Analysis of the

VINELAND-BRIDGETON-MILLVILLE, NEW JERSEY HOUSING MARKET

as of June 1, 1970

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

December 1970

FHA Housing Market Analysis
Vineland-Bridgeton-Millville, New Jersey,
as of June 1, 1970

Foreword

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

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

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

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

FHA HOUSING MARKET ANALYSIS - VINELAND-BRIDGETON-MILLVILLE, NEW JERSEY AS OF JUNE 1, 1970

The Vineland-Bridgeton-Millville, New Jersey, Housing Market Area (HMA) is defined as Cumberland County, and is coterminous with the Vineland-Bridgeton-Millville Standard Metropolitan Statistical Area (SMSA). The area is located 35 miles southeast of Camden and 120 miles southwest of New York City.

The largest industry in the HMA is the stone, clay, and glass industry, employing 11,100 workers as of June 1, 1970. Substantial employment in trade, government, and services is supplemented by sizeable employment in apparel, food, and contract construction.

The moderately expanding economy has served to strengthen the demand for single-family and multifamily housing, as reflected by the decline in vacancy rates in the Vineland-Bridgeton-Millville HMA since 1960.

Anticipated Housing Demand

Based on the projected level of civilian household growth during the forecast period and the estimated number of units to be demolished, it is anticipated that there will be an annual demand for 860 new private, non-subsidized housing units during the two-year period ending June 1, 1970. After consideration of housing market factors such as acceptable levels of vacancy, and construction volume, it is estimated that the best demand-supply relationship would be achieved if annual construction included 500 single-family houses and 360 multifamily units. An additional 130 units of demand are expected to be supplied by mobile homes. The qualitative distributions of the projected demand by sales price and by monthly rent and size of unit are presented in table I.

The anticipated annual demand for 860 nonsubsidized units is above the annual average for 1968 and 1969 and reflects an expected increase in household growth and anticipated employment increases during the next two years.

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 these programs 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 Vineland-Bridgeton-Millville HMA, the total occupancy potential is estimated to be 370 units annually.

The annual occupancy potentials1/ for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on June 1, 1970, and on available market experience.2/

1/ 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 the distribution of rents and sales prices 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 housing programs and absorption rates remain to be tested.

Sales Housing Under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on the exception income limits, approximately 115 houses a year could be absorbed in the HMA during the two-year forecast period; using regular income limits, the potential would be reduced by an estimated five percent. Thirty-five percent of the families eligible under this program are five- or more-person households requiring a minimum of four bedrooms. All families eligible for Section 235 housing also are eligible under Section 236. There were 38 new units of Section 235 sales housing insured in the Vineland-Bridgeton-Millville HMA in 1969, and 54 new homes were insured during the first six months of 1970.

Rental Units under the Public Housing and Rent Supplement Programs. These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing in the HMA is an estimated 145 units for families and 110 units for the elderly. Seventeen percent of the families and 50 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent supplement program, the potential for families would be somewhat less than under public housing but the market for elderly accommodations would remain comparatively unchanged.

As of June 1, 1970, there were eleven low-rent public housing projects with 759 units in the HMA, including 464 units for elderly occupancy. The Vineland Public Housing Authority has a waiting list of 500 families and 200 elderly, Bridgeton has a waiting list of 190 elderly and 140 families, and Millville has a waiting list of 130 elderly and 180 families.

There are 360 units of public housing for families and 160 units for the elderly in various stages of processing. The only rent supplement project in the HMA is a 100-unit project in Bridgeton; that project is only 25 percent occupied because of a state prohibition on further occupancy because of an overload on the sewer system.

An additional 200 units of rent supplement housing are under construction in the HMA. The State of New Jersey Housing Finance Agency expects to construct 210 units under Section 236, 20 percent of these units to be occupied by rent supplement recipients. The location of this project on Wade Boulevard across the street from the Millville Senior High School should enhance the rapid absorption of these units. The rent supplement units under construction and planned plus the vacant units in the existing rent supplement project are sufficient to satisfy the estimated two-year potential under the rent-supplement and public housing programs.

Rental Units under Section 236[1]. Moderately-priced rental units can be provided under Section 236. With exception income limits, there is an annual occupancy potential for 195 units of Section 236 housing, including 80 units for elderly families and individuals; based on regular income limits, the potential for families would be reduced by five percent with no reduction in the potential for elderly families and individuals. About 20 percent of the families eligible for housing under this section are alternatively eligible for public housing and 70 percent of the elderly households qualify for such accommodations. It should be noted also that in terms of eligibility the Section 236 potential for families and the Section 235 potential draw from essentially the same universe and are not, therefore, additive. As of June 1, 1970, there had been 200 units constructed under Section 221(d)(3) BMIR, but no units had been constructed under Section 236. As of June 1, 1970, the two Section 221(d)(3) BMIR projects, each containing 100 units, had an occupancy of 99 and 100 percent, respectively.

The Sales Market

The sales market in the Vineland-Bridgeton-Millville HMA has strengthened slightly since April 1960. As of June 1, 1970, the homeowner vacancy rate was 1.2 percent, compared with 1.3 percent in April 1960. FHA foreclosures have increased from 17 in 1968 to 19 in 1969. A January 1970 unsold inventory survey conducted by the Camden FHA Insuring Office indicates that 97 percent of the new single-family houses completed in subdivisions with five or more completions in the HMA during 1969 were sold before construction started, compared with 85 percent in a similar survey covering houses built in 1968. The FHA survey results indicate that the proportion of new construction priced at $15,000 and above increased from 52 percent in 1968 to 100 percent in 1969. Recent single-family construction activity has been concentrated in Millville and Vineland and the townships of Fairfield, Hopewell, Upper Deerfield, Deerfield, and Commercial. Newly constructed houses in the HMA generally range in price from $18,500 to $30,000. The average sales price for existing homes varies from $10,000 to $20,000. The market for existing homes is tight with units being readily absorbed as they come on the market.

Rental Market

The market for rental housing in the HMA was in good balance on June 1, 1970; the rental vacancy rate was 5.4 percent, compared with 6.2 percent in April 1960. Construction volume in 1967, 1968, and 1969 was at the highest level reached in the 1960's, and most new projects were being absorbed at acceptable rates.

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

New apartments generally are of the garden type of one or two bedrooms. Rents (including all utilities except electricity) usually range from $115 to $140 for a one-bedroom unit and from $140 to $155 for a two-bedroom apartment. Most of the new apartments have been built within the city limits of Vineland and Millville.

Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based upon the employment, income, population and housing trends discussed below.

Employment. During the first five months of 1970, nonagricultural wage and salary employment in the HMA averaged 48,000 jobs, an increase of about 800 over the same period in 1969 (see table III). Wage and salary employment during the 1960-1969 period has been consistently upward, except for the period between 1962 and 1963, increasing at an annual average of about 1,400 jobs a year. Total nonagricultural wage and salary employment has increased by 1,900 jobs a year from 1964 to 1969. The largest increases occurred between 1965 and 1966, when 2,400 new jobs were added, and between 1968 and 1969 when there was an increase of 2,700 jobs.

About 46 percent of nonagricultural wage and salary employment is in manufacturing, with three industries--stone, clay and glass; food; and apparel--accounting for 80 percent of the manufacturing jobs. The stone, clay and glass industry is dominated by the Owens-Illinois Company. Owens-Illinois, with plants in Vineland and Bridgeton, is the largest employer in the HMA. Between 1966 and 1969, the stone, clay and glass industry has increased its employment by 1,150 jobs (11.7 percent), but the food industry has decreased its employment by 350 (10.3 percent), and the apparel industry has decreased its employment by 200 (4.5 percent). Most of the growth in the HMA has been in nonmanufacturing employment, which has increased by 19.3 percent between 1966 and 1969. The largest gains have been in wholesale and retail trade, services, and government.

An average of 4,480 persons were unemployed during the first five months of 1970, equal to 7.3 percent of the work force, compared with 3,900 (6.5 percent) for the first five months of 1969. Unemployment varies seasonally in the food processing industry with unemployment highest in the months of July, August and September.

Outlook. During the next two years, nonagricultural wage and salary employment is expected to increase by an average of 1,550 jobs a year. Nonmanufacturing is expected to grow by 1,100 with increases occurring principally in trade, services, and government. Manufacturing will account for an increase of 450 jobs a year, concentrated in stone, clay and glass, "other nondurable goods", and machinery (except electrical). The "other nondurable goods" category includes paper and paper products, printing and publishing, and rubber and plastic products.

Income. The median annual income, after deduction of federal income tax, of all families in the Vineland-Bridgeton-Millville HMA was $8,900 as of June 1, 1970; the median after-tax income of renter households of two or more persons was $7,600. These estimates contrast with median after-tax incomes of $5,200 for all families and $4,450 for renter households in 1959. Distributions of all families and renter households by income classes for 1959 and 1970 are presented in table IV.

Population and Households. As of June 1, 1970,1/ the population of the Vineland-Bridgeton-Millville HMA was approximately 134,650, reflecting an average annual gain of 2,750 persons since April 1960 (see table V). The increase in population since 1960 reflects a net in-migration of about 15,200 persons and a net natural increase (excess of births over deaths) of about 12,600 persons. Based on the high level of economic growth during the period from 1964 to 1969 and the outlook for increases in employment opportunities, it is expected that the population of the HMA will increase by an average of about 3,175 persons annually over the next two years to approximately 141,000 by June 1, 1972.

There were approximately 40,050 households in the Vineland-Bridgeton-Millville HMA as of June 1, 1970, indicating an average annual gain of 830 since April 1, 1960. During the next two years, it is estimated that the number of households will grow by an average of about 950 a year.

Residential Construction Trends and Housing Inventory. As measured by building permits issued, which cover the entire HMA, residential construction varied significantly from year to year through the 1960's (see table VI). Single-family construction increased each year from 391 units in 1960 to 560 units in 1965, the only exception being in 1964 when there was no change in volume. Single-family construction declined from 560 units in 1965 to 500 in 1966, but reached a peak for the decade of 623 units in 1967. From the peak in 1967, single-family construction declined in the two succeeding years to a low of 526 units in 1969.

Private multifamily construction also has varied considerably from a low of 11 units in 1961 to a high of 808 units in 1963. The number of multifamily units authorized has increased in the last three years from 464 units in 1967 to 533 units in 1969. During the first five months of 1970, a total of 498 multifamily units were authorized in the HMA, compared with a total of 411 units authorized during the first five months of 1969.

As of June 1, 1970, there were 44,250 housing units in the Vineland Bridgeton-Millville HMA, reflecting a net increase of 8,950 over the April 1, 1960 inventory of 35,297. This increase in the housing inventory

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1/ Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

resulted from the completion of approximately 8,370 new housing units, the loss of 810 units through demolition and other causes, and the addition of 1,390 mobile homes.

There were approximately 580 units under construction as of June 1, 1970, including about 240 single-family units and 340 units in multifamily structures.

Vacancy. Vacancies have increased in the Vineland-Bridgeton-Millville HMA during the last ten years. There were 1,050 available vacant housing units in the HMA as of June 1, 1970; 340 units were available for sale and 710 units were available for rent. In addition, 3,150 vacant units were either unsuitable or unavailable. The current available vacant sales and rental units represent ratios of 1.2 percent and 5.4 percent, respectively, compared with corresponding ratios of 1.3 percent and 6.2 percent in April 1960 (see table VII).

Table I

Estimated Annual Demand for Nonsubsidized Housing
Vineland-Bridgeton-Millville, New Jersey, Housing Market Area
June 1, 1970-June 1, 1972

A. Single-family

Sales price	Number of units	Percent of total
Under $20,000	35	7
$20,000 - 22,499	60	12
22,500 - 24,999	65	13
25,000 - 29,999	120	24
30,000 - 34,999	85	17
35,000 and over	135	27
	500	100

B. Multifamily

Gross monthly rent[a]	Unit size			
	Efficiency	One bedroom	Two bedrooms	Three bedrooms
Under $120	5	-	-	-
$120 - 139	10	45	-	-
140 - 159	-	55	-	-
160 - 179	-	20	75	-
180 - 199	-	10	45	10
200 - 219	-	5	25	5
220 - 239	-	-	10	5
240 - 259	-	-	10	5
260 and over	-	-	10	10
	15	135	175	35

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

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy for Subsidized Rental Housing
Vineland, Bridgeton, Millville, New Jersey, Housing Market Area
June 1, 1970 to June 1, 1972

A. Families

	Section 236[a] exclusively	Eligible for both programs	Public housing exclusively	Total for both programs
1 bedroom	10	5	10	25
2 bedrooms	35	15	55	105
3 bedrooms or more	45	5	55	105
Total	90	25[c]	120[c]	235

B. Elderly

	Section 236[a] exclusively	Eligible for both programs	Public housing exclusively	Total for both programs
Efficiency	15	30	5	50
1 bedroom	10	25	50	85
	25[b]	55[d]	55[d]	135

a/ Estimates are based upon exception income limits.

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

c/ Forty-one percent of these families also are eligible under the rent supplement program.

d/ All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Trend of Civilian Work Force Components
Vineland-Bridgeton-Millville, New Jersey, Housing Market
Annual Averages, 1960-1970a/

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	Jan.-May 1969	Jan.-May 1970
Civilian work force	50,200	51,600	52,800	52,800	53,600	55,000	57,000	57,800	59,600	61,500	59,580	61,060
Unemployment	3,700	4,200	3,900	4,500	4,000	3,600	3,200	3,500	3,600	3,400	3,900	4,480
Employment	46,500	47,400	48,900	48,300	49,600	51,400	53,800	54,300	55,500	58,100	55,680	56,560
Nonag. wage and salary	36,300	37,000	38,400	38,100	39,300	41,100	43,500	44,600	45,900	48,600	47,190	48,000
All other nonag.a/	5,700	5,900	5,900	5,600	5,700	5,700	5,600	5,400	5,400	5,500	5,270	5,280
Agriculture	4,500	4,500	4,600	4,600	4,600	4,600	4,700	4,300	4,200	4,000	3,220	3,280
Labor-management disputes	0	0	0	0	0	0	0	0	500	0	0	0
Unemployment rate	7.4	8.1	7.4	8.5	7.5	6.5	5.6	6.1	6.0	5.5	6.5	7.3
Manufacturing	20,000	20,000	20,400	19,400	19,800	21,100	21,700	21,900	22,000	22,600	21,930	21,850
Total durable goods	11,000	11,000	11,100	10,800	10,700	11,300	11,800	12,000	12,000	12,900	12,730	12,900
Lumber	500	500	500	500	500	500	400	400	400	400	350	400
Stone, clay, glass	9,000	9,000	9,100	8,800	8,700	9,100	9,800	10,100	10,000	10,950	10,740	10,970
Primary metals	300	400	400	350	350	400	300	300	300	250	280	250
Machinery (ex. elec.)	350	425	450	500	500	500	700	700	650	750	710	750
Transportation equipment	400	300	300	400	500	600	400	300	300	200	320	170
Other durable goods	450	375	350	250	150	200	200	200	350	350	330	360
Total nondurable goods	9,000	9,000	9,300	8,600	9,100	9,800	9,900	9,900	10,000	9,700	9,200	8,950
Food	3,100	3,150	3,300	3,100	3,200	3,500	3,400	3,500	3,400	3,050	2,730	2,750
Textiles	650	650	600	500	600	700	800	750	800	850	840	780
Apparel	4,100	4,100	4,200	3,800	4,000	4,300	4,400	4,200	4,300	4,200	4,050	3,770
Chemicals	400	350	300	300	400	400	300	350	300	300	280	300
Other nondurable goods	750	750	900	900	900	900	1,000	1,100	1,200	1,300	1,300	1,350
Nonmanufacturing	16,300	17,000	18,000	18,700	19,500	20,000	21,800	22,700	23,900	26,000	25,260	26,150
Contract construction	1,400	1,600	1,800	1,500	1,600	1,600	1,800	1,700	1,850	1,850	1,750	1,770
Transportation-communications - public utilities	2,400	2,600	2,650	2,900	2,700	2,500	2,700	2,900	3,050	3,350	3,240	3,510
Wholesale and retail trade	5,300	5,200	5,350	5,400	5,600	6,000	6,400	6,350	6,700	7,150	6,990	6,910
Finance, insurance, real estate	1,100	1,050	1,050	1,200	1,300	1,300	1,600	1,850	1,900	2,000	1,920	2,100
Service	2,100	2,500	2,600	2,800	3,200	3,600	4,100	4,700	4,800	5,050	4,910	5,200
Government	3,300	3,250	3,650	4,000	4,300	4,300	4,500	4,500	4,900	5,900	5,810	6,010
All other (mining)	700	800	900	900	800	700	700	700	700	700	640	650

a/ Components may not add to totals because of rounding.

Source: New Jersey Department of Labor and Industry, Division of Planning and Research.

Table IV

Estimated Percentage Distribution
Of All Families and Renter Households[a] by Annual Income
After Deduction of Federal Income Tax
Vineland, Bridgeton, Millville, New Jersey, HMA 1959-1970

Income	All families 1959	All families 1970	Renter households 1959	Renter households 1970
Under $2,000	10	3	14	5
$2,000 - 2,999	9	4	12	6
3,000 - 3,999	12	5	16	6
4,000 - 4,999	15	6	18	8
5,000 - 5,999	15	7	14	9
6,000 - 6,999	11	8	11	9
7,000 - 7,999	10	8	6	11
8,000 - 8,999	7	10	4	9
9,000 - 9,999	5	7	2	8
10,000 - 12,499	3	17	1	15
12,500 - 14,999	1	10	1	8
15,000 - 19,999	1	10	1	3
20,000 and over	1	5	0	3
Total	100	100	100	100
Median	$5,200	$8,900	$4,450	$7,600

a/ Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Trend of Population and Household Growth
Vineland-Bridgeton-Millville, New Jersey, Housing Market Area

	April 1960-June 1972			Average annual change			
				1960-1970		1970-1972	
	April 1960	June 1970	June 1972	Number[a]	Rate[b]	Number[a]	Rate[b]
Population							
HMA total	106,850	134,650	141,000	2,750	2.3	3,175	2.3
Vineland	37,685	51,050	54,675	1,325	3.0	1,810	3.4
Bridgeton	20,966	23,450	23,775	245	1.1	165	0.7
Millville	19,096	24,050	25,050	490	2.3	500	2.0
Balance of HMA	29,103	36,100	37,500	690	2.1	700	1.9
Households							
HMA total	31,605	40,050	41,950	830	2.3	950	2.3
Vineland	10,911	15,050	16,150	410	3.1	550	3.5
Bridgeton	6,355	7,100	7,200	70	1.1	50	0.7
Millville	6,073	7,600	7,900	150	2.2	150	1.9
Balance of HMA	8,266	10,300	10,700	200	2.1	200	1.9

a/ Rounded.

b/ Derived through the use of a formula designed to calculate the percentage rate of change on a compound basis.

Sources: 1960 Censuses of Population and Housing; 1970 and 1972 estimates by Housing Market Analyst.

Table VI

Number of Nonfarm Housing Units Authorized by Building Permits
Vineland-Bridgeton-Millville, New Jersey, Housing Market Area
1960-1970

Year	1960		1961		1962		1963		1964		1965		1966		1967		1968		1969		Jan.-May 1969		Jan.-May 1970	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Bridgeton	25	200a/	29	-	30	50b/	32	-	31	144	25	50	15	-	10	-	14	203	11	123	6	123	3	-
Commercial Township	-	-	27	-	22	-	34	-	-	-	24	-	33	-	95	-	-	-	-	-	-	-	-	-
Deerfield Township	9	-	15	-	13	-	16	-	16	-	13	-	14	-	9	-	21	-	24	-	15	-	4	2
Downe Township	5	-	10	8	4	-	18	-	10	-	1	-	3	-	5	-	3	-	3	-	2	-	2	-
Fairfield Township	21	-	15	-	20	3	14	-	11	-	25	-	30	-	52	-	73	-	41	-	21	-	15	-
Greenwich Township	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	2	-	1	-	-	-
Hopewell Township	34	-	41	-	25	-	24	-	23	-	30	-	17	-	29	-	33	-	36	-	10	-	7	-
Lawrence Township	-	-	8	-	-	-	9	-	7	-	6	-	5	-	9	-	7	-	12	-	3	-	4	-
Maurice River Township	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-	2	-
Millville	76	-	113	-	122	4	111	130	137	4	119	-	106	108c/	91	74	77	104e/	64	8	32	-	24	202
Shiloh Borough	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	1	-	-	-	-	-
Stowe Creek Township	-	-	-	-	1	-	2	-	8	-	7	-	-	-	-	-	6	-	-	-	-	-	-	-
Upper Deerfield	48	-	40	-	38	-	26	-	40	-	77	-	41	-	44	-	36	12	40	-	-	-	-	-
Vineland	173	2	194	3	189	48	203	678	206	2	231	162	236	145d/	279	390	272	151	287	402f/	120	288	103	294
Total	391	202	492	11	464	105	489	808	489	150	560	212	500	253	623	464	545	470	526	533	210	411	164	498

a/ Includes 100 units of public housing in Bridgeton.
b/ Includes 50 units of public housing in Bridgeton.
c/ Includes 100 units of public housing in Millville.
d/ Includes 125 units of public housing in Vineland.
e/ Includes 100 units of public housing in Millville.
f/ Includes 150 units of public housing units in Vineland.

Sources: U.S. Bureau of the Census and local permit-issuing places.

Table VII

Tenure and Occupancy in the Housing Inventory
Vineland, Bridgeton, Millville, New Jersey, Housing Market Area
April 1, 1960 to June 1, 1970

Tenure and occupancy	April 1960	June 1970
Total housing supply	35,297	44,250
Occupied housing units	31,605	40,050
Owner-occupied	22,042	27,600
Percent of all occupied	69.7	68.9
Renter-occupied	9,563	12,450
Percent of all occupied	30.3	31.1
Vacant housing units	3,692	4,200
Available vacant	917	1,050
For sale	286	340
Homeowner vacancy rate	1.3	1.2
For rent	631	710
Renter vacancy rate	6.2	5.4
Other vacant[a]	2,775	3,150

a/ Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or other reasons.

Sources: 1960 Census of Housing; 1970 estimated by Housing Market Analyst.