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1969

Analysis of the
**WILMINGTON, DELAWARE
HOUSING MARKET**

as of July 1, 1969

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

December 1969

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Wilmington, Delaware, 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 - WILMINGTON, DELAWARE
AS OF JULY 1, 1969^{1/}

The Wilmington, Delaware, Housing Market Area (HMA) is defined as New Castle County, Delaware. The Bureau of the Budget definition of the Wilmington Standard Metropolitan Statistical Area (SMSA) includes Salem County, New Jersey, and Cecil County, Maryland, in addition to New Castle County. While there is some commutation between the three counties, New Castle County is by far the largest component county in the SMSA and has been judged to constitute a separate housing market.

The Wilmington economy expanded rapidly during the mid-1960's, but the annual rate of increase has slowed since 1966 and has been limited chiefly to employment gains in nonmanufacturing occupations. The increase in in-migration during the period of rapid employment growth had a strong impact on the local housing market, as reflected in the fact that authorizations for new housing units have averaged 4,175 a year since 1965. Although the level of new residential construction probably has exceeded household growth in the last year as the pace of economic growth slackened, vacancy ratios of 1.4 percent in the sales market and 6.1 percent in the rental market suggest that the housing market in the Wilmington area had a reasonable balance between demand and supply in mid-1969.

^{1/} Data in this analysis are supplementary to a previous FHA analysis as of February 1, 1965.

Anticipated Housing Demand

For the two-year period ending July 1, 1971, an average annual demand for 3,600 nonsubsidized housing units financed at market interest rates is anticipated for the Wilmington HMA. The demand estimate is based on the projected level of household growth during the forecast period averaging 2,850 a year and on inventory losses of about 650 units a year resulting from code enforcement, highway construction, and urban renewal programs. After considering the current vacancy level in the HMA and the continuing trend from owner to renter occupancy, it is believed that the demand for new housing would best be met if the annual volume of new construction included 1,800 single-family houses and 1,800 units in multifamily structures (see table I for price and rent distributions).

The demand for housing during the next two years is somewhat below the average annual level of new construction since 1965. A reduced rate of employment growth and household formation is expected in the HMA, and it does not appear that past levels of new construction (particularly rental housing) could continue without weakening the housing market. The estimates of demand discussed above are not predictions of short-term building activity; they are intended to indicate levels of new construction that seem appropriate to maintain a demand-supply balance in the Wilmington area during the next two years.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through 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 payments 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. Furthermore, future approvals under each program should take into account any intervening

approvals under other programs which serve the same requirements. The potentials^{1/} discussed in the following paragraphs reflect estimates adjusted for housing provided or under construction under alternative FHA or other programs.

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.^{2/} The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3)BMIR. If federal funds are available, a total of about 350 units of Section 221(d)(3)BMIR housing could be absorbed annually.^{3/} This estimate of occupancy potential excludes 253 units of Section 221(d)(3)BMIR housing under construction and scheduled for marketing during late 1969 and early 1970. The units under construction are in three projects located in the city of Wilmington. No other projects have been completed in the HMA under this section.

Rent-Supplement Housing. It is estimated that there is an annual occupancy potential in the Wilmington housing market for 600 units, including 230 units for elderly, under the rent-supplement program. As of July 1969, no housing units in New Castle County were receiving rent-supplement payments. All families in the HMA eligible for rent-supplement payments also are eligible for public low-rent housing; 60 percent of the elderly also are eligible under Section 236.

Section 235, Sales Housing. Utilizing exception income limits, it is estimated that there is an occupancy potential for 225 units a year under the provisions of Section 235. Using regular income limits, the potential would be reduced to 100 units a year. The extent to which this potential may be satisfied through new construction will depend on several factors, including the propensity for home ownership among eligible families and the availability of sites convenient to employment sources, transportation, and shopping and service

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential 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.

^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

^{3/} At the present time, fund for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

facilities. Families eligible for Section 235 housing also are eligible for the Section 236 program; thus, the totals shown in table II for Section 235 and for the family portion of the Section 236 potential are not additive.

Section 236, Rental Housing. The annual occupancy potential under Section 236 is estimated at 450 units, including 225 for families and 225 for the elderly.^{1/} Approximately 75 percent of the Section 236 potential could be accommodated in housing provided under Section 221(d)(3)BMIR. Although only a few families eligible under this program also are eligible for rent-supplements, about 60 percent of the elderly individuals and couples are eligible for rent-supplements. Because of identical income limits, families eligible under Section 236 also are eligible for Section 235 housing, but the two estimates are not additive. The occupancy potentials shown in table II for Sections 235 and 236 have been adjusted to reflect the Section 221(d)(3)BMIR housing that was under construction in the HMA in July 1969.

The Sales Market

With a homeowner vacancy rate of 1.4 percent and good absorption experience in all price ranges, the sales market in the Wilmington HMA has had a reasonable balance between demand and supply since the mid-1960's. A January 1969 survey conducted by the FHA indicates that over three-fourths of all new single-family construction in New Castle County was sold prior to construction and that only 22 percent (compared with 28 percent two years ago) of the 400 speculatively-built houses were unsold at the end of the year. The FHA surveys have covered about 75 percent of all new single-family construction in the county since the end of 1965.

Probably the most significant factor in the Wilmington sales market in the last year or so has been the rise in the cost of new homes. Moreover, this trend appears likely to continue in view of increasing costs for land, construction, and mortgage money. FHA survey results suggest that the proportion of new construction in the HMA priced at \$30,000 and over doubled between 1966 and 1968. The Brandywine area, north of Wilmington, has had an increasing proportion of higher-priced new construction (\$30,000 and over) in the last year or so. To the south of the city, the New Castle area has several active subdivisions with houses priced below \$20,000. Between these extremes, several large subdivisions in the \$20,000-\$30,000 range are being developed in the Millcreek area and near the city of Newark.

The Rental Market

A vacancy rate of 6.1 percent in July 1969 suggests that the Wilmington rental market was in balance. The rental vacancy ratio in the HMA has changed little over the last four years despite a sharp increase in new apartment construction, an indication that units in

^{1/} Using regular income limits, the potential would be reduced to 100 units for families and about 200 units for elderly households.

most newly completed rental projects were satisfactorily absorbed. A rental survey conducted by the FHA in July 1969 found an occupancy ratio of 95 percent in projects completed less than one year and 97 percent in projects that had been on the market more than one year but less than two years. In projects completed prior to July 1967, occupancy averaged 98 percent. The FHA survey covered more than 4,850 units in projects that, for the most part, were less than five years old.

The bulk of the units included in the FHA survey were suburban garden apartments. Typical gross monthly rentals in the newer projects were about \$130 to \$135 for one-bedroom units and \$155 to \$165 for two-bedroom accommodations. Some projects coming on the market in the latter half of 1969 will have substantially higher rents, a reflection of increasing land, construction, and financing costs. The bulk of the new apartment construction in the HMA is in the Newark and New Castle areas, and to the northeast from Wilmington to the Pennsylvania state line.

Although the rental market was reasonably in balance in July 1969, the projected level of rental demand is somewhat below the average construction volume of recent years. A reduced rate of employment growth and household formation is expected between 1969 and 1971, a large volume of rental housing is under construction, and it does not appear that the 1965-1969 level of apartment construction could be maintained without some weakening of the rental market. Because of a comparatively high vacancy level and continued population loss, the rental market in the city of Wilmington should be watched carefully, particularly for projects financed at market interest rates.

Economic, Demographic, and Housing Factors

The estimated demand for an average of 3,600 new nonsubsidized housing units a year in the HMA during the July 1969-July 1971 forecast period is based on the following findings regarding employment, income, demographic factors, and housing trends in the Wilmington area.

Employment. As shown in Table III, nonagricultural wage and salary employment in the three-county Wilmington Labor Market Area averaged 181,900 workers (over 80 percent in New Castle County) during the twelve-month period ending June 1969, an increase of 2,200 above the average for the July 1967-June 1968 period. Paralleling the national trend, employment growth in the Wilmington area has slowed since 1966. Increases in wage and salary employment averaged 9,000 a year between 1964 and 1966, compared with gains of 5,000 and 3,300 in the succeeding two years. The 1967-1968 gain in wage and salary employment was the lowest annual increase in the Wilmington area since the early 1960's.

Nearly two-thirds of the increase in manufacturing employment in the Wilmington area between 1964 and 1966 was in two industries-- transportation equipment and chemicals. Employment growth in these industries occurred during a period of increasing automobile production and government spending in support of the U.S. military commitment in Southeast Asia. However, nearly-four-fifths of the employment growth in the Wilmington area since 1966 has been in trade, services, and government.

As reported by the Delaware Employment Security Commission, the rate of unemployment in the Wilmington labor market area averaged 3.2 percent during the twelve-month period ending June 1969. The rate of unemployment in the Wilmington area has been at 3.5 percent or less since the rapid rate of economic expansion began in 1964.

It is estimated that nonagricultural wage and salary employment in the Wilmington area will expand by an average of 3,500 workers each year during the July 1969-July 1971 forecast period. It is expected that the major gains will be in trade, services, and government. The nonmanufacturing sector of the Wilmington economy has had a declining rate of employment growth in recent years. The 1966-1968 gain averaged 3,600 a year; and for the twelve-month period ending June 1969, employment was 2,500 above the corresponding period a year earlier. The recent trends in nonmanufacturing employment suggest that increases in this sector may be limited to an average of 3,000 a year during the next two years. Although moderate employment increases are expected in the chemical and transportation equipment industries, the lack of growth in other industries likely will limit over-all manufacturing gains to an average of about 500 a year during the forecast period. Although well below employment gains of 1964-1966, an average annual increase in wage and salary employment of 3,500 during the next two years would approximate the average annual increases in the Wilmington area since the mid-1950's.

Income. In the Wilmington area, the median annual after-tax income of all families was estimated at \$9,425 as of July 1969; the median for renter households was judged to be \$7,225. Distributions of all families and of renter households by annual after-tax income for 1959 and 1969 are shown in table IV.

Population. Although the resident birth rate declined continually during the period, a sharp increase in in-migration resulted in population gains averaging about 9,400 a year between early-1965 and mid-1969. This compares with an average gain of 7,050 a year in the first half of the decade. All of the population increase in the HMA since

1960 has been in the suburban areas of the county; the population of the city of Wilmington declined by more than 10,000 persons between April 1960 and the special U.S. Census of September 1967. Predicated on a slightly lower level of resident births and a lower level of immigration because of smaller employment gains, an increase in population in the HMA averaging 8,000 a year is forecast between July 1969 and July 1971.

Households. The average gain in the number of households in recent years (3,170 a year between February 1965 and July 1969) was nearly half again as great as that which occurred in the first half of the 1960 decade. All of the post-1960 increase in households in the HMA has taken place in the suburban areas of New Castle County. The number of households in Wilmington has declined steadily throughout the decade, with annual declines averaging as high as 375 a year between 1965 and 1967, a period during which comparatively few new housing units were built in the city. A lower level of population growth in response to a smaller employment increase and a continued decline in the average household size are expected to result in an increase in households averaging 2,850 a year between 1969 and 1971. Population and household trends in the Wilmington HMA are presented in table V.

Housing Inventory. As of July 1969, there were an estimated 119,300 housing units in the Wilmington HMA (see table VI). Reflecting a sharp increase in the volume of new construction, the housing inventory in the HMA increased by an average of nearly 3,400 units annually between 1965 and 1969, as compared with an average net gain of fewer than 2,000 a year in the first half of the decade. The city of Wilmington has had a net decline of over 1,000 units since February 1965 as a result of low levels of new construction and demolition activity in urban renewal areas. In July 1969, an estimated 2,950 housing units were under construction in the HMA, including 900 single-family houses and 2,050 units in multifamily structures.

Tight credit conditions have tended to inhibit new residential construction in many sections of the nation in recent years. However, demand pressures resulting from increased in-migration have stimulated residential construction activity in the Wilmington area since 1966. Fewer than 3,500 housing units were authorized by building permits in 1966, but units have been authorized at an average rate of well over 4,000 a year since then.^{1/} As shown in table VII, apartment construction has accounted for an increasing proportion of new residential building activity in recent years. As a result, the proportion of renter occupancy increased from less than 31 percent in early 1965 to an estimated 33 percent in mid-1969.

^{1/} Virtually all residential construction in the HMA takes place within permit issuing jurisdictions.

Vacancy. Based on a May 1969 postal vacancy survey and on other available vacancy data, there were an estimated 3,500 housing units in the HMA available for sale or rent in July 1969, including 1,100 for sale and 2,400 for rent, equivalent to homeowner and renter vacancy ratios of 1.4 percent and 6.1 percent, respectively. On an overall basis, vacancy ratios in both the sales and rental inventories have changed little since the mid-1960's, indicating that household growth has kept pace with the level of new construction (see table VIII). In Wilmington, however, vacancy ratios have risen moderately over the years because of continued out-migration and comparatively little new construction.

Both the sales and rental vacancy ratios in Wilmington are somewhat higher than in the sub-areas of the HMA. However, the housing in the city includes a number of older substandard units that are no longer competitive, and have remained vacant due to the continued population decline.

Table I

Estimated Annual Demand for New Nonsubsidized Housing
Wilmington, Delaware, Housing Market Area
July 1, 1969 to July 1, 1971

A. Single-Family Houses

<u>Sales Price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$15,000	55	3
\$15,000 - 17,499	235	13
17,500 - 19,999	380	21
20,000 - 22,499	250	14
22,500 - 24,999	180	10
25,000 - 29,999	340	19
30,000 - 34,999	125	7
35,000 and over	<u>235</u>	<u>13</u>
Total	1,800	100

B. Multifamily Units

<u>Monthly Gross rent^{a/}</u>	<u>Number of units by bedroom size</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$130	55	-	-	-
\$ 130 - 144	25	340	-	-
145 - 159	10	195	-	-
160 - 174	5	120	300	-
175 - 189	-	50	210	-
190 - 204	-	30	140	40
205 - 219	-	5	90	30
220 - 234	-	-	50	25
235 - 249	-	-	35	20
250 and over	<u>-</u>	<u>-</u>	<u>-</u>	<u>25</u>
Total	<u>95</u>	<u>740</u>	<u>825</u>	<u>140</u>

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

Table II

Estimated Annual Occupancy Potential
Wilmington, Delaware, Housing Market Area
July 1, 1969 to July 1, 1971

(A) Single-family houses

<u>Eligible family size</u>	<u>Number of Units</u>
Four persons or less	160
Five persons or more	<u>65</u>
Total	225

(B) Multifamily units

<u>Size of unit</u>	<u>Rent Supplement</u>			<u>Section 236^{a/}</u>		
	<u>Families</u>	<u>Elderly</u>	<u>Total</u>	<u>Families</u>	<u>Elderly</u>	<u>Total</u>
Efficiency	25	165	190	-	175	175
One bedroom	80	65	145	20	50	70
Two bedrooms	105	-	105	60	-	60
Three bedrooms	100	-	100	75	-	75
Four or more bedrooms	<u>60</u>	<u>-</u>	<u>60</u>	<u>70</u>	<u>-</u>	<u>70</u>
Total	370	230	600	225	225	450

^{a/} All of the families eligible for Section 235 housing are also eligible for the Section 236 program and are not additive. In addition, many families are eligible for Section 221(d)(3) BMIR housing but few are eligible for public low-rent housing. The estimates shown above are based on exception income limits; the utilization of regular income limits would reduce these potentials somewhat.

Table III

Work Force and Employment Trends
Wilmington, Delaware, SMSA^{a/}
Annual Averages, 1964-1969
(in thousands)

<u>Work force components</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>Twelve-month period ending:</u>	
						<u>June 30, 1968</u>	<u>June 30, 1969</u>
Total civilian work force	188.0	194.5	202.3	207.0	209.3	208.0	209.4
Unemployment	7.2	5.9	6.1	7.2	6.8	7.2	6.7
Percent of work force	3.8%	3.0%	3.0%	3.5%	3.2%	3.5%	3.2%
Total employment	180.4	188.5	196.2	199.7	202.2	200.6	202.2
Agricultural	5.9	5.8	5.0	4.4	4.2	4.3	4.1
Nonagricultural	174.5	182.7	191.2	195.2	198.0	196.3	198.1
Wage and salary	155.3	165.0	173.3	178.3	181.6	179.7	181.9
Manufacturing	61.3	65.1	67.8	68.7	68.5	68.4	68.1
Durable goods	<u>17.7</u>	<u>20.0</u>	<u>20.5</u>	<u>20.1</u>	<u>20.5</u>	<u>20.1</u>	<u>20.3</u>
Primary metals	2.6	2.7	2.6	2.6	2.5	2.6	2.6
Fabricated metal products	1.6	1.8	2.1	2.2	2.0	2.0	2.1
Other durable goods	3.3	3.3	3.3	3.4	3.1	3.2	3.2
Nondurable goods	<u>43.6</u>	<u>45.1</u>	<u>47.3</u>	<u>48.6</u>	<u>48.0</u>	<u>48.3</u>	<u>47.8</u>
Food & kindred products	2.2	2.3	2.4	2.5	2.2	2.3	2.1
Textile mill products	1.6	1.5	1.4	1.4	1.4	1.4	1.5
Apparel	1.4	1.3	1.4	1.6	1.5	1.6	1.6
Printing & publishing	1.4	1.5	1.5	1.5	1.6	1.6	1.6
Chemicals	31.2	32.2	33.9	34.7	34.7	34.7	34.6
Rubber products	3.2	3.4	3.8	3.9	3.8	3.8	3.8
Leather products	1.4	1.5	1.2	1.2	1.1	1.2	1.0
Other nondurable goods	1.3	1.5	1.7	1.8	1.7	1.8	1.7
Nonmanufacturing	<u>94.0</u>	<u>99.9</u>	<u>105.5</u>	<u>109.6</u>	<u>113.1</u>	<u>111.3</u>	<u>113.8</u>
Contract construction	10.1	11.7	11.9	10.7	11.6	11.1	11.2
Trans., comm., pub. utilities	9.0	9.2	9.4	9.8	10.1	9.9	10.0
Wholesale & retail trade	28.8	30.0	32.7	33.7	34.4	34.3	34.9
Finance, insurance, real estate	6.1	6.5	6.8	7.3	7.5	7.4	7.6
Services	20.0	21.4	22.3	24.0	24.7	24.2	24.9
Government	20.0	21.1	22.4	24.1	24.8	24.6	25.2
All other nonagricultural employment ^{b/}	19.2	17.7	17.3	16.9	16.4	16.6	16.2
Persons involved in labor-management disputes	0.3	.2	.0	0.1	0.3	0.2	0.5

Note: In some instances, subtotals may not add to totals because of rounding.

a/ The Wilmington SMSA includes New Castle County, Delaware; Salem County, New Jersey; and Cecil County, Maryland.

b/ Includes the self-employed, unpaid family workers, and domestic workers in private households.

Source: Delaware Employment Security Commission.

Table IV

Percentage Distribution of All Families and Renter Households
by Estimated Annual Income After Deduction of Federal Income Tax
Wilmington, Delaware, Housing Market Area
1959 and 1969

<u>Annual</u> <u>after-tax income</u>	<u>1959</u>		<u>1969</u>	
	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>	<u>All</u> <u>families</u>	<u>Renter</u> <u>households^{a/}</u>
Under \$ 3,000	10	21	6	12
\$ 3,000 - 3,999	6	11	3	7
4,000 - 4,999	9	14	4	8
5,000 - 5,999	11	12	6	11
6,000 - 6,999	12	10	8	10
7,000 - 7,999	11	9	10	9
8,000 - 8,999	8	6	10	9
9,000 - 9,999	7	4	8	7
10,000 - 12,499	11	5	17	12
12,500 - 14,999	6	4	10	6
15,000 - 19,999	4	3	10	6
20,000 and over	<u>5</u>	<u>1</u>	<u>8</u>	<u>3</u>
Total	100	100	100	100
Median	\$7,175	\$5,400	\$9,425	\$7,225

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analysts.

Table V

Population and Household Changes
Wilmington, Delaware, Housing Market Area
April 1, 1960 - July 1, 1971

<u>Area</u>	<u>April 1,</u> <u>1960</u>	<u>February 1,</u> <u>1965</u>	<u>July 1,</u> <u>1969</u>	<u>July 1,</u> <u>1971</u>	<u>Average annual changes</u>		
					<u>1960-</u> <u>1965</u>	<u>1965-</u> <u>1969</u>	<u>1969-</u> <u>1971</u>
<u>Population</u>							
HMA total	<u>307,446</u>	<u>341,500</u>	<u>383,000</u>	<u>399,000</u>	<u>7,050</u>	<u>9,395</u>	<u>8,000</u>
City of Wilmington	<u>95,827</u>	<u>90,200</u>	<u>83,700</u>	<u>81,500</u>	<u>-1,175</u>	<u>- 1,475</u>	<u>-1,100</u>
Remainder of HMA	<u>211,619</u>	<u>251,300</u>	<u>299,300</u>	<u>317,500</u>	<u>8,225</u>	<u>10,870</u>	<u>9,100</u>
<u>Households</u>							
HMA total	<u>88,406</u>	<u>98,800</u>	<u>112,800</u>	<u>118,500</u>	<u>2,150</u>	<u>3,170</u>	<u>2,850</u>
City of Wilmington	<u>30,678</u>	<u>29,700</u>	<u>28,350</u>	<u>27,950</u>	<u>- 200</u>	<u>- 305</u>	<u>- 200</u>
Remainder of HMA	<u>57,728</u>	<u>69,100</u>	<u>84,450</u>	<u>90,550</u>	<u>2,350</u>	<u>3,475</u>	<u>3,050</u>

Sources: 1960 U.S. Censuses of Population and Housing; and estimates by Housing Market Analysts.

Table VI

Trend of Household Tenure
Wilmington, Delaware, Housing Market Area
April 1, 1960-July 1, 1969

<u>Occupancy and tenure</u>	<u>April 1, 1960</u>			<u>February 1, 1965</u>		
	<u>City of Wilmington</u>	<u>Remainder of HMA</u>	<u>HMA Total</u>	<u>City of Wilmington</u>	<u>Remainder of HMA</u>	<u>HMA total</u>
Total housing inventory	33,190	61,498	94,688	32,200	72,100	104,300
Total occupied units	<u>30,678</u>	<u>57,728</u>	<u>88,406</u>	<u>29,700</u>	<u>69,100</u>	<u>98,800</u>
Owner-occupied	15,954	44,843	60,797	15,300	52,950	68,250
Percent	52.0%	77.7%	68.8%	51.5%	76.6%	69.1%
Renter-occupied	14,724	12,885	27,609	14,400	16,150	30,550
Percent	48.0%	22.3%	31.2%	48.5%	23.4%	30.9%
Total vacant units	2,512	3,770	6,282	2,500	3,000	5,500
	<u>July 1, 1969</u>					
	<u>City of Wilmington</u>	<u>Remainder of HMA</u>	<u>HMA total</u>			
Total housing inventory	31,150	88,150	119,300			
Total occupied units	<u>28,350</u>	<u>84,450</u>	<u>112,800</u>			
Owner-occupied	14,500	61,050	75,550			
Percent	51.1%	72.3%	67.0%			
Renter-occupied	13,850	23,400	37,250			
Percent	48.9%	27.7%	33.0%			
Total vacant units	2,800	3,700	6,500			

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

Table VII

New Housing Units Authorized by Building Permits
Wilmington, Delaware, Housing Market Area
Annual Totals, 1964-1968

<u>Area</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969^{a/}</u>
HMA total	<u>3,612</u>	<u>4,566</u>	<u>3,498</u>	<u>4,327</u>	<u>4,243</u>	<u>1,428</u>
Single-family	<u>2,084</u>	<u>2,316</u>	<u>1,798</u>	<u>1,986</u>	<u>1,950</u>	<u>500</u>
Multifamily	<u>1,528</u>	<u>2,250</u>	<u>1,700</u>	<u>2,341</u>	<u>2,293</u>	<u>928</u>
 City of Wilmington	 <u>441</u>	 <u>36</u>	 <u>27</u>	 <u>438</u>	 <u>293</u>	 <u>153</u>
Single-family	<u>38</u>	<u>1</u>	<u>1</u>	<u>32</u>	<u>-</u>	<u>-</u>
Multifamily	<u>403^{b/}</u>	<u>35</u>	<u>26</u>	<u>406</u>	<u>293</u>	<u>153</u>
 Remainder of county	 <u>3,171</u>	 <u>4,530</u>	 <u>3,471</u>	 <u>3,889</u>	 <u>3,950</u>	 <u>1,275</u>
Single-family	<u>2,046</u>	<u>2,315</u>	<u>1,797</u>	<u>1,954</u>	<u>1,950</u>	<u>500</u>
Multifamily	<u>1,125</u>	<u>2,215</u>	<u>1,674^{c/}</u>	<u>1,935</u>	<u>2,000</u>	<u>775</u>

^{a/} Through April.

^{b/} Includes 129 public low-rent housing units.

^{c/} Includes 78 public low-rent housing units.

Sources: U.S. Bureau of the Census, local building inspectors, and estimates by Housing Market Analyst.

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