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1969

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

**as of July 1, 1969**

**DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**

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

**January 1970**

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FHA Housing Market Analysis  
Waterbury, Connecticut, as of July 1, 1969

Foreword

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

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

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

Department of Housing and Urban Development  
Federal Housing Administration  
Field Market Analysis Service  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - WATERBURY, CONNECTICUT  
AS OF JULY 1, 1969<sup>1/</sup>

The Waterbury, Connecticut, Housing Market Area (HMA) is located in eastern Connecticut; the city of Waterbury is about 30 miles southwest of Hartford, 90 miles northeast of New York City, and 130 miles southwest of Boston. The HMA is coterminous with the Standard Metropolitan Statistical Area (SMSA) as currently defined and is comprised of the city of Waterbury, the borough of Naugatuck, and the towns of Thomaston, Watertown, and Woodbury in Litchfield County and the towns of Beacon Falls, Cheshire, Middlebury, Prospect, and Wolcott in New Haven County.

Anticipated Housing Demand

Economic, demographic, and housing factors suggest that the demand for new housing units during the July 1, 1969 to July 1, 1972 forecast period will average about 1,400 units a year, 800 single-family houses and 600 multifamily units. Annual demand for single-family houses by price classes, and demand for multifamily units by gross monthly rent and unit size are shown in table I.

The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to provide stability in the housing market based on long-term trends now evident in the area. However, even short-term deviations from demand in the volume of construction may hamper the maintenance of balance in supply and demand forces in the housing market.

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<sup>1/</sup> Data in this analysis are supplementary to a previous FHA analysis of the area as of December 1, 1966.

## Occupancy Potential for Subsidized Housing

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

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive.

Future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The relatively large volume of subsidized housing now under construction, committed, or planned, suggests that absorption should be carefully observed and the potential realistically adjusted on the basis of experience. Future approvals also should take cognizance of the need for 4- and 5-bedroom units by large families, and should avoid large concentrations of units designed for low- and moderate-income households. The potentials<sup>1/</sup> discussed in the following paragraphs reflect estimates for housing which are not adjusted either for projects under construction or for increased needs because of either highway or model city demolition--factors which may roughly offset each other over a two or three-year period.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on July 1, 1969 income limits, and on available market experience.<sup>2/</sup> The occupancy potentials by size of units required are shown in table II.

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<sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing are eligible for one form or another of subsidized housing; however, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

Section 221(d)(3) BMIR. If federal funds are available, about 280 units of 221(d)(3) BMIR housing probably could be absorbed annually during the period ending July 1, 1972.<sup>1/</sup> As of the date of this report there were 311 units of 221(d)(3) BMIR housing completed and occupied. An additional 475 under were under construction and constitute a significant portion of the calculated potential; the rate of absorption upon completion of the three projects under construction, however, may suggest the necessity of adjusting the potential indicated above.

Rent-Supplement. There is an estimated annual occupancy potential for 50 units of rent-supplement housing for families and 180 units for elderly individuals and couples--a total of 690 units in the next three years. An estimated 45 percent of the families and 35 percent of the elderly also are eligible for housing under Section 236. A total of 88 units of rent-supplement housing is proposed in two Section 236 projects that are awaiting funding. Generally, families eligible for rent-supplements also are eligible for public low-rent housing (900 units in management, 200 units under lease, and 350 units in planning).

Section 235, Sales Housing. Sales housing can be provided for low- and moderate-income families under the provisions of Section 235. Under exception income limits, there is an annual occupancy potential for about 250 units (750 units in the next three years); with regular income limits, the occupancy potential would be about half this total. All of the families eligible for Section 235 housing also are eligible for Section 236 housing (the number eligible under Section 235 is not additive to those eligible under Section 236) and about 80 percent are eligible for 221(d)(3) BMIR housing.

Section 236, Rental Housing. Utilizing exception income limits, the annual occupancy potential is estimated at 250 units for families and 100 units for elderly households (a three-year potential of 1,050 units, including 750 families and 300 elderly). Using regular income limits, the occupancy potential for families would be about 45 percent of the above figure; while the occupancy potential for elderly couples and individuals would be about 80 percent of that shown above. Families eligible under this program also are eligible under the Section 235 program (the two programs are not additive), and about 80 percent are eligible under Section 221(d)(3) BMIR. Approximately 10 percent of the families eligible for housing under Section 236 are alternatively eligible for rent-supplements and 60 percent of the elderly households qualify for rent-supplement payments.

There were 909 units (414 units funded, including 170 units for the elderly, and 495 additional units, including 88 units of rent-supplement housing, proposed but unfunded) of Section 236 housing proposed for construction in the Waterbury HMA as of July 1, 1969; none were under construction or completed.

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<sup>1/</sup> At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellations of allocations.

### The Sales Market

The market for new and existing single-family sales housing in the Waterbury housing market remains extremely strong. This is indicated by the low (one percent) sales vacancy rate in the area. This vacancy rate is virtually unchanged since December 1966, but represents a decrease in vacancies in the city (due to demolition activity) and an increase in the suburban areas.

Most of the new single-family building has taken place outside the city of Waterbury. Naugatuck, Cheshire, Watertown, and Wolcott each had considerable subdivision activity, particularly in the \$18,000 to \$30,000 price range. Higher priced homes (costing more than \$35,000) were built mainly in subdivisions, but with a significant number on scattered lots, particularly in Woodbury and Middlebury.

There are relatively few existing homes in desirable locations available for sale for under \$20,000, and none for under \$15,000. Existing sales housing is found mainly in the older sections of Waterbury, Naugatuck, and, because of turnover, in newer subdivisions in the suburbs.

### The Rental Market

The rental market in the Waterbury HMA is tighter than it was at the time of the December 1966 analysis. There is still a shortage of units for rent, particularly in the lower rent ranges. The rental vacancy rate decreased from 3.7 percent in 1966 to 3.4 percent as of July 1969.

Multifamily construction in the city of Waterbury is concentrated in high-rise buildings; the other towns with significant multifamily activity, mainly Naugatuck and Woodbury, have had only garden-style and town-house apartments built. The other suburban communities have had almost no multifamily units built since December 1966. Rents in new buildings range from about \$150 to \$230 for one-bedroom apartments, exclusive of utilities, and from \$170 to \$310 for two-bedroom apartments. Generally, rents in town-houses and in high-rises are higher than in garden-type apartments.

Results of the Postal Vacancy Survey taken in June 1969, together with information gathered from local sources, indicate that the high level of multifamily construction in 1968 did not have a detrimental effect on the market for existing rental units. A significant number of these units can be found in older, smaller buildings of three to five units, particularly in Waterbury and Naugatuck. These units generally rent for quite a bit less than newer units, with one-bedroom apartments available for less than \$100 a month.

### Economic, Demographic, and Housing Factors

The preceding demand forecasts are based on the development of the employment, income, demographic, and housing variables discussed below.

Employment. Total nonagricultural employment averaged 77,890 in 1968, as reported by the Connecticut Labor Department. The 1968 employment was 1,650 greater than the level recorded in 1967. Annual increases between 1965 and 1966 and between 1966 and 1967 were 2,770 and 2,120, respectively (see table III). Figures for the first four months of 1969 showed an increase of 2,240 over the similar period in 1968.

The fact that a significant amount of the employment in manufacturing is dependent upon defense contracts makes it difficult to forecast employment in the Waterbury HMA. However, it should be noted that the major portion of employment increases in the HMA have taken place in the nonmanufacturing sector, and it is expected that increases will continue to be attained in that sector.

None of the existing large manufacturing firms in the area expects to have significant employment during the forecast period, except the Uniroyal Incorporated. Uniroyal Incorporated plans to transfer part of its headquarters staff to new facilities in the town of Oxford (ten miles southwest of Naugatuck) in 1970. However, the extent to which this will affect the Waterbury HMA may not be significant.

Taking into account the above factors, it is expected that employment increases in the HMA will average about 2,000 a year during the three-year forecast period.

Income. The median annual after-tax income of all families in the Waterbury HMA was estimated to be \$9,400 in July 1969; the median income of all renter households of two or more persons was \$7,975. These medians represent a substantial increase in income since December 1966 when the medians were \$7,925 and \$6,650, respectively. Detailed distributions of families and renter household by annual after-tax income as of December 1966 and July 1969 are presented in table IV.

Population and Households. The population of the Waterbury HMA as of July 1, 1969 was an estimated 221,000 persons. The annual population increase from December 1966 to July 1969 averaged about 2,880 (1.4 percent), a rate about the same as that attained during the period from 1960 to 1966 (see table V). Because of an increase in the employment participation rate (ratio of employment to population) during the 1966-1969 period, the employment gains during this period did not generate as great an increase in population as otherwise would be expected.

Because of the anticipated continued slow growth of the Waterbury economy, it is expected that population will increase moderately to about 218,500 by July 1972, an average annual increase of 2,500 (1.2 percent).

The 64,300 households in the Waterbury HMA on July 1, 1969 represented an average annual increase of 1,130 since December 1, 1966. It is expected that during the three year forecast period households will increase by about the same rate (see table V).

Housing Inventory and Residential Construction. As of July 1, 1969 there were approximately 67,075 housing units in the Waterbury HMA, reflecting a net increase of about 3,025 over the December 1, 1966 inventory of 64,050. This increase in the housing inventory resulted from approximately 3,425 units added through new construction and conversions, and the loss of about 400 units through demolitions and other causes. There were approximately 900 units under construction on July 1, 1969, including about 150 single-family homes and 750 units in multifamily structures.

It is anticipated that urban renewal will displace 425 families in near future years. Most of them will qualify (by income) for low- or moderate-income housing. The U.S. Bureau of Public Roads plans additional highway improvements which may displace 409 families (including 322 white and 87 nonwhite and Puerto Ricans) in near future years.

Almost all of the construction in the Waterbury HMA was covered by permits, which are tabulated in table VI. The exception is the town of Woodbury, where about 510 units (270 single-family houses and 240 multifamily units) were constructed during the 1960-1969 period. The high level of construction attained in the period after 1963 reflects the tight market in both sales and rental units which existed during this period.

Vacancy. As of July 1, 1969, there were an estimated 2,775 vacant units in the Waterbury HMA. There were 420 vacant units available for sale, 855 vacant units available for rent, and 1,500 vacant units which were either seasonal, dilapidated, awaiting occupancy, or held off the market for other reasons. The available vacant sales and rental units represented vacancy ratios of 1.0 percent and 3.4 percent, respectively (see table VII). These vacancy rates are moderately lower than would be expected if the market were in balance, thus indicating some tightness in both the sales and rental markets.

Table I

Annual Demand for Private Nonsubsidized Housing  
Waterbury, Connecticut, Housing Market Area  
1969-1972

A. Single-family Houses

| <u>Price Class</u> |          | <u>Number<br/>of houses</u> |
|--------------------|----------|-----------------------------|
| Under              | \$20,000 | 40                          |
| \$20,000 -         | 22,499   | 140                         |
| 22,500 -           | 24,999   | 140                         |
| 25,000 -           | 29,999   | 190                         |
| 30,000 -           | 34,999   | 130                         |
| 35,000 and over    |          | <u>160</u>                  |
| Total              |          | 800                         |

B. Multifamily Units

| <u>Gross<br/>Monthly Rent<sup>a/</sup></u> | <u>Size of Unit</u> |                        |                         |                                   |
|--|---------------------|------------------------|-------------------------|-----------------------------------|
|  | <u>Efficiency</u>   | <u>One<br/>bedroom</u> | <u>Two<br/>bedrooms</u> | <u>Three or more<br/>bedrooms</u> |
| Under \$140                                | 10                  | -                      | -                       | -                                 |
| \$140 - 159                                | 10                  | -                      | -                       | -                                 |
| 160 - 179                                  | 5                   | 125                    | -                       | -                                 |
| 180 - 199                                  | -                   | 75                     | 95                      | -                                 |
| 200 - 219                                  | -                   | 35                     | 75                      | 20                                |
| 220 - 239                                  | -                   | -                      | 60                      | 15                                |
| 240 - 259                                  | -                   | -                      | 45                      | 10                                |
| 260 and over                               | -                   | -                      | <u>15</u>               | <u>5</u>                          |
| Total                                      | 25                  | 235                    | 290                     | 50                                |

<sup>a/</sup> Includes the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Waterbury, Connecticut, Housing Market Area  
July 1, 1969 to July 1, 1972

A. Subsidized Sales Housing, Section 235

| <u>Eligible family size</u> | <u>Number of units<sup>a/</sup></u> |
|-----------------------------|-------------------------------------|
| Four persons or less        | 150                                 |
| Five persons or more        | <u>100</u>                          |
| Total                       | 250                                 |

B. Privately-financed Subsidized Rental Housing

| <u>Size of unit</u>   | <u>Rent-Supplement</u> |                | <u>Section 236</u> |                             |
|-----------------------|------------------------|----------------|--------------------|-----------------------------|
|                       | <u>Families</u>        | <u>Elderly</u> | <u>Families</u>    | <u>Elderly<sup>b/</sup></u> |
| Efficiencies          | -                      | 125            | -                  | 55                          |
| One bedroom           | 5                      | 55             | 20                 | 45                          |
| Two bedrooms          | 20                     | -              | 115                | -                           |
| Three bedrooms        | 15                     | -              | 85                 | -                           |
| Four bedrooms or more | <u>10</u>              | <u>-</u>       | <u>30</u>          | <u>-</u>                    |
| Total                 | 50                     | <u>180</u>     | <u>250</u>         | <u>100</u>                  |

a/ All of the families eligible for Section 235 housing are also eligible for the Section 236 program, and about 80 percent are eligible for Section 221(d)(3) BMIR housing. The estimates are based upon exception income limits; the use of regular income limits would reduce these potentials somewhat.

b/ Applications, commitments, and housing under construction under Section 202 are being converted to Section 236 in accordance with instructions issued March 7, 1969.

Table III

Nonagricultural Wage and Salary Employment by Industry  
Waterbury, Connecticut, Labor Market Area  
 (Annual Averages, 1960 - 1968)

|                                  | <u>1960</u>    | <u>1961</u>    | <u>1962</u>    | <u>1963</u>    | <u>1964</u>    | <u>1965</u>    | <u>1966</u>    | <u>1967</u>     | <u>1968</u>     |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|
| Total Nonagricultural Employment | <u>67,010</u>  | <u>66,050</u>  | <u>67,900</u>  | <u>68,240</u>  | <u>68,980</u>  | <u>71,350</u>  | <u>74,120</u>  | <u>76,240*</u>  | <u>77,890*</u>  |
| Manufacturing                    | <u>38,020</u>  | <u>36,800</u>  | <u>38,200</u>  | <u>37,820</u>  | <u>37,240</u>  | <u>38,030</u>  | <u>39,640</u>  | <u>40,450*</u>  | <u>40,500*</u>  |
| Food                             | <u>1,010</u>   | <u>1,010</u>   | <u>1,000</u>   | <u>1,020</u>   | <u>1,050</u>   | <u>1,070</u>   | <u>1,130</u>   | <u>1,110</u>    | <u>1,050</u>    |
| Textiles & apparel               | <u>2,170</u>   | <u>2,070</u>   | <u>1,250</u>   | <u>1,210</u>   | <u>1,240</u>   | <u>1,290</u>   | <u>1,310</u>   | <u>1,350</u>    | <u>1,380</u>    |
| Printing & publishing            | <u>790</u>     | <u>800</u>     | <u>820</u>     | <u>900</u>     | <u>910</u>     | <u>920</u>     | <u>880</u>     | <u>940</u>      | <u>1,000</u>    |
| Chem., rubber & plastics         | <u>6,990</u>   | <u>7,030</u>   | <u>7,840</u>   | <u>7,810</u>   | <u>7,700</u>   | <u>7,560</u>   | <u>7,260</u>   | <u>5,920*</u>   | <u>6,650</u>    |
| Primary metals                   | <u>6,630</u>   | <u>6,290</u>   | <u>6,490</u>   | <u>6,220</u>   | <u>6,230</u>   | <u>6,400</u>   | <u>6,670</u>   | <u>6,150</u>    | <u>5,820</u>    |
| Brass                            | <u>(6,110)</u> | <u>(5,810)</u> | <u>(5,940)</u> | <u>(5,740)</u> | <u>(5,680)</u> | <u>(5,790)</u> | <u>(6,070)</u> | <u>(5,510*)</u> | <u>(5,160*)</u> |
| Fabricated metals                | <u>7,350</u>   | <u>7,090</u>   | <u>7,420</u>   | <u>7,190</u>   | <u>7,470</u>   | <u>7,770</u>   | <u>8,760</u>   | <u>9,000</u>    | <u>9,280</u>    |
| Machinery                        | <u>3,680</u>   | <u>3,500</u>   | <u>3,780</u>   | <u>4,010</u>   | <u>3,640</u>   | <u>3,690</u>   | <u>3,390</u>   | <u>3,120</u>    | <u>2,890*</u>   |
| Electrical equipment             | <u>1,760</u>   | <u>1,940</u>   | <u>2,390</u>   | <u>2,240</u>   | <u>1,980</u>   | <u>2,140</u>   | <u>2,380</u>   | <u>2,730</u>    | <u>2,010</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>4,710</u>   | <u>4,940</u>    | <u>4,780</u>    |
| clocks & watches                 | <u>(2,720)</u> | <u>(2,320)</u> | <u>(2,340)</u> | <u>(2,400)</u> | <u>(2,050)</u> | <u>(2,050)</u> | <u>(2,140)</u> | <u>(2,290)</u>  | <u>(2,250)</u>  |
| **Other manufacturing            | <u>2,640</u>   | <u>2,430</u>   | <u>2,410</u>   | <u>2,330</u>   | <u>2,580</u>   | <u>2,740</u>   | <u>3,150</u>   | <u>5,190</u>    | <u>5,640</u>    |
| Nonmanufacturing                 | <u>28,990</u>  | <u>29,250</u>  | <u>29,700</u>  | <u>30,420</u>  | <u>31,740</u>  | <u>33,320</u>  | <u>34,480</u>  | <u>35,790</u>   | <u>37,390</u>   |
| Construction                     | <u>1,930</u>   | <u>1,870</u>   | <u>1,890</u>   | <u>1,890</u>   | <u>2,150</u>   | <u>2,270</u>   | <u>2,620</u>   | <u>2,710</u>    | <u>3,390</u>    |
| Transportation                   | <u>1,450</u>   | <u>1,500</u>   | <u>1,470</u>   | <u>1,450</u>   | <u>1,440</u>   | <u>1,450</u>   | <u>1,500</u>   | <u>1,480</u>    | <u>1,470</u>    |
| Communications & utilities       | <u>1,340</u>   | <u>1,300</u>   | <u>1,300</u>   | <u>1,300</u>   | <u>1,300</u>   | <u>1,320</u>   | <u>1,380</u>   | <u>1,450</u>    | <u>1,550</u>    |
| Trade                            | <u>9,790</u>   | <u>9,760</u>   | <u>9,900</u>   | <u>10,020</u>  | <u>10,260</u>  | <u>10,990</u>  | <u>11,000</u>  | <u>11,290</u>   | <u>11,460</u>   |
| Wholesale                        | <u>1,300</u>   | <u>1,310</u>   | <u>1,370</u>   | <u>1,420</u>   | <u>1,490</u>   | <u>1,720</u>   | <u>1,840</u>   | <u>1,990</u>    | <u>2,000</u>    |
| Retail                           | <u>8,490</u>   | <u>8,450</u>   | <u>8,530</u>   | <u>8,600</u>   | <u>8,770</u>   | <u>9,270</u>   | <u>9,160</u>   | <u>9,300</u>    | <u>9,460</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>1,810</u>   | <u>1,810</u>   | <u>1,880</u>    | <u>1,890</u>    |
| Service                          | <u>7,080</u>   | <u>7,380</u>   | <u>7,570</u>   | <u>7,790</u>   | <u>8,140</u>   | <u>8,580</u>   | <u>9,000</u>   | <u>9,420</u>    | <u>9,680</u>    |
| Government                       | <u>5,800</u>   | <u>5,820</u>   | <u>5,910</u>   | <u>6,270</u>   | <u>6,680</u>   | <u>6,900</u>   | <u>7,170</u>   | <u>7,560</u>    | <u>7,950</u>    |

\*Excludes workers idled due to labor-management disputes.

\*\*Other manufacturing consists of firms in the following industries: ordnance, tobacco, lumber and wood, furniture and fixtures, paper, stone, clay and glass, and miscellaneous manufacturing.

Source: Connecticut Labor Department.

Table IV

Estimated Percentage Distribution of All Families and Renter Households<sup>a/</sup>  
By Annual Income After Deducting Federal Income Tax  
Waterbury, Connecticut, Housing Market Area  
1966 and 1969

| <u>Income</u>   | <u>All families</u> |             | <u>Renter households</u> |             |
|-----------------|---------------------|-------------|--------------------------|-------------|
|                 | <u>1966</u>         | <u>1969</u> | <u>1966</u>              | <u>1969</u> |
| Under \$4,000   | 11                  | 7           | 17                       | 12          |
| \$4,000 - 4,999 | 7                   | 4           | 11                       | 6           |
| 5,000 - 5,999   | 10                  | 6           | 13                       | 8           |
| 6,000 - 6,999   | 12                  | 8           | 13                       | 11          |
| 7,000 - 7,999   | 11                  | 10          | 12                       | 13          |
| 8,000 - 8,999   | 10                  | 10          | 10                       | 11          |
| 9,000 - 9,999   | 10                  | 11          | 8                        | 9           |
| 10,000 - 12,499 | 14                  | 18          | 10                       | 16          |
| 12,500 - 14,999 | 8                   | 12          | 4                        | 7           |
| 15,000 and over | <u>7</u>            | <u>14</u>   | <u>2</u>                 | <u>7</u>    |
| Total           | 100                 | 100         | 100                      | 100         |
| Median          | \$7,925             | \$9,400     | \$6,650                  | \$7,975     |

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

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends  
Waterbury, Connecticut, Housing Market Area  
April 1960 - July 1972

| <u>Date</u>   | <u>Population</u> | <u>Households</u> |
|---------------|-------------------|-------------------|
| April 1960    | 185,548           | 55,431            |
| December 1966 | 203,800           | 61,450            |
| July 1969     | 211,000           | 64,300            |
| July 1972     | 218,500           | 67,675            |

Average annual change<sup>a/</sup>

| <u>Date</u> | <u>Population</u> |                             | <u>Households</u> |                             |
|-------------|-------------------|-----------------------------|-------------------|-----------------------------|
|             | <u>Number</u>     | <u>Percent<sup>b/</sup></u> | <u>Number</u>     | <u>Percent<sup>b/</sup></u> |
| 1960 - 1966 | 2,735             | 1.4                         | 905               | 1.6                         |
| 1966 - 1969 | 2,880             | 1.4                         | 1,130             | 1.8                         |
| 1969 - 1972 | 2,500             | 1.2                         | 1,125             | 1.7                         |

<sup>a/</sup> Rounded.

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

Sources: 1960 Censuses of Population and Housing; 1966, 1969, and 1972 estimated by Housing Market Analyst.

Table VI

Private Units Authorized by Building Permits  
By Type of Structure and Locations  
Waterbury, Connecticut, Housing Market Area  
1960 - 1968

| <u>Years</u> | <u>Housing Market Area</u> |                      |                     | <u>City of Waterbury</u> |                      |                     |
|--------------|----------------------------|----------------------|---------------------|--------------------------|----------------------|---------------------|
|              | <u>All units</u>           | <u>Single family</u> | <u>Multi-family</u> | <u>All units</u>         | <u>Single family</u> | <u>Multi-family</u> |
| 1960         | 717                        | 692                  | 25                  | 250                      | 231                  | 19                  |
| 1961         | 699                        | 632                  | 67                  | 231                      | 215                  | 16                  |
| 1962         | 834                        | 719                  | 115                 | 374                      | 284                  | 90                  |
| 1963         | 861                        | 732                  | 129                 | 261                      | 230                  | 31                  |
| 1964         | 1,188                      | 796                  | 392                 | 351                      | 220                  | 131                 |
| 1965         | 1,699                      | 831                  | 868                 | 680                      | 212                  | 468                 |
| 1966         | 1,271                      | 746                  | 525                 | 599                      | 185                  | 414                 |
| 1967         | 1,203                      | 826                  | 377                 | 459                      | 151                  | 308                 |
| 1968         | 1,833                      | 726                  | 1,107               | 1,166                    | 126                  | 1,040               |

Source: U.S. Census Bureau, C-40 Construction Reports.

Table VII

Components of the Housing Supply  
Waterbury, Connecticut, Housing Market Area  
April 1960 - July 1969

| <u>Components</u>          | <u>April<br/>1960</u> | <u>December<br/>1966</u> | <u>July<br/>1969</u> |
|----------------------------|-----------------------|--------------------------|----------------------|
| Total housing supply       | <u>58,560</u>         | <u>64,050</u>            | <u>67,075</u>        |
| Occupied housing units     | <u>55,431</u>         | <u>61,475</u>            | <u>64,300</u>        |
| Owner-occupied             | 33,645                | 38,235                   | 40,000               |
| Percent                    | 60.8                  | 62.2                     | 62.3                 |
| Renter-occupied            | 21,786                | 23,240                   | 24,300               |
| Percent                    | 39.2                  | 37.8                     | 37.7                 |
| Vacant housing units       | <u>3,129</u>          | <u>2,575</u>             | <u>2,775</u>         |
| Available vacant           | <u>1,776</u>          | <u>1,275</u>             | <u>1,275</u>         |
| For sale                   | 438                   | 375                      | 420                  |
| Homeowner vacancy rate     | 1.3%                  | 1.0%                     | 1.0%                 |
| For rent                   | 1,338                 | 900                      | 855                  |
| Renter vacancy rate        | 5.8%                  | 3.7%                     | 3.4%                 |
| Other vacant <sup>a/</sup> | 1,353                 | 1,300                    | 1,500                |

<sup>a/</sup> Seasonal, dilapidated, and units sold or rented and awaiting occupancy.

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

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1969

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Analysis

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