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Portland,  
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**Analysis of the**  
**PORTLAND,**  
**MAINE**  
**HOUSING**  
**MARKET**

**as of September 1, 1971**

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

**April 1972**

## Housing Market Analysis

Portland, Maine, as of September 1, 1971

### Foreword

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

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

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

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

FHA HOUSING MARKET ANALYSIS - PORTLAND, MAINE  
AS OF SEPTEMBER 1, 1971

For purposes of this analysis, the Portland, Maine, Housing Market Area (HMA) is defined as coextensive with the Portland Standard Metropolitan Statistical Area (SMSA) which is defined by the Office of Management and Budget as consisting of the cities of Portland, South Portland, and Westbrook, and the towns of Cape Elizabeth, Cumberland, Falmouth, Gorham, Scarborough, and Yarmouth, all in Cumberland County, Maine. As of September 1, 1971, the population of the HMA was estimated at 141,950 persons, including 64,025 persons residing in Portland.

Since 1964, employment increases in the Portland HMA have been concentrated in nonmanufacturing activities. Prior to that, most of the nominal employment opportunities occurred in the leather, metals, and machinery industries. Residential construction activity has stagnated in recent years; single-family home construction has declined since 1964, and multifamily construction has not been undertaken in significant quantities. It appears that vacancy rates have not changed significantly in recent years.

Anticipated Housing Demand

The demand for new housing in the Portland HMA during the two-year forecast period ending September 1, 1973, is based primarily upon the projected level of household growth and housing inventory losses anticipated as a result of demolitions for highway construction, code enforcement, and urban renewal. After considering these and other factors such as the current vacancy situation, recent shifts in tenure, and current and prospective trends in new residential construction, it is estimated that there will be a demand for an average of 550 new nonsubsidized housing units annually in the HMA during the two-year forecast period, including 425 single-family homes and 125 units in multifamily structures. Distributions of the nonsubsidized sales demand by price range and the rental demand by unit size and monthly gross rent are shown in table I. The suggested levels of single-family and multifamily activity are about equal to the nonsubsidized construction levels in 1970.

Because of the cost of multifamily construction in the Portland HMA, rents for new units may be considered high and absorption of the units could be slow. For this reason, rents should be as close to minimum levels as possible to insure competitiveness within the current rental market.

### 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 under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs, or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Portland HMA, the total of eligible households and individuals (based on incomes and ages of household members and on condition of units occupied) is 9,500 (5,000 families, 4,500 elderly couples and individuals). The estimated annual occupancy potential consists of the proportion of the total number of eligible households and elderly individuals in the area who, on the basis of judgment, might reasonably be expected to occupy new housing in a one-year period in the near future given the availability of suitable housing. In the Portland area, this number is estimated at approximately 650. In this connection, it should be noted that aggregate assisted construction was only 420 units in the past decade.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed

<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 suitably accessible locations, as well as a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

below are based upon 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on September 1, 1971, and on available market experience.<sup>1/</sup>

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Portland HMA, it is estimated that, (based on regular income limits) for the period September 1, 1971 to September 1, 1973, there is an occupancy potential for an annual total of 125 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs (see table II). In addition, there is an annual potential for about 50 units of Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase the family and elderly potentials to 215 and 70 units, respectively.

As of September 1, 1971, funds had been made available for a total of 150 units of Section 235 housing in the Portland HMA. Of this total, about 100 houses had been sold to eligible purchasers, and 50 of the 100 were under construction. There are no completed Section 236 projects in the area, but two projects totaling 364 units are currently under construction.

It will be seen that the Section 236 projects now under construction will be more than sufficient to satisfy the calculated occupancy potential for the two-year forecast period. As suggested earlier, however, it is difficult to estimate, for a new housing program, what proportion of the total eligibles (about 2,250 families in the case of Section 235 and Section 236) will move into available new housing in a one-year period. Therefore, the absorption of the projects now being built, as well as the additional single-family sales housing for which Section 235 funds have been reserved, should be observed carefully so that appropriate adjustments to the annual occupancy potential can be made on the basis of market experience.

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 and from other eligibility requirements. For the Portland HMA, the annual occupancy potential is estimated to be 200 units for families and 275 units for the elderly (see table II). About 55 percent of the families and all of the elderly are also eligible for the more restrictive rent supplement program.

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<sup>1/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

The Portland Housing Authority manages a total of 475 units of low-rent public housing, including 200 units designated for elderly occupancy. Present waiting lists include applications from 380 families and 620 elderly couples and individuals, for a total of 1,000 eligible applicants. The Portland Housing Authority has program reservations for 316 units designated for the elderly and 274 units for families, for a total of 590 units. All but 100 of the units (a project designated for the elderly) are under contract and are expected to enter the market during the first year of the two-year forecast period ending September 1, 1973. The 490 units under contract are expected to more than satisfy all of the first year potential and a small part of the second year potential for families and elderly, including the Section 236 overlap.

### Sales Market

The market for sales housing in the Portland HMA has tightened in recent years as a result of the availability of mortgage funds stimulating demand with no comparable increase in single-family home construction. New construction has been primarily speculative and most homes are sold soon after completion.

Historically, new nonsubsidized construction has taken place in all areas of the HMA. In recent years, however, several factors such as zoning laws and unfavorable costs have altered the character of home building in the area, and most builders currently are active in only certain areas of the HMA and as a result construction levels have declined.

The most favorable areas for home construction appear to be Westbrook, Scarborough, and Yarmouth. Activity in Westbrook and Yarmouth has been primarily in the \$18,000 to \$25,000 price range and sales have been very good; few new homes are currently available. Activity in Scarborough has been in the over \$25,000 price range and some new homes are available.

In January each year, the Bangor, Maine, HUD-FHA Insuring Office conducts an unsold inventory survey in subdivisions in which five or more houses were completed during the previous year. The percentage of speculative homes built during a particular year but remaining unsold at the end of that year has decreased from 19 percent of those completed in 1969 to eight percent of those completed in 1970. During the past year, the number of homes built speculatively has increased nominally. Most construction activity occurred in the \$17,500 to \$20,000 price range, perhaps somewhat inflated by the presence of Section 235 housing stimulating low price construction activity in the area.

### Rental Market

The rental vacancy rate in the Portland HMA has decreased in recent years. The market for multifamily rental units in the HMA consists primarily of older single-family houses converted to rental units. Vacancies have been declining steadily, it appears, as a result of demolition or condemnation rather than increased occupancy. At present vacancies in these units are high. However, a dearth of new rental units with modern conveniences and amenities is evident and vacancies in these units are low.

Rents in older converted units are generally low, reflecting the lack of modern characteristics; about \$90 to \$100 a month for one-bedroom units, and \$100 to \$125 for two-bedroom units is average. Newer units recently constructed in the area rent for about \$140 to \$170 monthly for one-bedroom units, and \$160 to \$190 monthly for two-bedroom units. Rents usually include all utilities except electricity. Most recent construction has been in one- and two-bedroom units.

#### Economic, Demographic, and Housing Factors

The estimated demand for new housing in the Portland HMA during the two-year forecast period from September 1, 1971 to September 1, 1973 is predicated on the following findings and assumptions related to economic factors, income, demographic patterns, and trends in the housing market.

Employment. Nonagricultural wage and salary employment in the HMA increased between 1969 and 1970 by 1,400 jobs to reach an annual average of about 64,900 jobs in 1970, compared with about 1,535 jobs annually over the 1964 to 1970 period. Gains were concentrated chiefly in nonmanufacturing activities.

Economic trends in the Portland HMA can be divided into two periods. Prior to 1964, employment gains although small occurred in the manufacturing industries, chiefly in the leather, metals and machinery categories. Economic trends in the area paralleled national economic trends and unemployment rates were fairly high, although declining. After 1964, the Portland area realized its potential location as an important trade, distribution, and finance center for the upper New England Area. As a result, employment in nonmanufacturing industries, including trade, services, government, and finance increased significantly while unemployment rates declined to relatively low levels -- from 4.6 percent in 1964 to 2.6 percent in 1968.

Employment in manufacturing industries increased by about 475 jobs annually between 1964 and 1968. However, in recent years, concurrent with national trends in manufacturing employment, employment in manufacturing industries in the area declined considerably and added significantly to increased rates of unemployment since 1968.

Employment in nonmanufacturing categories increased by about 1,400 jobs annually since 1964, with a high gain of 2,500 jobs between 1969 and 1970. Employment in all nonmanufacturing categories increased between 1969 and 1970; the wholesale and retail trade, services, and state and local government categories provided the significant employment increases.

Increases in nonagricultural wage and salary employment are expected to average about 1,150 jobs annually during the two-year forecast period. Employment in manufacturing industries is expected to decrease by about 200 jobs annually as further layoffs are expected in the food, leather, lumber, and metals industries if national economic conditions do not improve. Increases in employment in nonmanufacturing categories are expected to average about 1,350 jobs annually during the forecast period. Employment increases in trade, government (predominantly state and local), services, and finance are expected to provide the primary increases in employment in nonmanufacturing.

The median income of all families in the Portland HMA, after deduction of federal income tax, was estimated at \$8,625 as of September 1971, and the median after-tax income of renter households of two persons or more was \$7,100. In 1959, the median annual income of all families in the HMA was \$5,025, and the median after-tax income of renter households of two or more persons was \$4,175. Detailed distributions of all families and of renter households in the HMA by income classes are presented in table IV.

Population. The population of the Portland HMA was estimated at 141,950 persons as of September 1, 1971, reflecting an increase of about 230 per year since the April 1, 1970 Census. The population of the city of Portland declined further since the 1970 Census, continuing the population trend of the previous decade. However, substantial increases of population in the towns surrounding the three central cities of Portland, South Portland, and Westbrook, resulted in a net gain of population for the HMA as a whole since 1970, as shown in table V.

Net natural increase (resident births minus resident deaths) declined steadily from 1960 to 1969 reflecting a constant number of resident deaths yearly, and a declining annual number of resident births. In the HMA for the decade as a whole, out-migration amounted to about 9,350, reflecting a net natural increase of about 11,850 and a population increase of about 2,500. For the city of Portland, out-migration amounted to about 12,150, indicated by a net natural increase of about 4,700, and a population decrease of about 7,450.

It appears that increased employment opportunities in the HMA have not prompted corresponding growth of population in recent years. Increases in employment appear to have resulted in declines in unemployment rates and the number of unemployed indicating that an adequate labor pool exists in the area. Also, the industrial classifications accounting for most of recent increases in employment (trade, services, and government) typically include many secondary wage earners. This growth, therefore, has less than average effect in either attracting population in-migration or deterring out-migration of household heads.

Based on moderate increases in employment and continuing trends in migration, the population of the Portland HMA is expected to increase by about 200 annually during the two-year forecast period to a total of 142,350 as of September 1, 1973. The population of Portland is expected to decline by about 775 persons annually to a total of 62,475 persons; migration from Portland into the remaining towns and cities of the HMA is expected to moderate continued out-migration from the area as a whole; and the population of the remainder of the Portland HMA is estimated to increase by about 975 annually to a total of 79,875 as of September 1, 1973.

Households. As of September 1, 1971, there were approximately 45,825 households in the Portland HMA, reflecting an increase of about 220 annually over the 1970 Census total of 45,512. Portland experienced a decline in households since 1970 of about 125 annually to total about 22,600 as of September 1, 1971. The number of households in the remainder



of the HMA increased by about 345 annually since the 1970 Census. Average annual changes in households between the 1960 and 1970 Census years amounted to 245, -115, and 360, respectively, for the HMA, Portland, and the remainder of the HMA.

The increase in the number of households reflects, in part, the declining average number of persons per household. The average size of a household in the Portland HMA declined between 1960 and 1970, from 3.15 to 3.04. The average household size is expected to decrease from 3.02 in 1971 to 3.01 as of September 1, 1973.

The number of households in the HMA is expected to increase by about 200 annually (0.5 percent) to a total of 46,225 as of September 1, 1973, reflecting the anticipated decline in average household size. The number of households in Portland is expected to decline by about 140 annually to total about 22,325. In the remainder of the HMA, the number of households is expected to increase to about 23,900, an annual average increase of 350.

Housing Factors. As of September 1, 1971, there were an estimated 50,425 housing units in the HMA as shown in table VII, a net increase of about 180 annually over the 1970 Census figure. This was lower than the 1960 to 1970 annual average gain of 210, reflecting the increased number of demolitions occurring in recent years.

The increase in the number of housing units between 1960 and 1971 of about 2,365 resulted from the construction of about 6,595 units, the removal of about 4,180 units through demolition and other causes, and the decrease in the number of mobile homes by about 50. There were about 650 housing units under construction in September, of which 100 were single-family houses and 550 were units in multifamily structures. Of the single-family units under construction about 50 were to be insured under Section 235. Of the multifamily units under construction, about 365 units were Section 236 housing.

Private Residential Building Activity. As measured by building permits which cover 100 percent of the activity in the HMA, total construction activity averaged about 620 units annually between 1960 and 1970 (as shown in table VI). Single-family construction activity, while averaging about 540 units annually between 1960 and 1963, declined in 1964 and since failed to recover, averaging about 460 units annually through 1970. As a result of low single-family construction levels, total construction activity was depressed until some multifamily construction began in 1966. However, multifamily building peaked in 1968 and declined to 75 units in 1970. Data for the first seven months of 1971 indicate an upturn in multifamily construction over 1970.

Vacancy. Current sales vacancy rates in the HMA appear low, reflecting a dearth of available sales housing. Rental vacancy rates are misleading; new apartment units in the HMA are virtually not available and most vacant rental units in the area are units in converted single-family houses.

As shown in table VII, the homeowner vacancy ratio declined from 0.9 percent in April 1970 to 0.8 percent in September 1971. The rental vacancy ratio also declined from 6.4 percent in April 1970 to 6.0 percent in September 1971.

Table I

Annual Demand for New Nonsubsidized Housing  
Portland, Maine, Housing Market Area  
September 1, 1971 to September 1, 1973

A. Single-family:

<u>Price Class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$18,000	21	5
\$18,000 - 19,999	65	15
20,000 - 21,999	42	10
22,000 - 23,999	42	10
24,000 - 25,999	42	10
26,000 - 27,999	35	8
28,000 - 29,999	38	9
30,000 - 33,999	42	10
34,000 - 37,999	30	7
38,000 and over	<u>68</u>	<u>16</u>
Total	425	100

B. Multifamily:

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two or more bedrooms</u>
\$110 - 119	5	-	-
120 - 129	5	-	-
130 - 139	5	-	-
140 - 149	-	20	-
150 - 159	-	15	-
160 - 169	-	10	-
170 - 179	-	10	25
180 - 189	-	5	15
190 - 209	-	-	5
210 and over	-	-	<u>5</u>
Total	<u>15</u>	<u>60</u>	<u>50</u>

<sup>a/</sup> Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Portland, Maine, Housing Market Area  
September 1, 1971 to September 1, 1973

	<u>Section 236<sup>a/</sup></u> <u>exclusively</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<b>A. <u>Families</u></b>			
1 bedroom	15	25	40
2 bedrooms	65	90	155
3 bedrooms	35	60	95
4+ bedrooms	10	20	35
Total	<u>125</u>	<u>200<sup>b/</sup></u>	<u>325</u>
<b>B. <u>Elderly</u></b>			
Efficiency	30	225	255
1 bedroom	20	50	70
Total	<u>50</u>	<u>275<sup>c/</sup></u>	<u>325</u>

a/ Estimates are based upon regular income limits.

b/ About 55 percent of these families also are eligible under the rent-supplement program.

c/ All of the elderly couples and individuals also are eligible for rent supplements.

Source: Estimated by Housing Market Analyst.

Table III

Work Force, Unemployment, and Employment by Industry  
Portland, Maine, Housing Market Area  
1960 - 1971, Annual Average in Thousands

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	12 mos. ending	
												Aug. 1970	Aug. 1971
Total work force <sup>a/</sup>	65.0	65.9	65.1	65.1	65.7	67.0	67.4	69.0	69.9	71.6	73.5	72.6	74.3
Unemployment	4.2	4.2	3.2	3.1	3.0	2.7	2.5	2.3	1.8	2.1	2.6	2.3	3.3
Unemployment rate (%)	6.5	6.4	4.9	4.8	4.6	4.0	3.7	3.3	2.6	2.9	3.5	3.2	4.4
Total employment	60.8	61.7	61.9	62.0	62.7	64.3	64.9	66.7	67.9	69.4	70.8	70.2	71.0
Nonagric. wage & salary empl.	53.5	54.2	54.7	55.0	55.7	57.5	58.6	60.6	61.9	63.5	64.9	64.3	65.1
Manufacturing employment	12.4	12.9	13.5	13.1	13.3	14.0	14.5	14.9	15.2	15.2	14.1	14.4	13.2
Durable goods	3.2	3.6	4.0	3.8	4.2	4.8	5.4	5.7	6.1	6.5	5.7	6.0	5.0
Lumber & furniture	0.8	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.7
Metals & machinery	1.5	1.6	2.0	2.1	2.8	3.4	3.9	4.2	4.5	4.8	4.0	4.3	3.4
Other durable goods	0.9	1.3	1.4	1.1	0.8	0.8	0.9	0.9	0.9	1.0	1.0	1.0	0.9
Nondurable goods	9.2	9.3	9.5	9.3	9.1	9.2	9.1	9.2	9.1	8.7	8.4	8.4	8.2
Food & kindred products	3.5	3.3	3.4	3.1	3.0	2.8	2.7	2.7	2.8	2.5	2.3	2.3	2.2
Leather & leather prod.	0.9	1.1	1.3	1.4	1.4	1.5	1.5	1.6	1.5	1.5	1.4	1.4	1.4
Other nondurable goods	4.8	4.9	4.8	4.8	4.7	4.9	4.9	4.9	4.3	4.7	4.7	4.7	4.6
Nonmanufacturing employment	41.1	41.3	41.2	41.9	42.4	43.5	44.1	45.7	46.7	48.3	50.8	49.9	51.9
Contract construction	2.9	2.9	3.0	3.1	3.2	3.4	3.0	3.3	3.1	3.3	3.5	3.4	3.5
Transportation utilities	5.7	5.6	5.3	5.2	5.1	5.2	5.3	5.2	5.1	5.2	5.3	5.3	5.5
Wholesale & retail trade	15.0	14.8	14.7	14.9	15.0	15.2	15.4	15.9	16.5	17.1	17.6	17.5	17.7
Fin., ins., real estate	3.8	3.9	3.9	4.0	4.0	4.1	4.3	4.5	4.8	5.1	5.4	5.3	5.6
Services & other nonmfg.	8.6	8.7	8.9	9.0	9.1	9.3	9.5	10.0	10.1	10.4	11.2	10.8	11.3
Government	5.1	5.4	5.4	5.7	6.0	6.3	6.6	6.8	7.1	7.2	7.8	7.6	8.3
Federal	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.9	1.0	1.1	1.1	1.0
State & local <sup>b/</sup>	4.0	4.4	4.4	4.7	5.0	5.3	5.6	5.8	6.2	6.2	6.7	6.5	7.3
All other nonagric. empl. <sup>c/</sup>	6.4	6.6	6.4	6.1	6.2	6.0	5.7	5.6	5.5	5.5	5.6	5.6	5.6
Agricultural employment	0.9	0.9	0.8	0.9	0.8	0.8	0.6	0.5	0.5	0.4	0.3	0.3	0.3

<sup>a/</sup> Includes persons in labor management disputes; 200, 1968; 100 in 1969, 1970 and 12-month period ending August 1970.

<sup>b/</sup> Regular teachers are included in the summer months.

<sup>c/</sup> Includes nonagricultural self-employed, unpaid family workers, and domestic workers in private households.

Note: Totals may not add as a result of rounding.

Source: Maine Employment Security Commission. Figures for periods through December 1969 are final; those for later periods may be subject to some further minor revisions.

Table IV

Percent Distribution of All Families and Renter Households<sup>a/</sup>  
by Estimated Annual After-Tax Income  
Portland, Maine, Housing Market Area  
1959 - 1971

<u>Income</u>	<u>All families</u>		<u>Renters</u>	
	<u>1959</u>	<u>1971</u>	<u>1959</u>	<u>1971</u>
Under \$2,000	8.0	5.5	13.5	6.5
\$2,000 - 3,999	24.0	5.0	32.5	11.5
4,000 - 5,999	35.0	13.5	34.0	19.0
6,000 - 7,999	18.0	19.0	13.5	22.5
8,000 - 9,999	6.5	19.0	)	17.5
10,000 - 11,999	)	14.5	)	11.0
12,000 - 13,999	)8.5	7.0	)6.5	7.5
14,000 and over	)	<u>16.5</u>	)	<u>4.5</u>
Total	100.0	100.0	100.0	100.0
Median	\$5,025	\$8,625	\$4,175	\$7,100

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends  
Portland, Maine, Housing Market Area  
April 1, 1960 - September 1, 1973

	<u>April 1</u> <u>1960</u>	<u>April 1</u> <u>1970</u>	<u>Sept. 1</u> <u>1971</u>	<u>Sept. 1</u> <u>1973</u>	<u>Average annual changes</u>		
					<u>1960-</u> <u>1970</u>	<u>1970-</u> <u>1971</u>	<u>1971-</u> <u>1973</u>
<u>Population</u>							
HMA total	<u>139,122</u>	<u>141,625</u>	<u>141,950</u>	<u>142,350</u>	<u>250</u>	<u>230</u>	<u>200</u>
Portland	72,566	65,116	64,025	62,475	-745	-770	-775
Remainder	66,556	76,509	77,925	79,875	995	1,000	975
<u>Households</u>							
HMA total	<u>43,068</u>	<u>45,512</u>	<u>45,825</u>	<u>46,225</u>	<u>245</u>	<u>220</u>	<u>200</u>
Portland	23,909	22,780	22,600	22,325	-115	-125	-140
Remainder	19,159	22,732	23,225	23,900	360	345	340

Sources: 1960 and 1970 Censuses of Population and Housing; 1971 and 1973 estimated by Housing Market Analyst.

Table VI  
Housing Units Authorized by Building Permits  
Portland, Maine, Housing Market Area  
1960 - 1971

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>7 Mos. 1971</u>
HMA total	<u>546</u>	<u>557</u>	<u>540</u>	<u>561<sup>a/</sup></u>	<u>497</u>	<u>459<sup>b/</sup></u>	<u>621<sup>c/</sup></u>	<u>625<sup>d/</sup></u>	<u>735</u>	<u>568<sup>e/</sup></u>	<u>502<sup>f/</sup></u>	<u>414<sup>g/</sup></u>
Single-family	<u>544</u>	<u>546</u>	<u>536</u>	<u>540</u>	<u>493</u>	<u>443</u>	<u>458</u>	<u>455</u>	<u>496</u>	<u>453</u>	<u>427</u>	<u>290</u>
Multifamily	<u>2</u>	<u>11</u>	<u>4</u>	<u>21</u>	<u>4</u>	<u>16</u>	<u>163</u>	<u>170</u>	<u>239</u>	<u>115</u>	<u>75</u>	<u>124</u>
Portland	<u>181</u>	<u>171</u>	<u>170</u>	<u>158</u>	<u>135</u>	<u>86</u>	<u>221</u>	<u>232</u>	<u>211</u>	<u>127</u>	<u>116</u>	<u>41</u>
Single-family	<u>181</u>	<u>160</u>	<u>168</u>	<u>145</u>	<u>135</u>	<u>86</u>	<u>69</u>	<u>100</u>	<u>100</u>	<u>86</u>	<u>71</u>	<u>41</u>
Multifamily	<u>-</u>	<u>11</u>	<u>2</u>	<u>13</u>	<u>-</u>	<u>-</u>	<u>152</u>	<u>132</u>	<u>111</u>	<u>41</u>	<u>45</u>	<u>-</u>
South Portland	<u>52</u>	<u>81</u>	<u>54</u>	<u>58</u>	<u>40</u>	<u>47</u>	<u>40</u>	<u>42</u>	<u>57</u>	<u>65</u>	<u>91</u>	<u>175</u>
Single-family	<u>52</u>	<u>81</u>	<u>54</u>	<u>54</u>	<u>40</u>	<u>47</u>	<u>40</u>	<u>36</u>	<u>37</u>	<u>47</u>	<u>61</u>	<u>55</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6</u>	<u>20</u>	<u>18</u>	<u>30</u>	<u>120</u>
Westbrook	<u>49</u>	<u>68</u>	<u>75</u>	<u>64</u>	<u>50</u>	<u>57</u>	<u>59</u>	<u>58</u>	<u>62</u>	<u>63</u>	<u>50</u>	<u>35</u>
Single-family	<u>49</u>	<u>68</u>	<u>75</u>	<u>62</u>	<u>48</u>	<u>57</u>	<u>59</u>	<u>58</u>	<u>62</u>	<u>61</u>	<u>50</u>	<u>35</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>
Remainder	<u>264</u>	<u>237</u>	<u>241</u>	<u>281</u>	<u>272</u>	<u>269</u>	<u>301</u>	<u>293</u>	<u>405</u>	<u>313</u>	<u>245</u>	<u>163</u>
Single-family	<u>262</u>	<u>237</u>	<u>239</u>	<u>279</u>	<u>270</u>	<u>253</u>	<u>290</u>	<u>261</u>	<u>297</u>	<u>259</u>	<u>245</u>	<u>159</u>
Multifamily	<u>2</u>	<u>-</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>16</u>	<u>11</u>	<u>32</u>	<u>108</u>	<u>54</u>	<u>-</u>	<u>4</u>

a/ Excludes 46 units of public housing.

b/ Excludes 24 units of public housing.

c/ Excludes 2 units of public housing.

d/ Excludes 200 units of public housing.

e/ Excludes 8 units of Section 235.

f/ Excludes 20 units of Section 235.

g/ Excludes 100 units of public housing, 364 units of Section 236 housing, and 20 units of Section 235 housing.

Sources: U. S. Bureau of the Census, C-40 Construction Reports.



Table VII

Components of the Housing Inventory  
Portland, Maine, Housing Market Area  
April 1960 - September 1971

<u>Tenure and Vacancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>September 1971</u>
Total housing supply	48,062	50,168	50,425
Occupied housing units	43,068	45,512	45,825
Owner-occupied units	24,285	27,571	27,925
Pct. of total occupied	56.4%	60.6%	60.9%
Renter-occupied units	18,783	17,941	17,900
Vacant housing units	4,994	4,656	4,600
Available units	1,745	1,476	1,375
For sale	333	254	225
Homeowner vacancy ratio	1.4%	0.9%	0.8%
For rent	1,412	1,222	1,150
Rental vacancy ratio	7.0%	6.4%	6.0%
Other vacant <sup>a/</sup>	3,249	3,180	3,225

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

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

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