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Waterville, Me.

1965

*Analysis of the*  
**WATERVILLE, MAINE  
HOUSING MARKET**

**as of April 1, 1965**



**A Report by the  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411**

**A constituent of the Housing and Home Finance Agency**

**October 1965**

ANALYSIS OF THE  
WATERVILLE, MAINE, HOUSING MARKET  
AS OF APRIL 1, 1965

FIELD MARKET ANALYSIS SERVICE  
FEDERAL HOUSING ADMINISTRATION  
Housing and Home Finance Agency

## Foreword

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

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

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

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ANALYSIS OF THE  
WATERVILLE, MAINE, HOUSING MARKET  
AS OF APRIL 1, 1965

Summary and Conclusions

1. The economy of the Waterville HMA is heavily dependent upon the manufacture of textiles and wood products. Local industries have not completely recovered from the 1957-58 recession, and by 1964 covered nonagricultural employment (7,925) still was below the 1957 level (8,400).
2. Insured unemployment averaged 4.4 percent of the covered work force in 1964. The unemployment rate in the HMA has fluctuated in response to the national booms and recessions.
3. After deduction of Federal income tax, the current all-family median income is about \$6,250, while that for tenant families is \$5,325. By 1967, median renter family after-tax income is expected to reach \$5,575.
4. The April 1965 population of the HMA is about 34,500, some 1,000 persons over the 1960 total of 33,500. About one-quarter of the growth was in nonhousehold population. Between 1950 and 1960 population in the HMA increased by 2,300 persons. Population is forecast to total 35,000 persons by April 1967 with almost half of the 500 additional persons in nonhousehold population.
5. There are presently about 10,000 households in the area, 300 more than in 1960. Between 1950 and 1960, households increased from 8,575 to 9,700 (partially because of a change in census definitions). The 1960-65 annual growth of 60 households is well below the 1950-1960 average of about 115, and this trend is expected to continue. Some 100 additional households, 50 a year, are forecast for the next two years.
6. The current housing inventory includes some 11,200 units, some 370 more than in 1960. Residential building activity has been concentrated in single-family houses.

7. There are about 420 vacant available units in the HMA, 165 for sales and 255 for rent. This represents net available vacancy ratios of 2.8 percent for sales housing and 5.8 percent for rental housing. About 240 of these vacancies are equipped with all plumbing facilities, 105 sales units and 135 rental units.
8. Considering growth, replacement needs, and other factors, the demand for new housing over the two-year forecast period will be about 85 to 90 units annually, 60 to 65 units of sales housing and 25 units of rental housing. An additional 10 to 15 units annually may be supplied with public benefit or assistance financing. Urban renewal demolitions will account for a portion of this demand.
9. Over the next two years, an overall effective demand for 10 to 15 units of housing designed for the elderly is included in the rental demand above. No further demand for nursing homes is anticipated.

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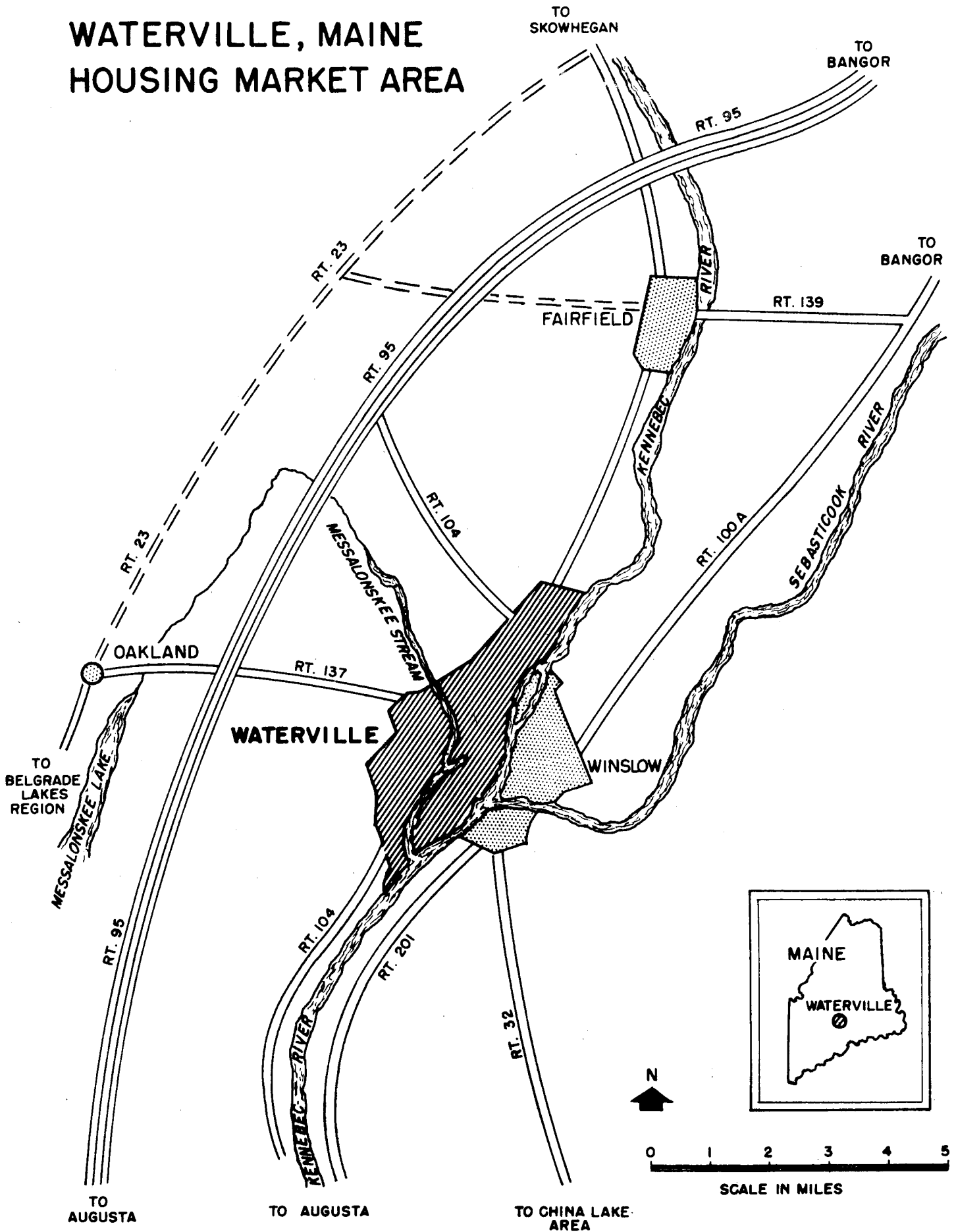
Housing Market Area

For the purposes of this analysis, the Waterville Housing Market Area (HMA) is defined as the city of Waterville and the neighboring towns of Winslow, Fairfield, and Oakland. The HMA is located in central Maine; Waterville, Winslow, and Oakland are located in Kennebec County and Fairfield is in Somerset County. Waterville is situated at the juncture of the Kennebec and Sebasticook Rivers, in the central Kennebec Valley, about 20 miles north of Augusta, and 60 miles southeast of Bangor. The topography of the area features numerous lakes, rivers, and rolling hills.

Interstate 95, a major north-south route, crosses the HMA, as do routes United States 201 and Maine 32, 100A, 104, and 137. Commercial transportation services are provided by several motor freight carriers, the Greyhound bus lines, Northeast Airlines and the Maine Central Railroad. There are passenger flights daily in and out of near-by airports located in Augusta and Bangor. The railroad runs at least eleven freight trains daily, two through trains; passenger rail service was discontinued in 1960.

Waterville has an active Urban Renewal Authority which currently has one project underway and plans eventually to renovate large portions of the downtown area.

# WATERVILLE, MAINE HOUSING MARKET AREA





## Economy of the Area

### Character and History

The Waterville HMA is an industrial area dominated by a few large companies that are engaged in the production of textiles, clothing, and wood products. The dependence upon these companies makes the area economy vulnerable, for one or more of these firms might, at some time, find it economically advantageous to close their Waterville factory and locate elsewhere. Several small firms in the area are engaged in food processing.

In 1754, the Massachusetts government erected Fort Halifax at the juncture of the Sebasticook and Kennebec Rivers, and the town of Winslow grew up around the fort. That portion of Winslow on the west side of the Kennebec was declared the town of Waterville in 1802. Waterville developed rapidly as an inland port on the Kennebec River, and as an industrial area because of the construction of numerous mills at the several falls of the Messalonskee Stream. During the nineteenth century, agriculture, trade, and the lumber and textile industries emerged as the most important sources of employment. Since then, agriculture and trade have declined in importance and currently agricultural employment is negligible in the HMA. Some of the old firms have moved out and new ones moved in but, since World War I, the economy has remained essentially the same, heavily dependent upon textile and wood products.

Waterville is the home of Colby College and Thomas Business College; both are small schools with fall 1964 enrollments of 1,367 and 242, respectively. There are three hospitals in the city providing some 400 beds. Hospital facilities have been expanding recently, and Waterville is developing into a medical center. Although the HMA is in a resort and vacation area, the only significant amount of seasonal housing is in Oakland.

### Employment

Total Employment. The 1960 nonagricultural resident employment in the HMA was 12,050 workers; 6,800 in Waterville, 2,200 in Winslow, 2,075 in Fairfield and 975 in Oakland. The current total nonagricultural employment is estimated to be about 12,200. The 1950 data are available only for Waterville and indicate 6,925 resident nonagricultural workers. The 1950-1960 decline in nonagricultural employment of Waterville residents probably reflects a decline experienced in the HMA as a whole.

Covered Employment. The only annual employment information available for the Waterville HMA is covered employment data, the number of workers covered by Maine unemployment compensation laws, from 1957 to 1964. An average of the first nine months is used for 1964; for earlier years, annual averages are used. Because the HMA is an industrial area, covered employment data are indicative of total employment trends. Covered employment represents some two-thirds of the total nonagricultural employment in the Waterville HMA.

Current Estimate. In 1964, covered employment in the HMA averaged 7,925 workers in the first nine months. Covered employment in the area is well below the 1957 average of 8,400 (see table I). Employment declined between 1957 and 1961, but has experienced growth in recent years.

Past Trend. Although covered employment changed little between 1963 and 1964, it grew by 145 persons between 1962 and 1963 and by 155 persons between 1961 and 1962. The 1961 average of 7,625 covered workers is the lowest recorded over the eight-year period. The 770-person decrease in covered employment from 1957 to 1961 is mainly due to the two National recessions (1957-58 and 1960-61) and to a lay-off of several hundred persons at Scott Paper Company. Post-1961 employment growth has been concentrated in construction, trade, and services and is attributable to the large amount of non-residential building activity in the HMA.

Since 1961, a shopping center has been built near the intersection of Interstate 95 and the Oakland Road, a new Orthopedic Hospital was constructed, Thayer Hospital has added a large new wing, Sisters' Hospital will soon move to newly-constructed facilities, several new schools have been built in the area, and Colby College has enlarged its physical facilities. Additional employment attributable to the construction and operation of the new stores, schools, and hospitals has offset the cutbacks of employment in manufacturing and transportation.

Distribution by Major Industry. As of September 1964, manufacturing is the principal source of covered employment in the Waterville HMA with some 55 percent of all covered workers (see table II). Trade accounts for another 25 percent of covered employment, construction for six percent, and utilities and finance for about four percent each. The remaining six percent work in services and miscellaneous nonmanufacturing. Manufacturing employment is concentrated in the textile-apparel and wood products-paper industries, while food processing accounts for most of the remainder.

Female Employment. Some of the major factories in the area, and the trade industries, employ large numbers of women. Because women make up a large portion of the work force, generally in low-paying jobs, the total work force is flexible and may decline while population is increasing as it did during the 1950-1960 decade.

Trend of Employment Participation Rate. The employment participation rate, the proportion of the population that is currently employed, in the Waterville HMA is currently about 35 percent. It has declined slightly in recent years, from about 36 percent in 1960 and 38 percent in 1950. An out-migration of people seeking employment and an increase in college enrollment have affected the employment participation rate and, as wages have increased in recent years, some married women may have left the work force. About half of the population in the HMA is under twenty or over 65, and this factor contributes to a falling employment participation rate.

#### Principal Employment Sources

Manufacturing. Keyes Fibre Company is the largest employer in the Waterville HMA with over 1,000 employees as of April 1965. A manufacturer of pressed fiber and molded plastic containers and dishes, Keyes Fibre sells its products to the Federal government and to industrial users as well as to individual consumers.

Scott Paper Company, which has a mill on the Winslow side of the Kennebec River, employs about 950 persons, almost 75 fewer than in 1960. Some small employment decreases are expected within the next few years resulting from more efficient utilization of labor and increased mechanization. In 1954, Scott Paper Company bought the Winslow mill from the Hollingsworth and Whitney Paper Company, which had employed 1,850 persons there in the manufacture of sheet paper. Production was then switched to roll paper for consumer use, and new production methods and increased efficiency enabled Scott to cut employment drastically.

The third largest employer in the area, the C. F. Hathaway Shirt Company, employs almost 700 persons (90 percent of them women) at its shirt-stitching factory located in part of the old Deering-Milliken factory in Waterville.

Woolen textile mills located in the Waterville area are the Wyandotte Worsted Company in Waterville employing about 300 persons, Kennebec Mills Corporation in Fairfield and Waterville with some 325 employees, and the Cascade Wollen Mills in Oakland with about 175 workers. The Wyandotte Worsted Company, which occupied a very old plant, has cut employment by almost 100 persons since 1960. The Kennebec Mills Corporation has increased employment by some 50 persons within the last five years, because it has begun to make its own yarn. The only employment changes planned there are in the two Kennebec mills located in the area. However, total employment is expected to remain constant. The number of workers at the Cascade Woolen Mills has not changed since 1960.

Other important manufacturing employers are the inspection plant of the Diamond National Corporation in Oakland which provides stable employment for about 275 persons (over half of them women), and the Harris Baking Company in Waterville with some 150 workers.

Nonmanufacturing. Currently the largest nonmanufacturing employer in the area is the Maine Central Railroad which has a large shop in Waterville where it employs over 400 persons. Some 100 fewer persons now work at the railroad than in 1960. Part of the decrease was caused by the cessation of passenger service in 1960 and of mail merchandise service in 1963, and the rest is attributable to a long-term, continuing decline in employment there.

The three hospitals in Waterville and the Central Maine Tuberculosis Sanatorium in Fairfield employ many people in professional and service capacities. The two colleges in Waterville also provide employment for professional workers.

#### Unemployment

In the first nine months of 1964, unemployment within the covered work force in the Waterville HMA averaged 4.4 percent or almost 370 persons. Seasonal factors have probably caused it to rise slightly since then. Many of the persons seeking employment are those who have been laid off by the textile mills in the area or by the Scott Paper Company. In the last year, construction activity in the HMA has slowed down, thus adding to unemployment. Annual average unemployment in the HMA has fluctuated in response to the two National recessions with highs of 6.8 percent in 1958 and 7.2 percent in 1961 (see table I). The general decline in covered unemployment is partially attributable to a long-term decrease in the covered work force. The reversal of this trend since 1963 has coincided with a slight increase in covered unemployment.

#### Estimated Future Employment

A net increase of some 30 additional workers in covered employment is estimated for the Waterville HMA over the two-year forecast period ending April 1967, raising covered employment to 7,950, the highest total since 1959. An increase of about 100 jobs is expected in total employment to bring the 1967 total to 12,300. Urban renewal activity in downtown Waterville and the planned expansion of facilities at Colby College will provide additional jobs in the construction industry. Continued slow growth of employment in the trade and service industries is expected. Expansion of medical and educational facilities in Waterville have created additional jobs for both custodial and professional personnel, and will continue to do so during the two-year forecast period.

Income

The current median income, after the deduction of Federal income tax, for all families in the Waterville HMA is estimated to be \$6,250, and that for tenant families, \$5,325 (see table III). After-tax incomes in the HMA are expected to increase by about five percent during the next two years, with the median income for all families reaching \$6,550 by April 1967, while that for tenant families will be \$5,575.

### Demographic Factors

#### Population

Current Estimates. The April 1965 population of the Waterville HMA is estimated to be 34,500 persons, about 1,000 persons more than were enumerated by the census in April 1960 (see following table). Since 1960, population increase in the area has averaged 200 persons or 0.6 percent a year. This growth has been concentrated in Winslow which added some 650 persons over the five-year period, and in Waterville with about 500 additional persons, 250 of them in non-household population, mainly college enrollment. The population of Oakland has remained stable, while that of Fairfield declined by about 150 persons. The varying rates of population change within the HMA reflect the differing availability of housing in the four towns, and the property tax rates within these towns.

#### Population Growth by Area Waterville, Maine, HMA, 1950-1965

<u>Area</u>	<u>Population total</u>			<u>Average annual change</u>	
	<u>1950</u>	<u>1960</u>	<u>1965</u>	<u>1950-1960</u>	<u>1960-1965</u>
Waterville	18,287	18,695	19,200	41	100 <sup>a/</sup>
Winslow	4,413	5,891	6,550	148	130
Fairfield	5,811	5,829	5,675	2	-30
Oakland	<u>2,679</u>	<u>3,075</u>	<u>3,075</u>	<u>39</u>	<u>0</u>
Total	31,190	33,490	34,500	230	200

a/ Half of this growth was in non-household population.

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

Past Trend. Over the 1950-1960 decade, population in the HMA grew from 31,190 to 33,490 persons (0.7 percent or 230 persons annually). This population was added mainly in Winslow, with almost 150 annually. Waterville and Oakland experienced most of the remainder of the population growth over the decade, and Fairfield remained fairly stable.

Future Population. The decreasing rate of population growth in the HMA reflects a lack of economic opportunity stemming from the negligible employment growth in some years and declines in employment in others. This population trend is expected to continue, and although a population increase of 500 persons (250 annually) is forecast for the next two years, almost half will be non-household population growth deriving from expanded enrollment at Colby and Thomas Colleges. By April 1967, the total population of the Waterville area will be about 35,000 persons.

Net Natural Increase and Migration. The Waterville HMA has experienced a continuous out-migration since 1950. Between 1950 and 1960, net natural increase (the excess of resident births over resident deaths) exceeded population growth by 2,431 persons for a net out-migration averaging almost 245 persons a year.

Between April 1960 and April 1965 population growth in the Waterville area has been about 1,000 persons, while net natural increase was over 2,050. Post-1960 out-migration averaged 210 persons a year. The 1950-1960 annual rate of out-migration averaged 0.8 percent. Since then it has fallen slightly because of the relatively large increase in non-household population and to a lower birth rate in the area. Net natural increase and out-migration for the HMA are shown in the following table.

Components of Population Change  
Waterville, Maine, HMA  
1950 - 1965

<u>Component</u>	<u>Average annual change</u>	
	<u>4/50-4/60</u>	<u>4/60-4/65</u>
Population change	<u>230</u>	<u>200</u>
Net natural increase	<u>473</u>	<u>410</u>
Migration	<u>-243</u>	<u>-210</u>

Source: Maine Department of Health, 1950 and 1960 Censuses of Population; 1965 estimated by Housing Market Analyst.

Out-migration from the area reflects the low level of economic activity and consists mostly of persons between 20 and 35 years of age. Population growth was greater than net natural increase in the town of Winslow, but most of the in-migrants were from other towns within the HMA.

Distribution by Age. Despite the two colleges in the HMA, the 1960 distribution of the population by age shows a low percentage of persons in the 20 to 35 age bracket (see table IV). This reflects the continuing out-migration of young persons from the area as well as the lower birth rates experienced during the depression. Over 10 percent of the population was over 65 years old while almost 40 percent was under 20.

Households

Current Estimate. As of April 1965, there are about 10,000 households in the Waterville HMA, almost 300 more than in 1960, or an average annual increase of about 60 households. About 5,600 of these are concentrated in Waterville.

**Past Trend.** Between 1950 and 1960, households increased from 8,575 to 9,700 or about 115 a year. This increase partially was due to a conceptual change from "dwelling units" in the 1950 census to "housing units" in 1960. The 1960-65 average annual rate of growth (0.6 percent) was considerably lower than the 1.3 percent registered between 1950 and 1960. This represents a slower rate of population growth as well as the effect of the conceptual change. The number of households in the HMA has increased because of population growth and a smaller number of persons per household. The additional households, like the additional population, were concentrated in Winslow and Waterville. This is shown in the following table.

Number of Households by Area  
Waterville, Maine, HMA  
1950 - 1965

<u>Area</u>	<u>1950</u>	<u>1960</u>	<u>1965a/</u>	<u>Average annual change</u>	
				<u>1950-1960</u>	<u>1960-65a/</u>
Waterville	5,053	5,507	5,600	45	20
Winslow	1,180	1,636	1,825	46	40
Fairfield	1,550	1,633	1,625	8	-2
Oakland	<u>784</u>	<u>932</u>	<u>950</u>	<u>15</u>	<u>2</u>
Total	8,567	9,708	10,000	114	60

a/ Rounded.

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

**Future Household Growth.** An addition of 100 households (50 a year) is forecast for the HMA over the next two years, or a 0.5 percent annual growth rate.

**Household Size Trend.** The average number of persons per household in the Waterville HMA is 3.27, down from 3.29 in 1960 and 3.44 in 1950. The large drop between 1950 and 1960 partially was due to the conceptual change in the census definition from "dwelling unit" to "housing unit". A slight further decline to 3.26 persons per household is predicted by 1967. The number of persons per household has been falling in the HMA, because there has been an out-migration of persons between 20 and 35 years of age, and because the number of students living in rooms and apartments in the area has increased.



Housing Market Factors

Housing Supply

Current Estimate. As of April 1965, there are about 11,200 housing units in the Waterville HMA, some 370 units (about 75 a year) more than in April 1960. The Census of Housing reported that between 1950 and 1960, 2,000 units were added to the housing inventory in the area; the total increased from 8,825 to 10,825 units, an average addition of 200 units a year. This increase, however, partially was due to a conceptual change from "dwelling unit" in the 1950 census "housing unit" in 1960.

Past Trend. The housing inventory in the HMA has expanded only slightly since the 1957-58 recession. Because of the larger number of units built from 1950 to 1957, the average number of housing units added yearly between 1950 and 1960 is almost 2.7 times the post-1960 average. The modification in the rate of residential building activity reflects the post-1957 economic decline in the area, as well as the effects of the 1960-61 recession, and follows the population and household formation trends.

During the 1950-1960 decade, the growth of the housing supply in the HMA was distributed among Waterville, Winslow, and Oakland. About half of the supply added in Oakland was seasonal housing. Since 1960, however, over 60 percent of the new housing supply has been added in Winslow. There have been some net additions to the housing inventory in Waterville but, since 1960, most residential construction in Fairfield and Oakland has been primarily to replace demolished structures, or in Oakland, seasonal housing. Relative property taxes and the availability of desirable home sites have determined relative growth within the HMA.

Housing Inventory  
Waterville, Maine, HMA  
1950 - 1965

<u>Area</u>	<u>1950</u>	<u>1960</u>	<u>1965</u>	<u>Average annual change</u>	
				<u>1950-60</u>	<u>1960-65a/</u>
Waterville	5,178	6,064	6,150	89	15
Winslow	1,204	1,790	2,025	59	45
Fairfield	1,645	1,776	1,800	13	5
Oakland	805	1,199	1,225	39	10
Total	8,832	10,829	11,200	200	75

a/ Rounded.

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

Type of Structure. In 1960, slightly over half (51 percent) of all housing units in the Waterville HMA were in one-unit structures, and one-quarter were in two-unit structures. Of the remaining 24 percent, 14 percent were in 3- and 4-unit structures, 9 percent in 5- or more-unit structures, and 1 percent in trailers. Since the 1960 census was compiled, over 400 new housing units have been built in the HMA, all but a few in single-family houses. Moreover, a large portion of 1960-65 demolitions were of 2- or more-unit structures. As a result the proportion of one-unit structures in the HMA has increased to about 53 percent. Most of the 2- or more-unit structures are in converted older houses; there is only one apartment house (36 units) in the area.

Year Built. Some 72 percent of the housing inventory in the Waterville HMA was built before 1939. The small proportion of units built since 1960 (four percent) reflects the recent low level of building activity in the area. About 15 percent of the inventory was built between 1950 and 1960, while nine percent was built between 1940 and 1949. Winslow has the highest percent built since 1960, because recent construction in the HMA has been concentrated there. Only 53 percent of the housing units in Winslow were built in 1939 or earlier; the proportion in Waterville, Fairfield, and Oakland ranges between 76 percent and 78 percent.

Percentage Distribution of Housing Units  
by Year Built and Location  
Waterville, Maine, HMA  
April 1965

<u>Year built</u>	<u>Waterville</u>	<u>Winslow</u>	<u>Fairfield</u>	<u>Oakland</u>	<u>Total</u>
April 1960 to April 1965	2	12	1	3	4
1950 to March 1960	13	24	13	10	15
1940 to 1949	9	11	8	10	9
1939 or earlier	<u>76</u>	<u>53</u>	<u>78</u>	<u>77</u>	<u>72</u>
All units	100	100	100	100	100

Source: Estimated by Housing Market Analyst.

Condition of the Inventory. Currently, about 82 percent (9,200 units) of the housing inventory is non-dilapidated and has all plumbing facilities. Some five percent of the inventory (550 units) is considered dilapidated, and the remaining 13 percent are not dilapidated but lack one or more plumbing facilities. The proportion of the housing inventory classified as non-dilapidated with all plumbing facilities ranges from 86 percent in Waterville and Winslow to 74 percent in Fairfield and 68 percent in Oakland. The lower level in Fairfield reflects the age and the poorer condition of the housing inventory (over seven percent are dilapidated), while the low level in Oakland is due to the number of seasonal units in that township. The current condition of the housing inventory represents little or no change from that recorded in the 1960 census.

Value and Rent. The 1960 Census reported the median value of single-family houses within the HMA to be \$12,600 in Waterville, \$12,370 in Winslow, \$9,400 in Fairfield, and \$7,314 in Oakland. Since then, it is probable that median values in Waterville and Winslow have risen slightly because of new construction of higher-priced homes, while those in Fairfield and Oakland have not changed. Local sources report that houses in the HMA have not appreciated since 1960.

The bulk of apartment units in the HMA are in old converted residences and, thus, command low monthly rentals. The 1960 median monthly gross rent was \$67 in Waterville and from \$50 to \$60 in the remainder of the HMA. Most of the rental units in the area can be leased by the week, at rents ranging from \$12 to \$15 weekly.

#### Residential Building Activity

Trend. The trend of building permits authorized in Waterville, indicates a decline in residential building activity in the HMA concurrent with the 1957-58 recession and a further drop coincident with the 1960-61 recession (see table V). Rental housing in the HMA has been produced largely through conversions and additions for some time. Available data indicate that about 410 housing units have been built in the HMA since 1960, all but two in single-family houses. Some 233 new units were built in Winslow, 122 in Waterville, 38 in Oakland, and 17 in Fairfield. The total volume of new construction in the HMA declined from a 1960-61 average of about 110 units a year to an average of about 60 units annually in 1962-64. The 1963 total reached a low of 47 units but volume increased to 74 units in 1964. These figures are based upon building permit data in Winslow and Waterville and municipal valuation returns in Oakland and Fairfield.

Units Under Construction. A postal vacancy survey conducted the first week in April reported 41 units under construction in the Waterville HMA, including 22 units in 4- or more-unit structures located in Waterville. These new apartments are additions to existing structures that have been converted from single-family houses, and thus they actually represent conversions, not new construction.

Demolition and Conversion Trends. In the outlying areas of the HMA, data are not available and it is assumed that demolitions were offset by conversions. Within the city of Waterville, however, urban renewal activity and higher land values caused demolitions to exceed conversions. Conversions in Waterville have averaged about 10 a year since 1960, while demolitions over the five-year period averaged about 20 a year. Some 50 housing units in 23 buildings will be demolished annually through urban renewal activity during the two-year forecast period; these will be in addition to the estimated 20 annual demolitions resulting from normal losses to the inventory. Conversions are expected to represent 10 to 15 units a year.

### Tenure of Occupancy

The trend of tenure in the Waterville HMA is toward increased owner occupancy (see table VI ). Currently about 58 percent of all housing units are owner occupied, an increase from 57 percent in 1960 and 51 percent in 1950. The movement toward increased owner occupancy has slowed down because current family income levels make it unfeasible for many families in the area to own their own homes. However, the shift in tenure toward home ownership is expected to continue through 1967 at about the same rate experienced between 1960 and 1965.

Within the city of Waterville, some 49 percent of all housing units are owner occupied. The other three towns are of a more residential character and have about 70 percent owner occupancy. The trend toward increased owner occupancy has been evident in each of the four towns comprising the HMA.

### Vacancy

Last Census. The 1960 census reported 510 available vacancies in the Waterville HMA, 120 units for sale and 390 for rent. The vacancy ratios were 4.7 percent for total inventory, 2.1 percent for sales housing, and 8.6 percent for rental housing (see table VI). The highest vacancy ratios were in the city of Waterville, which had a homeowner vacancy rate of 3.1 percent and a rental vacancy rate of 10.1 percent. Data on plumbing facilities in the vacant available units are provided for Waterville alone; only 54 of the 86 units for sale and 172 of the 320 units for rent were fully equipped and thus competitive with standard type units.

Postal Vacancy Survey. A postal vacancy survey conducted the first week in April revealed 405 vacant units in the HMA, 215 residences and 190 apartments (see table VII). The results of the postal vacancy survey are not comparable with the vacancies reported as "available" in the census because different methods are used to classify vacancies. The census reports vacancies by intended tenure, while the postal vacancy survey classifies vacant units only by type of structure. The census excludes vacant units which are not available for occupancy from the "available" classification; the postal vacancy survey makes no distinction. Also, the postal vacancy survey provided incomplete coverage of the area.

Conversion of the postal vacancy survey to census concepts and adjustment for incomplete coverage suggests 420 available vacancies, 165 units for sale and 255 for rent. Most dilapidated units were excluded by the postal carriers when the survey was taken.

Current Estimate. The net available vacancy ratios derived from the postal survey estimates are 3.8 percent for total inventory, 2.8 percent for sales housing, and 5.8 percent for rental housing. The number of fully-equipped available vacancies is around 240, 105 sales vacancies and 135 rental vacancies. The current level of competitive, available vacancies is judged to reveal an excess of available, competitive sales vacancies and a deficit of available, competitive rental vacancies.

### Sales Market

General Market Conditions. The sales market in the Waterville HMA is soft in some areas, and it would be softer if there were not a shortage of competitive standard type rental units in the HMA. The excess of available sales vacancies is concentrated in Waterville and Fairfield, primarily in lower priced housing. This deteriorating condition of the sales market, in part, is due to a large increase in property taxes deriving from the 1963 revaluations in these towns and the slow population growth in the HMA.

The high vacancy rate in the HMA has permitted substantial upgrading by residents. This upgrading and the trend toward increased owner-occupancy prevent further slackening of demand in the sales market, and provide a demand for the \$14,000 to \$16,000 houses built in Winslow in recent years. Many in-migrants to the Waterville area are professional persons who will work at the expanding colleges and hospitals. As a result, there is a market for higher priced housing built to sell for \$20,000 to \$30,000.

Variations in the sales market among the four towns in the HMA are attributable to the different quality of housing available in each town and to varying property tax rates.

Major Subdivision Activity. No major subdivisions are located in the HMA because the volume of new construction is low, and no single builder deals in large quantity. However, residential construction of low to medium (\$13,000 to \$18,000) priced housing is concentrated in Winslow (one area north of town and one area to the south), while new houses in the higher price ranges (over \$20,000) are being built mainly in Waterville, in the western part of town near Colby College and Thayer Hospital. A small part (about one-third) of the residential construction in the HMA is speculative building, mostly in the low or medium price ranges.

Marketing Experience. Currently new housing remains on the market for an average of two or three months, reflecting the slow demand in the area. The period that an existing house remains on the market depends upon how realistically it is priced and its condition.

Price Trends. The price of new homes in the Waterville area has not changed significantly since 1960. A slight increase may have occurred because of rising labor costs. Existing homes in the area have appreciated little or not at all since 1960.

Houses under Construction. The postal vacancy survey reported 19 units under construction in the HMA. The low level of activity is a result of seasonal as well as market forces. Seven units are under construction in Winslow and three in Waterville. Oakland reported six units under construction; however, the Oakland post office coverage extends beyond the township limits. The remaining three units were in the rural area north of Fairfield. Attractive building sites are available in the area of Oakland overlooking the Messalonskee Lake, and residential construction may increase in that area.

Foreclosures. The level of foreclosures in the HMA has gone up in recent years. In post-war years, conventional foreclosures have been stable at about 10 a year; the increase has been among insured mortgages. Foreclosures of VA- and FHA-insured mortgages has risen from one or two a year up until 1957 to about 10 during 1964. An increase in the foreclosure rate for insured mortgages is expected during 1965. The rising property taxes in the area have caused considerable hardship for the marginal mortgagor.

Thus far, foreclosures have been liquidated without undue difficulty. In March, the FHA owned five houses in the HMA, but by April, two of them (one in Waterville and one in Oakland) had been sold. The remaining three (all in Fairfield) are still on the market.

Outlook. Demolitions resulting from urban renewal activity are expected to stimulate the sales market somewhat during the forecast period. The general condition of the sales market is expected to persist throughout the next two years with demand derived from upgrading and tenure shift as well as from the slow population growth. No further softening of the market is anticipated unless an unexpectedly large number of mortgages are foreclosed in 1965. This event would have a detrimental effect upon the sales market over the two-year forecast period.

#### Rental Market

General Market Conditions. There is a shortage of good quality rental units in the Waterville HMA. Real estate agents report that they receive requests for more rental units than are available. Apartments in the HMA are generally older units, consisting of three or four rooms and a kitchen, and located in a large house converted from single-family use. Rents range from \$12 to \$15 a week with a few as high as \$20 a week. Information is not readily available on the one apartment house in the

HMA. Located in downtown Waterville, it was built before 1950 and contains 36 units of three or four rooms, each of which rents for \$80 to \$90 a month. There is a waiting list of prospective tenants.

Rental Housing Under Construction. During most of the post-war period new rental housing was provided through conversions and by building additions to houses that have already been converted from single-family use. Twenty-two such units are now under construction in the HMA, all of them in Waterville. New units that are attractive and have all plumbing facilities are quickly filled.

A project is currently in the planning stage for a 24-unit, garden-type apartment building to be constructed in Waterville near the new shopping center. The building will contain four one-bedroom units, 18 two-bedroom units, and two three-bedroom units. Rents include heat and water. All units will have fully-equipped kitchens, air conditioning, and janitorial service. There will be a laundromat on the premises. The builder plans to have the apartments ready for occupancy by fall of 1965

#### Mortgage Market

Local sources, four banks and one savings and loan institution, provide the funds for the mortgage market in the HMA. One institution utilizes FHA- and VA-insured mortgages; the others provide only conventional financing. The former has a mortgage volume of about \$25.5 million with \$14.5 million in VA-insuring mortgages and \$8.5 million in FHA-insured mortgages. Some of these insured mortgages were purchased from outside the area, because there is a surplus of funds within the HMA.

The most lenient terms for a conventional mortgage in the HMA involve six percent interest, 20 percent downpayment, 25-year term. Local institutions frequently require a 30 to 40 percent downpayment and may charge up to seven percent interest. However, one bank in the area has a declining interest rate; six percent on loans up to \$14,999, five and three-quarters percent on loans from \$14,000 to \$19,999, and five and one-half percent on loans for more than \$20,000. The variation of interest rates and terms in the area reflects the different attempts of lending institutions to adjust to the increasingly competitive mortgage market.

#### Urban Renewal Activity

There are two urban renewal areas within the HMA, both in downtown Waterville. The Charles Street Project, currently in execution, comprises a 20-acre triangle in the central business district bounded by Main Street to the northeast, Elm Street to the west, and the commercial

zoning line to the south. The project embraces a commercial and residential area that also contains a church. The local urban renewal authority plans to redevelop it for both commercial and residential use with land allocated for a new church. The planned residential units consist of a low-rent apartment project, possibly one insured by the FHA, under Section 221(d)(3).

About 100 housing units in 23 buildings and a 25-bed nursing home are to be demolished in the Charles Street Project. More than 40 of the units are already vacant and the owner of the nursing home is opening a larger home in Fairfield. The Charles Street Project is currently in the process of acquisition and demolition, and it should be nearing completion by the end of the two-year forecast period.

The Head of Falls Project, currently in planning, consists of 80 acres bounded by the Charles Street Project to the south, College Avenue (a continuation of Elm Street) to the west, the commercial zoning line to the north, and the Kennebec River to the east. The project includes residential, commercial, and industrial areas. However, the Wyandotte Worsted Company Mill is not slated for demolition. Redevelopment plans for this project are not yet concrete, but both residential and commercial construction are intended, including 50 or 60 units of housing for the elderly. Demolition of some 170 housing units within the Head of Falls Project will begin in about two years. At least 10 percent of these units are presently classified as dilapidated.



## Demand for Housing

### Quantitative Demand

Quantitative demand for additional housing during the two-year period from April 1, 1965, to April 1, 1967, is based upon the anticipated increase of 100 households (50 annually) and on the need to replace housing units that will be lost through urban renewal activity and other demolitions. Adjustment is made for discrepancies between the current and the desirable vacancy ratios for the area. Consideration also is given to the present tenure composition of households, to the trend toward increased owner occupancy in the HMA, and to the continued conversion of old single-family residences to multiple occupancy.

To accomodate household growth and to allow for expected inventory and occupancy changes, approximately 85 to 90 additional housing units may be absorbed in the Waterville HMA during each of the next two years, about 60 to 65 units of sales-type housing and about 25 units of rental housing. An additional 10 to 15 units of rental housing may be absorbed annually if provided through public benefit or assistance through tax abatement or aid in financing or land acquisition. This represents a higher rate of residential construction than has been experienced in the HMA in recent years, and is a reflection of the large number of demolitions for urban renewal purposes that will occur during the two-year period.

### Qualitative Demand

Sales Demand. The annual demand for 60 to 65 new units of sales housing within the HMA during the next two years derives from a continuation of the upgrading process in housing, as well as from household growth and the trend toward increased owner-occupancy. Under current costs, new houses that meet FHA minimum requirements cannot be built to sell for under \$12,000. Based upon current family incomes and on ratios of family income to sales prices, some 85 percent of families in the Waterville area can afford to pay \$12,000 or more.

The strongest demand for new housing is in the medium price range (from \$14,000 to \$18,000). A sizable demand for houses in the \$20,000 to \$30,000 price range reflects the increasing number of professional persons in the area. Houses priced in these two areas have represented the strongest segments of the sales market in recent years. It is judged that demand for new sales housing in the next two years will approximate the pattern in the following table.

Two-Year Demand for New Sales Housing  
Waterville, Maine, HMA  
April 1965 - April 1967

<u>Price range</u>	<u>Number of units</u>
\$12,000 - \$13,999	15
14,000 - 15,999	25
16,000 - 17,999	25
18,000 - 19,999	15
20,000 - 21,999	15
22,000 - 24,999	10
25,000 - 29,999	10
30,000 - 34,999	5
35,000 and over	<u>5</u>
Total	125

Rental Demand. Analysis of projected renter family income levels and of the prevalent gross rent to income ratios indicates that an annual demand for about 25 new rental units in the HMA may be satisfied by privately-owned net additions to the rental inventory, primarily one- and two-bedroom units in low rent ranges. The minimum rents, including utilities, at which new privately-owned rental units can be produced at current costs are approximately \$95 a month for efficiency units, \$105 a month for one-bedroom units, \$115 a month for two-bedroom units, and \$125 a month for three-bedroom units. Net additions at these rentals may be accomplished by new construction or rehabilitation at the specified rent levels. Another 10 to 15 units a year may be provided with public benefits or assistance through tax abatement or aid in financing or land acquisition.

Housing for the Elderly

The population in the HMA aged 60 and over currently totals about 5,000 persons or 14.5 percent of the total population. Over the last few decades the proportion of elderly persons to total population has been increasing as a result of greater longevity and, in the Waterville area, because there has been a substantial out-migration of younger persons. However, the rate of increase in the elderly appears to have tapered off since 1960. In 1960, persons aged 60 and over numbered almost 4,850, or 14.5 percent of total population; by 1967 the proportion is expected to reach 14.6 percent, or 5,100 persons. There has been little or no in-migration or out-migration of the elderly in this area.

Incomes. The current median after-tax income of households<sup>1/</sup> whose head is 60 years of age or over is estimated at about \$4,150. The distribution shown in the following table reveals that although some elderly households have a sizable income (12 percent over \$10,000), most have low incomes and almost half have annual incomes below \$4,000. Deriving demand on the basis of income is hazardous, however, since current incomes of the elderly do not necessarily indicate capacity for home-ownership. Financial help from children and other relatives, cumulative assets derived from the sale of properties, and other forms of available personal assets are not reflected in the income distribution.

Distribution of After-Tax Money Income  
Households Whose Head is 60 Years or Older  
Waterville, Mains, HMA, 1965

<u>Annual income</u>	<u>Percent of households</u>
Under \$1,000	11
\$1,000 - 1,999	12
2,000 - 2,999	14
3,000 - 3,999	12
4,000 - 4,999	9
5,000 - 5,999	8
6,000 - 6,999	8
7,000 - 7,999	6
8,000 - 8,999	5
9,000 - 9,999	3
10,000 and over	12
Total	100
Median	\$4,150

Source: Estimated by Housing Market Analyst.

Demand. Over half of the elderly households in the HMA occupy rental units. However, the after-tax income of elderly households is generally lower than the after-tax income of all families. Many elderly households cannot afford the rents in new rental units. There are presently no units in the HMA designed specifically for occupancy by elderly persons, nor are there any new conventional-type rental units. Because of the lack of existing competitive units and the large and growing elderly population, it is estimated that over the two-year forecast period, the local market could absorb 10 to 15 units of rental housing designed specially for the elderly at rents of \$95 to \$105, depending on unit size. This constitutes a part of, not an addition

<sup>1/</sup> Households containing one or more persons; the elderly have a proportionately large number of one person households relative to the number in all households. The income data in table III are based on families, rather than households.

to, the previously calculated demand for rental housing. Because of the small demand, these units should be integrated with standard units in order to provide flexibility in marketing.

### Nursing Homes

As of April 1965 there are 55 beds in two nursing homes in the HMA, all in the city of Waterville. Both of the nursing homes are proprietary, classified as "skilled," and are licensed by the State of Maine. One of them, a 25-bed nursing home, will be lost through urban renewal activity within the forecast period, but the owner is opening a larger home in Fairfield.<sup>1/</sup>

The 25-bed home has been in the area for many years and had always been full, with a waiting list. The 30-bed home opened its first floor last October and was full by November. The second floor has been open for two weeks and is being occupied at a satisfactory pace.

Rates at one home are \$50 a week, \$60 if special care is required. No significant change in rates will result from the move to new facilities. Rates at the other range from \$50 a week for a ward bed, to \$60 for a semi-private bed, and \$70 for a private bed. Doctor's care, medicine, and special supplies are not included in the rents.

A planned nursing home of about 76 beds will be built in Waterville during the forecast period, if possible, before fall of 1965. Additional beds also may be available when the current physical plant of a hospital is transformed into a convalescent center when the hospital moves into its new building this summer. The plans for remodeling the hospital are not yet concrete, but indications are that it will contain about 75 beds which, if not fully utilized by patients recovering from major operations, will be available for use as nursing home beds.

Demand for Proprietary Nursing Homes. A 120-bed need is estimated for the Waterville area; this represents "medical need" rather than economic demand. An adjustment to the "medical need" must be made to reflect the probable demand for additional proprietary beds, taking account of the number of beds existing and under construction in the area, the number to be demolished, and the ability to pay the cost of such care. On the basis of currently available information, it is judged that the nursing homes under construction and planned will meet the demand for additional families in the HMA during the two-year forecast period.

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<sup>1/</sup> Since the field work for this analysis, the Waterville Urban Renewal Authority informs that patients are being moved to a new 30-bed facility in Fairfield.

Table I  
Covered Work Force, Employment, and Unemployment  
Waterville, Maine, HMA  
1957-1964<sup>a/</sup>

<u>Year</u>	<u>Total</u>	<u>Employed</u>	<u>Covered work force</u>	
			<u>Unemployed</u>	
			<u>Number</u>	<u>Percent</u>
1957	8,796	8,404	392	4.5
1958	8,756	8,158	598	6.8
1959	8,544	8,069	475	5.6
1960	8,440	7,895	545	6.5
1961	8,224	7,634	590	7.2
1962	8,117	7,789	328	4.0
1963	8,260	7,934	326	3.9
1964 <sup>b/</sup>	8,285	7,919	366	4.4

<sup>a/</sup> Comparable employment data are available for the years 1957-1964 only.

<sup>b/</sup> Jan.-Sept. average.

Source: Maine Employment Security Commission.

Table II  
Covered Employment by Industry  
Waterville, Maine, HMA  
September 1964

<u>Industry</u>	<u>Firms</u>	<u>Employment</u>	
		<u>Number</u>	<u>Percentage</u>
Total	357	8,145	100
Manufacturing	40	4,506	55
Construction	56	482	6
Utilities	21	294	4
Trade	157	2,048	25
Finance	29	285	4
Services and miscellaneous nonmanufacturing	54	530	6

Source: Maine Employment Security Commission.

Table III

Estimated Percentage Distribution of Family Income  
After Deduction of Federal Income Tax, by Tenure  
Waterville, Maine, Housing Market Area  
April 1965 and 1967

<u>Annual family income</u>	<u>1965 income</u>		<u>1967 income</u>	
	<u>All families</u>	<u>Renter families</u>	<u>All families</u>	<u>Renter families</u>
Under \$4,000	21	30	20	27
\$4,000 - 4,999	11	14	10	14
5,000 - 5,999	13	18	12	17
6,000 - 6,999	16	13	15	14
7,000 - 7,999	11	8	12	10
8,000 - 8,999	8	7	9	6
9,000 - 9,999	6	3	6	4
10,000 - 10,999	4	2	5	2
11,000 - 12,999	4	2	5	2
13,000 - 14,999	2	2	2	2
15,000 and over	<u>4</u>	<u>1</u>	<u>4</u>	<u>2</u>
Total	100	100	100	100
Median income	\$6,250	\$5,325	\$6,550	\$5,575

Source: Estimated by Housing Market Analyst.

Table IV

Population Distribution by Age  
Waterville, Maine, HMA  
1960

<u>Age</u>	<u>Number</u>	<u>Percentage</u>
Under 5 years	3,719	11.1
5-9	3,397	10.1
9-14	3,102	9.3
15-19	2,941	8.8
20-24	2,070	6.2
25-29	1,812	5.4
30-34	2,023	6.0
35-39	2,250	6.7
40-44	2,081	6.2
45-49	1,953	5.8
50-54	1,740	5.2
55-59	1,561	4.7
60-64	1,411	4.2
65-69	1,191	3.6
70-74	965	2.9
75 and over	<u>1,274</u>	<u>3.8</u>
Total	33,490	100.0
Median age	29	

Source: 1960 Census of Population.



Table V

Building Permits Issued  
Waterville, Maine, HMA  
1950-1965

<u>Year</u>	<u>Total</u>	<u>Waterville</u>	<u>Winslow<sup>a/</sup></u>	<u>Fairfield<sup>b/</sup></u>	<u>Oakland</u>
1950	N.A.	121	N.A.	N.A.	N.A.
1951	N.A.	83	N.A.	N.A.	N.A.
1952	N.A.	59	N.A.	N.A.	N.A.
1953	N.A.	52	N.A.	N.A.	N.A.
1954	N.A.	72	N.A.	N.A.	N.A.
1955	N.A.	105	N.A.	N.A.	N.A.
1956	N.A.	81	N.A.	N.A.	N.A.
1957	N.A.	42	N.A.	N.A.	N.A.
1958	N.A.	63	N.A.	N.A.	N.A.
1959	N.A.	48	N.A.	N.A.	N.A.
1960	119	30	73	10	6
1961	106	31	60	5	10
1962	64	22	35	2	5
1963	47	20	20	0	7
1964	74	19	45	0	10

Comparable months

1964

January	N.A.	2	2	N.A.	N.A.
February	N.A.	0	0	N.A.	N.A.

1965

January	N.A.	0	0	N.A.	N.A.
February	N.A.	0	2	N.A.	N.A.

N. A. - Not available.

<sup>a/</sup> Includes about two square miles outside urbanized area.<sup>b/</sup> Municipal Valuation Return Data, which are judged comparable to building permit data, are the only information available for Fairfield and Oakland.Source: Department of Commerce, C 40 Construction Reports;  
Maine Bureau of Taxation.

Table VI

Housing Inventory Components Including Tenure and Vacancy  
by Minor Civil Division  
Waterville, Maine, HMA  
1960 and 1965a/

<u>Housing inventory</u>	<u>HMA</u>		<u>Waterville</u>		<u>Winslow</u>		<u>Fairfield</u>		<u>Oakland</u>	
	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>	<u>1960</u>	<u>1965</u>
Total inventory	<u>10,829</u>	<u>11,200</u>	<u>6,064</u>	<u>6,150</u>	<u>1,790</u>	<u>2,025</u>	<u>1,776</u>	<u>1,800</u>	<u>1,199</u>	<u>1,225</u>
Total occupied	<u>9,708</u>	<u>10,000</u>	<u>5,507</u>	<u>5,600</u>	<u>1,636</u>	<u>1,825</u>	<u>1,633</u>	<u>1,625</u>	<u>932</u>	<u>950</u>
Owner occupied	<u>5,523</u>	<u>5,850</u>	<u>2,647</u>	<u>2,750</u>	<u>1,116</u>	<u>1,300</u>	<u>1,114</u>	<u>1,125</u>	<u>646</u>	<u>660</u>
Renter occupied	<u>4,185</u>	<u>4,150</u>	<u>2,860</u>	<u>2,850</u>	<u>520</u>	<u>525</u>	<u>519</u>	<u>500</u>	<u>286</u>	<u>280</u>
Total vacancy	<u>1,121</u>	<u>1,200</u>	<u>557</u>	<u>530</u>	<u>154</u>	<u>200</u>	<u>143</u>	<u>170</u>	<u>267</u>	<u>290</u>
Available	<u>513</u>	<u>420</u>	<u>406</u>	<u>270</u>	<u>38</u>	<u>50</u>	<u>41</u>	<u>65</u>	<u>28</u>	<u>30</u>
For sale	<u>120</u>	<u>165</u>	<u>86</u>	<u>100</u>	<u>11</u>	<u>20</u>	<u>20</u>	<u>35</u>	<u>3</u>	<u>5</u>
Percent	<u>2.1%</u>	<u>2.8%</u>	<u>3.1%</u>	<u>3.5%</u>	<u>1.0%</u>	<u>1.5%</u>	<u>1.8%</u>	<u>3.0%</u>	<u>.5%</u>	<u>.8%</u>
For rent	<u>393</u>	<u>255</u>	<u>320</u>	<u>170</u>	<u>27</u>	<u>30</u>	<u>21</u>	<u>30</u>	<u>25</u>	<u>25</u>
Percent	<u>8.6%</u>	<u>5.8%</u>	<u>10.1%</u>	<u>5.6%</u>	<u>4.9%</u>	<u>5.4%</u>	<u>3.9%</u>	<u>5.7%</u>	<u>8.0%</u>	<u>8.0%</u>
Other (inc. seasonal)	<u>608</u>	<u>780</u>	<u>151</u>	<u>260</u>	<u>116</u>	<u>150</u>	<u>102</u>	<u>105</u>	<u>239</u>	<u>265</u>

a/ All 1965 figures are rounded and may not total.

Source: 1960 Census of Housing; 1965 estimated by the Housing Market Analyst.

Table VII

Waterville, Maine, Area Postal Vacancy Survey

April 6-8, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	10,106	405	4.0	386	19	41	6,211	215	3.5	196	19	19	3,895	190	4.9	190	-	22	203	40	19.7
Waterville <sup>a/</sup>	7,566	307	4.1	289	18	32	4,191	145	3.5	127	18	10	3,375	162	4.8	162	-	22	114	36	31.6
City Routes	6,579	266	4.0	250	16	28	3,204	104	3.2	88	16	6	3,375	162	4.8	162	-	22	37	5	13.5
Rural Routes	987	41	4.2	39	2	4	987	41	4.2	39	2	4	-	-	-	-	-	-	77	31	40.3
Other Cities and Towns	2,540	98	3.9	97	1	9	2,020	70	3.5	69	1	9	520	28	5.4	28	-	-	39	4	4.5
Fairfield	1,537	57	3.7	57	-	3	1,032	31	3.0	31	-	3	505	26	5.1	26	-	-	49	2	4.1
Oakland	1,003	41	4.1	40	1	6	988	39	3.9	38	1	5	15	2	13.3	2	-	-	40	2	5.0

<sup>a/</sup> The Waterville Post Office serves the town of Winslow.

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, and a trailer's owner; an apartment represents one possible stop with more than one possible delivery.

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