in the area in 1964, the number of unemployed persons has declined to fewer than 25,000 and the rate of unemployment has been well below 5.0 percent.

It is judged that economic growth locally during 1969 and 1970 will continue at a rate well below that of the mid-1960's. Overall, an increase in wage and salary employment averaging 10,000 a year during the next two years would appear to be a reasonable expectation, with about 90 percent of the increase (9,000 jobs) expected in nonmanufacturing. Although manufacturing employment in the area increased by an average of 2,600 annually during the last ten years, roughly 60 percent of the increase occurred between 1964 and 1966. Excluding the increases in manufacturing employment during the mid-1960's, the gain during the last ten years would have averaged 1,500 a year. An increase in nonmanufacturing jobs of 9,000 annually during the next two years would approximate the annual rate of growth over the last decade. Reflecting a continuation of recent trends, it is anticipated that most of the nonmanufacturing gain will be in trade, government, and services.

Income. After deduction of federal income tax, the median annual income of all families in the Paterson-Clifton-Passaic area was estimated at \$10,100 in April 1969, and the median income of renter households of two persons or more was \$8,300. It is anticipated that, by 1971, these medians would rise to \$10,650 and \$8,750, respectively. See table IV for distributions of families and renter households in Bergen and Passaic Counties by annual after-tax income as of April 1969 and April 1971.

Population. The HMA population was estimated at 1,386,000 persons as of April 1, 1969, an increase of 37,000 (18,500 a year) since April 1967. Population growth was somewhat higher between April 1960 and April 1967 (23,150 yearly). Over 70 percent of the population growth since 1960 has been in Bergen County. The level of population in the central cities has stabilized in recent years because there is a lack of land available for new residential construction. For population changes in various submarket areas since April 1960, see table V.

The declining rate of economic growth in Bergen and Passaic Counties in 1967 and 1968 resulted in a decline in the number of in-migrants, but a declining birth rate has been chiefly responsible for the lower rate of population growth in the HMA in recent years. The number of resident deaths has remained fairly constant. The resultant natural increase (resident births less resident deaths) was 13,650 in 1960 and 12,000 in 1964, but declined to an estimated 7,250 in 1968.

During 1969 and 1970 the rate of in-migration is expected to be somewhat lower than in past periods because of an anticipated lower rate of employment growth and the birth rate in the HMA is expected to continue to decline. Based on these factors, the population of the area is expected to increase by an average of 17,500 persons annually during the April 1969-April 1971 forecast period, with nearly three-fourths of the gain expected in Bergen County. As shown in table V, this is a lower rate of population growth in the HMA than that of earlier periods in the 1960's.

Households. On April 1, 1969, there were an estimated 421,600 households (occupied housing units) in the HMA, an increase of an average of 6,500 a year since April 1967. As shown in table V, virtually all of the increase in the number of households during 1967 and 1968 occurred outside the central cities. Based on anticipated population increases and a small change in the average household size, it is estimated that household growth in the HMA will average 5,850 a year and reach a total of 433,300 by April 1971.

Housing Inventory. As shown in table VI, there were an estimated 434,000 housing units in the HMA as of April 1, 1969, an increase of 11,000 (5,500 a year) above the April 1967 inventory of 423,000 units. Reflecting demolitions and a low level of new residential construction,

there was a net decline of 125 units in the central cities between 1967 and 1969. Since 1960 nearly 70 percent of the increase in the HMA housing supply has been in Bergen County. Reflecting a lower volume of residential construction, an estimated 2,750 units (500 single-family and 2,250 multifamily) were under construction in the HMA in April 1969. In April 1969, 780 single-family houses and 2,870 units in multifamily structures were under construction.

As measured by building permits, residential construction in the HMA has declined rather sharply since the mid-1960's. From a post-1960 high of 9,150 units in 1964, the number of units authorized declined to 7,275 in 1966, then to an estimated 5,050 in 1968, a ten-year low. The decline in new construction between 1964 and 1966 apparently was caused by the need to allow the market time to absorb the large number of vacancies in new multifamily projects. Although the market was in reasonable balance by the end of 1966, the relative scarcity of funds for mortgage and construction loans contributed to the further decline in new construction during 1967 and 1968. Single-family construction in the HMA has declined continually in recent years to a post-1960 low of 2,350 units authorized during 1968 (see Table VII). The 2,700 units in multifamily structures authorized during 1968 also was the lowest annual total in recent years, and was a decline of more than 50 percent from the 1964 peak of 5,525. New construction in the central cities has accounted for a negligible proportion of the building volume in the HMA in recent years. The decline in the construction of sales housing over the last several years has led to a slight increase in the proportion of renter occupancy to an estimated 36.3 percent in April 1969. All residential construction in the HMA is in areas covered by building permit systems.

Vacancy. Based on a March 1969 postal vacancy survey and on other vacancy data, there were an estimated 2,350 vacant housing units in the HMA available for sale or rent as of April 1, 1969, including 650 units for sale and 1,700 for rent. These units represent vacancy ratios of 0.2 percent and 1.1 percent, respectively. Although household growth in Bergen and Passaic Counties has slowed in recent years, the comparatively low level of new construction during 1967 and 1968 has led to a substantial reduction in the number of vacant units available for sale or rent since the spring of 1967. Vacancy trends since 1960 in selected submarket areas are shown in table VIII.

Table I

Estimated Annual Demand for New Sales Housing
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1969 to April 1, 1971

<u>Sales price</u>	<u>Passaic County</u>		<u>Bergen County</u>	
	<u>Number of units</u>	<u>Percentage distribution</u>	<u>Number of units</u>	<u>Percentage distribution</u>
Under \$25,000	85	9	100	5
\$25,000 - 27,499	295	33	480	24
27,500 - 29,999	225	25	620	31
30,000 - 32,499	130	14	360	18
32,500 - 34,999	70	8	160	8
35,000 and over	95	11	280	14
Total	900	100	2,000	100

Estimated Annual Demand for New Rental Housing
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1969 to April 1, 1971

<u>Monthly gross rent a/</u>	<u>Passaic County</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$130 - \$139	40	-	-	-
140 - 149	30	-	-	-
150 - 164	20	200	-	-
165 - 179	10	135	-	-
180 - 194	-	75	120	-
195 - 209	-	50	70	-
210 - 224	-	25	55	25
225 - 249	-	15	35	15
250 and over	-	-	20	10
Total	100	500	300	50

<u>Monthly gross rent a/</u>	<u>Bergen County</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$130 - \$139	100	-	-	-
140 - 149	60	-	-	-
150 - 164	45	375	-	-
165 - 179	30	255	-	-
180 - 194	15	200	200	-
195 - 209	-	150	160	-
210 - 224	-	110	145	30
225 - 249	-	85	115	15
250 - 274	-	55	105	10
275 - 299	-	40	85	10
300 and over	-	25	60	20
Total	250	1,295	870	85

a/ Gross rent is shelter rent plus the cost of all utilities.

Table II

Estimated Annual Occupancy Potential
for Privately-Financed Subsidized Rental Housing
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1969 to April 1, 1971

<u>Size of unit</u>	<u>Number of units</u>			
	<u>Rent-supplement</u>		<u>Section 236 housing^{a/}</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly</u>
Efficiency	-	1,415	-	440
One bedroom	40	535	290	410
Two bedrooms	145	-	1,280	-
Three bedrooms	60	-	790	-
Four or more bedrooms	80	-	240	-
Total	325	1,950	2,600	850

^{a/} In general, individuals and families eligible under this program are eligible for Section 235 housing. The occupancy potential is based on exception income limits (90 percent of Section 221(d) (3) BMIR income limits.

Table III

Nonagricultural Wage and Salary Employment by Industry
Paterson-Clifton-Passaic, New Jersey, Housing Market Area, 1966-1968
 (Annual averages in thousands)

<u>Industry</u>	<u>1966</u>	<u>1967</u>	<u>1968</u> ^{a/}
Total wage and salary employment	441.6	454.2	462.7
Manufacturing	<u>181.7</u>	<u>183.6</u>	<u>184.0</u>
Durable goods	<u>87.5</u>	<u>88.0</u>	<u>88.6</u>
Primary metals	4.9	4.3	4.0
Fabricated metals	14.5	14.6	14.6
Nonelectrical machinery	12.7	13.4	12.9
Electrical machinery	14.2	14.2	14.3
Transportation equipment	12.4	11.5	12.6
Instruments and related products	18.3	18.9	18.6
Other durable goods	10.5	11.1	11.6
Nondurable goods	<u>94.2</u>	<u>95.6</u>	<u>95.4</u>
Food products	10.2	10.6	11.0
Textile products	13.5	13.7	13.5
Apparel	17.5	16.9	16.9
Paper products	8.7	8.9	8.5
Printing and publishing	11.4	12.2	12.1
Chemical products	18.9	19.7	19.4
Petroleum refining	0.5	0.5	0.5
Rubber and plastics	11.1	10.8	11.2
Leather products	2.4	2.3	2.3
Nonmanufacturing	<u>259.9</u>	<u>270.6</u>	<u>278.7</u>
Mining	0.4	0.4	0.3
Contract construction	22.5	21.1	21.9
Transportation and utilities	23.9	25.0	25.0
Wholesale and retail trade	98.6	104.0	108.4
Fin., ins., and real estate	14.6	15.3	15.8
Services	58.0	60.6	61.5
Government	41.9	44.2	45.8

^{a/} Preliminary.

Source: New Jersey Division of Planning and Research.

Table IV

Percentage Distribution of All Families and Renter Households
by Estimated Annual After-Tax Income
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
1969 and 1971

Annual after-tax income	All families ^{a/}					
	Passaic County		Bergen County		HMA total	
	1969	1971	1969	1971	1969	1971
Under \$3,000	6	6	3	2	4	4
\$3,000 - 3,999	4	3	2	2	3	2
4,000 - 4,999	4	4	3	2	3	3
5,000 - 5,999	7	6	3	3	4	4
6,000 - 6,999	8	7	6	5	7	6
7,000 - 7,999	10	9	8	7	8	7
8,000 - 8,999	13	11	9	8	12	9
9,000 - 9,999	8	9	11	11	8	10
10,000 - 12,499	17	19	18	19	18	18
12,500 - 14,999	10	10	13	14	12	13
15,000 - 19,999	9	11	13	14	13	14
20,000 and over	4	5	11	13	8	10
Total	100	100	100	100	100	100
Median	\$8,875	\$9,350	\$10,650	\$11,200	\$10,100	\$10,650

Annual after-tax income	Renter households ^{b/}					
	Passaic County		Bergen County		HMA total	
	1969	1971	1969	1971	1969	1971
Under \$3,000	9	8	5	5	7	6
\$3,000 - 3,999	6	5	3	2	4	4
4,000 - 4,999	7	7	5	4	5	5
5,000 - 5,999	10	9	7	7	8	6
6,000 - 6,999	13	10	9	8	10	9
7,000 - 7,999	13	14	11	9	13	11
8,000 - 8,999	11	11	13	12	11	12
9,000 - 9,999	8	9	9	11	9	9
10,000 - 12,499	13	14	17	18	15	17
12,500 - 14,999	5	7	9	10	9	9
15,000 - 19,999	4	5	9	10	7	9
20,000 and over	1	1	3	4	2	3
Total	100	100	100	100	100	100
Median	\$7,300	\$7,675	\$8,750	\$9,250	\$8,300	\$8,750

^{a/} Includes families of two persons or more.

^{b/} Excludes one-persons renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Changes
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1960-April 1, 1971

<u>Area</u>	<u>April 1, 1960</u>	<u>April 1, 1967</u>	<u>April 1, 1969</u>	<u>April 1, 1971</u>	<u>Average annual changes</u>		
					<u>1960- 1967</u>	<u>1967- 1969</u>	<u>1969- 1971</u>
<u>Population</u>							
HMA total	1,186,873	1,349,000	1,386,000	1,421,000	23,150	18,500	17,500
Passaic County	<u>406,618</u>	<u>455,800</u>	<u>465,700</u>	<u>474,600</u>	<u>7,025</u>	<u>4,950</u>	<u>4,450</u>
Paterson	143,663	146,450	146,200	145,900	400	- 125	- 150
Clifton	82,084	87,650	87,700	87,700	795	25	-
Passaic	53,963	54,750	54,400	54,100	110	- 175	- 150
Remainder of County	126,908	166,950	177,400	186,900	5,720	5,225	4,750
Bergen County	780,255	893,200	920,300	946,400	16,125	13,550	13,050
<u>Households</u>							
HMA total	356,504	408,600	421,600	433,300	7,445	6,500	5,850
Passaic County	<u>125,926</u>	<u>142,600</u>	<u>146,100</u>	<u>149,100</u>	<u>2,385</u>	<u>1,750</u>	<u>1,500</u>
Paterson	46,107	48,550	48,600	48,600	350	25	-
Clifton	25,474	27,600	27,800	27,900	305	100	50
Passaic	18,228	19,250	19,200	19,150	145	- 25	- 25
Remainder of County	36,117	47,200	50,500	53,450	1,585	1,650	1,475
Bergen County	230,578	266,000	275,500	284,200	5,060	4,750	4,350

Sources: 1960 from U.S. Censuses of Population and Housing.
1967, 1969, and 1971 estimated by Housing Market Analyst.

Table VI

The Housing Inventory Tenure and Total Vacancy Trends
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1960 - April 1, 1969

<u>Date</u>	<u>Passaic County</u>				<u>Total</u>	<u>Bergen County</u>	<u>HMA total</u>
	<u>City of Paterson</u>	<u>City of Clifton</u>	<u>City of Passaic</u>	<u>Remainder of county</u>			
<u>April 1, 1960:</u>							
Total housing inventory	48,371	25,966	18,792	41,262	134,391	236,696	371,087
Total occupied units	46,107	25,474	18,228	36,117	125,926	230,578	356,504
Owner-occupied	16,021	16,763	5,688	28,964	67,436	165,883	233,319
Percent owner-occupied	34.7%	65.8%	31.2%	80.2%	53.6%	71.9%	65.4%
Renter-occupied	30,086	8,711	12,540	7,153	58,490	64,695	123,185
Percent renter-occupied	65.3%	34.2%	68.8%	19.8%	46.4%	28.1%	34.6%
Total vacant units	2,264	492	564	5,145	8,465	6,118	14,583
<u>April 1, 1967:</u>							
Total housing inventory	50,575	27,975	19,875	52,575	151,000	272,000	423,000
Total occupied units	48,550	27,600	19,250	47,200	142,600	266,000	408,600
Owner-occupied	15,750	17,750	5,650	36,550	75,700	185,900	261,600
Percent owner-occupied	32.4%	64.3%	29.4%	77.4%	53.1%	69.9%	64.0%
Renter-occupied	32,800	9,850	13,600	10,650	66,900	80,100	147,000
Percent owner-occupied	67.6%	35.7%	70.6%	22.6%	46.9%	30.1%	36.0%
Total vacant units	2,025	375	625	5,375	8,400	6,000	14,400
<u>April 1, 1969:</u>							
Total housing inventory	50,500	28,100	19,700	55,400	153,700	280,300	434,000
Total occupied units	48,600	27,800	19,200	50,500	146,100	275,500	421,600
Owner-occupied	15,700	17,950	5,625	38,525	77,800	190,600	268,400
Percent owner-occupied	32.3%	64.6%	29.3%	76.3%	53.3%	69.2%	63.7%
Renter-occupied	32,900	9,850	13,575	11,975	68,300	84,900	153,200
Percent renter-occupied	67.7%	35.4%	70.7%	23.7%	46.7%	30.8%	36.3%
Total vacant units	1,900	300	500	4,900	7,600	4,800	12,400

Sources: 1960 from U.S. Census of Housing.
1967 and 1969 estimated by Housing Market Analyst.

Table VII

New Housing Units Authorized by Building Permits
Paterson-Clifton-Passaic, New Jersey Housing Market Area
Annual Totals, 1966-1968

<u>Area</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>
HMA Total	<u>7,278</u>	<u>5,490</u>	<u>5,050</u>
Single-family	2,774	2,601	2,350
Multifamily	4,504	2,889	2,700
Passaic County	<u>1,675</u>	<u>1,603</u>	<u>1,050</u>
Single-family	952	846	850
Multifamily	723	757	200
City of Paterson	<u>92</u>	<u>25</u>	<u>18</u>
Single-family	4	5	2
Multifamily	88	20	16
City of Clifton	<u>119</u>	<u>148</u>	<u>119</u>
Single-family	64	86	43
Multifamily	55	62	76
City of Passaic	<u>159</u>	<u>10</u>	<u>3</u>
Single-family	1	3	3
Multifamily	158	7	-
Remainder of County	<u>1,305</u>	<u>1,420</u>	<u>910</u>
Single-family	883	752	802
Multifamily	422	668	108
Bergen County	<u>5,603</u>	<u>3,887</u>	<u>4,000</u>
Single-family	1,822	1,755	1,500
Multifamily	3,781	2,132	2,500

Sources: 1966 and 1967 from U.S. Bureau of the Census, Construction Reports C-40/42.
1968 estimated by Housing Market Analyst, based on data obtained from the U.S. Bureau
of the Census and the New Jersey Department of Labor and Industry.

Table VIII

Trend in Vacancy
Paterson-Clifton-Passaic, New Jersey, Housing Market Area
April 1, 1960 - April 1, 1969

Vacancy characteristics	Passaic County					Bergen County	HMA Total
	City of Paterson	City of Clifton	City of Passaic	Remainder of County	Total		
<u>April 1, 1960:</u>							
Total vacant units	2,264	492	564	5,145	8,465	6,118	14,583
Available vacant units	<u>1,123</u>	<u>283</u>	<u>395</u>	<u>595</u>	<u>2,396</u>	<u>2,949</u>	<u>5,345</u>
For sale	87	131	18	350	586	1,391	1,977
Homeowner vacancy rate	0.5%	0.8%	0.3%	1.2%	0.9%	0.8%	0.8%
For rent	1,036	152	377	245	1,810	1,558	3,368
Rental vacancy rate	3.3%	1.7%	2.9%	3.3%	3.0%	2.4%	2.7%
Other vacant units ^{g/}	1,141	209	169	4,550	6,069	3,169	9,238
<u>April 1, 1967:</u>							
Total vacant units	2,025	375	625	5,375	8,400	6,000	14,400
Available vacant units	<u>800</u>	<u>150</u>	<u>450</u>	<u>725</u>	<u>2,125</u>	<u>2,425</u>	<u>4,550</u>
For sale	75	75	25	400	575	1,100	1,675
Homeowner vacancy rate	0.5%	0.4%	0.4%	1.1%	0.8%	0.6%	0.6%
For rent	725	75	425	325	1,550	1,325	2,875
Rental vacancy rate	2.2%	0.8%	3.0%	3.0%	2.3%	1.6%	1.9%
Other vacant units ^{g/}	1,225	225	175	4,650	6,275	3,575	9,850
<u>April 1, 1969:</u>							
Total vacant units	1,900	300	500	4,900	7,600	4,800	12,400
Available vacant units	<u>650</u>	<u>75</u>	<u>300</u>	<u>225</u>	<u>1,250</u>	<u>1,100</u>	<u>2,350</u>
For sale	50	25	25	75	175	475	650
Homeowner vacancy rate	0.3%	0.1%	0.4%	0.2%	0.2%	0.2%	0.2%
For rent	600	50	275	150	1,075	625	1,700
Rental vacancy rate	1.8%	0.5%	2.0%	1.2%	1.5%	0.7%	1.1%
Other vacant units ^{g/}	1,250	225	200	4,675	6,350	3,700	10,050

^{g/} Includes dilapidated units, units rented or sold and awaiting occupancy, vacant seasonal units, and units held off the market.

Sources: 1960 from U.S. Census of Housing.
1967 and 1969 Estimated by Housing Market Analyst.

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