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Analysis of the
**STAMFORD, CONNECTICUT,
HOUSING MARKET**

as of August 1, 1965

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

March 1966

ANALYSIS OF THE
STAMFORD, CONNECTICUT, HOUSING MARKET
AS OF AUGUST 1, 1965

OFFICE OF THE ASSISTANT
ATTORNEY GENERAL
WASHINGTON, D.C. 20410

AND 4-1500

FIELD MARKET ANALYSIS SERVICE
FEDERAL HOUSING ADMINISTRATION
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

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ANALYSIS OF THE
STAMFORD, CONNECTICUT, HOUSING MARKET
AS OF AUGUST 1, 1965

Summary and Conclusions

1. In July 1965, nonagricultural wage and salary employment totaled 66,200 persons, an increase of some 2,075 jobs (3.2 percent) since July 1964. During 1964, wage and salary employment averaged 64,090, 230 jobs (0.4 percent) above the 1963 average, but 10,140 jobs (18.8 percent) above the 1958 average. During the August 1, 1965 to August 1, 1967 forecast period, nonagricultural employment is expected to increase by approximately 2,000 jobs annually, or a total of 70,200 by August 1, 1967.

Between 1960 and 1964, the unemployment rate in the area was relatively high, averaging about four percent of the civilian work force, as a result of the 1961 recession and various plant closings. At present, however, the level of unemployment is declining, and about 2,700 persons (3.3 percent) are unemployed currently. During the forecast period, further unemployment reductions are expected.

2. The current median annual income, after deducting Federal income tax, is \$9,500 for all families and \$7,250 for all renter families. By August 1, 1967, it is expected that the median income of all families will have risen to \$10,000 and that of renter families to \$7,600.
3. The current population of the Stamford HMA is 199,000, a gain of about 3,875 (2.2 percent) a year since April 1960. Most of the population increase occurred in the city of Stamford, which gained an annual average of 2,125 persons (2.3 percent) since April 1960 to a current total of 104,000. By August 1, 1967, it is expected that population in the HMA will total 206,400, or an average annual growth of about 3,700 (1.9 percent).
4. At the present time, there are about 59,450 households in the HMA, an increase of 1,250 (2.4 percent) annually since April 1960. Household growth, like the population gain, has been concentrated in the city of Stamford. By August 1, 1967, households in the HMA will number about 61,700, or an addition of 1,125 new households (1.9 percent) a year.

5. As of August 1, 1965, there are 61,450 housing units in the HMA, a net annual addition of about 1,200 units (2.2 percent) since April 1960. The number of building permits issued each year since 1956 has fluctuated considerably, ranging from a high of over 1,925 in 1959 to a low of about 960 in 1962. Since then, however, the number of authorizations has increased annually. Single-family dwellings comprise about 65 percent of all new units built in the HMA since 1961.
6. Net available vacancies currently constitute a homeowner vacancy ratio of 1.2 percent and a rental vacancy ratio of 2.0 percent. These vacancy levels represent a decrease from those reported in the 1960 census and indicate a rather tight market situation.
7. The demand for new housing over the August 1, 1965 to August 1, 1967 forecast period is estimated to be 1,300 units annually, including 850 sales units and 450 rental units. About 110 units of the annual demand for rental units will be effective only with public benefits or assistance in financing or land acquisition.

ANALYSIS OF THE
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Housing Market Area

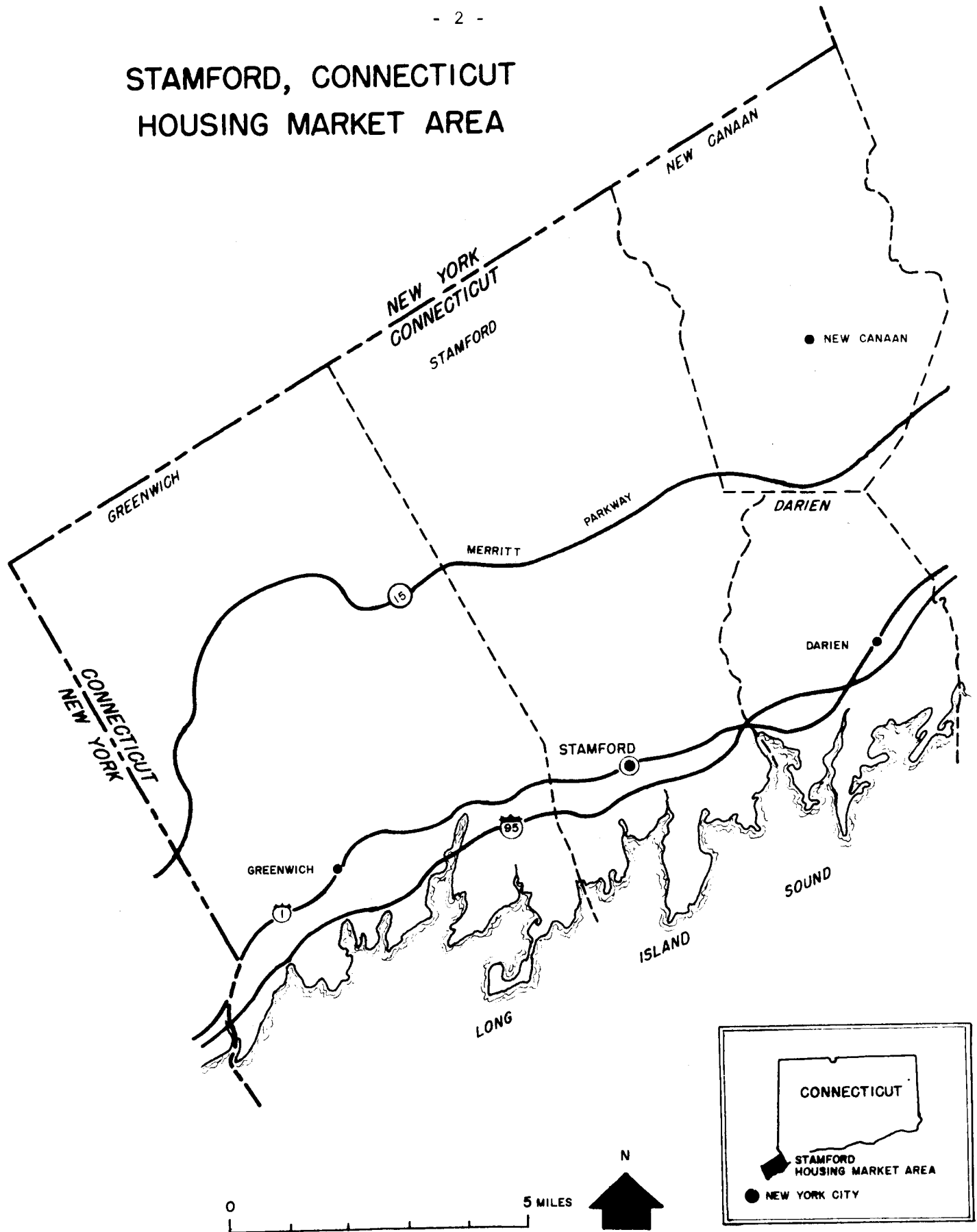
The Stamford, Connecticut, Housing Market Area (HMA) is defined as the city of Stamford and the towns of Darien, Greenwich, and New Canaan in Fairfield County (see map), with a 1960 population of 178,400.^{1/} These areas also comprise the Stamford Standard Metropolitan Statistical Area (SMSA) as defined by the Bureau of the Budget. An area of 124 square miles, the HMA is located in the southwestern corner of Connecticut approximately 35 miles northeast of New York City and 80 miles southwest of Hartford, Connecticut.

Excellent highway facilities are available in the area with the Merritt Parkway (State Route 15), the Boston Post Road (U.S. Route 1), and the Connecticut Turnpike (Interstate Route 95) connecting the area with New England to the northeast, and New York to the southwest. The New York, New Haven and Hartford Railroad, which parallels Interstate 95 and U.S. Route 1, provides frequent passenger and freight service throughout the area. Although there is no commercial airport in the HMA, the Westchester County Airport, located in Rye, New York, and the New York City metropolitan airports are all within a one hour drive of Stamford.

Commutation data for the Stamford area, obtained from the 1960 census (compiled on a basis of where workers reside), indicate a net in-commutation of about 1,525 persons. Of the nearly 23,000 persons commuting into the area each day, about 27 percent (6,200 workers), resided in New York metropolitan area. The remaining in-commuters lived in the neighboring cities of Norwalk and Bridgeport, and in various other towns in the nearby area. Approximately 21,450 Stamford area residents commuted daily out of the HMA. About 60 percent (12,799 workers) of those leaving the area worked in the New York SMSA. The remainder worked in the surrounding cities and towns, such as Norwalk and Bridgeport. Since 1960, it is reported that out-commutation to the New York SMSA has increased, while all other commutation patterns have shown little change.

^{1/} Inasmuch as the rural farm population of the Stamford HMA constituted a negligible portion of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

STAMFORD, CONNECTICUT HOUSING MARKET AREA



Economy of the Area

Character and History

Industrial development in Stamford began with the coming of the railroad in 1848. Numerous small manufacturing firms were established. Among them, in 1868, was the Yale and Towne Lock Company, which was, until recently, the largest single employer in Stamford. Although heavy industry has been limited because of restrictive zoning and the lack of suitable land, numerous research and development firms, employing highly-paid professionals, have been attracted to the area. While employment within the HMA is substantial, a large number of residents commute to executive jobs in New York City. This proximity to New York and the high-income, residential character of Stamford and the towns of Darien, Greenwich, and New Canaan have given the area a distinctive suburban quality.

Employment

Current Estimate. Nonagricultural wage and salary employment totals 66,200 persons as of July 1965, as reported by the Connecticut Research and Information Department. This represents about 85 percent of total nonagricultural employment. Wage and salary employment has increased by 2,080 (3.2 percent) over the July 1964 figure of 64,120. Currently, about 22,420 persons (33.9 percent of wage and salary employment) are employed in manufacturing, with the remaining 43,780 (66.1 percent) employed in nonmanufacturing industries.

Past Trend. Average annual wage and salary employment has increased each year since 1958 as indicated in the following table. During 1964, wage and salary employment averaged 64,090 persons, 230 jobs (0.4 percent) over the 1963 average. During the 1958 to 1964 period, the greatest numerical increase (3,480) occurred between 1959 and 1960, and the smallest gain occurred between 1963 and 1964.

Trend of Nonagricultural Wage and Salary Employment
Stamford, Connecticut, HMA
1958-1964

<u>Year</u>	<u>Manufacturing</u>	<u>Nonmanufacturing</u>	<u>Total</u>	<u>Annual change</u>	
				<u>Number</u>	<u>Percent</u>
1958	20,870	33,080	53,950	-	-
1959	22,320	35,000	57,320	3,370	6.2
1960	23,940	36,860	60,800	3,480	6.1
1961	24,410	37,750	62,160	1,360	2.2
1962	24,590	38,340	62,930	770	1.2
1963	23,910	39,950	63,860	930	1.5
1964	22,660	41,430	64,090	230	0.4

Note: All data are annual averages.

Source: Connecticut Research and Information Department.

Employment by Industry. In 1964, an average of 22,660 persons (35.4 percent of total nonagricultural wage and salary employment) were employed by manufacturing industries (see table I). During the 1958 to 1962 period, manufacturing employment increased by an average of about 930 persons (4.5 percent) a year. During 1963, however, manufacturing employment decreased by 680 (2.8 percent). Another loss occurred in 1964, when manufacturing employment declined by 1,250 workers (5.2 percent). Most of this loss in the manufacturing sector is attributed to the closing of a large publishing firm, two electrical equipment manufacturers, and a research and development component of a national corporation.

Until 1963, the distribution of employment by industry had changed little. Throughout the 1958 to 1963 period manufacturing employment accounted for about 39 percent of all wage and salary employment. Because of the recent job losses in manufacturing, however, the ratio declined to about 36 percent in 1964.

During 1964, an average of 41,430 persons (64.6 percent of total nonagricultural wage and salary employment) were employed by nonmanufacturing industries. There have been steady employment increases in the nonmanufacturing sector since 1958, with the most significant gains occurring within the retail trade, service, and government categories. Retail

trade employment increased from about 8,910 persons in 1958 to 11,680 in 1964, a gain of 2,770, or 31.1 percent. In the same period, employment in the service category has increased from nearly 9,250 to 12,370, an addition of 3,120 employees (33.7 percent). There has been a gain of about 1,550 jobs (33.5 percent) in the government category which increased from about 4,630 in 1958 to over 6,180 in 1964.

Trend of Employment Participation Rate. The current participation rate (the number of persons working in the area per 100 population) indicates that there are about 40 jobs in the area for every 100 people. Since 1960, the employment participation rate has declined slightly, and it is expected that this decline will continue during the forecast period because of increasing out-commutation.

Principal Employers

Pitney-Powes, Inc., is the largest employer in the area. A producer of postage meters and business machines, Pitney-Powes has experienced steadily increasing employment in recent years.

Machlett Laboratories, Inc., an affiliate of the Raytheon Company, develops and manufactures electronic equipment.

The Electrolux Corporation is a designer and manufacturer of vacuum cleaners, floor polishers, and electric motors.

The Norma-Hoffman Bearings Corporation is a maker of anti-friction ball and roller bearings.

The American Cyanamid Company, another major employer, engages in chemical research in Stamford.

There are numerous research and development firms which provide a substantial percentage of the jobs in manufacturing. Among the larger of these firms are the American Machine and Foundry Company, Barnes Engineering Company, CBS Laboratories, the Diamond National Corporation, Fleischmann Laboratories, and Time, Inc.

Unemployment

The Stamford HMA is an area of moderate unemployment. As of mid-July 1965, about 2,700 persons (3.3 percent of the civilian work force) in the HMA were unemployed. This compares with a total of 3,600 persons (4.5 percent) unemployed as of mid-July 1964. The majority of those persons unemployed are unskilled or semi-skilled workers. During 1964, average unemployment was 3,300, or 4.2 percent, the highest unemployment rate experienced since the 1958 rate of 4.7 percent (3,300 persons). The increased rate since 1960 reflects the 1961 recession and the recent plant closings. There is an indication, however, that expected employment gains will reduce unemployment in the area during the next two years. The following table presents the annual trend of unemployment since 1958.

Trend of Unemployment Stamford, Connecticut, HMA 1958-1964

<u>Year</u>	<u>Civilian work force</u> <u>(annual average)</u>	<u>Unemployment</u>	
		<u>Number</u>	<u>Percent of</u> <u>work force</u>
1958	70,400	3,300	4.7
1959	73,230	2,600	3.6
1960	75,990	2,100	2.8
1961	78,490	3,100	3.9
1962	78,830	3,000	3.8
1963	79,770	3,200	4.0
1964	79,450	3,300	4.2

Source: Connecticut Research and Information Department.

Estimated Future Employment

During the August 1, 1965 to August 1, 1967 forecast period, the trend of year-to-year gains in nonmanufacturing employment is expected to continue, with most of the increase occurring in the retail trade, service, and government categories. The recent loss in manufacturing employment was of a one-time nature and is not expected to recur. Also, employment gains by some manufacturing industries, particularly the research and development firms, are expected. Based on these factors, a gain of 2,000 new jobs annually is projected for each of the next two years, of which about 1,600 will be in nonmanufacturing and 400 will be in manufacturing industries.

Income

During 1964, the average weekly wage of manufacturing workers in the Stamford area was \$113.30, as compared with \$113.07 in 1963. As indicated in the following table, the average weekly wage has increased each year since 1959. The small increase between 1963 and 1964 is attributed to a decrease in the average number of hours worked rather than a reduction of average hourly earnings. A comparison of the average weekly wage in the HMA with the average in Bridgeport, and with the Connecticut average, shows that manufacturing wages are highest in the Stamford area, reflecting the large number of high-salaried workers employed by the research and development firms which, while not involved with direct production, are classified as manufacturers.

Average Weekly Wage of Manufacturing Workers
Stamford, Bridgeport, and Connecticut
1959-1964

<u>Year</u>	<u>Stamford</u>	<u>Bridgeport</u>	<u>Connecticut</u>
1959	\$ 98.46	\$ 95.53	\$ 93.11
1960	99.47	96.72	93.26
1961	100.50	100.86	97.27
1962	106.81	105.25	101.35
1963	113.07	108.42	104.90
1964	113.30	111.78	108.47

Source: Department of Labor.

The current median income, after deduction of Federal income tax, of all families in the Stamford HMA is \$9,500 annually. Renter families have a current median after-tax income of \$7,250. By August 1967, it is expected that the median income of all families will have risen to \$10,000 and that of renter families to \$7,600.

Table II shows the current and projected distribution of families by annual income. Approximately nine percent of all families and 15 percent of the renter families have current after-tax incomes under \$4,000 annually. About 47 percent of all families and 25 percent of the renter families have after-tax incomes of \$10,000 and above annually. By August 1967, it is expected that the percentages of families with annual incomes below \$4,000 will fall to eight percent for all families and to 14 percent for renter families. Also, about 50 percent of all families and 30 percent of renter families will have annual after-tax incomes of \$10,000 and above by August 1967.

Demographic Factors

Population

Current Estimate. As of August 1, 1965, the population of the Stamford HMA totals about 199,000, an average increase of 3,875 (2.2 percent) a year since April 1960. Population in the city of Stamford currently totals approximately 104,000, an average annual gain of 2,125 persons (2.3 percent) since the 1960 census. The current population of Stamford represents about 52.3 percent of the HMA total, up somewhat from the April 1960 ratio of 52.0 percent. The current population of the town of Darien is about 20,300, representing an average yearly growth of 350 (1.9 percent) since April 1, 1960. During the same period, the population of the town of Greenwich increased by about 920 persons (1.7 percent) a year, to an August 1965 total of 58,700. The largest percentage population gain occurred in the town of New Canaan where the present population numbers approximately 16,000 persons, an average annual increase of 480 (3.6 percent) since April 1, 1960.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, the population of the Stamford HMA increased from nearly 134,900 to over 178,400, an average gain of 4,350 persons (3.2 percent) a year. An annual average increment of nearly 1,850 (2.5 percent) occurred in the city of Stamford, as population increased from about 74,300, in April 1950 to 92,700 in April 1960. In the other communities of the HMA, population growth over the decade ranged from nearly seven percent a year (550 persons) in New Canaan to 3.2 percent (1,300 persons) in Greenwich (see table III).

Estimated Future Population. Based on the past trend of population, and the moderate employment gains which are anticipated in the Stamford HMA in the next two years, total population is expected to reach 206,400 by August 1, 1967, an average gain of about 3,700 persons (1.9 percent) a year. In the city of Stamford, total population should reach about 108,000, an average increment of about 2,000 (1.9 percent) annually during the two year forecast period. Growth should be somewhat less rapid in Darien and Greenwich, and somewhat more rapid in New Canaan.

The following table shows the trend of population growth for the entire area. Data for the components of the HMA are found in table III.

Trend of Population Growth
Stamford, Connecticut, HMA
April 1, 1950 to August 1, 1967

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1, 1950	134,896	-	-
April 1, 1960	178,409	4,351	3.2
August 1, 1965	199,000	3,875	2.2
August 1, 1967	206,400	3,700	1.9

Sources: 1950 and 1960 Censuses of Population.
1965 and 1967 estimated by Housing Market Analyst.

Natural Increase and Migration. During the April 1, 1950 to April 1, 1960 period, net natural increase (excess of resident births over resident deaths) in the Stamford HMA totaled about 19,150. A comparison of this figure with the total population gain indicates a net in-migration of over 24,350, or about 56 percent of the population increase. In the city of Stamford (the only area in the HMA in which net natural increase was greater than net in-migration), net natural increase was nearly 11,850 and net-inmigration was about 6,575 (35.7 percent of the population growth). Since April 1, 1960, there has been a net natural increase of approximately 9,450 persons in the HMA. Net migration into the area has totaled about 11,150 (or 54 percent of the population gain) since April 1960. In the city of Stamford, net natural increase has been about 6,975 persons, so that net in-migration has equalled 4,325, or 38.2 percent of the total gain. Table IV shows the elements of population changes for the HMA and its components.

Age Distribution. A comparison of the 1950 and 1960 age distributions, shown in table V, indicates that the most rapidly-growing segments of the population are those under age 20 and those 65 years or older. The increase in the younger group reflects the higher birth rate during the post-World War II period, while the increase in the older group represents a national trend toward increasing longevity. The decline in the 20-29 year age group is a result of the reduced birth rate during the 1930-1940 period.

Households

Current Estimate. As of August 1, 1965, there are approximately 59,450 households in the Stamford HMA, or an average annual gain of 1,250 (2.4 percent) since April 1, 1960. Households in the city of Stamford have increased by an average of 710 a year (2.6 percent) over the April 1960 figure to reach a current total of 31,700, about 53 percent of the HMA total. In Darien, current households number about 5,525, an average yearly addition of 95 households (1.9 percent). During the same period, households in Greenwich increased by about 310 (2.0 percent) a year to an August 1965 total of 17,600. In New Canaan, households total about 4,625 at present, or an average annual gain of 3.6 percent (140 households), the largest percentage growth in the HMA.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, households in the Stamford HMA increased from over 37,550 to about 52,700, an average gain of 1,515 (4.0 percent) annually. Part of this increase is attributable to the census conceptual change from "dwelling unit" in 1950 to "housing unit" in 1960. An average yearly addition of 725 (3.5 percent) occurred in the city of Stamford, as households increased from 20,650 in April 1950 to nearly 27,900 in April 1960. In the remainder of the HMA, average annual household growth ranged from about seven percent (160 households) in New Canaan to about four percent (460 households) in Greenwich.

Estimated Future Households. Based on the anticipated growth in population during the next two years, and the expected decrease of average household size, there will be a total of approximately 61,700 households in the HMA by August 1, 1967, and addition of about 1,125 new households a year during August 1, 1965 to August 1, 1967 forecast period. As in the past, most of the increase should occur in the city of Stamford, where the number of households is expected to reach 32,950 by August 1967, a yearly increment of 620 (2.0 percent). Moreover, household growth is expected to be more rapid in New Canaan than in Darien and Greenwich. The following table shows the trend of household growth for the Stamford HMA. Household data for the components of the HMA are shown in table VI.

Trend of Household Growth
Stamford, Connecticut, HMA
April 1, 1950 to August 1, 1967

Date	Total households	Average annual change from preceding date	
		Number	Percent
April 1, 1950	37,568	-	-
April 1, 1960	52,716	1,515	4.0
August 1, 1965	59,450	1,250	2.4
August 1, 1967	61,700	1,125	1.9

Sources: 1950 and 1960 Censuses of Housing.
1965 and 1967 estimated by Housing Market Analyst.

Household Size Trends. At present, the average household size in the Stamford HMA is 3.31 persons, a decrease from the April 1, 1960 household size of 3.34 persons. As shown in the following table, the average household size has declined in both the city of Stamford and in Greenwich since April 1960. In Darien, there had been a slight increase in household size, and in New Canaan, household size has remained stationary.

Average Household Size
Stamford, Connecticut, HMA
April 1, 1960 and August 1, 1965

<u>Area</u>	<u>April 1, 1960</u>	<u>August 1, 1965</u>
Stamford	3.28	3.24
Darien	3.63	3.64
Greenwich	3.34	3.30
New Canaan	3.45	3.45
HMA total	3.34	3.31

Sources: 1960 Census of Population and Housing.
1965 estimated by Housing Market Analyst.

Housing Market Factors

Housing Supply

Current Estimate. As of August 1, 1965, there are 61,450 housing units in the Stamford HMA, a net addition of some 6,375 units, or about 1,200 (2.2 percent) a year since April 1960. About 58 percent of this addition was in the city of Stamford which accounts for over one-half of the total housing supply. About 27 percent of the increase in the housing inventory was in Greenwich, and the remaining 15 percent was divided about equally between Darien and New Canaan.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, total housing units increased from nearly 39,100 to about 55,100, an average annual gain of 1,600 (4.1 percent). This increase is in part attributable to the census conceptual change from "dwelling unit" in 1950 to "housing unit" in 1960. The city of Stamford accounted for about 48 percent of the units added in that period. About 31 percent of the growth was in Greenwich; 11 percent was in Darien; and ten percent was in New Canaan.

Type of Structure. About 39,350 units (64.1 percent) of the current housing inventory in the HMA consists of single-family units. Structures containing two- to- four units comprise nearly 19 percent of the total, and units in structures with five units or more comprise about 17 percent of the housing supply.

In the city of Stamford, about 52 percent (17,200 units) of the current housing inventory is in single-family structures. Structures containing two- to- four units comprise nearly 24 percent, and units in structures with five units or more comprise about 24 percent of the housing supply.

A comparison of the current distribution of dwelling units by type of structure with that in April 1960 is seen in the following table. As a sizeable proportion of the recent building activity, particularly in Stamford, has been the construction of multifamily units, there has been some decrease in the proportion of single-family units in the inventory since April 1960.

Percentage Distribution of Dwelling Units by Type of Structure
Stamford, Connecticut, HMA
April 1960 and August 1965

<u>Units in structure</u>	<u>April 1960</u>		<u>August 1965</u>	
	<u>Total</u>		<u>Total</u>	
	<u>HMA</u>	<u>Stamford</u>	<u>HMA</u>	<u>Stamford</u>
1 unit	64.3	52.6	64.1	52.6
2 units	11.7	13.5	10.9	12.4
3 and 4 units	8.5	21.2	7.9	11.2
5 or more units	<u>15.5</u>	<u>21.7</u>	<u>17.1</u>	<u>23.8</u>
Total	100.0	100.0	100.0	100.0

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

Age of Structure. The housing inventory in the Stamford HMA is relatively new, as nearly 40 percent of the inventory has been built since 1950. As the following table indicates, the age distribution of housing units in Stamford closely follows that of the HMA.

Distribution of the Housing Supply, by Age of Structure^{a/}
Stamford, Connecticut, HMA
August 1965

<u>Year built</u>	<u>Total HMA</u>		<u>Stamford</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
April 1960 - August 1965	6,850	11.1	4,050	12.4
1955 - March 1960	8,383	13.7	4,425	13.5
1950 - 1954	8,491	13.8	4,140	12.7
1940 - 1949	6,318	10.3	3,474	10.6
1939 or earlier	<u>31,408</u>	<u>51.1</u>	<u>16,611</u>	<u>50.8</u>
Total	61,450	100.0	32,700	100.0

^{a/} The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response of enumerator's questions as well as errors caused by sampling.

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

Condition of Inventory. Currently, about 2,800 dwelling units (4.6 percent) in the HMA are judged to be dilapidated or lacking one or more plumbing facilities. In April 1960, the Census of Housing reported that almost six percent was in this category, whereas in April 1950, over ten percent of the housing stock was dilapidated or lacking plumbing facilities. Because the 1950 Census of Housing did not classify "deteriorating" units separately, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" by 1960 definition.

In the city of Stamford, there are about 2,200 units, or 6.7 percent of the present housing supply, which are dilapidated or lacking one or more plumbing facilities. This indicates an improvement in the quality of housing in the city since April 1960 when nearly nine percent were so classified, and considerable improvement since April 1950 when about 18 percent of the housing inventory was dilapidated or lacking plumbing facilities.

Value and Rent. As reported by the Census of Housing, the median value of owner-occupied units in the HMA was \$28,600 in April 1960. This compares with the \$23,800 median reported in Stamford. The median gross monthly rent in 1960 was \$98 in the HMA, and \$92 in the city of Stamford.

Residential Building Activity

Past Trend. Building permit systems cover all residential construction in the HMA. Since 1956, the number of permits issued has fluctuated considerably from year to year (see table VII). Volume declined from over 1,450 in 1956 to about 1,275 in 1958, increased to over 1,925 in 1959, then declined each year to reach a low of about 960 in 1962. Since then, the number of permits issued each year has increased to about 1,675 in 1964. During 1965 (January to July), nearly 1,475 building permits have been authorized. This is a substantial increase (600 building permits) over the number authorized from January to July 1964. This increase can be attributed to four multifamily projects, including a 155-unit public housing project. The city of Stamford accounted for approximately 60 percent of all authorizations in the past ten years, Greenwich for 23 percent, New Canaan for about 11 percent, and Darien for six percent.

Since 1961, single-family houses have comprised about 65 percent of the total building activity in the HMA. Multifamily units have accounted for nearly 35 percent (2,150 units) of the new construction, a greater proportion than in the period prior to 1961. As indicated in the following table, nearly 80 percent of all multifamily construction in the HMA since 1961 has occurred in the city of Stamford.

Units Authorized by Building Permit by Type of Structure
Stamford, Connecticut, HMA
January 1961 - July 1965

<u>Year</u>	<u>All units</u>	<u>Single-family</u>	<u>Duplex</u>	<u>Multifamily</u>	
				<u>Total HMA</u>	<u>Stamford</u>
1961	1,290	752	106	432	394
1962	963	735	64	164	144
1963	1,056	908	36	112	88
1964	1,682	1,058	66	558	330
1965 <u>a/</u>	1,469	544	30	895	741

a/ January to July, including a 155-unit public housing project.

Sources: Department of Commerce, C 40 Construction Reports, and local sources.

Units Under Construction. Based on building permit data and the August 1965 postal vacancy survey, it is judged that there are about 1,000 dwelling units under construction at present in the HMA, of which 400 units are single-family dwellings and 600 are multifamily structures. In Stamford, over 200 single-family units and 400 multifamily units are under construction currently.

Demolitions. Since April 1, 1960, there have been approximately 500 dwelling units demolished in the Stamford HMA. Over 60 percent of these demolitions occurred in the city of Stamford. During the August 1965 to August 1967 forecast period, the number of demolitions is expected to approximate the total of the past five years because of the increasing urban renewal activity in Stamford.

Tenure

Current Estimate and Past Trend. As of August 1, 1965, there are about 59,450 occupied dwelling units in the Stamford HMA. About 37,150 of these (62.5 percent) are owner occupied, and the remaining 22,300 (37.5 percent) are renter occupied. This current tenure indicates a continuation of the April 1950 to April 1960 trend toward increasing owner-occupancy, but at a decreasing rate, as seen in the following table.

Occupancy by Tenure
Stamford, Connecticut, HMA
April 1950 to August 1965

	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>August</u> <u>1965</u>
Owner occupied	20,404	32,710	37,150
Percent owner occupied	54.3%	62.0%	62.5%
Renter occupied	17,164	20,006	22,300
Percent renter occupied	45.7%	38.0%	37.5%
HMA total occupied	37,568	52,716	59,450

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

In Stamford, owner-occupancy increased during the April 1950 to April 1960 period. Since 1960, however, there has been a slight shift to renter-occupancy because of the increased volume of multifamily construction. Currently, nearly 54 percent of the units in the city are owner occupied, as seen in table VIII. In Darien, owner-occupied units comprise over 85 percent of the occupied housing inventory; in Greenwich, 67 percent; and in New Canaan, nearly 79 percent.

Vacancy

Census. In April 1960, there were nearly 1,250 nonseasonal, nondilapidated vacant available housing units in the HMA. Of these, about 550 were available for sale, or a homeowner vacancy rate of about 1.7 percent; the remaining 690 were available for rent, or a rental vacancy rate of 3.3 percent. About ten of the available vacant sales houses and 100 of the available rental units were lacking some or all plumbing facilities.

In the city of Stamford, there were over 650 nonseasonal, nondilapidated vacant available dwelling units in April 1960. Of these, about 210 were available for sale, or a homeowner vacancy rate of 1.4 percent. Approximately 450 were available for rent, or a rental vacancy rate of 3.3 percent. Only five of the available sales houses and 65 of the available rental units were lacking plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey was conducted in the area on August 16-27, 1965 and covered about 90 percent of the current estimated housing inventory. The survey reported over 560 (1.5 percent) vacant residences and 320 (1.8 percent) vacant apartments. About 85 percent of the housing supply of the city of Stamford was included in the survey. Of the 420 reported vacant units in Stamford approximately 230 (1.6 percent) were classified as residences and 190 (1.4 percent) were classified as apartments. The detailed results of the postal vacancy survey are presented in table IX.

It should be noted that postal vacancy survey data are not strictly comparable with data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by type of structure. According to postal definition, a unit is regarded as a residence when one delivery of mail (one mail box) is made for one carrier stop. These are principally single-family homes, but they include some duplexes and structures with additional units created by conversion. A unit is regarded as an apartment when more than one delivery of mail is made for one carrier stop. When used in conjunction with other vacancy data the survey serves a valuable function in the derivation of estimates regarding local market conditions.

Current Estimate. On the basis of the postal vacancy survey and other vacancy data available in the HMA, as of August 1, 1965, there are about 900 available vacant dwelling units in the area. Of this number, 450 are available for sale, or a homeowner vacancy ratio of 1.2 percent, indicating equilibrium in the sales market. The remaining 450 are available for rent, or a rental vacancy rate of 2.0 percent, indicating a tight supply of available rental vacancies in the area. Table X shows the trend of vacancies since 1950.

Sales Market

General Market Conditions. In the Stamford HMA, the market for both new and existing homes in the upper price classes is **strong**. There are, however, very few sales units available for under \$20,000. This is true of used as well as of new sales housing. As land zoned for half-acre

lots is rapidly being exhausted, (smaller lots are rarely acceptable in this area) suitable land for new construction is both scarce and expensive. There is indication, though, that land now zoned for one-acre lots or more will be rezoned for more intensive use. Related to the problem of land scarcity is the lack of public sewer facilities. In April 1960, about 40 percent of the housing stock in the city of Stamford was not served by city sewers. Because of the rocky terrain, sewers have not been extended north of the Merritt Parkway (State Route 15) (see map). The city has begun, however, a plan to install sewer facilities throughout all of Stamford by 1975.

Because of the tendency toward high-priced homes, there is little subdivision activity in the area, and most of the construction is on a contract basis. What little speculative building there is, though, has been successful. While some new homes are built to sell below \$25,000, located primarily in Stamford, the average cost of new sales housing is between \$35,000 to \$40,000. There is also a substantial demand for units in the \$50,000 price class and over.

Because of the high cost of building, older homes in the area are sold with little difficulty. The demand for moderately-priced units is high, especially among job-transferees. The cost of existing homes in the area averages between \$30,000 and \$40,000.

Unsold Inventory Survey of New Houses. In January 1964 and January 1965, the FHA Insuring Office in Hartford surveyed all subdivisions in the area in which five or more houses were completed in the 12 months preceding the survey. The earlier survey covered about 180 completed houses in three subdivisions, and the more recent survey covered two subdivisions in which about 175 houses were completed. The results of the studies indicate that most of the houses surveyed were built on a contractual basis, and that none of the houses built speculatively, 60 in the 1964 survey and 15 in the 1965 survey, remained unsold.

Foreclosures. Local sources report that the number of foreclosures in the HMA is very low. During the forecast period, there is no indication that the current low level of foreclosures will increase sufficiently to disrupt market equilibrium.

Rental Market

General Market Conditions. Because of the high cost of land for residential building, the scarcity of available land, and the lack of sewer facilities, multifamily construction has increased in recent years. The multifamily housing market is strong, with demand coming primarily from

young married couples and job-transferees who cannot find suitably-priced sales units. One-and two-bedroom units are generally more attractive to renters in the area than efficiencies and three-bedroom units.

Most of the multifamily structures constructed recently have been financed with FHA insured mortgages. Therefore, the occupancy experience of these projects gives a good indication of the over-all market situation. Vacancies in FHA-insured apartment projects have been relatively low since 1960, except for a period in late 1961 when vacant units equalled over nine percent of the total. The high vacancy ratio at that time was attributed to the opening of new projects. Since then, however, the vacancy ratio of FHA-insured projects has been about two percent. At the present time, there are 18 projects involving nearly 2,400 units with FHA-insured mortgages in the area.

Mortgage Market

Adequate mortgage money is available in the area, with local commercial and savings banks providing about 75 percent of the funds. The average current interest rate for conventional home mortgages is $5\frac{1}{2}$ percent, with a 20 percent downpayment, and 20 years the maximum mortgage term. Whereas FHA participation in the home mortgage market is negligible, about 80 percent of the multifamily units completed since 1960 have been insured by FHA.

Urban Renewal Activity

The Southeast Quadrant Urban Renewal Area (R-43) is located in downtown Stamford and is a mixed commercial and residential area. The project is bounded on the north by Broad Street, on the east by Grove and Elm Streets, on the south by the Connecticut Turnpike (I-95) and Willow Street, and on the west by South and River Streets. Property acquisition and relocation are now underway. Present renewal plans call for a motor hotel, and various commercial and industrial buildings. In addition about 1,200 apartment units in high-rise structures and approximately 350 moderate rental units are planned.

Public Housing

As of August 1, 1965, there are about 2,100 public housing units in the Stamford HMA. About 40 percent (832 units) of these are Federally aided low-rent units and the remaining 60 percent (1,275 units) are State aided moderate-income rental units. About 79 percent (1,654 units) of the total units are located in Stamford. Currently, a 150-unit State aided project for elderly is under construction in Stamford, and will be completed by mid-September 1965; and, a 155-unit Federally aided project for the elderly is planned for completion in July 1966. In addition, application has been made for a Federally aided project for the elderly (100 units) in Greenwich.

Demand for Housing

Quantitative Demand

The demand for new housing in the Stamford HMA is based on the projected household growth of 1,125 new households annually during each of the next two years. To this basic growth factor, adjustments are made for changes expected in the tenure of occupancy in the inventory, and the anticipated volume of residential demolitions. Consideration also has been given to the probability that some part of the demand for rental units will be supplied by single-family houses. Based on this consideration, annual demand for new housing is estimated to be 1,300 units, of which 850 units represent demand for sales housing, and 450 units represent demand for rental housing. About 110 units of this annual rental demand will become effective only at the lower rents possible with public benefits or assistance in financing.

The projected demand level of 1,300 units annually is below that of the 1964-1965 period. The reduction reflects the large number of new rental units now reaching the market and some uncertainty as to the future of rail commuting to New York City. Should the difficulties of the New Haven Railroad be resolved, the sales housing demand level might be as much as 20 percent above the projected level.

Qualitative Demand

Sales Housing. The anticipated distribution of the annual demand for 850 units of new sales housing is shown in the following table. The distribution is based on the ability to pay, as measured by current family income, and the ratio of sales price to income typical in the area. It is judged that acceptable sales housing in the Stamford HMA cannot be produced to sell below \$15,000.

Estimated Annual Demand for New Sales Housing by Price Class
Stamford, Connecticut, HMA
August 1, 1965 to August 1, 1967

	<u>Number</u>	<u>Percent</u>
\$15,000 - 24,999	85	10
25,000 - 29,999	145	17
30,000 - 34,999	110	13
35,000 - 39,999	95	11
40,000 and over	<u>415</u>	<u>49</u>
Total	850	100

Rental Housing. Based on projected 1967 renter-family income and the ratios of rent to income typical in the Stamford HMA, the annual demand for 450 new rental units during the next two years is expected to be distributed by unit size and rent levels as shown in the following table. Approximately 340 units of demand are at or above the minimum gross rent levels achievable with market interest rate financing: these levels are \$110 for efficiencies, \$120 for one-bedroom units, \$130 for two-bedroom units, and \$140 for three-bedroom units. The remaining 110 units of annual demand may be provided at rents achievable only with public benefits or assistance in financing and land acquisitions.

The monthly rental at which privately owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

Estimated Annual Demand for New Rental Units
By Monthly Gross Rent and by Unit Size
Stamford, Connecticut, HMA
August 1, 1965 to August 1, 1967

<u>Monthly gross rent^{a/}</u>	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One-bedroom</u>	<u>Two-bedroom</u>	<u>Three-bedroom</u>
\$95 and over	50	-	-	-
100 " "	45	165	-	-
105 " "	45	160	175	-
110 " "	40	155	165	60
120 " "	40	140	150	55
130 " "	40	120	120	45
140 " "	35	110	110	40
150 " "	30	95	100	35
160 " "	30	85	85	30
170 " "	25	70	80	30
180 " "	20	65	65	25
200 " "	15	40	40	15
220 " "	10	30	30	10

^{a/} Gross rent is shelter or contract rent plus the cost of utilities and services.

Note: The above figures are cumulative, that is, the columns cannot be added vertically. For example, the demand for one-bedroom units at \$110 to \$120 is 25 units (225 minus 200).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Table I

Nonagricultural Wage and Salary Employment by Type of Industry^{a/}
Stamford, Connecticut, HMA
1958 - 1965

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>July 1964</u>	<u>July 1965</u>
Wage and salary employment	<u>53,950</u>	<u>57,320</u>	<u>60,800</u>	<u>62,160</u>	<u>62,930</u>	<u>63,860</u>	<u>64,090</u>	<u>64,120</u>	<u>66,200</u>
Manufacturing	<u>20,870</u>	<u>22,320</u>	<u>23,940</u>	<u>24,410</u>	<u>24,590</u>	<u>23,910</u>	<u>22,660</u>	<u>21,980</u>	<u>22,420</u>
Textiles and apparel	1,160	1,140	1,200	980	840	790	680	700	730
Printing and publishing	3,200	3,270	3,480	3,490	3,340	3,260	2,730	2,530	2,250
Chemicals	2,250	2,360	2,440	2,490	2,350	2,270	2,460	2,430	2,610
Fabricated metals	1,310	1,040	1,000	1,030	1,080	950	970	890	980
Machinery	5,730	6,370	7,320	8,490	8,150	7,530	7,050	6,690	6,950
Electrical equipment	4,160	4,520	4,600	4,180	4,440	4,490	4,200	4,000	4,350
Other manufacturing	3,060	3,620	3,900	3,750	4,390	4,620	4,570	4,740	4,550
Nonmanufacturing	<u>33,080</u>	<u>35,000</u>	<u>36,860</u>	<u>37,750</u>	<u>38,340</u>	<u>39,950</u>	<u>41,430</u>	<u>42,140</u>	<u>43,780</u>
Construction	3,750	3,760	3,940	3,860	3,620	3,300	3,460	3,620	3,990
Transportation (Inc. R.R.)	1,320	1,270	1,250	1,250	1,330	1,480	1,530	1,470	1,450
Comm. and utilities	1,360	1,340	1,310	1,320	1,330	1,310	1,330	1,350	1,360
Trade	<u>10,530</u>	<u>11,430</u>	<u>12,280</u>	<u>12,650</u>	<u>12,920</u>	<u>13,410</u>	<u>13,880</u>	<u>13,700</u>	<u>14,380</u>
Wholesale	1,620	1,830	2,010	1,990	2,030	2,080	2,220	2,090	2,300
Retail	8,910	9,600	10,270	10,660	10,890	11,330	11,680	11,610	12,080
Fin., ins. and real estate	2,240	2,260	2,390	2,470	2,560	2,610	2,680	2,790	2,690
Service	9,250	9,970	10,590	10,900	11,050	11,790	12,370	12,550	13,450
Government	4,630	4,970	5,100	5,300	5,530	6,050	6,180	6,660	6,460

^{a/} Data exclude private household, self-employed, and unpaid family workers.

Note: All data are annual averages except July 1964 and July 1965.

Source: Connecticut Research and Information Department.

Table II

Estimated Percentage Distribution of Families by Annual Income
After Deduction of Federal Income Tax
Stamford, Connecticut, HMA
August 1965 and 1967

<u>Annual income</u>	<u>1965 income</u>		<u>1967 income</u>	
	<u>All</u>	<u>Renter</u>	<u>All</u>	<u>Renter</u>
Under \$4,000	9	15	8	14
\$4,000 - 5,999	14	20	12	17
6,000 - 7,999	17	23	17	23
8,000 - 9,999	13	16	13	16
10,000 - 14,999	21	17	23	20
15,000 - 24,999	16)	16)
25,000 and over	<u>10</u>	<u>) 9</u>	<u>11</u>	<u>) 10</u>
Total	100	100	100	100
Median	\$9,500	\$7,250	\$10,000	\$7,600

Source: Estimated by Housing Market Analyst.

Table III

Trend of Population Growth
Stamford, Connecticut, HMA
April 1, 1950 to August 1, 1967

<u>Stamford HMA</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>August 1,</u> <u>1965</u>	<u>August 1,</u> <u>1967</u>	<u>Average annual change</u>					
					<u>1950-1960</u>		<u>1960-1965</u>		<u>1965-1967</u>	
					<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Stamford City	74,293	92,713	104,000	108,000	1,842	2.5	2,125	2.3	2,000	1.9
Darien Town	11,767	18,437	20,300	21,000	667	5.7	350	1.9	350	1.7
Greenwich Town	40,835	53,793	58,700	60,500	1,296	3.2	920	1.7	900	1.5
New Canaan Town	<u>8,001</u>	<u>13,466</u>	<u>16,000</u>	<u>16,900</u>	<u>546</u>	6.8	<u>480</u>	3.6	<u>450</u>	2.8
HMA Total	134,896	178,409	199,000	206,400	4,351	3.2	3,875	2.2	3,700	1.9

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

Table IV

Components of Population Change ^{a/}
Stamford, Connecticut, HMA
April 1, 1950 to August 1, 1965

	<u>Total HMA</u>	<u>Stamford</u>	<u>Darien</u>	<u>Greenwich</u>	<u>New Canaan</u>
Actual change in population					
April 1950 thru March 1960	43,513	18,420	6,670	12,958	5,465
April 1960 thru July 1965	20,600	11,300	1,900	4,900	2,525
Net natural increase					
April 1950 thru March 1960	19,152	11,844	1,628	4,834	846
April 1960 thru July 1965	9,450	6,975	530	1,500	450
Migration					
April 1950 thru March 1960	24,361	6,576	5,042	8,124	4,619
April 1960 thru July 1965	11,150	4,325	1,375	3,400	2,075

^{a/} 1960 to 1965 data are rounded and may not add to total.

Sources: Department of Commerce and estimates by Housing Market Analyst.

Table V

Population Distribution by Age
Stamford, Connecticut, HMA
April 1950 and April 1960

	<u>1950</u>		<u>1960</u>		<u>Decennial change</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5	12,815	9.5	17,841	10.0	5,026	39.2
5 - 19	27,519	20.4	45,852	25.7	18,333	66.6
20 - 29	19,020	14.1	16,770	9.4	-2,250	-11.7
30 - 39	22,663	16.8	26,048	14.6	3,385	14.9
40 - 49	20,234	15.0	27,653	15.5	7,419	36.7
50 - 64	21,583	16.0	28,545	16.0	6,962	32.3
65 and over	<u>11,062</u>	<u>8.2</u>	<u>15,700</u>	<u>8.8</u>	<u>4,638</u>	<u>41.9</u>
Total	134,896	100.0	178,409	100.0	43,513	32.3

Source: 1950 and 1960 Censuses of Population.

Table VI

Trend of Household Growth
Stamford, Connecticut, HMA
April 1, 1950 to August 1, 1967

<u>Stamford HMA</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>August 1,</u> <u>1965</u>	<u>August 1,</u> <u>1967</u>	<u>Average annual change</u>					
					<u>1950-1960</u>		<u>1960-1965^{a/}</u>		<u>1965-1967^{a/}</u>	
					<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Stamford City	20,649	27,893	31,700	32,950	725	3.5	710	2.6	620	2.0
Darien Town	3,328	5,017	5,525	5,700	169	5.1	95	1.9	90	1.6
Greenwich Town	11,290	15,922	17,600	18,150	463	4.1	310	1.9	270	1.5
New Canaan Town	<u>2,301</u>	<u>3,884</u>	<u>4,625</u>	<u>4,900</u>	<u>158</u>	<u>6.9</u>	<u>140</u>	<u>3.6</u>	<u>140</u>	<u>3.0</u>
HMA Total	37,568	52,716	59,450	61,700	1,515	4.0	1,250	2.4	1,125	1.9

^{a/} Data are rounded and will not add to total.

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

Table VII

All Residential Units Authorized by Building Permit
Stamford, Connecticut, HMA
1956 to July 1965

<u>Year</u>	<u>Stamford</u>	<u>Darien</u>	<u>Greenwich</u>	<u>New Canaan</u>	<u>HMA</u>
1956	683	147	416	220	1,466
1957	851	101	306	178	1,436
1958	783	97	253	135	1,268
1959	1,272	133	369	153	1,927
1960	899	75	275	137	1,386
1961	787	82	323	98	1,290
1962	543	75	242	103	963
1963	640	71	234	111	1,056
1964	937	77	439	229	1,682
1965 <u>a/</u>	1,041	23	292	113	1,469

a/ January to July.

Sources: Department of Commerce, Series C 40 and local sources.

Table VIII

Occupancy by Tenure
Stamford, Connecticut, HMA
1950, 1960 and 1965

	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>August</u> <u>1965</u>
HMA total occupied	<u>37,568</u>	<u>52,716</u>	<u>59,450</u>
Owner occupied	20,404	32,710	37,150
Percent owner occupied	54.3%	62.0%	62.5%
Renter occupied	17,164	20,006	22,300
Percent renter occupied	5.7%	38.0%	37.5%
Stamford total occupied	<u>20,649</u>	<u>27,893</u>	<u>31,800</u>
Owner occupied	9,690	14,987	17,050
Percent owner occupied	46.9%	53.7%	53.6%
Renter occupied	10,959	12,906	14,750
Percent renter occupied	53.1%	46.3%	46.4%
Darien total occupied	<u>3,328</u>	<u>5,017</u>	<u>5,525</u>
Owner occupied	2,504	4,214	4,725
Percent owner occupied	75.2%	84.0%	85.5%
Renter occupied	824	803	800
Percent renter occupied	24.8%	16.0%	14.5%
Greenwich total occupied	<u>11,290</u>	<u>15,922</u>	<u>17,500</u>
Owner occupied	6,675	10,479	11,750
Percent owner occupied	59.1%	65.8%	67.1%
Renter occupied	4,615	5,443	5,750
Percent renter occupied	40.9%	34.2%	32.9%
New Canaan total occupied	<u>2,301</u>	<u>3,884</u>	<u>4,625</u>
Owner occupied	1,535	3,026	3,650
Percent owner occupied	66.7%	77.9%	78.9%
Renter occupied	766	858	975
Percent renter occupied	33.3%	22.1%	21.1%

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

Table IX

Stamford, Connecticut, Area Postal Vacancy Survey

August 16 - 27, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	55,330	885	1.6	516	369	989	37,579	564	1.5	337	227	405	17,751	321	1.8	179	142	584	NOT APPLICABLE		
Stamford	28,061	422	1.5	214	208	624	13,894	228	1.6	94	134	210	14,167	194	1.4	120	74	414			
Main Office	19,610	306	1.6	161	145	569	8,048	169	2.1	61	108	169	11,562	137	1.2	100	37	400			
Stations:																					
Glenbrook	3,280	70	2.1	36	34	21	2,582	26	1.0	17	9	8	698	44	6.3	19	25	13			
Ridgeway	5,171	46	0.9	17	29	34	3,264	33	1.0	16	17	33	1,907	13	0.7	1	12	1			
Other Towns and Villages	27,269	463	1.7	302	161	365	23,685	336	1.4	243	93	195	3,584	127	3.5	59	68	170			
Cos Cob	1,735	15	0.9	7	8	28	1,449	15	1.0	7	8	20	286	-	-	-	-	8			
Darien	5,786	68	1.2	57	11	24	5,672	64	1.1	53	11	24	114	4	3.5	4	-	-			
Main Office	3,411	36	1.1	31	5	15	3,332	36	1.1	31	5	15	79	-	-	-	-	-			
Stations:																					
Noroton	634	9	1.4	8	1	3	634	9	1.4	8	1	3	-	-	-	-	-	-			
Noroton Heights	1,741	23	1.3	18	5	6	1,706	19	1.1	14	5	6	35	4	11.4	4	-	-			
Greenwich	8,765	138	1.6	81	57	143	5,981	86	1.4	54	32	60	2,784	52	1.9	27	25	83			
Main Office	4,206	36	0.9	34	2	11	1,569	19	1.2	18	1	1	2,637	17	0.6	16	1	10			
Stations:																					
Glenville	2,234	39	1.7	12	27	37	2,234	39	1.7	12	27	37	-	-	-	-	-	-			
West Putnam Avenue	2,325	63	2.7	35	28	95	2,178	28	1.3	24	4	22	147	35	23.8	11	24	73			
New Canaan	4,681	148	3.2	87	61	42	4,449	88	2.0	70	18	36	232	60	25.9	17	43	6			
Old Greenwich	1,941	11	0.6	10	1	16	1,941	11	0.6	10	1	16	-	-	-	-	-	-			
Riverside	2,259	50	2.2	35	15	4	2,259	50	2.2	35	15	4	-	-	-	-	-	-			
Springdale	2,102	33	1.6	25	8	108	1,934	22	1.1	14	8	35	168	11	6.5	11	-	73			

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

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

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

Table X

Vacant Housing Units
Stamford, Connecticut, HMA
1950, 1960, and 1965

	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>August</u> <u>1965</u>
HMA total housing units	39,060	55,079	61,450
Total vacant	1,492	2,363	2,000
Available vacant	429	1,242	900
For sale	N.A.	554	450
Percent	N.A.	1.7%	1.2%
For rent	N.A.	688	450
Percent	N.A.	3.3%	2.0%
Other vacant	1,063	1,121	1,100
Stamford total housing units	21,291	28,955	32,700
Total vacant	642	1,062	900
Available vacant	218	656	500
For sale	92	211	200
Percent	0.9%	1.4%	1.2%
For rent	126	445	300
Percent	1.1%	3.3%	2.0%
Other vacant	424	406	400
Remainder of the HMA			
Total housing units	17,769	26,124	28,750
Total vacant	850	1,301	1,100
Available vacant	211	586	400
For sale	N.A.	343	250
Percent	N.A.	1.9%	1.2%
For rent	N.A.	243	150
Percent	N.A.	3.3%	1.9%
Other vacant	639	715	700

Sources: 1950 and 1960 Censuses of Housing and estimates of
Housing Market Analyst.