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*Analysis of the*

**WATERBURY, CONNECTICUT  
HOUSING MARKET**

**as of December 1, 1966**

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

**August 1967**

ANALYSIS OF THE  
WATERBURY, CONNECTICUT, HOUSING MARKET  
AS OF DECEMBER 1, 1966

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 be differences of opinion, of course, 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 and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE  
WATERBURY, CONNECTICUT, HOUSING MARKET  
AS OF DECEMBER 1, 1966

Summary and Conclusions

1. The economy of the Waterbury, Connecticut, Housing Market Area (HMA) is dependent on manufacturing industries, particularly brass and fabricated metal products; clocks, watches, and instruments; and rubber and miscellaneous plastic products. During the first ten months of 1966, manufacturing industries in the Waterbury Labor Market Area provided approximately 38,920 jobs, approximately 53 percent of nonagricultural wage and salary employment which totalled 73,310. In 1965, wage and salary employment averaged 71,860, seven percent higher than in 1960. During the January-October 1966 period, the number of unemployed persons in the area averaged 3,800, about 4.5 percent of the work force. Unemployment has declined steadily since the 1961 recession peak of 8.9 percent. During the December 1966-December 1968 forecast period, total nonagricultural employment is expected to increase by about 4,000 jobs (2,000 annually).
2. The median income of all families, after the deduction of federal income tax, is approximately \$7,925; for renter households of two or more persons the median income is \$6,650. By 1968, median after-tax income will rise to approximately \$8,275 for all families and to \$6,925 for renter households.
3. As of December 1966, the population of the HMA was approximately 205,850, an increase of about 3,050 annually since 1960. During the forecast period, the population is expected to increase by 3,375 annually.
4. There were approximately 61,850 households in the HMA, an increase of 960 annually since 1960. The number of households is expected to increase by about 1,100 a year during the forecast period.
5. There were approximately 64,425 housing units in the HMA in December 1966, a gain of about 880 annually since 1960. Units authorized by building permits fluctuated from a low of 660 in 1961 to a peak of 1,700 in 1965. There were approximately 860 housing units under construction, including 300 single-family houses and 560 multifamily units.

6. As of December 1966, there were approximately 1,275 available, vacant, nonseasonal, nondilapidated housing units in the HMA, a net vacancy ratio of 2.0 percent. About 375 units were for sale and 900 units were for rent, representing sales and rental vacancy ratios of 1.0 percent and 3.7 percent, respectively.
7. The demand for new privately-owned housing units during the December 1966-December 1968 forecast period is estimated at 1,200 units annually, including 750 single-family houses and 450 multifamily housing units. The annual rental demand includes demand for 320 multifamily units at market-interest-rate and 130 middle-income rental units that may be marketed at lower rents associated with public benefits or assistance in financing or land acquisition, exclusive of public low-rent housing or rent-supplement accommodations. However, the demand for 130 middle-income units may be satisfied by units now under construction during the first-year of the forecast period. The demand for single-family housing by price class is indicated on page 29. The demand for multifamily units by gross monthly rent and unit size is shown on page 31.

ANALYSIS OF THE  
WATERBURY, CONNECTICUT, HOUSING MARKET  
AS OF DECEMBER 1, 1966

Housing Market Area

For the purpose of this analysis, the Waterbury, Connecticut, Housing Market Area (HMA) is defined as the Waterbury Standard Metropolitan Statistical Area (SMSA), as delineated by the Bureau of the Budget in October 1963. The housing market area is situated in portions of Litchfield and New Haven Counties and comprises Waterbury City, Naugatuck Borough, and eight nearby towns with a total 1960 population of 185,550 <sup>1/</sup>. The HMA differs slightly from the Waterbury Labor Market Area which also includes the towns of Southbury and Bethlehem. In April 1960, Southbury and Bethlehem had a total population of approximately 6,675.

The Waterbury HMA adjoins the SMSA's of New Haven (south), Meriden (east), and New Britain (northeast). Waterbury, the central city in the HMA, is located about 30 miles southwest of Hartford, approximately 90 miles northeast of New York City, and about 130 miles southwest of Boston. The HMA lies in the transitional zone between the western highlands and the central lowlands of Connecticut and, consequently, possesses rather rugged topographical features. Steep hills and deep gorges predominate in the western portion of the HMA along the Naugatuck River and its tributaries, while minor ridges and hills are interspersed in the rolling terrain of the eastern portion. A mixture of rock fragments, sand, and clay, deposited over bedrock by receding glaciers, covers almost the entire land surface of the area. The steep slope of the land and the soil characteristics impair the development of much of the existing land.

Waterbury is linked to nearby communities by a good network of state and federal highways, including State Highway 8 which runs from Waterbury north to Pittsfield and south to Bridgeport, and Interstate 84 which, when completed, will connect Waterbury with Hartford and with Brewster, New York. Currently, an interchange between these two highways is being constructed at Waterbury; eventually, these highways will connect the city with the Connecticut Turnpike, the Massachusetts Turnpike, and the New York Thruway. The area is served by the New York, New Haven, and Hartford Railroad with daily freight and railway express services. In addition, passenger trains travel to and from New York four times daily, each way. Air transportation is available from the Bridgeport Municipal Airport and from Bradley Field near Hartford, both of which are within reasonable distances from the HMA.

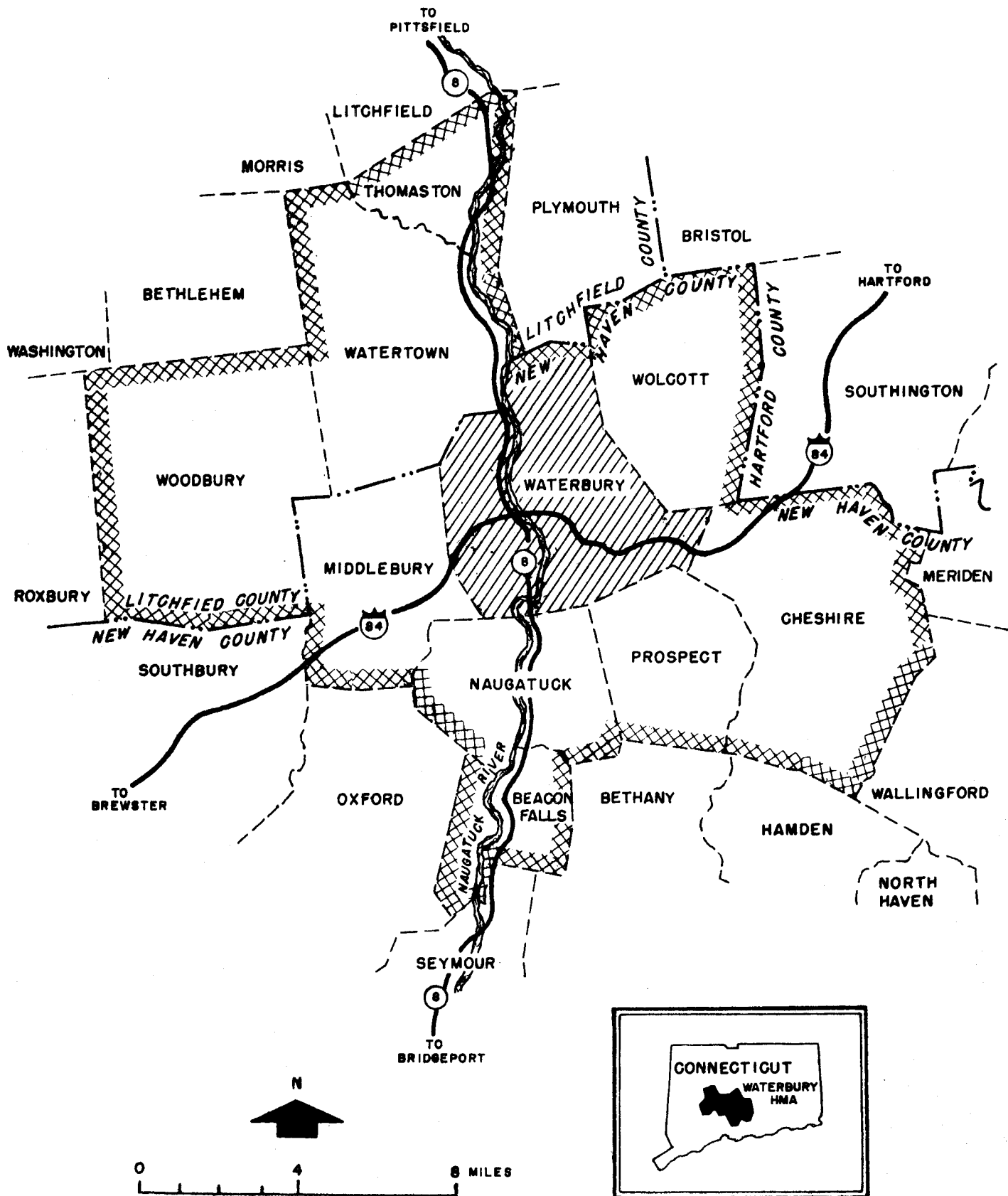
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<sup>1/</sup> Inasmuch as the rural farm population of the area is low (less than one percent of the total population of Litchfield and New Haven Counties were rural farm residents in 1960), all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

Because of proximity to several other urban centers, commutation to and from the Waterbury HMA is quite significant. A recent study of commuting patterns made by the Connecticut Labor Department indicates that of a total of 69,840 people who worked in the Waterbury Labor Market Area in October 1964 about 63,040 were residents of the Labor Market Area and 6,800 were non-residents or in-commuters. Many of the in-commuters came from the communities of Plymouth, Torrington, and Southington to the north and Seymour to the south of the HMA. These communities, together, accounted for 36 percent of the in-commuters. During the same period, approximately 9,860 area residents worked outside the HMA, mainly in New Haven, Meriden, and Hartford, which, collectively, accounted for nearly 62 percent of the out-commuters. The above data indicate that, in October 1964, a net of approximately 3,060 area residents commuted to areas outside the labor market for employment. A similar study, based on October 1958 data, indicated net out-commutation of approximately 320 workers. It is anticipated that continued improvements in highways and job opportunities in the area will increase the volume of commutation during the forecast period.



# WATERBURY, CONNECTICUT, HOUSING MARKET AREA



### Economy of the Area

History and Character. Waterbury was settled first in 1674 when a group of 31 people of Farmington purchased land in the area then known as Mattatuck, the Indian name for Waterbury. Settlement was delayed for a while as the inhabitants were ordered to return to Farmington to prepare for King Phillip's War. The settlers returned after hostilities ceased and built homes on both sides of the Green. At that time, the Green was a swamp that was unfit for agricultural and residential uses.

The primary occupations of the original settlers were farming and stock raising. For several years corn, one of the principal crops, had to be carried about 20 miles on rugged roads to Farmington to be ground. Both time and labor were lost in the process and an offer of 30 acres of land was made to anyone who would set up and maintain a grist mill in the area. This led to the construction of the first grist mill which was built on Mill River in 1680. At about the same time a saw mill was erected, the streets of the town were laid out, and a regular system of government was established. The building of the first school and meeting houses followed soon.

Manufacturing activities in the city of Waterbury date back to the 1750's when barrel staves were made in appreciable quantities for use in the thriving commercial trade originating in the New England ports. During the same period brass goods, such as lamps and ornaments, and metal buttons were manufactured in small quantities. In 1790, a Waterbury resident began making handcrafted wooden clocks. From these modest beginnings, Waterbury developed into a center for the manufacture of brass and copper articles as well as an important producer of clocks, watches, buttons, and pins. Today, the economy of the area is diversified and the production of brass and fabricated metal products, the assembly of clocks, watches and instruments, and the manufacture of rubber and miscellaneous plastic products are among the major manufacturing activities in the area.

### Employment

Current Estimate. During the January-October 1966 period, total employment in the Waterbury Labor Market Area averaged 81,320 jobs, compared with an average of 79,760 during the comparable period in 1965 (see table I). Average employment in the 1966 period included 73,310 nonagricultural wage and salary jobs and 8,010 other jobs (including agricultural employment). For the year 1965, total employment averaged 79,910.

Past Trend. In 1960, nonagricultural wage and salary employment averaged approximately 67,010 jobs. From this level, nonagricultural wage and salary employment declined by 960 (one percent) during the 1960-1961 recession to a low of 66,050 jobs in 1961. Since then employment has trended upward, and a total of 7,260 jobs (11 percent of the 1961 total employment) have been added in the 1961-1966 period. The most significant year-to-year increases occurred in 1962 when, because of recovery gains, about 1,850 wage and salary jobs (nearly three percent) were added and in 1965 when there was an increase of 2,880 jobs (more than four percent) resulting from general nationwide economic prosperity. The available data suggest that the 1966 increase in employment will be substantial. The trend of nonagricultural wage and salary employment in the Waterbury Labor Market Area is indicated in the following table.

Trend of Nonagricultural Wage and Salary Employment  
Waterbury, Connecticut, Labor Market Area <sup>a/</sup>  
Annual Averages 1960-1966

| <u>Date</u>                    | <u>Manu-<br/>facturing</u> | <u>Nonmanu-<br/>facturing</u> | <u>Total<br/>wage and salary<br/>employment</u> | <u>Change from<br/>previous period</u> |                |
|--------------------------------|----------------------------|-------------------------------|---|--|----------------|
|                                |                            |                               |   | <u>Number</u>                          | <u>Percent</u> |
| 1960                           | 38,020                     | 28,990                        | 67,010  | -                                      | -              |
| 1961                           | 36,800                     | 29,250                        | 66,050  | -960                                   | -1.4           |
| 1962                           | 38,200                     | 29,700                        | 67,900  | 1,850                                  | 2.8            |
| 1963                           | 37,820                     | 30,420                        | 68,240  | 340                                    | .5             |
| 1964                           | 37,240                     | 31,740                        | 68,980  | 740                                    | 1.1            |
| 1965 <sup>b/</sup>             | 38,140                     | 33,720                        | 71,860  | 2,880                                  | 4.2            |
| <u>Jan.-Oct.</u> <sup>b/</sup> |                            |                               |   |  |                |
| 1965                           | 38,090                     | 33,570                        | 71,660  | -                                      | -              |
| 1966                           | 38,920                     | 34,390                        | 73,310  | 1,650                                  | 2.3            |

<sup>a/</sup> Includes Bethlehem and Southbury towns which had a total of approximately 1,400 nonagricultural wage and salary jobs in June 1965 (latest available data).

<sup>b/</sup> Preliminary.

Source: Connecticut Labor Department.

### Employment by Industry

Manufacturing. As indicated in the table above, employment in manufacturing industries in the Waterbury Labor Market Area has fluctuated considerably during the 1960-1966 period. The loss of approximately 1,220 manufacturing jobs in the 1960-1961 recession was offset completely by a gain of 1,400 in 1962. Consecutive losses in 1963 and 1964, however, reduced employment in manufacturing to 37,240 jobs, barely 440 higher than the low registered in the recession. Significant job increases (900 and 780) occurred in 1965 and the first ten months of 1966, respectively; the January-October 1966 average is approximately 720 higher than the previous employment peak.

In the first ten months of 1966, manufacturing accounted for 53 percent of wage and salary employment, the same proportion as in 1965. The proportion of wage and salary employment engaged in manufacturing has declined steadily from nearly 57 percent registered in 1960.

During the first ten months of 1966 the fabricated metals industry, the largest in the manufacturing sector of the economy, accounted for approximately 8,390 jobs, 11 percent of wage and salary employment (see table II). In 1960, there were 7,350 jobs in the fabricated metals industry. The recession loss of 260 jobs (four percent) in 1961 was offset completely in 1962 with a gain of 330 (five percent) but a significant number of jobs were lost in the following year. Since then, a total of 1,200 jobs (17 percent of the 1963 employment) have been added in this industry; most of the increase occurred during the January-October 1966 period.

The chemicals, rubber, and miscellaneous plastic products industry (the second largest in the manufacturing sector) provided about 7,390 jobs, 10 percent of wage and salary employment. In the 1960-1962 period, a total of 850 jobs (12 percent of the 1960 employment) were added with virtually all the gain occurring in 1962. Since 1962, employment in the industry has declined steadily and a total of 450 jobs (six percent) have been lost.

The primary metals industry ranked third among manufacturing industries with approximately 6,710 persons employed, equal to nine percent of wage and salary employment. In the 1960-1963 period, employment in this industry declined by a net of approximately 410 jobs (six percent) to a low of about 6,220. Significant increases of 300 (five percent) in 1965 and 180 (three percent) during the first ten months of 1966 have enabled current employment to surpass the previous high of 6,630 registered in 1960.

The manufacture of instruments provided about 4,730 jobs, six percent of wage and salary employment. Employment in this industry has fluctuated somewhat and has trended downward during the 1960-1966 period. Heavy losses (360 in 1961 and 450 in 1964) were partly offset by numerically smaller gains in each of the other years; present employment is still five percent below the 1960 total of 5,000 jobs.

With approximately 3,170 jobs, the machinery industry accounted for approximately four percent of wage and salary employment. Following a moderate decline in 1961, employment in the industry rose to a peak of 4,010 in 1963 with the addition of about 510 jobs (15 percent). Since then, a net loss of 840 has reduced employment to the current level, the lowest employment total of the 1960-1966 period.

The electrical equipment, textiles and apparel, food, printing and publishing, and "other manufacturing" industries provided 8,530 jobs, 12 percent of nonagricultural wage and salary employment. The electrical equipment and "other manufacturing" industries had 1960-1966 gains of 540 and 210 jobs, respectively, while the food and printing and publishing industries had smaller gains. However, employment in textiles and apparel declined by approximately 860 during the period, almost completely offsetting the gain in other industries.

Nonmanufacturing. Nonmanufacturing industries accounted for approximately 34,390 jobs, 47 percent of wage and salary employment. Trade, the largest nonmanufacturing industry, provided 11,240 jobs, 15 percent of wage and salary employment. Employment in trade increased almost every year and 1,450 jobs (15 percent) have been added since 1960. Most of the gain (84 percent) occurred during the 1963-1966 period. Currently, retail trade provides approximately 84 percent of the employment in trade.

With 8,750 employed in the January-October 1965 period, services was the second largest source of nonmanufacturing jobs in the area. The total of 1,670 jobs added in services since 1960 was the highest for any industry. Employment increases occurred each year and ranged from a high of 470 in 1965 to a low of 140 in 1966.

Employment in government totaled about 7,380, 10 percent of wage and salary employment. Gains in employment occurred each year, ranging from a negligible 20 jobs in 1961 to a sizeable 510 jobs in 1965. The cumulative total of 1,580 jobs added represents an increase of 27 percent since 1960.

Employment in transportation, communications, and public utilities totaled approximately 2,800 jobs, about the same as in 1960. A small net loss in employment during the 1960-1964 period was offset by a similar gain in the 1964-1966 period.

Construction accounted for approximately 2,360 jobs, slightly higher than in 1965. Employment in construction remained relatively stable during the 1960-1963 period; a total of 470 jobs added brought employment in the industry to the December 1966 high.

Employment in finance, insurance, and real estate totaled approximately 1,860 jobs, about 260 more than in 1960. Increases in employment in this industry have been small but gains have been consistent.

Female Employment. In 1960, employment among females represented about 35 percent of nonagricultural employment, compared with nearly 32 percent in 1950. A large proportion of the women are employed in the textiles and apparel and the electrical equipment industries, as well as in the assembly of clocks and watches, instruments, and zippers and pins. At peak employment periods some firms in these industries recruit females who might not have been in the labor force if jobs in these industries were not available. It is judged that the proportion of employment of females, which probably declined somewhat in the 1960-1964 period, has increased within the last two years and will continue increasing during the forecast period, mainly because of expected hiring by the U.S. Time Corporation.

Employment Participation Rate. The employment participation rate is the ratio of nonagricultural employment to the population. The 1960 census indicated that the participation rate among area residents was 39.60 percent, compared with 41.23 percent in 1950. On the basis of total rather than resident employment in the area, including in-commuters but excluding area residents employed elsewhere, the participation rate was approximately 35.59 percent in December 1966, down slightly from 36.35 percent in 1960. Based on employment and population trends, it is judged that the participation rate declined considerably in 1961, and, in general, was relatively low in the 1961-1964 period. The increase in employment in the 1965-1966 period together with the decline in unemployment suggest that the participation rate has increased somewhat within the last two years. It is anticipated that the participation rate will increase further during the forecast period, as a significant number of new jobs are expected to be filled by females and secondary wage earners.

### Principal Employment Sources

The 1966 Directory of Connecticut Manufacturing and Mechanical Establishments indicates that there are 24 firms in the Waterbury Labor Market Area with 250 or more employees each. Six of these firms had more than 1,000 workers each; several of the firms had more than one division or plant in different locations within the Labor Market Area.

The U.S. Rubber Company (Uni-Royal) plant in Naugatuck is the largest employer in the area with Chemicals, Synthetic Rubber, Footwear, and Warehousing divisions. The company is one of the oldest in the area. Its history dates back to the year 1828 when Charles Goodyear began his experiments with rubber. Goodyear's experiments and initial successes led to the development of large plants engaged in the production of rubber in the Naugatuck Valley. Among other products, the U.S. Rubber Company makes rubber chemicals, synthetic rubber, rubber footwear, and carpet-lining sponges. Employment prospects of the company have not been revealed.

Scovill Manufacturing Company, with the rolling mill, the General Manufacturing Division, and the Oakville Division, is the second largest source of employment in the area. The initial plant was built in 1802 for the making of metal buttons. The company expanded rapidly, especially during the first World War when employment reached a peak of over 13,000; thereafter, employment declined substantially because of increased competition and automation, but within the last two years the number of people employed has increased. Scovill manufactures brass sheet, rod, wire and tube, cartridge caps, and aluminum sheet and rod at the rolling mill, and metal buttons, zippers and fasteners, plumbers brass goods, sprinklers, nozzles, and other brass and aluminum products at other divisions. Employment is expected to increase somewhat in the forecast period because current demand for the products of the company is good and the company has received two large contracts for parts for bombs and aircraft.

Anaconda American Brass Company, Chase Brass and Copper Company, the Bristol Company, and U.S. Time Corporation are also among the major sources of employment. Anaconda American Brass is a subsidiary of the Anaconda Company. Both American Brass and Chase Brass are engaged in the production of copper, brass, and bronze products, such as rods, tubes, sheets, wire, and pipes. In addition, the American Brass Co. produces screw shells, eyelets, radio pins, fuses and parts for electrical appliances, and flexible metal and plastic hoses in other area plants. Employment by American Brass and Chase Brass has been relatively stable in recent years and no significant change is expected during the forecast period.

U.S. Time Corporation and the Bristol Company are the largest manufacturers of electrical equipment and instruments (including industrial and aircraft flight instruments, electrical clocks, and wrist and toy watches). Employment by these companies has increased considerably within the last two years, and is expected to expand further during the forecast period. In particular, employment at U.S. Time Corporation is expected to rise rapidly within the next several weeks, because the company has received a large contract for time fuses for bombs. Probably 90 percent of the new workers will be females, some of whom might have worked with the company previously during peak operations. Fulfillment of the current contract is expected to run well into the forecast period; consequently, employment is expected to remain throughout the period.

Of the remaining establishments which employed 250 or more workers, as reported by the Directory of Manufacturers, seven firms produced either primary or fabricated metals, metal products, or machinery. Six firms produced either electrical equipment or instruments and clocks, and the remaining five establishments were distributed among the food, textiles, printing and publishing, and chemical, rubber and miscellaneous plastics products groups.

#### Unemployment

During the January-October 1966 period, the number of unemployed persons in the Waterbury Labor Market Area averaged 3,800, considerably lower than during the comparable period in 1965, and equal to approximately 4.5 percent of the work force of 85,120 (see table I). In 1965, there were approximately 4,100 unemployed persons, equal to about 4.9 percent of the work force. Unemployment reached a peak in 1961 when there were approximately 7,230 unemployed people (8.9 percent). Partly because of a smaller work force, unemployment declined appreciably to 6.5 percent in 1962; since then, unemployment has declined slowly to the current level. The variation in estimates of the work force results, in part, from "marginal" workers who enter and leave the work force in response to varying economic conditions. For example, during a recession the work force may rise temporarily because many secondary wage earners try to obtain employment while the earnings of the primary wage earners are reduced. Similarly, a significant increase in the number of jobs available to women may cause an expansion of the work force.



### Future Employment

During the December 1966-December 1968 forecast period, total non-agricultural employment in the Waterbury area is expected to increase by about 4,000 jobs (2,000 annually). The projected increase in employment is based on future expectations of some of the major manufacturing employers, on past employment trends (especially within the last two years), and on the assumption that there will be no major change in the national economy, especially in the rate of growth and in the proportion of defense spending.

A significant proportion of the increase in employment is expected in the manufacturing sector of the economy. A net of 1,200 jobs is expected in manufacturing, considerably higher than the average increase since 1960. About 1,250 employees will be added by the manufacturers of instruments and fabricated metal products. A few local firms in these groups are building up employment levels currently to ensure delivery of orders placed by the Department of Defense. A large number of workers, mainly females, are expected to be hired within the next several weeks by U.S. Time Corporation, following the receipt of a large defense contract. It is anticipated that companies in the instruments and fabricated metals groups will continue to receive sizeable defense contracts in the forecast period. Any appreciable change in the awarding of such contracts would affect future employment accordingly.

Small increases, varying from about 25 to 75 jobs annually, are expected in the food, printing and publishing, primary metals, electrical equipment, and "other manufacturing" industries. As a result, total employment in these industries will increase by about 250 each year. The increases expected in these industries are less than the increases since 1964, but compare favorably with the average for the 1960-1966 period. Only modest increases are projected for these industries; the current tightness of the labor market suggests that some employers may not be able to recruit the number of workers desired, except at prohibitive costs. As in the 1960-1966 period, employment in the textiles and apparel, chemicals and rubber, and machinery industries is expected to decline somewhat. A total loss of approximately 300 jobs in these industries each year may result. The net effect of these changes in employment in manufacturing would be the addition of approximately 1,200 jobs.

In response to the employment increase in manufacturing, employment in nonmanufacturing industries is expected to increase by a total of 800 jobs annually. Significant increases of about 200 to 250 jobs annually are expected in trade, services, and government employment. Smaller increases (100 jobs or less) are expected in the other nonmanufacturing industries.

Income

Wages. As of September 1966, the average weekly wages of production workers in manufacturing industries in the Waterbury area was \$123.04, compared with \$114.63 in September 1965. In 1965, manufacturing workers in the area earned an average of \$113.36, compared with \$92.57 in 1960. This represents an increase of \$20.79 (22 percent) in average weekly earnings in the 1960-1965 period. As indicated in the following table, the increase in average weekly earnings in 1965 and September 1966 reflect higher hourly wages as well as increased number of hours worked because of the tight labor market. Generally, wages are highest in the primary metals industry (\$3.20 an hour as of September 1966) and lowest (\$2.08 an hour) in the textile industry.

Average Weekly Earnings in Manufacturing Industries  
Waterbury Labor Market Area 1/  
1960-1966

| <u>Period</u>    | <u>Average<br/>weekly<br/>earnings</u> | <u>Average<br/>weekly<br/>hours</u> | <u>Average<br/>hourly<br/>earnings</u> |
|------------------|--|-------------------------------------|--|
| 1960             | \$92.57                                | 39.9                                | \$2.32                                 |
| 1961             | 98.16                                  | 40.9                                | 2.40                                   |
| 1962             | 103.42                                 | 41.7                                | 2.48                                   |
| 1963             | 102.91                                 | 41.0                                | 2.51                                   |
| 1964             | 107.86                                 | 41.5                                | 2.60                                   |
| 1965             | 113.36                                 | 42.3                                | 2.68                                   |
| <u>September</u> |  |                                     |  |
| 1965             | 114.63                                 | 42.3                                | 2.71                                   |
| 1966             | 123.04                                 | 44.1                                | 2.79                                   |

1/ Includes the towns of Bethlehem and Southbury.

Sources: 1960-1965: Employment and Earnings Statistics for States and Areas, Bureau of Labor Statistics.  
September 1965 and 1966: Connecticut Labor Department.

Current Estimate. Currently, the median annual income, after deducting federal income tax, of all families in the area is approximately \$7,925. The median after-tax income of renter households of two or more persons is \$6,650. By 1968, the median after-tax income of all families will increase to approximately \$8,275 and the median income of renter households will be about \$6,925.

As indicated in table III, about 28 percent of all families and 41 percent of renter households have after-tax incomes of less than \$6,000. About seven percent of all families, but only two percent of renter households, have after-tax incomes of \$15,000 or more.

## Demographic Factors

### Population

HMA Total. As of December 1966, the population of the Waterbury HMA is estimated at 205,850, approximately 20,300 (11 percent) more than the April 1960 total. The population represents an average increase of 3,050 (1.5 percent) annually since 1960. During the April 1950-April 1960 period, the population increased from approximately 157,200 to 185,550, a gain of about 2,825 (1.7 percent) annually. The average annual growth of the population during the 1960-1966 period compares favorably with the growth during the 1950-1960 decade, reflecting especially the more rapid growth of the years since 1964 during which population growth has responded to increased job opportunities in the area.

Waterbury City. The population of Waterbury City is approximately 113,050, an increase of 5,900 (six percent), or about 900 (0.8 percent) annually, since April 1960. During the decennial period, the population of Waterbury increased by approximately 260 (0.3 percent) annually from about 104,450 in 1950 to 107,150 in 1960. Reflecting the more intensive utilization of land for multifamily structures, the population growth of Waterbury has been considerably larger in the 1960-1966 period than during the 1950-1960 decade.

Remainder of the HMA. The population of the remainder of the HMA is estimated at approximately 92,800, an increase of about 14,400 (18 percent), or 2,150 (2.5 percent) annually, since 1960. Between April 1950 and April 1960, the population of the remainder of the HMA increased by about 2,575 (3.9 percent) annually from approximately 52,750 to 78,400. As indicated in table IV, Cheshire, Watertown, and Wolcott are among the fastest growing communities in the HMA; collectively, they accounted for approximately 45 percent of the population growth since 1960. In the 1950-1960 period, these towns accounted for over 58 percent of the population growth in the HMA.

Estimated Future Population. It is estimated that the population of the HMA will increase by about 3,375 annually during the two-year forecast period and will total approximately 212,600 in December 1968. The projected annual increase in population is slightly higher than the average annual increase during the 1960-1966 period because of an anticipated continuation of relatively good economic conditions in the area. The impact of the increase in jobs on population growth will be mitigated because of an anticipated rise in the participation rate, through an increase in the employment of women and secondary wage earners. Based on the physical characteristics of the area, the relative shortage of suitable building sites in Waterbury, and the population trends within the HMA, it is judged that most of the population growth probably will occur outside Waterbury, with a significant proportion of the growth accruing to the towns of Wolcott, Cheshire, and Watertown.

Population Trends  
Waterbury, Connecticut, HMA  
1950 - 1968

| <u>Period</u> | <u>Population</u> | <u>Average annual change</u> |                |
|---------------|-------------------|------------------------------|----------------|
|               |                   | <u>Number</u>                | <u>Rate a/</u> |
| April 1950    | 157,220           | -                            | -              |
| April 1960    | 185,548           | 2,833                        | 1.7            |
| December 1966 | 205,850           | 3,050                        | 1.5            |
| December 1968 | 212,600           | 3,375                        | 1.6            |

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

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

Net Natural Increase and Migration. The increase in the population during the April 1950-April 1960 period averaged about 2,825 annually. Net natural increase (resident births minus resident deaths) averaged 2,150, indicating that there was in-migration of approximately 675 persons a year. Since 1960, the population has increased by about 3,050 annually, whereas net natural increase averaged about 1,850, indicating net in-migration of approximately 1,200 persons annually. The increase in in-migration resulted from improved economic conditions particularly since 1964.

## Households

HMA Total. As of December 1966, there were approximately 61,850 households in the HMA, an increase of about 6,425 (12 percent), or 960 annually (1.6 percent), since April 1960. In the 1950-1960 period, the number of households in the HMA increased by about 1,075 (2.2 percent) a year from approximately 44,625 to 55,425 (see following table). The annual increase in households was slightly lower during the 1960-1966 period than the average yearly increase which occurred during the 1950-1960 period, however, the increase in the number of households in the decennial period reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Waterbury City. In December 1966, there were about 35,000 households in the city of Waterbury. This represents an increase of about 2,125 (six percent), or 320 (0.9 percent) annually, since April 1960. During the 1950-1960 decade, households in the city of Waterbury (influenced by the definitional change) increased in number from approximately 29,650 to more than 32,875, a gain of about 325 (1.0 percent) annually. Waterbury accounted for 33 percent of the growth in the number of households during the post-1960 period, compared with approximately 30 percent of the growth in the decennial period. The 1950-1960 increase in the number of households in the city exceeded the total population gain, indicating that the increase in households was the result of the definitional change referred to above and a decline in average household size, rather than actual growth in the community. Household trends for Waterbury and other communities in the HMA are indicated in table V.

Remainder of the HMA. There were 26,850 households in the remainder of the HMA in December 1966, an increase of about 4,300 (19 percent), or 640 (2.6 percent) annually, since 1960. Between 1950 and 1960, the number of households in the remainder of the HMA increased by about 750 (4.1 percent) annually from approximately 14,975 to 22,550. Paralleling the growth in population since 1950, a significant proportion of the growth in the number of households in the HMA (40 percent in the post-1960 period, compared with 42 percent in the 1950-1960 decade) occurred in the towns of Cheshire, Wolcott, and Watertown.

Future Households. The number of households in the Waterbury HMA is expected to increase by approximately 1,100 a year during the two-year forecast period and will total about 64,050 in December 1968. The increase in the number of households is based on an anticipated increase in the population and on a slight decline expected in the average household size. On the basis of the past trends in population and household growth, it is expected that most of the increase in households will occur outside Waterbury, particularly in Cheshire, Watertown, and Wolcott.

Household Trends  
Waterbury, Connecticut, HMA  
1950 - 1968

| <u>Period</u> | <u>Households</u> | <u>Average annual change</u> |                           |
|---------------|-------------------|------------------------------|---------------------------|
|               |                   | <u>Number</u>                | <u>Rate <sup>a/</sup></u> |
| April 1950    | 44,625            | -                            | -                         |
| April 1960    | 55,431            | 1,081                        | 2.2                       |
| December 1966 | 61,850            | 960                          | 1.6                       |
| December 1968 | 64,050            | 1,100                        | 1.8                       |

<sup>a/</sup> Derived through the use of a formula designed to calculate the rate of change on a compound basis.

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

Household Size. The average number of persons per household in the HMA is calculated to be 3.28. In 1960, the average number of persons per household was 3.30, compared with 3.45 in 1950. The average household size in Waterbury (now estimated to be 3.18) has been declining since 1950 when it was 3.44. The average size of households in the remainder of the HMA is approximately 3.42, compared with 3.46 in 1950. During the 1950-1960 decade, Cheshire and Wolcott had slight increases in the average household size, but household size declined in the other towns. A slight decline in the average number of persons per household in the HMA is anticipated during the forecast period.

# Housing Market Factors

## Housing Supply

Current Estimate and Past Trends. As of December 1966, there were approximately 64,425 housing units in the Waterbury HMA, an increase of about 5,850 (10 percent), or 880 annually, since April 1960. During the 1950-1960 decade, the number of housing units in the HMA increased by about 1,250 annually from approximately 46,050 to more than 58,550 (see table VI). Part of the increase resulted from the definitional change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

There were approximately 36,150 housing units in Waterbury and 28,275 housing units in the remainder of the HMA in December 1966. Since 1960, Waterbury accounted for 29 percent of the total increase in the number of housing units in the HMA, compared with 34 percent of the increase during the 1950-1960 period. The remainder of the HMA accounted for 71 percent of the post-1960 inventory increase and 66 percent of the increase during the 1950-1960 decade. Most of the increase in the number of housing units in the remainder of the HMA since 1960 occurred in Cheshire, Wolcott, and Watertown.

Type of Structure. Since 1960, there have been minor changes in the composition of the housing inventory, as shown in the following table. One-unit structures, including trailers, currently comprise nearly 59 percent of the housing stock, compared with slightly more than 56 percent in 1960. The proportion of the inventory in two-unit structures and in structures containing three or more units has declined slightly. Waterbury, with approximately 60 percent of its housing inventory in structures of two or more units, accounts for about 81 percent of the total number of units in multiple-unit structures in the HMA.

Housing Inventory by Units in Structure  
Waterbury, Connecticut, HMA  
1960 - 1966

| <u>Units in</u><br><u>structure</u> | <u>April</u><br><u>1960</u> | <u>December</u><br><u>1966</u> | <u>Percent of total</u> |             |
|-------------------------------------|-----------------------------|--------------------------------|-------------------------|-------------|
|                                     |                             |                                | <u>1960</u>             | <u>1966</u> |
| One unit <u>a/</u>                  | 33,051                      | 37,775                         | 56.5                    | 58.6        |
| Two units                           | 7,564                       | 7,700                          | 12.9                    | 12.0        |
| Three or more units                 | <u>17,927</u>               | <u>18,950</u>                  | <u>30.6</u>             | <u>29.4</u> |
| Total                               | 58,542 <u>b/</u>            | 64,425                         | 100.0                   | 100.0       |

a/ Includes trailers.

b/ Differs slightly from the count of all units because units in structure were enumerated on a sample basis.

Sources: 1960 Census of Housing; 1966 estimated by Housing Market Analyst.



Age of Structure. As indicated in the table below, the housing inventory of the HMA is quite old. About 58 percent of the housing units were built before 1940, and consequently are at least 28 years old. Units built since 1955 represent a slightly higher proportion than those built in the 1940-1954 period. As should be expected, most of the older units are in the city of Waterbury, where over 71 percent of the housing inventory was built before 1940.

Distribution of the Housing Inventory by Year Built a/  
Waterbury, Connecticut, HMA

| <u>Year built</u>          | <u>Percent distribution</u> |
|----------------------------|-----------------------------|
| April 1960 - November 1966 | 10.4                        |
| 1955 - March 1960          | 11.1                        |
| 1950 - 1954                | 10.8                        |
| 1940 - 1949                | 9.9                         |
| 1939 or earlier            | <u>57.8</u>                 |
|                            | 100.0                       |

a/ The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

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

Condition of the Inventory. It is estimated that about six percent of the housing inventory of the HMA is dilapidated or lacks one or more plumbing facilities, compared with approximately eight percent similarly classified by the 1960 Census of Housing. The demolition of many substandard units and the upgrading of existing structures, as well as the substantial number of new units constructed since 1960, have contributed to the improvement in the condition of the housing inventory.

Value and Rent. The median value of owner-occupied housing units in the Waterbury HMA is approximately \$16,200. In 1960, the median value was approximately \$14,900 as determined from census data. A slight rise in the value of real estate and the volume of new single-family units priced at \$14,000 or above have caused an increase in the median value of owner-occupied units over that reported in 1960.

The Census of Housing reported that in April 1960 the median gross rent, including utilities, of renter-occupied units in the HMA was \$68. Since most of the new rental units constructed in the 1960-1966 period rent for \$80 or more, and because mostly low-rent units were demolished, it is likely that median gross rent has increased since 1960 and is probably about \$75 currently.

### Residential Building Activity

As determined from building permit authorizations in areas where more than 97 percent of the 1960 population lived and from data provided by the Connecticut State Department, Division of Housing, it is estimated that the number of housing units built since 1960 and those under construction in December 1966 total approximately 7,580 units. This represents an annual average of approximately 1,100 units. A total of about 7,190 private housing units were authorized by building permits during the 1960-1966 period, an average of about 1,050 annually. The number of private housing units authorized declined from nearly 720 in 1960 to about 660 in 1961, then increased each year to a peak of nearly 1,700 in 1965. Most of the growth results from a sharp increase in the number of multifamily units authorized in 1964 and 1965. Approximately 1,230 housing units have been authorized during the January-November 1966 period, somewhat less than the 1,430 units authorized during the comparable period in 1965. In addition to the private units authorized by building permits, approximately 250 units have been built in non-permit-issuing places and nearly 140 state-aided public housing units have been authorized.

Available data indicate that approximately 10,500 units were authorized during the 1950-1959 period, and that the volume of building activity fluctuated considerably. For example, from a peak of nearly 1,570 in 1956, the number of units authorized declined to 665 in 1958, the lowest total of any year in the decade. Recovery from the 1958 slump in residential construction was exceedingly slow and, except in 1965, the volume of authorizations never has been close to the 1956 level.

The number of private housing units authorized by building permits in the 1960-1966 period in various permit-issuing places is indicated in table VII. The city of Waterbury accounted for approximately 2,730 units, 38 percent of the total units authorized. Cheshire, Naugatuck, Watertown, and Wolcott, in that order, accounted for most of the remaining units.

The following table shows the total number of private housing units authorized each year by type of structure. Of the approximately 7,190 housing units authorized since 1960, about 70 percent were single-family houses and nearly 25 percent were in structures containing five or more units. From the 1960 level of about 690, the number of single-family units authorized declined slightly to approximately 590 in 1961, then increased gradually each year to the 1965 total of 830. The number of single-family houses authorized during the January-November 1966 period is about 11 percent less than the number of units authorized in the comparable period in 1965.

Although over 2,130 multifamily units were authorized since 1960, more than 84 percent of the multifamily units were authorized in the 1964-1966 period. Annual volume increased from less than 130 units in 1962 and 1963 to 390 in 1964 and 870 in 1965. The 1966 total will be somewhat lower. Approximately 55 percent of the multifamily units, but only 31 percent of the single-family houses, were authorized for the city of Waterbury. Most of the remaining multifamily units were authorized for construction in Naugatuck and Cheshire.

Private Housing Units Authorized by Type of Structure  
Waterbury, Connecticut, HMA  
1960 - 1966

| <u>Year</u>      | <u>One-family</u> | <u>Two-to four-family</u> | <u>Five-or more-family</u> | <u>Total units a/</u> |
|------------------|-------------------|---------------------------|----------------------------|-----------------------|
| 1960             | 692               | 25                        | -                          | 717                   |
| 1961             | 594               | 32                        | 35                         | 661                   |
| 1962             | 719               | 40                        | 75                         | 834                   |
| 1963             | 732               | 49                        | 80                         | 861                   |
| 1964             | 796               | 77                        | 315                        | 1,188                 |
| 1965             | 831               | 54                        | 814                        | 1,699                 |
| 1965 (Jan.-Nov.) | 780               | 50                        | 600                        | 1,430                 |
| 1966 ( " - " )   | 694               | 92                        | 445                        | 1,231                 |

a/ Excludes 50 units of state-aided public housing authorized in Naugatuck in 1963, 48 units authorized in Waterbury in 1965, and 40 units authorized in Naugatuck in 1966.

Sources: Bureau of the Census, C40 Construction Reports; State of Connecticut Public Works Dept., Housing Division; and local permit-issuing offices.

Units Under Construction. On the basis of building permit records and a postal vacancy survey conducted in the area during the period November 28 to December 5, 1966, it is estimated that there were approximately 860 housing units under construction in the Waterbury HMA in December 1966. This total includes approximately 300 single-family houses and 560 multifamily units, 40 of which are state-aided public housing. The number of units reported by the postal vacancy survey has been adjusted upward to reflect construction in areas not served by postal carriers, as well as units in the initial stages of construction that were not counted in the survey. The multifamily units under construction include a substantial number of units for which permits were issued in 1965 and which will be completed in the next several weeks. Approximately 460 units were under construction in the city of Waterbury. Of these, 375 units (82 percent) were multifamily units. About 200 units including (40-state-aided housing units) were under construction in Naugatuck and about 100 units are in Cheshire.

Demolitions. Based on the available data on demolitions, it is estimated that approximately 850 housing units have been demolished during the 1960-1966 period. These include approximately 300 single-family and about 550 multifamily units. Most of the units were demolished in the city of Waterbury. A large proportion of the demolitions occurred in 1962 and 1963 when an estimated 400 units were demolished, mainly because of highway development. It is anticipated that because of code enforcement, changes in land use, and other causes, approximately 250 housing units will be demolished during the forecast period.

Tenure of Occupancy. There were approximately 61,850 occupied housing units in the HMA in December 1966, including 38,450 units (62 percent) occupied by owners and 23,400 units (38 percent) renter-occupied. During the 1950-1960 decade, owner-occupancy increased substantially from about 50 percent to 61 percent of all occupied units. This trend towards a higher proportion of owner-occupancy also was evident in many other metropolitan areas during the decennial period. Approximately 50 percent of all occupied units in Waterbury City were owner occupied, a negligible change from the 1960 proportion. In 1950 owner-occupancy in the city was only 41 percent.

#### Vacancy

Last Census. The April 1960 Census of Housing reported that there were approximately 1,775 vacant, available, nonseasonal, nondilapidated housing units in the Waterbury HMA, equal to a vacancy ratio of 3.1 percent. Of these, 440 units were for sale and about 1,335 units were available for rent, representing sales and rental vacancy ratios of 1.3 percent and 5.8 percent, respectively (see table VI). Approximately 425 of the units available for sale and 1,010 of those available for rent had all plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey was conducted in the Waterbury area during the period November 28 to December 5, 1966. Excluding trailers, the survey covered 54,958 housing units, approximately 85 percent of the current estimate of 64,425 units in the HMA. A total of 1,056 units (1.9) percent were reported vacant. The survey included 31,704 residences and 23,254 apartments. Of these, 324 residences and 732 apartments were vacant, representing vacancy ratios of 1.0 and 3.1 percent respectively. The results of the postal vacancy survey are summarized below and presented in greater detail in table VIII.

Postal Vacancy Survey Summary  
Waterbury, Connecticut, HMA  
November 28 - December 5, 1966

| <u>Category</u> | <u>Units surveyed</u> | <u>Units vacant</u> | <u>Percent vacant</u> |
|-----------------|-----------------------|---------------------|-----------------------|
| Residences      | 31,704                | 324                 | 1.0                   |
| Apartments      | <u>23,254</u>         | <u>732</u>          | <u>3.1</u>            |
| Total           | 54,958                | 1,056               | 1.9                   |

Source: FHA Postal Vacancy Survey conducted by collaborating postmasters.

It is important to note that the postal vacancy survey data are not entirely comparable with the 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 tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses and some duplexes and structures with additional units created by conversions. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units under construction in subdivisions. Although the postal vacancy survey has obvious limitations, the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. Based on the results of the postal vacancy survey, which has been adjusted to reflect census concepts and incomplete coverage, it is estimated that there were approximately 1,275 available, vacant, nonseasonal, nondilapidated housing units in the Waterbury HMA in December 1966, equal to a net vacancy ratio of 2.0 percent. About 375 units were for

sale, representing a homeowner vacancy ratio of 1.0 percent. Approximately 900 units were for rent, equal to a rental vacancy ratio of 3.7 percent. The proportions of vacant sales and rental units are considerably lower than those reported by the 1960 census, because of the tightening of the market in recent months, spurred by economic improvements within the last two years. The difficulty of obtaining financing for new residential construction within the last year also has contributed to the decline in the number of vacancies.

Vacant Housing Units  
Waterbury, Connecticut, HMA  
1960-1966

| <u>Category</u>         | <u>April 1960</u> | <u>December 1966</u> |
|-------------------------|-------------------|----------------------|
| Total vacant            | 3,129             | 2,575                |
| Available vacant        | 1,776             | 1,275                |
| For sale                | 438               | 375                  |
| Homeowner vacancy ratio | 1.3%              | 1.0%                 |
| For rent                | 1,338             | 900                  |
| Rental vacancy ratio    | 5.8%              | 3.7%                 |
| Other vacant            | 1,353             | 1,300                |

Sources: 1960 Census of Housing; 1966 estimated by  
Housing Market Analyst.

Of the total number of vacancies, it is judged that virtually all those available for sale but only about 720 of those available for rent had all plumbing facilities. The estimates of available vacant sales and rental units which have all plumbing facilities are below the vacancy levels consistent with a balanced demand-supply relationship in moderate growth areas like the Waterbury HMA.

Sales Market

General Market Conditions. The low vacancy ratio of single-family units available for sale, the increase in the number of single-family units authorized since 1964, and the small number of unsold units reported by the unsold inventory survey suggest that the sales market for new single-family houses is quite good. The condition represents a modest improvement over the 1960-1961 recession period when the sales market was relatively soft. Since then, the market improved gradually and, because the demand for new units has kept pace with the supply, there has been no excessive build-up in the inventory of unsold units.

Local realtors indicate that the market for existing units also was poor during the first half of the 1960-1966 period, but the market has improved since. A majority of the realtors in the area are members of the multiple listing service, and, collectively, account for a substantial proportion of sales of existing units. Data provided by the multiple listing service indicate that sales declined substantially from 125 units in 1960 to 82 units in 1962. Sales increased after 1962, and, in 1966, sales doubled the 1962 total.

Subdivision Activity. Because of the physical characteristics of the terrain and the limited availability of land in Waterbury, there is a minimum of subdivision activity in the city. Most of the new units in the city are being constructed on scattered lots on the outskirts. There are a few subdivisions in the towns of Cheshire, Walcott, and Watertown in which about 10 to 20 houses a year are built. Local builders and realtors indicate that only a small proportion of the total number of units are built speculatively.

Unsold Inventory Survey. The unsold inventory survey conducted in the Waterbury area by the Hartford Insuring Office in January 1966 indicated that 138 houses were built in 11 subdivisions which had five or more completions in 1965 (see table IX). Of those completed, 97 houses were sold before construction started, and 41 (nearly 30 percent) were built speculatively; of these, 11 were unsold as of January 1, 1966. All of the unsold houses were completed less than four months before the survey date. The survey showed that 38 units were under construction; of these, 15 were being built speculatively.

A similar survey reported that there were 53 units built in four subdivisions in 1964. Seven of these had been built speculatively, of which three were unsold as of January 1, 1965. None of these had been completed over four months. The survey dated January 1, 1964, indicated that 34 houses were built in two subdivisions. Only four houses were built on a speculative basis; all were sold during 1963.

Home Prices. Local builders and realtors indicate that most of the new homes in the HMA are priced between \$15,000 and \$25,000 and that the most typical price is about \$17,000 or \$18,000. The median price of units built in the subdivisions tabulated in the 1963-1965 period was in the \$17,500 to \$20,000 price range. The average price of units sold through the multiple listing service reflects the price of existing homes, which averaged from about \$15,000 in 1960 to \$17,500 in 1965. The 1965 average price reflects, in part, better prices obtained because of an improvement in the market. Generally, the prices of new houses in Cheshire are reported to be slightly higher than the average of those in the HMA as a whole. Most of the lower priced homes are being constructed in Naugatuck and Wolcott.

## Rental Market

General Market Conditions. Local opinion, substantiated by the low rental vacancy ratio and the small number of new vacant apartments reported in the postal vacancy survey, indicates that the rental market in the Waterbury HMA is in balance at the present time. Despite the significant increase in multifamily construction in the last three years, the rental vacancy ratio is low and, currently, is considerably below that reported in 1960. Many of the vacant units are in old structures located in neighborhoods which have deteriorated through neglect or age.

Local sources indicate that the present market condition is an improvement over the conditions which existed during the 1960-1963 period. The market absorption data assembled by the Hartford Insuring Office cover 11 projects with approximately 600 units completed in the past 18 months. Of these, five projects, with approximately 130 units, were fully occupied within six months or less, and two projects, with approximately 120 units, reported full occupancy within 12 months. The remaining four projects, with about 350 units, reported 33 percent occupancy two to four months after completions. Subsequent field investigation indicated that occupancy in these projects had improved considerably in the fall of 1966.

The majority of the conventionally-financed multifamily units built in the 1960-1966 period were two-bedroom units with typical rents, excluding utilities, of about \$130-\$165. However, in luxury-type apartments two-bedroom units are available at rents of \$225 and above. A modest number of one-bedroom units were built during the 1960-1966 period; typically, these rented for from \$120 to \$140. Rents for one-bedroom units in the luxury apartments range from \$150 to \$200. A small number of efficiencies (with rents ranging from \$95 to \$155) and a few three-bedroom units (with rents of approximately \$185) also were constructed in past years.

Rental Housing Under Construction. As indicated previously, it is estimated that there are approximately 560 multifamily housing units under construction in various locations in the HMA.



### Urban Renewal

There are nine urban renewal projects in the HMA, either in execution or planned, including two projects which probably will be financed without federal funds. All are located in Waterbury. Five of the urban renewal projects are located in the central business district (CBD), east of the Green, and are bounded by Mill and Cherry Streets on the east and northeast, Field, Lewenworth, and North Main Streets on the west and northwest, and Interstate 84 on the south. Of these, three are in the preliminary stages (survey and planning or proposed) and two are in execution. The two projects in execution in the CBD are Project B2 and its extension, R53. Together, these encompass about 9 acres which will be redeveloped mainly for commercial and public use (including rights-of-way). Approximately 130 families were relocated.

The Railroad Hill Project (R35) is bounded roughly by Washington Avenue on the north, Railroad Hill on the east, Fifth Street on the south, and South Leonard Street on the west. This project, located south of the CBD, also is in execution and involves approximately 26 acres, most of which is scheduled for industrial re-use. Nearly 100 families were relocated from the project site.

The Porter Street Project, a small project (about one and one-half city blocks) in the vicinity of Porter, Charles, Third, and Bank Streets near the Railroad Hill project, is currently in execution. About 12 families will be rehoused. The scheduled re-use of the land is residential.

The two remaining projects (Lakewood Road, in the vicinity of North Main and Lakewood Drive, and Captain Neville Drive, near Captain Neville Drive and Austin Road), are expected to be city-financed. Both are in the preliminary planning stages. The former will be mainly residential and the latter will be industrial in re-use.

Public Housing

There are 1,235 public housing units under management in the HMA, including 743 state-aided moderate income housing units, 98 state-aided elderly housing units, and 394 federally-assisted low-income housing units. In addition, 40 units are under construction and 52 units are planned, all of which are for elderly citizens. The distribution of the public housing units in the HMA is indicated in the table below.

Public Housing Units  
Waterbury, Connecticut, HMA  
December 1, 1966

| <u>Area</u> | <u>Total</u> | <u>Federally-<br/>aided</u> | <u>State-<br/>aided</u> | <u>Under construction<br/>or planned<sup>a/</sup></u> |
|-------------|--------------|-----------------------------|-------------------------|---|
| Waterbury   | 977          | 394                         | 583                     | 52  |
| Naugatuck   | <u>258</u>   | <u>-</u>                    | <u>258</u>              | <u>40</u>   |
| Total       | 1,235        | 394                         | 841                     | 92  |

<sup>a/</sup> Units planned are designed for the elderly.

Source: State of Connecticut, Public Works Dept.,  
Division of Housing; and Waterbury Housing Authority.

### Demand for Housing

Quantitative Demand. It is estimated that during the December 1966-December 1968 forecast period the number of households in the Waterbury HMA will increase by approximately 2,200 (1,100 annually). The prospective demand for new housing units resulting from the increase in the number of households has been adjusted for expected losses because of demolitions and other causes. The current number of vacancies, units now under construction, and an anticipated shift in tenure also have been considered. Based on these factors, it is estimated that the annual demand for new privately-owned housing will be about 1,200 units, divided between 750 single-family houses and 450 units of multifamily housing. The annual rental demand includes demand for 320 multifamily housing units at market-interest-rate and 130 middle-income rental units that may be marketed annually at the lower rents achievable through public benefits or assistance in financing or land purchase, exclusive of public low-rent or rent-supplement accommodations.

In view of the rate at which the first Section 221(d)(3) project is being absorbed and the fact that an additional 182 units at the lower rents associated with below-market-interest-rate financing will be provided in a project now under construction, however, it is suggested that further addition to the supply in this price range be held in abeyance until there is an indication of market acceptance. The estimated demand for 130 units annually may be effective during the second year of the forecast period.

### Qualitative Demand

Single-family Housing. The approximate distribution of the annual demand for single-family houses is presented in the following table. This distribution is based on current family incomes, ratios of sales price to income typical in the area, and recent market experience.

Estimated Annual Demand for New Single-Family Housing by Price Class  
Waterbury, Connecticut, HMA  
December 1966 - December 1968

| <u>Price class</u> | <u>Number of houses</u> | <u>Percent distribution</u> |
|--------------------|-------------------------|-----------------------------|
| \$14,000 - 15,999  | 125                     | 17                          |
| 16,000 - 17,999    | 150                     | 20                          |
| 18,000 - 19,999    | 195                     | 26                          |
| 20,000 - 24,999    | 100                     | 13                          |
| 25,000 - 29,999    | 90                      | 12                          |
| 30,000 - 34,999    | 45                      | 6                           |
| 35,000 and over    | 45                      | 6                           |
| Total              | 750                     | 100                         |

The foregoing distribution differs from those in table IX which reflect only selected subdivision experience. It must be noted that the data for these years do not include new construction in subdivisions with less than five completions during the year, nor do they reflect contract construction on scattered lots. It is likely that some of the more expensive houses as well as some of the lower-value homes are concentrated in the smaller building operations. The preceding demand estimates reflect all home building and indicate a slightly greater concentration in some price ranges than the subdivision surveys reveal.

Multifamily Housing. The monthly rentals at which 320 privately-owned net additions to the aggregate multifamily 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.

At current costs, minimum rents (including utilities) at which new privately-owned multifamily housing can be produced in the area at market-interest-rate financing are approximately \$105 for efficiencies, \$125 for one-bedroom units, \$145 for two-bedroom units, and \$165 for three-bedroom units.<sup>1/</sup> At and above these rents, there is a prospective annual demand for 320 multifamily units.

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<sup>1/</sup> Calculated on the basis of a long-term mortgage (40 years) at six percent interest and 1½ percent curtail; changes in these assumptions will affect minimum rents accordingly.

Estimated Annual Demand for New Multifamily Housing Units  
Waterbury, Connecticut, HMA  
December 1966-December 1968

| Monthly<br>gross rent <u>a/</u> | <u>Efficiency</u> | <u>Size of unit</u>    |                        |                          |
|---------------------------------|-------------------|------------------------|------------------------|--------------------------|
|                                 |                   | <u>One<br/>bedroom</u> | <u>Two<br/>bedroom</u> | <u>Three<br/>bedroom</u> |
| \$105 and over                  | 15                | -                      | -                      | -                        |
| 115 " "                         | 15                | -                      | -                      | -                        |
| 125 " "                         | 10                | 130                    | -                      | -                        |
| 135 " "                         | 10                | 80                     | -                      | -                        |
| 145 " "                         | -                 | 50                     | 140                    | -                        |
| 155 " "                         | -                 | 35                     | 85                     | -                        |
| 165 " "                         | -                 | 10                     | 45                     | 35                       |
| 180 " "                         | -                 | -                      | 15                     | 10                       |
| 200 " "                         | -                 | -                      | 5                      | 5                        |

a/ Includes utilities.

Note: The above figures are cumulative, i.e., the columns cannot be added vertically. For example, demand for one-bedroom units at from \$135 to \$145 is 30 units (80 minus 50).

When there are indications of satisfactory absorption of the current supply, an additional 130 multifamily units might be absorbed annually by the rental market at the lower rents achievable with below-market-interest-rate financing, exclusive of public low-rent or rent-supplement accommodations. The distribution of these units by unit size and monthly gross rents is as follows: 40 one-bedroom units at rents of \$90 or more, 60 two-bedroom units at rents of \$105 or more, and 30 three-bedroom units at rents of \$120 or more.

The preceding distributions of average annual demand for new apartments are based on projected renter-family income, the size distribution of renter households, and rent-paying propensities found to be typical in the area; consideration is given also to the recent absorption experience of new rental housing. Thus, they represent patterns for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood requirements.

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

Civilian Work Force Components  
Waterbury, Connecticut, Labor Market Area <sup>a/</sup>  
1960 - 1966

| <u>Components</u>                  | <u>Annual averages</u> |               |               |               |               |                           | <u>First ten months</u> <sup>b/</sup> |               |
|------------------------------------|------------------------|---------------|---------------|---------------|---------------|---------------------------|---------------------------------------|---------------|
|                                    | <u>1960</u>            | <u>1961</u>   | <u>1962</u>   | <u>1963</u>   | <u>1964</u>   | <u>1965</u> <sup>b/</sup> | <u>1965</u>                           | <u>1966</u>   |
| Civilian work force                | <u>81,100</u>          | <u>81,660</u> | <u>81,360</u> | <u>81,560</u> | <u>82,190</u> | <u>84,010</u>             | <u>84,060</u>                         | <u>85,120</u> |
| Unemployment                       | 5,800                  | 7,230         | 5,300         | 5,300         | 5,100         | 4,100                     | 4,300                                 | 3,800         |
| Percent of work force              | 7.2%                   | 8.9%          | 6.5%          | 6.5%          | 6.2%          | 4.9%                      | 5.1%                                  | 4.5%          |
| Total employment                   | <u>75,300</u>          | <u>74,430</u> | <u>76,060</u> | <u>76,260</u> | <u>77,090</u> | <u>79,910</u>             | <u>79,760</u>                         | <u>81,320</u> |
| Nonag. wage and salary empl.       | 67,010                 | 66,050        | 67,900        | 68,240        | 68,980        | 71,860                    | 71,660                                | 73,310        |
| All other employment <sup>c/</sup> | 8,290                  | 8,380         | 8,160         | 8,020         | 8,110         | 8,050                     | 8,100                                 | 8,010         |

<sup>a/</sup> Includes Bethlehem and Southbury towns which had a total of approximately 1,400 nonagricultural wage and salary jobs in June 1965 (latest available data).

<sup>b/</sup> Preliminary.

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

Source: Connecticut Labor Department.

Table II

Nonagricultural Wage and Salary Employment by Industry  
Waterbury, Connecticut, Labor Market Area<sup>a/</sup>  
1960 - 1966

| <u>Industry</u>                    | <u>Annual averages</u> |               |               |               |               |                          | <u>First ten months<sup>b/</sup></u> |               |
|------------------------------------|------------------------|---------------|---------------|---------------|---------------|--------------------------|--------------------------------------|---------------|
|                                    | <u>1960</u>            | <u>1961</u>   | <u>1962</u>   | <u>1963</u>   | <u>1964</u>   | <u>1965<sup>b/</sup></u> | <u>1965</u>                          | <u>1966</u>   |
| Wage and salary employment         | <u>67,010</u>          | <u>66,050</u> | <u>67,900</u> | <u>68,240</u> | <u>68,980</u> | <u>71,860</u>            | <u>71,660</u>                        | <u>73,310</u> |
| Manufacturing                      | <u>38,020</u>          | <u>36,800</u> | <u>38,200</u> | <u>37,820</u> | <u>37,240</u> | <u>38,140</u>            | <u>38,090</u>                        | <u>38,920</u> |
| Food                               | <u>1,010</u>           | <u>1,010</u>  | <u>1,000</u>  | <u>1,020</u>  | <u>1,050</u>  | <u>1,060</u>             | <u>1,060</u>                         | <u>1,100</u>  |
| Textiles & apparel                 | <u>2,170</u>           | <u>2,070</u>  | <u>1,250</u>  | <u>1,210</u>  | <u>1,240</u>  | <u>1,310</u>             | <u>1,290</u>                         | <u>1,310</u>  |
| Printing & publishing              | <u>790</u>             | <u>800</u>    | <u>820</u>    | <u>900</u>    | <u>910</u>    | <u>930</u>               | <u>930</u>                           | <u>970</u>    |
| Chemicals, rubber & misc. plastics | <u>6,990</u>           | <u>7,030</u>  | <u>7,840</u>  | <u>7,810</u>  | <u>7,700</u>  | <u>7,600</u>             | <u>7,620</u>                         | <u>7,390</u>  |
| Primary metals                     | <u>6,630</u>           | <u>6,290</u>  | <u>6,490</u>  | <u>6,220</u>  | <u>6,230</u>  | <u>6,530</u>             | <u>6,510</u>                         | <u>6,710</u>  |
| Fabricated metals                  | <u>7,350</u>           | <u>7,090</u>  | <u>7,420</u>  | <u>7,190</u>  | <u>7,470</u>  | <u>7,700</u>             | <u>7,640</u>                         | <u>8,390</u>  |
| Machinery                          | <u>3,680</u>           | <u>3,500</u>  | <u>3,780</u>  | <u>4,010</u>  | <u>3,640</u>  | <u>3,670</u>             | <u>3,730</u>                         | <u>3,170</u>  |
| Electrical equipment               | <u>1,760</u>           | <u>1,940</u>  | <u>2,390</u>  | <u>2,240</u>  | <u>1,980</u>  | <u>2,170</u>             | <u>2,170</u>                         | <u>2,300</u>  |
| Instruments                        | <u>5,000</u>           | <u>4,640</u>  | <u>4,800</u>  | <u>4,890</u>  | <u>4,440</u>  | <u>4,450</u>             | <u>4,440</u>                         | <u>4,730</u>  |
| Other manufacturing                | <u>2,640</u>           | <u>2,430</u>  | <u>2,410</u>  | <u>2,330</u>  | <u>2,580</u>  | <u>2,720</u>             | <u>2,700</u>                         | <u>2,850</u>  |
| Nonmanufacturing                   | <u>28,990</u>          | <u>29,250</u> | <u>29,700</u> | <u>30,420</u> | <u>31,740</u> | <u>33,720</u>            | <u>33,570</u>                        | <u>34,390</u> |
| Construction                       | <u>1,930</u>           | <u>1,870</u>  | <u>1,890</u>  | <u>1,890</u>  | <u>2,150</u>  | <u>2,320</u>             | <u>2,310</u>                         | <u>2,360</u>  |
| Trans., comm., & utilities         | <u>2,790</u>           | <u>2,800</u>  | <u>2,770</u>  | <u>2,750</u>  | <u>2,740</u>  | <u>2,790</u>             | <u>2,790</u>                         | <u>2,800</u>  |
| Trade                              | <u>9,790</u>           | <u>9,760</u>  | <u>9,900</u>  | <u>10,020</u> | <u>10,260</u> | <u>11,010</u>            | <u>10,910</u>                        | <u>11,240</u> |
| Finance, ins., & real estate       | <u>1,600</u>           | <u>1,620</u>  | <u>1,660</u>  | <u>1,700</u>  | <u>1,770</u>  | <u>1,800</u>             | <u>1,800</u>                         | <u>1,860</u>  |
| Services                           | <u>7,080</u>           | <u>7,380</u>  | <u>7,570</u>  | <u>7,790</u>  | <u>8,140</u>  | <u>8,610</u>             | <u>8,610</u>                         | <u>8,750</u>  |
| Government                         | <u>5,800</u>           | <u>5,820</u>  | <u>5,910</u>  | <u>6,270</u>  | <u>6,680</u>  | <u>7,190</u>             | <u>7,150</u>                         | <u>7,380</u>  |

<sup>a/</sup> Includes Bethlehem and Southbury towns which had a total of approximately 1,400 nonagricultural wage and salary jobs in June 1965 (latest available data).

<sup>b/</sup> Preliminary.

Source: Connecticut Labor Department.



Table III

Estimated Percentage Distribution of Families by Annual Income  
After Deduction of Federal Income Tax  
Waterbury, Connecticut, HMA, 1966-1968

| <u>Annual family income</u> | <u>1966</u>         |                                       | <u>1968</u>         |                                       |
|-----------------------------|---------------------|---------------------------------------|---------------------|---------------------------------------|
|                             | <u>All families</u> | <u>Renter households<sup>a/</sup></u> | <u>All families</u> | <u>Renter households<sup>a/</sup></u> |
| Under \$ 3,000              | 7                   | 10                                    | 6                   | 9                                     |
| \$ 3,000 - 3,999            | 4                   | 7                                     | 4                   | 7                                     |
| 4,000 - 4,999               | 7                   | 11                                    | 5                   | 9                                     |
| 5,000 - 5,999               | 10                  | 13                                    | 9                   | 13                                    |
| 6,000 - 6,999               | 12                  | 13                                    | 11                  | 13                                    |
| 7,000 - 7,999               | 11                  | 12                                    | 12                  | 11                                    |
| 8,000 - 8,999               | 10                  | 10                                    | 11                  | 11                                    |
| 9,000 - 9,999               | 10                  | 8                                     | 9                   | 8                                     |
| 10,000 - 12,499             | 14                  | 10                                    | 16                  | 11                                    |
| 12,500 - 15,000             | 8                   | 4                                     | 8                   | 5                                     |
| 15,000 and over             | 7                   | 2                                     | 9                   | 3                                     |
| Total                       | 100                 | 100                                   | 100                 | 100                                   |
| Median income               | \$7,925             | \$6,650                               | \$8,275             | \$6,925                               |

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

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends  
Waterbury, Connecticut, HMA  
1950 - 1966

| <u>Area</u>          | <u>April</u><br><u>1950</u> | <u>April</u><br><u>1960</u> | <u>December</u><br><u>1966</u> | <u>Average annual change</u> <sup>a/</sup> |                           |                  |                           |
|----------------------|-----------------------------|-----------------------------|--------------------------------|--|---------------------------|------------------|---------------------------|
|                      |                             |                             |                                | <u>1950-1960</u>                           |                           | <u>1960-1966</u> |                           |
|                      |                             |                             |                                | <u>Number</u>                              | <u>Rate</u> <sup>b/</sup> | <u>Number</u>    | <u>Rate</u> <sup>b/</sup> |
| HMA total            | <u>157,220</u>              | <u>185,548</u>              | <u>205,850</u>                 | <u>2,833</u>                               | <u>1.7</u>                | <u>3,050</u>     | <u>1.5</u>                |
| Waterbury            | 104,477                     | 107,130                     | 113,050                        | 265  | .3                        | 900              | .8                        |
| Remainder of the HMA | <u>52,743</u>               | <u>78,418</u>               | <u>92,800</u>                  | <u>2,568</u>                               | <u>3.9</u>                | <u>2,150</u>     | <u>2.5</u>                |
| Beacon Falls         | 2,067                       | 2,886                       | 3,050                          | 82   | 3.4                       | 20               | .8                        |
| Cheshire             | 6,295                       | 13,383                      | 17,375                         | 709  | 7.6                       | 600              | 3.9                       |
| Middlebury           | 3,318                       | 4,785                       | 5,450                          | 147  | 3.7                       | 100              | 1.9                       |
| Naugatuck            | 17,455                      | 19,511                      | 21,325                         | 206  | 1.1                       | 270              | 1.3                       |
| Prospect             | 1,896                       | 4,367                       | 5,625                          | 247  | 8.3                       | 190              | 3.8                       |
| Thomaston            | 4,896                       | 5,850                       | 6,625                          | 95   | 1.8                       | 120              | 1.8                       |
| Watertown            | 10,699                      | 14,837                      | 17,125                         | 414  | 3.3                       | 340              | 2.1                       |
| Wolcott              | 3,553                       | 8,889                       | 11,650                         | 533  | 9.2                       | 410              | 4.0                       |
| Woodbury             | 2,564                       | 3,910                       | 4,575                          | 135  | 4.2                       | 100              | 2.3                       |

<sup>a/</sup> Rounded.

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

Sources: 1950 and 1960 Censuses of Population; 1966 estimated by Housing Market Analyst.

Table V

Household Trends  
Waterbury, Connecticut, HMA  
1950 - 1966

| <u>Area</u>          | <u>April</u><br><u>1950</u> | <u>April</u><br><u>1960</u> | <u>December</u><br><u>1966</u> | <u>Average annual change</u> |                       |                  |                       |
|----------------------|-----------------------------|-----------------------------|--------------------------------|------------------------------|-----------------------|------------------|-----------------------|
|                      |                             |                             |                                | <u>1950-1960</u>             |                       | <u>1960-1966</u> |                       |
|                      |                             |                             |                                | <u>Number</u>                | <u>Rate</u> <u>b/</u> | <u>Number</u>    | <u>Rate</u> <u>b/</u> |
| HMA total            | <u>44,625</u>               | <u>55,431</u>               | <u>61,850</u>                  | <u>1,081</u>                 | <u>2.2</u>            | <u>960</u>       | <u>1.6</u>            |
| Waterbury            | 29,640                      | 32,884                      | 35,000                         | 325                          | 1.0                   | 320              | 0.9                   |
| Remainder of the HMA | <u>14,985</u>               | <u>22,547</u>               | <u>26,850</u>                  | <u>756</u>                   | <u>4.1</u>            | <u>640</u>       | <u>2.6</u>            |
| Beacon Falls         | 588                         | 856                         | 925                            | 27                           | 3.8                   | 10               | 1.2                   |
| Cheshire             | 1,750                       | 3,610                       | 4,700                          | 186                          | 7.2                   | 160              | 3.9                   |
| Middlebury           | 939                         | 1,369                       | 1,575                          | 43                           | 3.8                   | 30               | 2.1                   |
| Naugatuck            | 5,157                       | 6,009                       | 6,650                          | 85                           | 1.6                   | 95               | 1.5                   |
| Prospect             | 500                         | 1,163                       | 1,500                          | 66                           | 8.5                   | 50               | 3.8                   |
| Thomaston            | 1,403                       | 1,748                       | 2,000                          | 34                           | 2.3                   | 40               | 2.0                   |
| Watertown            | 2,921                       | 4,238                       | 5,000                          | 132                          | 3.7                   | 110              | 2.5                   |
| Wolcott              | 973                         | 2,362                       | 3,075                          | 139                          | 8.9                   | 110              | 3.9                   |
| Woodbury             | 754                         | 1,192                       | 1,425                          | 44                           | 4.6                   | 35               | 2.6                   |

a/ Rounded.

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

Sources: 1950 and 1960 Censuses of Housing; 1966 estimated by Housing Market Analyst.

Table VI

Housing Inventory, Tenure, and Vacancy  
Waterbury, Connecticut, HMA  
1950 - 1966

| <u>Occupancy and tenure</u> | <u>April<br/>1950</u> | <u>April<br/>1960</u> | <u>December<br/>1966</u> | <u>Average annual change</u> |                           |                                |                           |
|-----------------------------|-----------------------|-----------------------|--------------------------|------------------------------|---------------------------|--------------------------------|---------------------------|
|                             |                       |                       |                          | <u>1950-1960</u>             |                           | <u>1960-1966</u> <sup>a/</sup> |                           |
|                             |                       |                       |                          | <u>Number</u>                | <u>Rate</u> <sup>b/</sup> | <u>Number</u>                  | <u>Rate</u> <sup>b/</sup> |
| Total housing inventory     | <u>46,037</u>         | <u>58,560</u>         | <u>64,425</u>            | <u>1,252</u>                 | <u>2.4</u>                | <u>880</u>                     | <u>1.4</u>                |
| Total occupied units        | <u>44,625</u>         | <u>55,431</u>         | <u>61,850</u>            | <u>1,081</u>                 | <u>2.2</u>                | <u>960</u>                     | <u>1.6</u>                |
| Owner occupied              | <u>22,128</u>         | <u>33,638</u>         | <u>38,450</u>            | <u>1,151</u>                 | <u>4.2</u>                | <u>720</u>                     | <u>2.0</u>                |
| Percent of all occupied     | <u>49.6%</u>          | <u>60.7%</u>          | <u>62.2%</u>             | -                            | -                         | -                              | -                         |
| Renter occupied             | <u>22,497</u>         | <u>21,793</u>         | <u>23,400</u>            | <u>-70</u>                   | <u>-.3</u>                | <u>240</u>                     | <u>1.1</u>                |
| Percent of all occupied     | <u>50.4%</u>          | <u>39.3%</u>          | <u>37.8%</u>             | -                            | -                         | -                              | -                         |
| Vacant housing units        | <u>1,412</u>          | <u>3,129</u>          | <u>2,575</u>             | <u>171</u>                   | <u>8.0</u>                | <u>-80</u>                     | <u>-2.9</u>               |
| Available vacant units      | <u>442</u>            | <u>1,776</u>          | <u>1,275</u>             | <u>133</u>                   | <u>13.9</u>               | <u>-75</u>                     | <u>-4.9</u>               |
| For sale                    | <u>100</u>            | <u>438</u>            | <u>375</u>               | <u>34</u>                    | <u>14.8</u>               | <u>-10</u>                     | <u>-2.3</u>               |
| Homeowner vac. rate         | <u>0.4%</u>           | <u>1.3%</u>           | <u>1.0%</u>              | -                            | -                         | -                              | -                         |
| For rent                    | <u>342</u>            | <u>1,338</u>          | <u>900</u>               | <u>99</u>                    | <u>13.6</u>               | <u>-65</u>                     | <u>-5.9</u>               |
| Rental vacancy rate         | <u>1.5%</u>           | <u>5.8%</u>           | <u>3.7%</u>              | -                            | -                         | -                              | -                         |
| Other vacant units          | <u>970</u>            | <u>1,353</u>          | <u>1,300</u>             | <u>38</u>                    | <u>3.3</u>                | <u>- 5</u>                     | <u>- .6</u>               |

<sup>a/</sup> Rounded.

<sup>b/</sup> Drived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing; 1966 estimated by Housing Market Analyst.

Table VII

Private Housing Units Authorized by Building Permits <sup>a/</sup>  
Waterbury, Connecticut, HMA  
1960 - 1966

| <u>Area</u>      | <u>1960</u> | <u>1961</u> | <u>1962</u> | <u>1963</u> | <u>1964</u>  | <u>1965</u>  | <u>Jan.-Nov.</u> |              | <u>Total</u>     |
|------------------|-------------|-------------|-------------|-------------|--------------|--------------|------------------|--------------|------------------|
|                  |             |             |             |             |              |              | <u>1965</u>      | <u>1966</u>  | <u>1960-1966</u> |
| HMA total        | <u>717</u>  | <u>661</u>  | <u>834</u>  | <u>861</u>  | <u>1,188</u> | <u>1,699</u> | <u>1,430</u>     | <u>1,231</u> | <u>7,191</u>     |
| Waterbury        | 250         | 231         | 374         | 261         | 351          | 680          | 666              | 586          | 2,733            |
| Remainder of HMA | <u>467</u>  | <u>430</u>  | <u>460</u>  | <u>600</u>  | <u>837</u>   | <u>1,019</u> | <u>764</u>       | <u>645</u>   | <u>4,458</u>     |
| Beacon Falls     | 19          | 12          | 6           | 18          | 10           | 11           | NA               | NA           | 76               |
| Cheshire         | 80          | 123         | 124         | 183         | 277          | 248          | 156              | 122          | 1,157            |
| Middlebury       | 23          | 25          | 23          | 32          | 35           | 47           | 42               | 43           | 228              |
| Naugatuck        | 63          | 58          | 63          | 59          | 96           | 292          | 165              | 164          | 795              |
| Prospect         | 61          | 24          | 45          | 58          | 77           | 52           | 51               | 74           | 391              |
| Thomaston        | 23          | 38          | 15          | 72          | 37           | 38           | 37               | 46           | 269              |
| Watertown        | 87          | 75          | 87          | 96          | 131          | 197          | 187              | 112          | 785              |
| Wolcott          | 111         | 75          | 97          | 82          | 174          | 134          | 126              | 84           | 757              |

<sup>a/</sup> Excludes 138 state-aided housing units authorized in the 1960-1966 period.

Sources: Bureau of the Census C40 Construction Reports; State of Connecticut Public Works Department, Housing Division; and local permit-issuing places.

Table VIII

## Waterbury, Connecticut, Area Postal Vacancy Survey

November 28-December 5, 1966

| 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          | %   |              |     |                           | All          | %   |              |    |                           | All          | %    |              |     |                           |        |
| The Survey Area Total  | 54,958                          | 1,056        | 1.9 | 849          | 207 | 643                       | 324          | 1.0 | 231          | 93 | 262                       | 732          | 3.1  | 618          | 114 | 132                       | 17     |
| Waterbury              | 38,243                          | 826          | 2.2 | 698          | 128 | 346                       | 215          | 1.1 | 163          | 52 | 151                       | 611          | 3.2  | 535          | 76  | 130                       | 17     |
| Main Office            | 19,545                          | 542          | 2.8 | 451          | 91  | 217                       | 101          | 1.3 | 81           | 20 | 36                        | 441          | 3.8  | 370          | 71  | -                         | -      |
| Branches:              |                                 |              |     |              |     |                           |              |     |              |    |                           |              |      |              |     |                           |        |
| Prospect               | 1,335                           | 28           | 2.1 | 10           | 18  | 29                        | 25           | 2.2 | 7            | 18 | 29                        | 3            | 1.6  | 3            | -   | 192                       | 17     |
| Wolcott                | 3,099                           | 53           | 1.7 | 38           | 15  | 41                        | 35           | 1.2 | 24           | 11 | 41                        | 18           | 14.2 | 14           | 4   | 127                       | -      |
| Stations:              |                                 |              |     |              |     |                           |              |     |              |    |                           |              |      |              |     |                           |        |
| East End               | 5,217                           | 34           | 0.7 | 31           | 3   | 42                        | 16           | 0.4 | 13           | 3  | 30                        | 18           | 1.1  | 18           | -   | 1,652                     | -      |
| North End              | 7,933                           | 152          | 1.9 | 151          | 1   | 14                        | 34           | 1.4 | 34           | -  | 12                        | 118          | 2.2  | 117          | 1   | 5,473                     | -      |
| Waterville             | 1,114                           | 17           | 1.5 | 17           | -   | 3                         | 4            | 0.5 | 4            | -  | 3                         | 13           | 3.9  | 13           | -   | 330                       | -      |
| Other Cities and Towns | 16,715                          | 230          | 1.4 | 151          | 79  | 297                       | 109          | 0.9 | 68           | 41 | 111                       | 121          | 3.0  | 83           | 38  | 3,977                     | 2      |
| Beacon Falls           | 990                             | 5            | 0.5 | 5            | -   | -                         | 5            | 0.5 | 5            | -  | -                         | -            | 0.0  | -            | -   | 15                        | -      |
| Cheshire               | 4,680                           | 22           | 0.5 | -            | 22  | 98                        | 14           | 0.4 | -            | 14 | 38                        | 8            | 1.1  | -            | 8   | 717                       | -      |
| Naugatuck              | 6,596                           | 121          | 1.8 | 83           | 38  | 189                       | 38           | 0.9 | 27           | 11 | 63                        | 83           | 3.6  | 56           | 27  | 2,282                     | -      |
| Thomaston              | 1,938                           | 37           | 1.9 | 29           | 8   | 8                         | 23           | 1.6 | 17           | 6  | 8                         | 14           | 2.6  | 12           | 2   | 540                       | -      |
| Watertown              | 2,511                           | 45           | 1.8 | 34           | 11  | 2                         | 29           | 1.4 | 19           | 10 | 2                         | 16           | 3.8  | 15           | 1   | 423                       | 0.0    |

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 IX

Houses Completed in Selected Subdivisions, by Price Class  
Waterbury, Connecticut, HMA  
1963 - 1965

| <u>Sales price</u>  | <u>Total completions</u> |             |             | <u>Presold</u> |             |             | <u>Speculative houses</u> |             |             |               |             |             |
|---------------------|--------------------------|-------------|-------------|----------------|-------------|-------------|---------------------------|-------------|-------------|---------------|-------------|-------------|
|                     | <u>1963</u>              | <u>1964</u> | <u>1965</u> | <u>1963</u>    | <u>1964</u> | <u>1965</u> | <u>Total</u>              |             |             | <u>Unsold</u> |             |             |
|                     |                          |             |             |                |             |             | <u>1963</u>               | <u>1964</u> | <u>1965</u> | <u>1963</u>   | <u>1964</u> | <u>1965</u> |
| \$12,500 - \$14,999 | 22                       | 0           | 14          | 20             | 0           | 8           | 2                         | 0           | 6           | 0             | 0           | 1           |
| 15,000 - 17,499     | 0                        | 20          | 29          | 0              | 20          | 19          | 0                         | 0           | 10          | 0             | 0           | 5           |
| 17,500 - 19,999     | 12                       | 3           | 46          | 10             | 3           | 33          | 2                         | 0           | 13          | 0             | 0           | 2           |
| 20,000 - 24,999     | 0                        | 30          | 39          | 0              | 23          | 27          | 0                         | 7           | 12          | 0             | 3           | 3           |
| 25,000 - 29,999     | 0                        | 0           | 7           | 0              | 0           | 7           | 0                         | 0           | 0           | 0             | 0           | 0           |
| 30,000 - 34,999     | <u>0</u>                 | <u>0</u>    | <u>3</u>    | <u>0</u>       | <u>0</u>    | <u>3</u>    | <u>0</u>                  | <u>0</u>    | <u>0</u>    | <u>0</u>      | <u>0</u>    | <u>0</u>    |
| Total               | 34                       | 53          | 138         | 30             | 46          | 97          | 4                         | 7           | 41          | 0             | 3           | 11          |

Source: Federal Housing Administration.