

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-2

COMPONENTS OF INVENTORY CHANGE

Part 1B: Inventory Characteristics

Atlanta, Ga.,

Standard Metropolitan Statistical Area

Prepared under the supervision of

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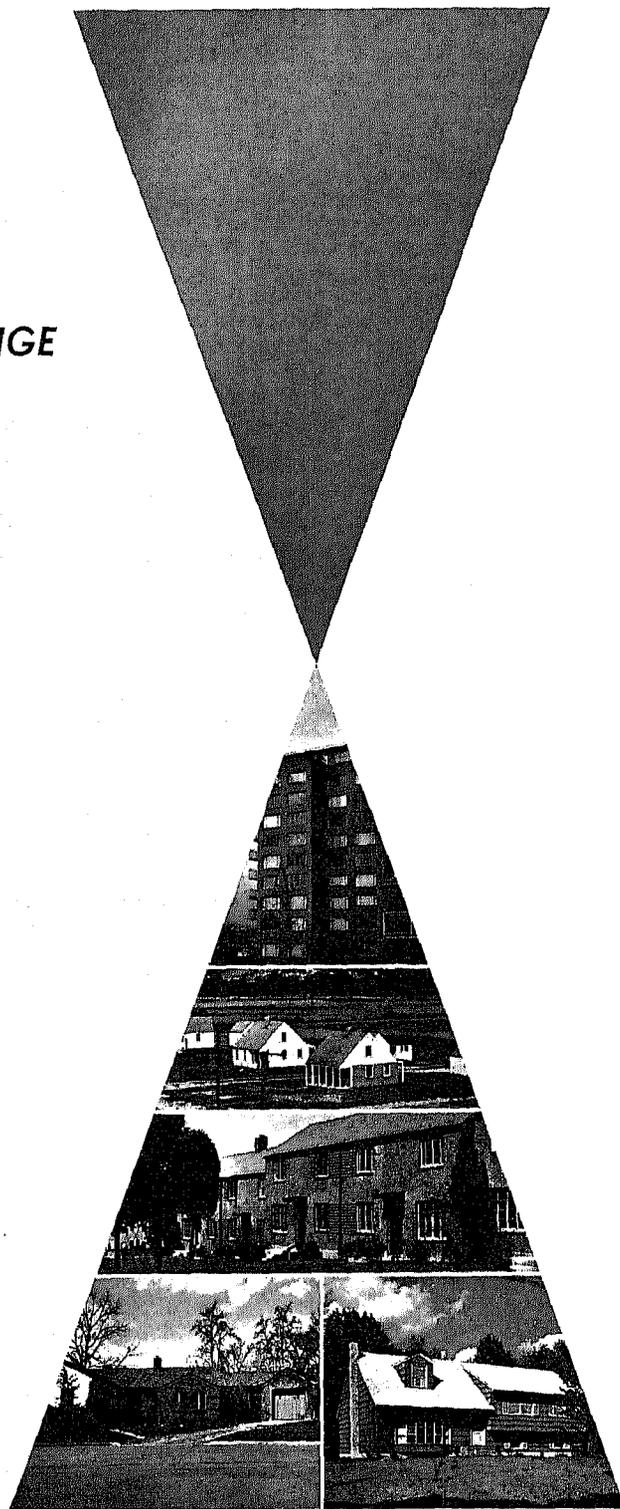
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PREFACE

This report presents cross-tabulations of characteristics of the present and previous residences of recent movers, cross-tabulations of characteristics of new construction units and units which were the same in 1950 and 1959, and characteristics of available vacant units. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

This report is one of the series of 18 reports which constitutes Part 1B of Volume IV. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey Standard Consolidated Area, the Chicago-Northwestern Indiana Standard Consolidated Area, for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas; and for the Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington (D. C.-Md.-Va.) Standard Metropolitan Statistical Areas. The last eight areas named had a population of over one million in the 1950 Census of Population; the first nine areas, three of which were under one million, are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change.

Part 1A of Volume IV provides statistics on the counts and basic characteristics of all the components of change—new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959—and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components.

Authorization for the 1960 Census of Housing was provided in the Act of Congress of August 31, 1954 (amended August 1957), which codified Title 13, United States Code. The law provides for a decennial census of housing, including utilities and equipment, to be taken in each of the 50 States, the District of Columbia, the Virgin Islands, Guam, and the Commonwealth of Puerto Rico. The law further provides that, in advance of, in conjunction with, or after the taking of each census, preliminary and supplementary statistics related to the main topic of the census may be collected.

The census program was designed in consultation with advisory committees and individuals to achieve a census having optimum value to users of housing statistics. The Housing Advisory Committee was organized by the Director of the Bureau of the Census and was made up of persons in private industry, universities, and local governments. It advised on various aspects of the housing census programs except the technical phases of the Residential Finance program for which the Technical Advisory Committee on Residential Finance was organized. A Federal Agency Population and Housing Census Council, organized by the Bureau of the Budget and made up of persons in Federal agencies, also advised on the basic programs. A joint staff committee, set up by the Administrator of the Housing and Home Finance Agency and the Director of the Bureau of the Census, concentrated on aspects of particular interest to the housing agencies. In addition to the committees, working groups of specialists in housing subjects assisted the Census Bureau staff in the evaluation and improvement of housing concepts. A number of other committees, groups, and individuals also made contributions to the planning of the housing census.

ACKNOWLEDGMENTS

A number of persons both within and outside the Bureau of the Census participated in the various activities of the December 1959 Components of Inventory Change survey. Specific responsibilities were exercised by members of the Housing, Statistical Methods, Decennial Operations, Field, and Geography Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, assisted by Frank S. Kristof, then Assistant Chief, Housing Division. Beulah Washabaugh assisted in planning and developing the content of this report and, with the help of Philip S. Sidel and Aneda E. France, was responsible for the preparation of the textual materials. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, Martin W. Gilbert, and William E. Derrah, developed and coordinated the survey procedures.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, Morris Gorinson, George E. Turner, Morton Somer, E. Richard Bourdon, and Orville Slye of the Decennial Operations Division in the processing and compilation of the statistics; George F. Klink and G. Paul Sylvestre of the Field Division in the collection of the information; and William T. Fay, Robert C. Klove, and Robert L. Hagan of the Geography Division in the preparation of the maps for enumeration and publication. The planning and development of the sample design and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert H. Finch, Jr., assisted by Arnold Sirota, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore Seraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. A separate series containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

Volume II (Series HC(2) reports). Metropolitan Housing. Cross-tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas of 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 467 cities and localities in the United States and Puerto Rico are published in 421 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

Volume V. Residential Finance. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

Volume VI. Rural Housing. Cross-tabulations of housing and household characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

Volume VII. Housing of Senior Citizens. Cross-tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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LIST OF REPORTS IN VOLUME IV, PART 1B

(Of the areas listed below, 15 are standard metropolitan statistical areas, defined as of June 8, 1959,
and 2 are standard consolidated areas)

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. United States and Regions
2. Atlanta SMSA
3. Boston SMSA
4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area
5. Dallas SMSA
6. Detroit SMSA | 7. Los Angeles-Long Beach SMSA
8. New York-Northeastern New Jersey Standard Consolidated Area
9. Philadelphia SMSA
10. Seattle SMSA
11. Baltimore SMSA
12. Buffalo SMSA | 13. Cleveland SMSA
14. Minneapolis-St. Paul SMSA
15. Pittsburgh SMSA
16. St. Louis SMSA
17. San Francisco-Oakland SMSA
18. Washington (D.C.-Md.-Va.) SMSA |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SUBJECTS BY TYPE OF UNIT AND TABLE NUMBER

Subject	Simple distribution, 1959			Cross-classification, 1959								
	Total units	Available vacant units: Total and new construction		Location and tenure	Tenure	Contract rent	Value	Age of head	Persons 65 years old and over	New construction units: Number of rooms	Same units	
		For sale	For rent								Gross rent	Value
Counts of:	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table
All dwelling units.....	1	...	...	...	...	...	...	...	...	...	...	...
New construction.....	1	...	...	...	...	...	...	...	...	...	...	...
Same.....	1	...	...	...	...	...	...	...	...	...	...	...
Other.....	1	...	...	...	...	...	...	...	...	...	...	...
1959 CHARACTERISTIC												
Occupancy:												
Persons.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Year moved into unit.....	1	...	...	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Vacancy status.....	1	...	...	...	...	...	...	...	...	...	...	...
Structural:												
Rooms.....	1	10	10	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Units in structure.....	...	10	10	...	...	...	...	...	...	...	...	...
Year structure built.....	...	10	10	...	...	...	...	...	...	...	...	...
Condition and plumbing facilities:												
Bathrooms.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Condition and plumbing.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Plumbing facilities.....	...	10	10	...	...	...	...	...	...	...	...	...
Financial:												
Contract rent.....	1	...	...	...	...	...	...	...	...	...	...	...
Gross rent.....	1	...	...	...	...	...	...	...	...	...	...	...
Monthly rent asked.....	...	...	10	...	...	...	...	...	...	...	...	...
Value.....	1	...	...	...	...	...	...	...	...	...	...	...
Sale price asked.....	...	10	...	...	...	...	...	...	...	...	...	...
Household:												
Household composition by age of head.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Persons 65 years old and over.....	1	...	...	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
1950 CHARACTERISTIC												
Gross rent.....	...	...	...	...	...	...	...	...	...	...	9	...
Value.....	...	...	...	...	...	...	...	...	...	...	...	8
CHARACTERISTIC OF PREVIOUS UNIT OF RECENT MOVERS												
Location.....	...	...	...	2	...	...	...	...	...	...	...	...
Location and tenure.....	...	...	...	...	3	...	...	...	...	...	...	...
Tenure change (previous to present unit).....	...	...	...	...	...	6	...	4	4	...	...	...
Contract rent.....	...	...	...	...	...	...	5	...	...	...	...	...
Value.....	...	...	...	...	...	...	...	...	...	...	...	...

Components of Inventory Change

INVENTORY CHARACTERISTICS

GENERAL

This report presents statistics on the characteristics of units occupied by recent movers, characteristics of selected components of change in the housing inventory for the period 1950 to 1959, and characteristics of available vacant units. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis for components of change, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

Statistics on housing occupied by recent movers (households that moved in 1958 or 1959) cover characteristics of the present and previous units; the location, tenure, value or rent of the present unit is cross-tabulated by the respective characteristic of the previous unit. In addition, age of head and presence of persons 65 years old and over are tabulated according to changes in tenure of the previous and the present units. Statistics on components of change consist of a cross-tabulation of number of rooms by selected items for "new construction" units, and a cross-tabulation of the 1959 and 1950 value or gross rent for "same" units. Statistics for vacant units consist of simple distributions of the 1959 characteristics of available units, separately for total and new construction units.

Counts and simple distributions of both the 1959 and 1950 characteristics for all the components of change and for the total inventory are provided in Part 1A of this volume (1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components). The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Also in Part 1A, for units classified as "same," the 1959 characteristic is cross-tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities; for units classified as "new construction," value and rent are cross-tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

All the data in this report are based on a sample of dwelling units. The counts of dwelling units by components of change, shown on the first four lines of table 1, are based on a larger sample than the data on characteristics in the remainder of the report (see "Sample design").

Table 1 presents simple distributions of selected 1959 characteristics of the total housing inventory. With a few minor exceptions, they are excerpts from table 1 in Part 1A of Volume IV. The data are reproduced in this report, Part 1B,

for convenience in analyzing characteristics of parts of the inventory (tables 2 to 10) in relation to the total.

Tables 2 to 6 provide characteristics of units occupied by recent movers. In tables 2, 3, 5, and 6, the characteristic of the present unit is cross-tabulated by the characteristic of the previous unit. The subjects covered in these tables include location (whether this SMSA, other SMSA, or outside SMSA), tenure, value, and contract rent. In each table, the characteristic of the present unit is identified in the boxhead of the table and the characteristic of the previous unit in the stub. In table 4, the categories in the stub describe the change in tenure from the previous to the present unit. Change in tenure is cross-tabulated by the age of the head of the present unit and the presence of persons 65 years old and over. No detail is shown for the previous unit in tables 2 to 6 when the households in the present and previous units are different, as indicated by different heads.

Table 7 is a cross-tabulation of 1959 characteristics of "new construction" units--number of rooms by condition and plumbing facilities, bathrooms, persons, and household composition. Other tabulations for new construction units are provided in Part 1A of Volume IV.

Tables 8 and 9 are cross-tabulations of the 1959 and 1950 value or gross rent for "same" units. The 1950 information was transcribed from the 1950 Census records for the specific unit. For this reason, the tabulations are limited to units for which 1950 Census records were available. The boxhead of the table describes the characteristic of the unit in 1959, and the stub of the table describes the characteristic of the same unit in 1950. Other tabulations for same units are provided in Part 1A of Volume IV.

Table 10 presents simple distributions of characteristics of available vacant units. Separate statistics are shown for units available for sale and units available for rent, for the total inventory and for new construction.

MAP

The report for each standard metropolitan statistical area (SMSA) includes a map showing the boundaries of the SMSA and the central city (or cities) defined as of June 8, 1959. Differences between the 1959 boundaries and those for the April 1960 Census and the 1950 Census are indicated by a note on the map. For the standard consolidated areas (SCA's), the map shows the boundaries of the areas and the central cities, as defined for this report, and the note describes their relation to the 1950 SMA boundaries and to the 1960 SCA's.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change and the comparison of present and previous housing of recent movers are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations").

Some data on characteristics of housing cross-tabulated by year structure built and characteristics by year moved into unit (present units of recent movers) are available in 1960 Census of Housing, Volume II, Metropolitan Housing; and data on vacant units are available in Volume II as well as in Volume I, States and Small Areas. Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.) Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960.

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date. In the estimation procedure used for some of the components, however, data from a sample of the census returns of the April enumeration were required (see "Estimation procedure").

COMPARABILITY WITH 1950 CENSUS OF HOUSING

With a few exceptions, the types of data presented in this report are not covered in the 1950 Census of Housing. Data for some of the characteristics of the total inventory in table 1 are available from the 1950 Census reports and characteristics of vacant units are available for 1950 except that characteristics other than sale price and rent are available only for the combined group of for-sale and for-rent vacant units. For individual characteristics, however, essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. The corresponding 1950 data for the inventory items in table 1 and a discussion of differences in concepts are given in Part 1A of Volume IV.

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle.

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. Cross-tabulations of characteristics of the present and previous residences of recent movers, cross-tabulations of characteristics of same units, characteristics of vacant units, and simple distributions of characteristics of new construction units also are available from the 1956 survey for each of the areas listed above. See 1956 National Housing Inventory, Volume I, Components of Change 1950 to 1956 and Volume III, Characteristics of the 1956 Inventory. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory and characteristics of the present and previous residences of recent movers may be compared, taking into account any changes

in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to "conversion" by 1959). In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics are not entirely comparable with estimates from the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

1960 PUBLICATION PROGRAM

Final housing reports.--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports; Volumes I and II are later bound into volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas).

The titles and contents of the reports are described on page IV. For the most part, they are comparable to the series published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1960, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports.--Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication, more data are tabulated than it is possible to print in the final reports. A limited amount of unpublished data is available and

photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially the same as those used in the first such survey conducted in 1956. Likewise, the concepts applying to previous and present units of recent movers remained essentially the same as in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see section on "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census of Housing and in the 1950 Census of Housing even though the types of data presented in this report (except data for the total inventory and vacant units) are not available in reports of the April 1960 and the April 1950 Censuses. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics of dwelling units are comparable, for the most part, with those used in the April 1960 Census as well as in the 1950 Census.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct interview and comparison with the 1950 Census records for purposes of determining the component of change. In the 1950 Census, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

AREA CLASSIFICATIONS

Standard metropolitan statistical area (SMSA).--To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population of at least 50,000, the smaller of which must have at least 15,000. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities, rather than counties. A more detailed discussion of the criteria used to define SMSA's is given in 1960 Census of Housing, Volume I, States and Small Areas.

The title of an SMSA always identifies the central city or cities. The largest city of an SMSA is a central city. Up to

two additional cities in an SMSA may be central cities on the basis and in the order of the following criteria: (a) The additional city has at least 250,000 inhabitants; (b) the additional city has a population of one-third or more of that of the largest city and a minimum population of 25,000 except that, in the case of twin cities, both are central cities.

In the reports for the 15 SMSA's, the boundaries of the area are indicated on the map which is included in the respective report. The boundaries are those defined as of June 8, 1959. (Changes in boundaries after this date are not reflected in the December 1959 survey.) In some cases, the 1959 boundaries differ from the 1950 boundaries and the boundaries defined for the April 1960 Census. In 1950, the areas were called standard metropolitan areas (SMA's).

The central city (cities) of the SMSA is also indicated on the map. The boundaries of these cities conform to those used for the April 1960 Census.

Standard consolidated area (SCA).--In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1950, with New York City, Newark, Jersey City, Paterson, Clifton, and Passaic as central cities, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added), with Chicago, Gary, Hammond, and East Chicago as central cities in 1959.

In the reports for these two SCA's, the boundaries of the area and the central cities are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census. The constituent parts of the SCA are listed on page 14 of the area report.

Urban-rural and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included--urban and rural and farm and nonfarm.

For this report, urban areas are those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more

acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

With respect to the classification of the previous units occupied by recent movers (for value and rent data in tables 5 and 6), a modified definition of farm residence was used. A previous unit was classified as a farm unit if it was located outside a city and if it was on a place of 10 or more acres. For purposes of the 1950 classification for value and rent data in tables 8 and 9, the 1950 Census definition was used. In 1950, farm residence in rural territory was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, 1950 instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only. Differences in definitions, however, are believed to have little effect on the relationships presented in these tables.

LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters.

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for nonresidential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

Determination of dwelling unit.--The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or

more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house.--In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.--If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel.--In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit. In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital.--Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1950 Census.

Comparability with April 1960 Census.--In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1950.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing" and footnote on table 1.)

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college

dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory. In terms of the 1959 inventory, the components of change consist of: same units, units added through new construction, units added through other sources, units changed by conversion, and units changed by merger. In terms of the 1950 inventory, the components of change consist of: same units, units lost through demolition, units lost through other means, units changed by conversion, and units changed by merger.

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1950 Census returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1950 Census records (see "Collection and processing of data"). In instances where the 1950 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Selected characteristics of two components--"same" units and "new construction" units--are presented in this report. Both 1959 and 1950 data for all the components and additional cross-tabulations for same units and new construction units are provided in Part 1A of Volume IV.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1950. Thus, "same" units are common to both the 1950 and 1959 inventories. Units which changed after 1950 but by 1959 had changed back to the 1950 status are also considered "same" units. For example, a 1950 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1950 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1950 do not affect its classification as "same" if it was one dwelling unit in 1950 and in 1959. Examples of such changes in characteristics are: finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

New construction.--Any dwelling unit built between April 1950 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records.

In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

Other--In table 1, the 1959 counts of dwelling units are given for new construction units, same units, and other units. Units in the "other" category consist of units added through means other than new construction, units changed by conversion, and units changed by merger. (See Part 1A of Volume IV for a complete discussion and data for individual components.)

UNITS OCCUPIED BY RECENT MOVERS

Households that moved into their present units in 1958 or 1959 are termed "recent movers." The household is classified by year moved on the basis of information reported for the head of the household.

In the April 1960 Census of Housing reports, Volume II, Metropolitan Housing, a few characteristics are available for present units occupied by recent movers. They are provided in the cross-tabulations of housing and household characteristics by the year the head moved into the unit.

Present and previous units of recent movers--The "present" unit is the unit occupied by the recent mover at the time of enumeration. The previous unit is the unit from which he moved. If the household moved more than once during 1968 or 1959, the previous unit is the one from which the household last moved.

In table 2, location of the present unit as shown in the boxhead is either "in central city" or "not in central city" of the metropolitan area for which this report is issued. For the SMSA's with two central cities (Los Angeles-Long Beach, Minneapolis-St. Paul, and San Francisco-Oakland), the category "in a central city" means that the unit is located in one of the central cities. For the two SCA's (New York-Northeastern New Jersey and Chicago-Northwestern Indiana), the category "in a central city" refers to any one of the central cities of the SMSA's which comprise the SCA.

The location of the previous unit, as shown in the stub of table 2, may be in one of three groups. In the reports for the 15 SMSA's, the category "inside this SMSA" means that the previous unit was located in the same SMSA as the present unit. For the SMSA's with two central cities, "in a central city" may be either city, not necessarily the same city as the city in which the present unit is located. "Inside other SMSA" means that the previous unit was located inside an SMSA but not in the same SMSA as the present unit. "Outside SMSA's" refers to territory outside any of the SMSA's defined as of June 8, 1959; the subcategories distinguish previous units that were located in the same State as the present unit and those that were in a different State. In the reports for the two SCA's, the category "inside this metropolitan area" means that the previous unit was located inside the same area as the present unit, either in one of the central cities or outside the central cities of the SCA. "Inside other metropolitan area" means that the previous unit was located in an SMSA but not in any of the areas which make up the SCA (see footnote on table 2).

Same or different head--Characteristics of the present and previous units occupied by recent movers are largely restricted to units whose households were "essentially the same" households in the two units. A household for which the head in the present unit was also the head in the previous unit (identified in the tables as "same head") is considered essentially the same even though there may have been some changes in the composition of the household. Conversely, a household in which there was no change except for a new household head was, nevertheless, considered a household with "different head."

OCCUPANCY CHARACTERISTICS

Occupied dwelling unit--A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1950 Census.

Vacant dwelling unit--A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may

be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The same concept was applied in the April 1960 Census and in the 1950 Census.

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. The categories "cash rent" paid and "no cash rent" are shown separately in some of the tables.

The same definition of tenure was used in the April 1960 Census and in the 1950 Census.

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category.

Year structure built.--"Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census (although no separate statistics are available for vacant units in 1950). While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: water supply, toilet facilities, and bathing facilities.

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a

more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: holes, open cracks, rotted, loose, or missing materials in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered

comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities; also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1960 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1960 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1960 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

In table 8, the 1959 value is cross-tabulated by the 1950 value for "same" units. A unit is classified as "same" if it was one and only one dwelling unit in both 1959 and 1950 regardless of its characteristics. Thus, the shift in values between 1950 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1950 classification was trailer; renter-occupied; vacant; or owner-occupied with more than one unit in the property, with business, or on a farm.

In table 5, the value of the previous unit occupied by recent movers is cross-tabulated by the value of the present unit. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. In the stub, the category "all other occupied units" comprises households whose previous units were renter-occupied units, farm units, or owner-occupied nonfarm units with more than one unit in the property or with business. Similarly, "all other occupied units" in the boxhead describes households whose present units are trailers; renter-occupied units; or owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory.

Sale price asked.--For vacant units, the sale price is the amount asked for the property including the structure and its land. The price is the amount asked at the time of enumeration and may differ from the price at which the property is sold. The data are restricted to properties available for sale which have only one dwelling unit and no business. Units in multi-unit structures and trailers were excluded from the tabulations; and in rural territory, units on places of 10 acres or more were excluded.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory. These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

In table 6, the contract rent of the previous unit occupied by recent movers is cross-tabulated by the contract rent of the present unit. The comparison is restricted to renter-occupied nonfarm units. In the stub, the category "all other occupied units" comprises households whose previous units were either owner-occupied units or renter-occupied farm units. Similarly, "all other occupied units" in the boxhead describes households whose present units are of one of these types.

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business

unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 9, this same procedure was followed. For the 1950 data in the 1950 Census reports, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 9, the 1959 gross rent is cross-tabulated by the 1950 gross rent for "same" units. A unit is classified as "same" if it was one and only one dwelling unit in both 1959 and 1950 regardless of its characteristics. Thus, the shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 9 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1950 classification is one of these types.

Monthly rent asked.--For vacant units, the monthly rent is the amount asked for the unit. The rent is the amount asked at the time of enumeration and may differ from the rent contracted for when the unit is taken. The data are restricted to vacant units available for rent; and in rural territory, the data exclude rents for vacant units on places of 10 acres or more.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included as nonrelatives.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Persons 65 years old and over.--All persons, including the head, who are members of the household and are 65 years old and

over are included in the count of persons 65 years and over. In table 1, the statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over seldom have more than 3 such persons. In table 4, only two categories are shown--"none" and "1 or more."

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on procedures will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. In the 9 metropolitan areas for which separate estimates were provided in the NHI,¹ the 1959 sample consisted, in large part of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction and boundary changes. In the 8 remaining metropolitan areas, the sample for the most part consisted of segments selected especially for the 1959 survey, although it included a few segments which had been used for the national estimates in the NHI.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration, however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

For purposes of the estimation procedure for new construction units, which required some data from the census returns, a second visit was made to the segments. In this visit, the enumerator determined the number of housing units in the segment as enumerated by the April 1960 Census enumerator. Most of these visits were made in June and July 1960.

Survey techniques.--The techniques used in the survey were designed primarily to measure counts and characteristics of components of change. For determining the component of change, comparison was made with the 1950 Census records on a unit-by-unit basis. For characteristics of dwelling units covered in this report, a subsample was selected from the units existing in 1959. A description of the various survey techniques is given in Part 1A of Volume IV.

¹ For names of areas, see "Relation to 1956 National Housing Inventory."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1950 Census records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure.--As indicated above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. For segments not in the NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. For segments which were in the NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded.

Information on the 1959 characteristics of dwelling units was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit. In a small percentage of cases, interviews for the characteristics were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced, but a minimum review of all questionnaires for completeness and consistency was retained.

PROCESSING OF DATA

Mechanical processing.--Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual editing and coding were accomplished, the FOSDIC schedules were microfilmed, and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment.

The procedures used for processing the results of the December 1959 survey are a combination of those used in the April 1960 Census and those used in the 1950 Census. The April 1960 Census used FOSDIC schedules and electronic equipment, whereas the 1950 Census used conventional-type schedules and conventional tabulators for most of the reports.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1950 Census records (and with the NHI records for units in the NHI) to verify the assigned classification.

For the characteristics of dwelling units, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry

reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For value and rent data for some of the tables, a "not reported" category was retained.

ACCURACY OF DATA

As in any survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the maps. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent.

Editing and coding in the processing operations are subject to some inaccuracies. For example, the address and other information reported for the previous unit of a recent mover were not always adequate to determine accurately whether the unit was inside or outside the city limits of the central city.

Figures from the 100-percent tabulations of the 1950 and 1960 Censuses were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census.

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

SAMPLE DESIGN AND SAMPLING VARIABILITY

The discussion below is limited primarily to a description of the sample design and procedures which pertain to the estimates of characteristics of dwelling units. A more detailed discussion, including a description of the procedures for obtaining estimates of the counts of the individual components of change, is provided in Part 1A of Volume IV.

SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent consistent with the requirements of the December 1959 survey.

Prior to the conduct of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas of extensive new construction since 1950 for areas which were not covered in the NHI, and since 1956 for areas which were covered in the NHI. In the NHI, the universe of new construction for the period 1950 to 1956 had been established and incorporated in the 1956 survey. These universes of new construction were treated separately for sampling purposes to improve the efficiency of the sample design. Typically, about one-half of the new construction units (units built between 1950 and 1959) as estimated in the December 1959 survey were

reported in segments selected from the total universe of new construction, 1950 to 1959; the remaining new construction units came from segments not in the new construction universe.

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. As the enumerator listed each unit in the segment, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics in tables 8 and 9, data were transcribed from the 1950 Census records for units in the subsample.

Components of Inventory Change—Inventory Characteristics

ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the components. The ratio estimates used information available from the 1950 Census and the April 1960 Census based on the 100-percent enumeration. The ratio estimates of the type used tend to improve the sampling variability of the estimates where there is sufficiently high correlation between sample estimates of components and sample estimates of the census totals. Where there was an indication that the correlation was inadequate, the final estimates were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., same units, conversions, mergers, demolitions, and other losses) and another was used for estimates of new construction. The latter procedure involved obtaining data from a second visit to the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units. For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

The above procedures produced the estimates of counts of individual components, which are based on the full sample. For characteristics of dwelling units, which are based on the subsample, additional ratio estimate factors were used for each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample.

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2-1/2 times the standard error.

Sample size.--For the metropolitan area covered in this report, the full sample for the counts by components of change consists of 11,500 dwelling units and the subsample for the characteristics consists of 3,600 dwelling units. The source of the various estimates is summarized in table I.

Table I.—SOURCE OF TABULATIONS

Table and item	Source
Table 1: Counts of all dwelling units, new construction, same, and other (first four lines).....	Full sample.
Characteristics (remainder of table).....	Subsample.
Tables 2 to 10: Characteristics.....	Subsample.

Standard error of numbers and percentages.--Standard errors of the counts of components of change (shown on the first four lines of detail table 1) are given in table II. Standard errors for estimates of characteristics of dwelling units (detail tables 2 to 10 and remainder of detail table 1) are given in tables III and IV. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

Table II.--STANDARD ERROR OF COUNTS OF 1959 COMPONENTS OF CHANGE
(Based on full sample)

1959 inventory	Number		Percent of all units	
	Estimate	Standard error	Estimate	Standard error
All dwelling units.....	311,700	4,100	100.0	...
New construction.....	121,100	3,300	38.8	0.8
Same.....	169,600	1,900	54.4	0.8
Other.....	21,100	1,400	6.8	0.5

For characteristics of present and previous units in tables 2 to 6 and characteristics of same units in tables 8 and 9, change in an item is also subject to sampling variability. An approximation of the standard error of the change can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of households whose previous units were owner occupied was 23,300 and the number whose present units (same head) are owner occupied is 36,000 the standard error of the 12,700 difference is read from table III.

For characteristics in detail table 1, the 1959 statistics may be compared with items from the 1950 Census. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and the sample in 1959 is identical to the standard error of the 1959 estimate.

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of standard errors which may be applied to percentage distributions of characteristics of dwelling units.

Table III.--STANDARD ERROR OF CHARACTERISTICS
(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
500.....	500	25,000.....	2,000
1,000.....	700	50,000.....	2,400
5,000.....	1,200	75,000.....	2,900
10,000.....	1,500	100,000.....	3,100
15,000.....	1,700	250,000.....	4,200

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS
(Based on subsample)

Estimated percentage	Base of percentage				
	5,000	10,000	25,000	100,000	312,000
2 or 98.....	4.5	3.2	2.0	0.9	0.4
5 or 95.....	7.1	5.0	3.0	1.2	0.5
10 or 90.....	9.9	7.0	3.8	1.5	0.7
25 or 75.....	14.2	8.8	4.6	1.8	0.8
50.....	15.4	9.3	5.0	1.9	0.9

SUMMARY OF FINDINGS

Units occupied by recent movers.--Data on households that moved in 1958 or 1959 (recent movers) cast light on mobility and shifts in tenure, rents, and values associated with changes in residence. As of December 1959, approximately 94,400 households, or one-third of the 295,700 households in the Atlanta SMSA, had moved into their present units during the two-year period 1958-1959. About 56,600, or three-fifths of the households that moved, were renters in their present units while the remaining 37,800 households owned their homes.

Recent movers were evenly distributed inside and outside the city limits of Atlanta (central city). Owner households resided mostly in the "suburban" portion of the metropolitan area, that is, within the SMSA but outside the central city, whereas renter households lived primarily inside the central city. About four out of five owners in 1959 lived in the "suburban" portion of the metropolitan area; in contrast, only two out of five renters lived outside the central city (table 2).

About nine out of ten recent-mover households were essentially the same households, that is, the head in the present unit was also the head in the previous unit; the remaining one-tenth were different households. The composition of renter households changed more frequently than the composition of owner households. About 17 percent of the renter recent movers involved either the formation of a new household or a change in head compared with 5 percent of the recent movers who owned their present units (table 2).

Table A.--RECENT MOVERS: LOCATION OF PRESENT AND PREVIOUS UNITS, 1959
(Based on sample)

Location of previous unit	Total		Location of present unit	
	Number	Per- cent	In central city	Not in central city
Units occupied by recent movers..	94,400	...	44,000	50,500
Same head.....	83,100	100.0	36,700	46,400
Inside this SMSA.....	66,900	80.5	30,900	36,000
In central city.....	37,800	45.5	26,600	11,200
Not in central city.....	29,100	35.0	4,300	24,800
Outside this SMSA.....	16,200	19.5	5,800	10,500
Different head.....	11,300	...	7,300	4,100

As shown in table A, the bulk of the moves were local. Approximately 80 percent of the recent movers with same head moved within the Atlanta SMSA. Of this group, around 11,200 households moved from the central city to the "suburban" portion of the metropolitan area while 4,300 moved in the opposite direction. About one-half of the 16,200 households that moved from outside the SMSA were from other metropolitan areas in the Nation; the remaining one-half arrived from nonmetropolitan areas.

Homeownership among recent movers rose from 28 percent (23,300 households) in previous units to 43 percent (36,000 households) in the present units. More household heads moving from units that were previously renter occupied were under 35 years of age than those moving from units that were owner occupied. As shown in table B, about one-half of the household heads who moved from renter-occupied units were in this age group, compared with three-tenths of those moving from owner-occupied units.

Table B.--RECENT MOVERS: AGE OF HEAD BY TENURE OF PRESENT AND PREVIOUS UNITS, 1959

(Based on sample)

Tenure	Total number	Percent by age of head				
		Total	Under 35 years	35 to 44 years	45 to 64 years	65 years and over
Units occupied by recent movers: Same head.....	83,100	100.0	42.6	25.6	26.4	5.4
Previous unit owner occupied....	23,300	100.0	30.6	26.5	38.0	4.9
Present unit owner occupied...	18,500	100.0	28.4	24.7	42.8	4.1
Present unit renter occupied..	4,800	100.0	39.3	33.6	19.2	7.9
Previous unit renter occupied....	59,800	100.0	47.3	25.2	21.9	5.6
Present unit owner occupied...	17,500	100.0	46.3	33.3	18.7	1.7
Present unit renter occupied..	42,300	100.0	47.7	21.8	23.3	7.2

The cross-tabulations of previous rents and values with present rents and values (tables 5 and 6) describe changes in expenditures by essentially identical households. The rents paid by the great majority of the households remained unchanged or shifted in an upward direction. The number of recent movers (reporting rents in both the previous and present units) whose rental expenditures increased was about 16,000, compared to 9,500 whose rental expenditures decreased, or a ratio of about 5 to 3. Approximately 10,000 households reported rents that fell within the same intervals, although they may have reported different rental amounts.

Values of owner-occupied properties showed marked changes from the previous to the present property. Around 9,300 owners reported higher values for their present unit than their previous unit, compared with 1,000 owners who reported lower values for their present unit. About 4,200 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 121,100 units, or 39 percent of the 1959 inventory, were built during the period April 1950 to December 1959. About 83,800 units, or 69 percent of the new units, were owner occupied, 30,700 units (25 percent) were renter occupied, and the remaining 6,600 (5 percent) were vacant units of all types. Practically all new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Around three-tenths of the new units had more than one bathroom. Husband-wife families with no nonrelatives were more prevalent in new owner-occupied properties than in renter units. About 91 percent of the new owner units were occupied by families in this category, compared with 75 percent of the renter units. Households in new owner properties were also markedly larger in terms of number of persons than the corresponding renter households. The cross-tabulation of characteristics by size of unit (number of rooms) indicates that the incidence of larger households and husband-wife families with no nonrelatives was greater in the larger units than in the smaller units. Other characteristics of "new construction" units are available in Part 1A of Volume IV.

Changes in characteristics of same units.--"Same" units represent the older portion of the housing inventory. Living quarters enumerated as one dwelling unit in 1959 were classified as "same" if the quarters existed as one and only one

Components of Inventory Change—Inventory Characteristics

dwelling unit in 1950. These units are not necessarily identical with respect to facilities, services, equipment, or condition. Approximately 169,600 units, or 54 percent of the units existing in 1959, were classified as "same." About 92,800 units (57 percent of the occupied "same" units) were owner occupied and 69,000 were occupied by renters. Although there were shifts in the tenure of individual units, the overall rates were at about the same level in 1950 and 1959.

The cross-tabulations of 1950 and 1959 rents and values (tables 8 and 9) illustrate rent and value changes for "same" units during the 1950-1959 period. The median gross rent for "same" units which were renter occupied in 1950 and 1959 (and for which rent was reported in both periods) increased about 47 percent--from \$38 in 1950 to \$56 in 1959. Table C summarizes changes in rent in terms of consolidated class intervals for units for which gross rent was reported in both periods.

Table C.—SAME UNITS: CHANGES IN GROSS RENT, 1950 TO 1959

(Based on sample. Percent distribution)

1950 gross rent	Total	In lower class interval in 1959	In same class interval in 1959	In higher class interval in 1959
Less than \$40.....	100.0	...	37.3	62.7
\$40 to \$59.....	100.0	7.5	30.8	61.7
\$60 to \$79.....	100.0	8.0	52.8	39.2
\$80 or more.....	100.0	19.0	61.0	...

Value of owner-occupied properties showed a similar overall increase. The median value for "same" units which were occupied by owners in 1950 and 1959 (and for which value was reported in both periods) increased about 31 percent--from \$8,800 to \$11,500. Table D summarizes changes in value in terms of consolidated class intervals. Other 1950 and 1959 characteristics of "same" units are presented in Part 1A of Volume IV.

Table D.—SAME UNITS: CHANGES IN VALUE, 1950 TO 1959

(Based on sample. Percent distribution)

1950 value	Total	In lower class interval in 1959	In same class interval in 1959	In higher class interval in 1959
Less than \$5,000.....	100.0	...	29.1	70.9
\$5,000 to \$9,900.....	100.0	2.2	38.7	59.1
\$10,000 to \$14,900.....	100.0	3.5	59.0	37.5
\$15,000 to \$19,900.....	100.0	21.5	49.4	29.1
\$20,000 or more.....	100.0	14.1	85.9	...

Vacant units on the market.--In 1959, vacant units amounted to 16,000 or 5.1 percent of the total inventory. However, 4,500 of these units were dilapidated or held off the market, leaving 11,500 available for rent or for sale.

The 3,700 vacant units available for sale represented 2.0 percent of the total homeowner supply (the homeowner supply consisting of owner-occupied units and vacant units available for sale). Four-fifths of the vacancies were constructed in the period 1950-1959 and virtually all were single-unit properties with all plumbing facilities. Approximately two-thirds of all the available vacancies for sale were units that had 6 rooms or more; the median sale price asked was \$16,500.

The 7,800 vacant units available for rent represented 6.5 percent of the total supply of rental units (renter-occupied units plus vacant units available for rent). Available vacancies for rent consisted largely of older units; about seven-tenths were built before 1950. Approximately 27 percent of the vacant units were single-unit structures, 37 percent were in 2- to 4-unit structures, and 36 percent in structures containing 5 units or more. About nine-tenths of the vacancies had all plumbing facilities; the median rent asked was \$65. Of the available-for-rent units built during the 1950's, 59 percent were in 5-or-more unit structures; the median rent asked for the newly built units was \$77.

Table 1.—SELECTED CHARACTERISTICS OF THE HOUSING INVENTORY: 1959

[Based on sample; see text. Percent not shown where less than 0.1]

Subject	Number	Percent	Subject	Number	Percent
All dwelling units ¹	311,720	100.0	PERSONS		
New construction.....	121,075	38.8	All occupied units.....	295,683	100.0
Same.....	169,558	54.4	1 person.....	30,247	10.2
Other.....	21,087	6.8	2 persons.....	84,009	28.4
TENURE AND VACANCY STATUS			3 persons.....	54,840	18.5
All units.....	311,720	100.0	4 persons.....	60,574	20.5
Occupied.....	295,683	94.9	5 persons.....	35,057	11.9
Owner occupied.....	183,725	58.9	6 persons or more.....	30,956	10.5
Renter occupied.....	111,958	35.9	Owner occupied.....		
Vacant.....	16,037	5.1	1 person.....	14,060	7.7
Available for sale only.....	3,708	1.2	2 persons.....	51,249	27.9
Available for rent.....	7,819	2.5	3 persons.....	33,628	18.3
Other.....	4,510	1.4	4 persons.....	45,388	24.7
CONDITION AND PLUMBING			5 persons.....	21,867	11.9
All units.....	311,720	100.0	6 persons or more.....	17,533	9.5
Not dilapidated.....	294,050	94.3	Renter occupied.....		
With all plumbing facilities.....	262,887	84.3	1 person.....	16,187	14.5
Lacking only hot water.....	5,862	1.9	2 persons.....	32,760	29.3
Lacking other plumbing facilities.....	25,301	8.1	3 persons.....	21,212	18.9
Dilapidated.....	17,670	5.7	4 persons.....	15,186	13.6
Owner occupied.....			5 persons.....	13,190	11.8
Not dilapidated.....	179,884	97.9	6 persons or more.....	13,423	12.0
With all plumbing facilities.....	167,500	91.2	HOUSEHOLD COMPOSITION BY AGE OF HEAD		
Lacking only hot water.....	1,869	1.0	All occupied units.....	295,683	100.0
Lacking other plumbing facilities.....	10,515	5.7	Male head, wife present, no nonrelatives.....	224,082	75.8
Dilapidated.....	3,841	2.1	Under 45 years.....	129,455	43.8
Renter occupied.....			45 to 64 years.....	76,996	26.0
Not dilapidated.....	111,958	100.0	65 years and over.....	17,631	6.0
With all plumbing facilities.....	99,513	88.9	Other male head.....	17,563	5.9
With all plumbing facilities.....	82,610	73.8	Under 65 years.....	12,974	4.4
Lacking only hot water.....	3,725	3.3	65 years and over.....	4,589	1.6
Lacking other plumbing facilities.....	13,178	11.8	Female head.....	54,038	18.3
Dilapidated.....	12,445	11.1	Under 65 years.....	37,385	12.6
Vacant.....			65 years and over.....	16,653	5.6
BATHROOMS	16,037	...	Owner occupied.....		
All units.....	311,720	100.0	Male head, wife present, no nonrelatives.....	150,296	81.8
1.....	211,491	67.8	Under 45 years.....	80,018	43.6
More than 1.....	56,283	18.1	45 to 64 years.....	57,383	31.2
Shared or none.....	43,946	14.1	65 years and over.....	12,895	7.0
Owner occupied.....			Other male head.....	8,233	4.5
1.....	183,725	100.0	Under 65 years.....	5,058	2.8
More than 1.....	118,593	64.5	65 years and over.....	3,175	1.7
Shared or none.....	50,369	27.4	Female head.....	25,196	13.7
Shared or none.....	14,763	8.0	Under 65 years.....	15,293	8.3
Renter occupied.....			65 years and over.....	9,903	5.4
1.....	111,958	100.0	Renter occupied.....		
More than 1.....	82,457	73.6	Male head, wife present, no nonrelatives.....	73,786	65.9
Shared or none.....	26,577	23.7	Under 45 years.....	49,437	44.2
Vacant.....			45 to 64 years.....	19,613	17.5
BATHROOMS	16,037	...	65 years and over.....	4,736	4.2
All units.....	311,720	100.0	Other male head.....	9,330	8.3
1 and 2 rooms.....	15,463	5.0	Under 65 years.....	7,916	7.1
3 rooms.....	48,673	15.6	65 years and over.....	1,414	1.3
4 rooms.....	56,907	18.3	Female head.....	28,842	25.8
5 rooms.....	72,680	23.3	Under 65 years.....	22,092	19.7
6 rooms.....	74,935	24.0	65 years and over.....	6,750	6.0
7 rooms or more.....	43,062	13.8	YEAR MOVED INTO UNIT		
Owner occupied.....			All occupied units.....	295,683	100.0
1 and 2 rooms.....	183,725	100.0	1958 and 1959.....	94,440	31.9
3 rooms.....	1,258	0.7	1955 to 1957.....	75,199	25.4
4 rooms.....	9,898	5.4	1950 to 1954.....	56,845	19.2
5 rooms.....	20,738	11.3	1949 or earlier.....	69,199	23.4
6 rooms.....	50,617	27.6	Owner occupied.....		
7 rooms or more.....	63,960	34.8	1958 and 1959.....	37,802	20.6
7 rooms or more.....	37,254	20.3	1955 to 1957.....	44,248	24.1
Renter occupied.....			1950 to 1954.....	43,384	23.6
1 and 2 rooms.....	111,958	100.0	1949 or earlier.....	58,291	31.7
3 rooms.....	12,626	11.3	Renter occupied.....		
4 rooms.....	35,703	31.9	1958 and 1959.....	56,638	50.6
5 rooms.....	32,505	29.0	1955 to 1957.....	30,951	27.6
6 rooms.....	19,504	17.4	1950 to 1954.....	13,461	12.0
7 rooms or more.....	7,469	6.7	1949 or earlier.....	10,908	9.7
7 rooms or more.....	4,151	3.7	Vacant.....		
Vacant.....	16,037	...	All dwelling units ¹		

¹ The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 308,570; for comparability between housing unit and dwelling unit, see section on "Dwelling unit."

Table 1.—SELECTED CHARACTERISTICS OF THE HOUSING INVENTORY: 1959—Con.

[Based on sample; see text. Percent not shown where less than 0.1]

Subject	Number	Percent	Subject	Number	Percent
PERSONS 65 YEARS OLD AND OVER			GROSS RENT		
All occupied units.....	295,683	100.0	Renter-occupied nonfarm units.....	110,977	...
None.....	244,516	82.7	Reporting.....	105,070	100.0
1 person.....	38,628	13.1	Less than \$40.....	19,564	18.6
2 persons.....	11,983	4.1	\$40 to \$59.....	28,249	26.9
3 persons or more.....	556	0.2	\$60 to \$79.....	32,383	30.8
Owner occupied.....	183,725	100.0	\$80 to \$99.....	14,012	13.3
None.....	148,696	80.9	\$100 to \$119.....	7,094	6.8
1 person.....	25,155	13.7	\$120 to \$149.....	2,759	2.6
2 persons.....	9,388	5.1	\$150 to \$199.....	766	0.7
3 persons or more.....	486	0.3	\$200 or more.....	243	0.2
Renter occupied.....	111,958	100.0	No cash rent.....	5,907	...
None.....	95,820	85.6	CONTRACT RENT		
1 person.....	13,473	12.0	Renter-occupied nonfarm units.....	110,977	...
2 persons.....	2,595	2.3	Reporting.....	105,070	100.0
3 persons or more.....	70	0.1	Less than \$40.....	32,927	31.3
VALUE			\$40 to \$59.....	30,797	29.3
Owner-occupied nonfarm units ¹	161,912	100.0	\$60 to \$79.....	26,364	25.1
Less than \$5,000.....	10,547	6.5	\$80 to \$99.....	7,987	7.6
\$5,000 to \$7,400.....	12,770	7.9	\$100 to \$119.....	5,059	4.8
\$7,500 to \$9,900.....	19,035	11.8	\$120 to \$149.....	1,427	1.4
\$10,000 to \$12,400.....	35,850	22.1	\$150 to \$199.....	370	0.4
\$12,500 to \$14,900.....	24,742	15.3	\$200 or more.....	159	0.2
\$15,000 to \$17,400.....	20,731	12.8	No cash rent.....	5,907	...
\$17,500 to \$19,900.....	11,515	7.1			
\$20,000 to \$24,900.....	11,209	6.9			
\$25,000 to \$34,900.....	9,541	5.9			
\$35,000 or more.....	5,972	3.7			

¹ Restricted to single-unit properties; see text.

Table 2.—RECENT MOVERS: LOCATION AND TENURE OF PRESENT UNIT BY LOCATION OF PREVIOUS UNIT, 1959

[Based on sample; see text]

Previous unit: Location	Total	Present unit: Tenure and location in this SMSA					
		All occupied		Owner occupied		Renter occupied	
		In central city	Not in central city	In central city	Not in central city	In central city	Not in central city
Units occupied by recent movers.....	94,440	43,973	50,467	8,741	29,061	35,232	21,406
Same head.....	83,126	36,719	46,407	8,106	27,873	28,613	18,534
Inside this SMSA.....	66,899	30,942	35,957	7,285	22,321	23,657	13,636
In central city.....	37,824	26,623	11,201	6,132	9,047	20,491	2,154
Not in central city.....	29,075	4,319	24,756	1,153	13,274	3,166	11,482
Inside other SMSA.....	8,466	3,004	5,462	503	3,578	2,501	1,884
In central city.....	4,985	1,782	3,203	503	2,420	1,279	783
Not in central city.....	3,481	1,222	2,259	...	1,158	1,222	1,101
Outside SMSA's.....	7,761	2,773	4,988	318	1,974	2,455	3,014
Same State.....	4,155	1,597	2,558	318	832	1,279	1,726
Different State.....	3,606	1,176	2,430	...	1,142	1,176	1,288
Different head.....	11,314	7,254	4,060	635	1,188	6,619	2,872
Inside this SMSA.....	8,422	5,400	3,022	568	882	4,832	2,140
Not in this SMSA.....	2,892	1,854	1,038	67	306	1,787	732

Table 3.—RECENT MOVERS: TENURE OF PRESENT UNIT BY TENURE OF PREVIOUS UNIT, 1959

[Based on sample; see text]

Previous unit: Tenure and location	Total	Present unit: Tenure			Previous unit: Tenure and location	Total	Present unit: Tenure		
		Owner occupied	Renter occupied				Owner occupied	Renter occupied	
			Cash rent	No cash rent				Cash rent	No cash rent
All units occupied by recent movers..	94,440	37,802	54,277	2,361	Inside this SMSA.....	75,321	31,056	42,456	1,809
Same head.....	83,126	35,979	45,080	2,067	Same head.....	66,899	29,606	35,640	1,653
Owner occupied.....	23,294	18,495	4,301	498	Owner occupied.....	17,253	15,439	1,367	447
Renter occupied:					Cash rent.....	47,453	13,675	33,119	699
Cash rent.....	56,291	16,757	38,806	728	No cash rent.....	2,193	492	1,154	547
No cash rent.....	3,541	727	1,973	841	Different head.....	8,422	1,450	6,816	156
Different head.....	11,314	1,823	9,197	294	Not in this SMSA.....	19,119	6,746	11,821	552

Table 4.—RECENT MOVERS: AGE OF HEAD AND PRESENCE OF PERSONS 65 YEARS OLD AND OVER, BY TENURE OF PRESENT AND PREVIOUS UNITS, 1959

[Based on sample; see text]

Tenure	Present unit							
	Age of head					Persons 65 years old and over		
	Total	Under 35 years	35 to 44 years	45 to 64 years	65 years and over	Total	None	1 or more
Units occupied by recent movers.....	94,440	43,333	23,121	23,230	4,756	94,440	86,998	7,442
Same head.....	83,126	35,441	21,246	21,965	4,474	83,126	76,034	7,092
Previous unit owner occupied:								
Present unit owner occupied.....	18,495	5,252	4,561	7,916	766	18,495	16,689	1,806
Present unit renter occupied.....	4,799	1,884	1,615	923	377	4,799	4,422	377
Previous unit renter occupied:								
Present unit owner occupied.....	17,484	8,087	5,819	3,277	301	17,484	16,592	892
Present unit renter occupied.....	42,348	20,218	9,251	9,849	3,030	42,348	38,331	4,017
Different head.....	11,314	7,892	1,875	1,265	282	11,314	10,964	350

Table 5.—RECENT MOVERS: VALUE OF PRESENT PROPERTY BY VALUE OF PREVIOUS PROPERTY, 1959

[Based on sample; see text]

Previous property: Value	Total	Present property: Value											All other occupied units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Units occupied by recent movers.....	94,440	34,670	2,445	1,424	3,989	7,157	5,308	4,640	3,654	1,914	3,801	338	59,770
Same head.....	83,126	33,218	2,445	1,424	3,736	6,570	4,914	4,567	3,595	1,914	3,715	338	49,908
Owner-occupied nonfarm units ¹	20,616	14,974	2,039	110	1,024	1,453	1,666	2,067	2,426	1,325	2,704	160	5,642
Less than \$5,000.....	3,000	2,158	1,860	...	140	...	85	73	...	...	...	...	842
\$5,000 to \$7,400.....	2,039	1,388	21	110	220	158	305	440	59	...	...	75	651
\$7,500 to \$9,900.....	2,764	2,185	158	...	301	658	246	371	202	...	49	...	379
\$10,000 to \$12,400.....	3,387	2,452	...	...	151	332	750	237	407	93	482	...	935
\$12,500 to \$14,900.....	3,159	2,329	...	...	212	74	291	220	711	311	510	...	830
\$15,000 to \$17,400.....	1,996	1,617	...	...	...	73	74	334	380	564	192	...	379
\$17,500 to \$19,900.....	1,275	1,115	...	...	...	85	...	...	485	182	363	...	160
\$20,000 to \$24,900.....	1,123	907	...	...	...	...	87	...	...	90	730	...	216
\$25,000 or more.....	720	487	...	...	...	...	...	109	...	...	378	...	233
Not reported.....	1,153	336	...	...	...	73	...	93	...	85	...	85	817
All other occupied units.....	62,510	18,244	406	1,314	2,712	5,117	3,248	2,500	1,169	589	1,011	178	44,266
Different head.....	11,314	1,452	...	...	253	587	394	73	59	...	86	...	9,862

¹ Restricted to single-unit properties; see text.

Table 6.—RECENT MOVERS: CONTRACT RENT OF PRESENT UNIT BY CONTRACT RENT OF PREVIOUS UNIT, 1959

[Based on sample; see text]

Previous unit: Contract rent	Total	Present unit: Contract rent											All other occupied units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Units occupied by recent movers.....	94,440	56,110	5,354	7,086	6,810	8,870	11,617	4,939	5,272	2,689	1,249	2,224	38,330
Same head.....	83,126	46,619	4,390	6,211	5,125	7,393	9,836	3,965	4,081	2,439	1,249	1,930	26,507
Renter-occupied nonfarm units.....	56,321	39,191	3,313	5,932	4,242	6,601	8,837	3,491	3,278	1,756	698	1,043	17,130
Less than \$30.....	4,993	4,564	1,323	1,862	510	367	221	69	69	...	...	143	429
\$30 to \$39.....	5,633	4,990	716	1,541	1,047	703	590	86	160	...	...	147	643
\$40 to \$49.....	8,949	6,742	799	1,190	1,415	1,525	1,586	227	...	...	...	...	2,207
\$50 to \$59.....	8,544	6,541	312	432	450	1,954	2,278	820	221	...	74	...	2,003
\$60 to \$69.....	8,426	5,410	...	335	335	1,222	2,167	572	572	234	...	12	3,016
\$70 to \$79.....	6,094	2,976	...	296	74	288	1,000	392	877	289	86	...	1,118
\$80 to \$99.....	6,062	2,926	...	76	139	332	715	666	707	221	70	...	3,136
\$100 to \$119.....	2,280	1,633	...	93	...	194	245	471	407	85	138	...	657
\$120 or more.....	1,403	392	...	86	...	...	...	74	232	...	...	...	1,011
No cash rent or rent not reported.....	5,927	3,017	163	432	335	403	469	365	242	75	...	533	2,910
All other occupied units.....	26,805	7,428	1,077	279	883	792	999	474	803	683	551	887	19,377
Different head.....	11,314	9,491	964	875	1,685	1,477	1,781	974	1,191	250	...	294	1,823

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Table 7.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	121,075	3,140	12,600	19,525	27,961	39,820	18,029
CONDITION AND PLUMBING							
All units.....	121,075	3,140	12,600	19,525	27,961	39,820	18,029
Not dilapidated:							
With all plumbing facilities.....	116,995	2,498	11,738	18,428	27,264	39,038	18,029
Lacking some or all facilities.....	3,176	568	702	1,097	368	441	...
Dilapidated.....	904	74	160	...	329	341	...
Owner occupied.....	83,785	508	2,736	7,031	21,627	35,002	16,881
Not dilapidated:							
With all plumbing facilities.....	81,855	362	2,662	6,506	21,150	34,294	16,881
Lacking some or all facilities.....	1,333	146	74	525	221	367	...
Dilapidated.....	597	...	...	...	256	341	...
Renter occupied.....	30,714	2,559	9,299	11,394	4,837	2,168	477
Not dilapidated:							
With all plumbing facilities.....	28,858	2,136	8,585	10,895	4,691	2,094	477
Lacking some or all facilities.....	1,623	349	628	499	73	74	...
Dilapidated.....	233	74	86	...	73	...	...
Vacant.....	6,576	73	565	1,100	1,497	2,650	691
BATHROOMS							
All units.....	121,075	3,140	12,600	19,525	27,961	39,820	18,029
1.....	80,375	2,498	11,824	18,268	23,206	21,572	3,007
More than 1.....	37,376	...	...	160	4,387	17,807	15,022
Shared or none.....	3,324	642	776	1,097	368	441	...
Owner occupied.....	83,785	508	2,736	7,031	21,627	35,002	16,881
1.....	48,931	362	2,662	6,442	17,791	18,838	2,836
More than 1.....	33,521	...	...	64	3,615	15,797	14,045
Shared or none.....	1,333	146	74	525	221	367	...
Renter occupied.....	20,714	2,559	9,299	11,394	4,837	2,168	477
1.....	27,660	2,136	8,671	10,895	4,517	1,270	171
More than 1.....	1,397	...	...	...	247	824	286
Shared or none.....	1,697	423	628	499	73	74	...
Vacant.....	6,576	73	565	1,100	1,497	2,650	691
PERSONS							
All occupied units.....	114,499	3,067	12,035	18,425	26,464	37,170	17,338
1 person.....	6,787	2,095	1,587	1,098	608	1,235	164
2 persons.....	23,375	496	3,407	5,334	4,042	7,769	2,327
3 persons.....	22,171	159	3,537	4,205	5,153	6,610	2,507
4 persons.....	31,713	159	2,625	3,419	10,255	10,469	4,786
5 persons.....	17,427	85	248	2,677	3,412	6,389	4,646
6 persons or more.....	12,996	73	631	1,692	2,994	4,698	2,908
Owner occupied.....	83,785	508	2,736	7,031	21,627	35,002	16,881
1 person.....	3,190	435	479	606	448	1,144	78
2 persons.....	15,799	73	524	2,304	2,950	7,621	2,327
3 persons.....	15,483	...	91	1,687	4,738	6,536	2,441
4 persons.....	26,749	...	1,627	1,600	8,677	10,135	4,710
5 persons.....	12,705	...	15	485	2,377	5,256	4,572
6 persons or more.....	9,859	...	...	349	2,447	4,310	2,753
Renter occupied.....	30,714	2,559	9,299	11,394	4,837	2,168	477
1 person.....	3,597	1,660	1,108	492	160	91	86
2 persons.....	7,576	423	2,883	3,030	1,092	148	...
3 persons.....	6,688	159	3,446	2,518	425	74	66
4 persons.....	4,964	159	998	1,819	1,578	334	76
5 persons.....	4,752	85	233	2,192	1,035	1,133	74
6 persons or more.....	3,137	73	631	1,343	547	388	155
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	114,499	3,067	12,035	18,425	26,464	37,170	17,338
Male head, wife present, no nonrelatives.....	99,365	462	8,308	15,840	24,369	33,607	16,779
Under 45 years.....	73,978	388	6,955	11,873	18,853	24,458	11,451
45 to 64 years.....	23,990	74	1,266	3,714	4,898	8,940	5,098
65 years and over.....	1,397	...	87	253	618	209	230
Other male head.....	4,214	685	964	540	318	1,551	156
Female head.....	10,920	1,920	2,763	2,045	1,777	2,012	403
Owner occupied.....	83,785	508	2,736	7,031	21,627	35,002	16,881
Male head, wife present, no nonrelatives.....	76,477	73	2,250	6,015	20,042	31,689	16,408
Under 45 years.....	55,869	73	1,743	4,432	15,374	23,101	11,146
45 to 64 years.....	19,618	...	507	1,510	4,050	8,453	5,098
65 years and over.....	990	...	...	73	618	135	164
Other male head.....	2,446	73	125	308	318	1,466	156
Female head.....	4,862	362	361	708	1,267	1,847	317
Renter occupied.....	30,714	2,559	9,299	11,394	4,837	2,168	477
Male head, wife present, no nonrelatives.....	22,888	389	6,058	9,825	4,327	1,918	371
Under 45 years.....	18,109	315	5,212	7,441	3,479	1,377	305
45 to 64 years.....	4,372	74	759	2,204	848	487	...
65 years and over.....	407	...	87	180	...	74	66
Other male head.....	1,768	612	839	232	...	85	...
Female head.....	6,058	1,558	2,402	1,337	510	165	86

Table 8.—SAME UNITS: 1959 VALUE OF PROPERTY BY 1950 VALUE OF PROPERTY

[Based on sample; see text]

1950 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not re-reported	
Same units, 1950 and 1959: With 1950 records available.....	137,819	65,076	5,581	7,772	10,344	15,831	8,230	6,795	2,467	1,432	5,735	869	72,743
Owner-occupied nonfarm units ¹	56,851	48,794	2,710	5,378	8,055	13,369	6,597	5,488	1,743	1,058	3,885	511	8,057
Less than \$5,000.....	10,579	7,877	2,269	3,283	1,378	514	75	145	...	69	70	74	2,702
\$5,000 to \$7,400.....	12,476	10,416	372	1,533	4,177	2,975	851	219	...	...	75	214	2,060
\$7,500 to \$9,900.....	11,947	10,494	69	356	1,896	5,813	1,261	741	...	70	143	145	1,453
\$10,000 to \$12,400.....	11,164	10,497	...	...	425	3,418	3,337	2,187	477	477	357	296	667
\$12,500 to \$14,900.....	1,949	1,804	...	...	...	75	431	769	380	380	74	75	145
\$15,000 to \$17,400.....	3,301	3,120	...	68	...	143	568	1,174	381	283	425	78	181
\$17,500 to \$19,900.....	1,173	906	...	...	...	69	...	110	287	61	379	...	267
\$20,000 to \$24,900.....	1,255	1,181	...	...	...	...	...	143	143	144	751	...	74
\$25,000 or more.....	1,670	1,374	...	...	...	...	...	...	75	...	1,299	...	296
Not reported.....	1,337	1,125	...	138	179	362	74	...	...	...	372	...	212
All other occupied and vacant units..	80,968	16,282	2,871	2,394	2,289	2,482	1,633	1,307	724	374	1,850	358	64,686

¹ Restricted to single-unit properties; see text.

Table 9.—SAME UNITS: 1959 GROSS RENT BY 1950 GROSS RENT

[Based on sample; see text]

1950 gross rent	Total	1959 gross rent										All other occupied and vacant units	
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more		No cash rent or rent not reported
Same units, 1950 and 1959: With 1950 records available.....	137,819	54,293	4,243	5,460	8,089	7,242	8,374	7,396	5,848	3,308	922	3,411	83,526
Renter-occupied nonfarm units.....	51,179	40,365	3,620	4,830	7,124	5,669	6,010	5,289	3,220	2,141	379	2,083	10,814
Less than \$30.....	14,124	11,404	1,983	3,183	3,085	1,767	419	209	267	...	...	491	2,720
\$30 to \$39.....	9,404	7,978	788	1,011	2,344	1,980	1,092	277	209	69	...	208	1,426
\$40 to \$49.....	5,276	4,147	276	279	707	927	920	831	138	...	...	69	1,129
\$50 to \$59.....	4,413	3,476	...	...	294	346	1,604	918	70	...	...	174	937
\$60 to \$69.....	4,918	3,930	161	...	70	135	806	1,703	900	155	...	...	988
\$70 to \$79.....	3,041	2,680	69	...	70	...	86	716	1,013	322	70	334	361
\$80 to \$99.....	2,492	1,739	70	...	...	...	137	218	473	738	103	...	753
\$100 to \$119.....	1,091	863	...	...	70	...	...	...	...	718	...	75	228
\$120 or more.....	148	74	...	...	...	...	...	...	...	...	74	...	74
No cash rent or rent not reported..	6,272	4,074	273	397	484	514	946	417	150	69	132	732	2,198
All other occupied and vacant units..	86,640	13,928	623	630	965	1,573	2,364	2,107	2,628	1,167	543	1,328	72,712

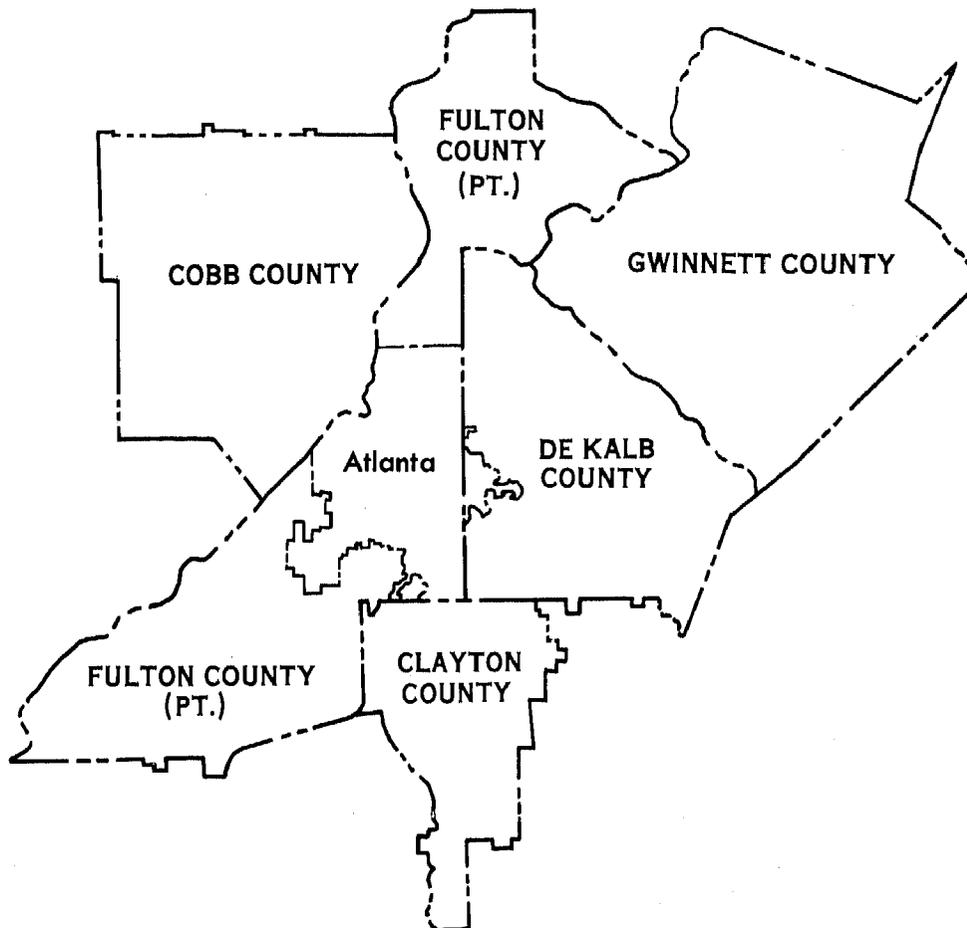
Table 10.—AVAILABLE VACANT UNITS: CHARACTERISTICS OF TOTAL AND NEW CONSTRUCTION UNITS, 1959

[Based on sample; see text]

Subject	Total	New construction	Subject	Total	New construction
Vacant units available for sale.....	3,708	2,909	Vacant units available for rent.....	7,819	2,413
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	3,564	2,835	1.....	2,112	666
2.....	74	74	2 to 4.....	2,929	331
3 or more.....	70	...	5 to 19.....	2,772	1,416
			20 or more.....	206	...
YEAR STRUCTURE BUILT			YEAR STRUCTURE BUILT		
1957 to 1959.....	2,409	2,409	1957 to 1959.....	953	953
April 1950 to 1956.....	500	500	April 1950 to 1956.....	1,460	1,460
1940 to March 1950.....	511	...	1940 to March 1950.....	1,080	...
1939 or earlier.....	288	...	1939 or earlier.....	4,326	...
ROOMS			ROOMS		
3 rooms or less.....	188	44	1 and 2 rooms.....	1,015	...
4 rooms.....	244	...	3 rooms.....	2,253	447
5 rooms.....	767	623	4 rooms.....	2,581	931
6 rooms or more.....	2,509	2,242	5 rooms or more.....	1,970	1,035
PLUMBING FACILITIES			PLUMBING FACILITIES		
With all facilities.....	3,538	2,909	With all facilities.....	6,853	2,413
Lacking some or all facilities.....	170	...	Lacking some or all facilities.....	966	...
SALE PRICE ASKED			RENT ASKED		
Nonfarm available for sale ¹	3,490	2,835	Nonfarm available for rent.....	7,508	2,413
Less than \$5,000.....	170	...	Less than \$30.....	502	...
\$5,000 to \$9,900.....	200	126	\$30 to \$39.....	512	75
\$10,000 to \$14,900.....	1,068	998	\$40 to \$49.....	778	191
\$15,000 to \$19,900.....	1,006	932	\$50 to \$59.....	1,256	73
\$20,000 to \$24,900.....	769	502	\$60 to \$69.....	1,526	685
\$25,000 or more.....	277	277	\$70 to \$79.....	867	262
			\$80 to \$89.....	804	166
			\$100 to \$149.....	1,134	912
			\$150 or more.....	129	48

¹ Restricted to single-unit properties; see text.

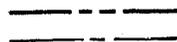
Atlanta, Ga.
STANDARD METROPOLITAN STATISTICAL AREA



0 10 20 MILES

DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959).
THE 1959 AREA INCLUDES CLAYTON AND GWINNETT COUNTIES ADDED SINCE 1950. THE 1959 AREA OF
THE SMSA IS THE SAME AS THE 1960 AREA.

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census



COUNTY LINE
CITY LIMITS



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-3

COMPONENTS OF INVENTORY CHANGE *Part 1B: Inventory Characteristics*

Boston, Mass.,

Standard Metropolitan Statistical Area

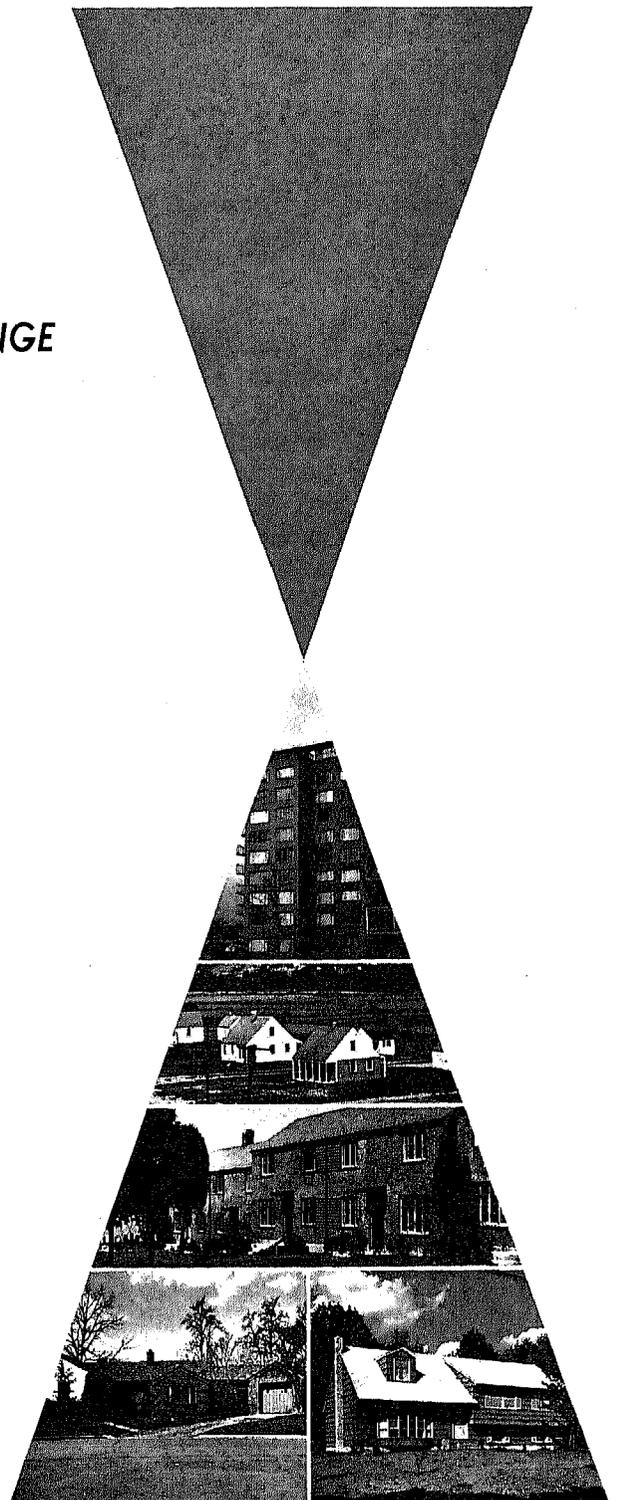
Prepared under the supervision of
DANIEL B. RATHBUN, Chief
Housing Division



U.S. DEPARTMENT OF COMMERCE
Luther H. Hodges, Secretary

BUREAU OF THE CENSUS

Richard M. Scammon, Director (From May 1, 1961)
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PREFACE

This report presents cross-tabulations of characteristics of the present and previous residences of recent movers, cross-tabulations of characteristics of new construction units and units which were the same in 1950 and 1959, and characteristics of available vacant units. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

This report is one of the series of 18 reports which constitutes Part 1B of Volume IV. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey Standard Consolidated Area, the Chicago-Northwestern Indiana Standard Consolidated Area, for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas; and for the Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington (D. C.-Md.-Va.) Standard Metropolitan Statistical Areas. The last eight areas named had a population of over one million in the 1950 Census of Population; the first nine areas, three of which were under one million, are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change.

Part 1A of Volume IV provides statistics on the counts and basic characteristics of all the components of change—new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959—and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components.

Authorization for the 1960 Census of Housing was provided in the Act of Congress of August 31, 1954 (amended August 1957), which codified Title 13, United States Code. The law provides for a decennial census of housing, including utilities and equipment, to be taken in each of the 50 States, the District of Columbia, the Virgin Islands, Guam, and the Commonwealth of Puerto Rico. The law further provides that, in advance of, in conjunction with, or after the taking of each census, preliminary and supplementary statistics related to the main topic of the census may be collected.

The census program was designed in consultation with advisory committees and individuals to achieve a census having optimum value to users of housing statistics. The Housing Advisory Committee was organized by the Director of the Bureau of the Census and was made up of persons in private industry, universities, and local governments. It advised on various aspects of the housing census programs except the technical phases of the Residential Finance program for which the Technical Advisory Committee on Residential Finance was organized. A Federal Agency Population and Housing Census Council, organized by the Bureau of the Budget and made up of persons in Federal agencies, also advised on the basic programs. A joint staff committee, set up by the Administrator of the Housing and Home Finance Agency and the Director of the Bureau of the Census, concentrated on aspects of particular interest to the housing agencies. In addition to the committees, working groups of specialists in housing subjects assisted the Census Bureau staff in the evaluation and improvement of housing concepts. A number of other committees, groups, and individuals also made contributions to the planning of the housing census.

ACKNOWLEDGMENTS

A number of persons both within and outside the Bureau of the Census participated in the various activities of the December 1959 Components of Inventory Change survey. Specific responsibilities were exercised by members of the Housing, Statistical Methods, Decennial Operations, Field, and Geography Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, assisted by Frank S. Kristof, then Assistant Chief, Housing Division. Beulah Washabaugh assisted in planning and developing the content of this report and, with the help of Philip S. Sidel and Aneda E. France, was responsible for the preparation of the textual materials. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, Martin W. Gilbert, and William E. Derrah, developed and coordinated the survey procedures.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, Morris Gorinson, George E. Turner, Morton Somer, E. Richard Bourdon, and Orville Slye of the Decennial Operations Division in the processing and compilation of the statistics; George F. Klink and G. Paul Sylvestre of the Field Division in the collection of the information; and William T. Fay, Robert C. Klove, and Robert L. Hagan of the Geography Division in the preparation of the maps for enumeration and publication. The planning and development of the sample design and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert H. Finch, Jr., assisted by Arnold Sirota, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore Seraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. A separate series containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

Volume II (Series HC(2) reports). Metropolitan Housing. Cross-tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas of 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 467 cities and localities in the United States and Puerto Rico are published in 421 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

Volume V. Residential Finance. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

Volume VI. Rural Housing. Cross-tabulations of housing and household characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

Volume VII. Housing of Senior Citizens. Cross-tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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Map of the area appears on the page following table 10.

LIST OF REPORTS IN VOLUME IV, PART 1B

(Of the areas listed below, 15 are standard metropolitan statistical areas, defined as of June 8, 1959,
and 2 are standard consolidated areas)

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> 1. United States and Regions 2. Atlanta SMSA 3. Boston SMSA 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA 6. Detroit SMSA | <ul style="list-style-type: none"> 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA 11. Baltimore SMSA 12. Buffalo SMSA | <ul style="list-style-type: none"> 13. Cleveland SMSA 14. Minneapolis-St. Paul SMSA 15. Pittsburgh SMSA 16. St. Louis SMSA 17. San Francisco-Oakland SMSA 18. Washington (D.C.-Md.-Va.) SMSA |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SUBJECTS BY TYPE OF UNIT AND TABLE NUMBER

Subject	Simple distribution, 1959			Cross-classification, 1959								
	Total units	Available vacant units: Total and new construction		Location and tenure	Recent movers: Characteristic of present unit					New construction units: Number of rooms	Same units	
		For sale	For rent		Tenure	Contract rent	Value	Age of head	Persons 65 years old and over		Gross rent	Value
Counts of:	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table
All dwelling units.....	1	...	...	...	...	...	...	...	...	...	...	...
New construction.....	1	...	...	...	...	...	...	...	...	...	...	...
Same.....	1	...	...	...	...	...	...	...	...	...	...	...
Other.....	1	...	...	...	...	...	...	...	...	...	...	...
1959 CHARACTERISTIC												
Occupancy:												
Persons.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Year moved into unit.....	1	...	...	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Vacancy status.....	1	...	...	...	...	...	...	...	...	...	...	...
Structural:												
Rooms.....	1	10	10	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Units in structure.....	...	10	10	...	...	...	...	...	...	...	...	...
Year structure built.....	...	10	10	...	...	...	...	...	...	...	...	...
Condition and plumbing facilities:												
Bathrooms.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Condition and plumbing.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Plumbing facilities.....	...	10	10	...	...	...	...	...	...	...	...	...
Financial:												
Contract rent.....	1	...	...	...	...	...	...	...	...	...	...	...
Gross rent.....	1	...	...	...	...	...	...	...	...	...	...	...
Monthly rent asked.....	...	...	10	...	...	...	...	...	...	...	...	...
Value.....	1	...	...	...	...	...	...	...	...	...	...	...
Sale price asked.....	...	10	...	...	...	...	...	...	...	...	...	...
Household:												
Household composition by age of head.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Persons 65 years old and over.....	1	...	...	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
1950 CHARACTERISTIC												
Gross rent.....	...	...	...	...	...	...	...	...	...	...	9	...
Value.....	...	...	...	...	...	...	...	...	...	...	...	8
CHARACTERISTIC OF PREVIOUS UNIT OF RECENT MOVERS												
Location.....	...	...	...	2	...	...	...	...	...	...	...	...
Location and tenure.....	...	...	...	...	3	...	...	...	...	...	...	...
Tenure change (previous to present unit).....	...	...	...	...	...	...	...	4	4	...	...	...
Contract rent.....	...	...	...	...	...	6	...	...	...	...	...	...
Value.....	...	...	...	...	...	...	5	...	...	...	...	...

Components of Inventory Change

INVENTORY CHARACTERISTICS

GENERAL

This report presents statistics on the characteristics of units occupied by recent movers, characteristics of selected components of change in the housing inventory for the period 1950 to 1959, and characteristics of available vacant units. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis for components of change, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

Statistics on housing occupied by recent movers (households that moved in 1958 or 1959) cover characteristics of the present and previous units; the location, tenure, value or rent of the present unit is cross-tabulated by the respective characteristic of the previous unit. In addition, age of head and presence of persons 65 years old and over are tabulated according to changes in tenure of the previous and the present units. Statistics on components of change consist of a cross-tabulation of number of rooms by selected items for "new construction" units, and a cross-tabulation of the 1959 and 1950 value or gross rent for "same" units. Statistics for vacant units consist of simple distributions of the 1959 characteristics of available units, separately for total and new construction units.

Counts and simple distributions of both the 1959 and 1950 characteristics for all the components of change and for the total inventory are provided in Part 1A of this volume (1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components). The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Also in Part 1A, for units classified as "same," the 1959 characteristic is cross-tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities; for units classified as "new construction," value and rent are cross-tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

All the data in this report are based on a sample of dwelling units. The counts of dwelling units by components of change, shown on the first four lines of table 1, are based on a larger sample than the data on characteristics in the remainder of the report (see "Sample design").

Table 1 presents simple distributions of selected 1959 characteristics of the total housing inventory. With a few minor exceptions, they are excerpts from table 1 in Part 1A of Volume IV. The data are reproduced in this report, Part 1B,

for convenience in analyzing characteristics of parts of the inventory (tables 2 to 10) in relation to the total.

Tables 2 to 6 provide characteristics of units occupied by recent movers. In tables 2, 3, 5, and 6, the characteristic of the present unit is cross-tabulated by the characteristic of the previous unit. The subjects covered in these tables include location (whether this SMSA, other SMSA, or outside SMSA), tenure, value, and contract rent. In each table, the characteristic of the present unit is identified in the boxhead of the table and the characteristic of the previous unit in the stub. In table 4, the categories in the stub describe the change in tenure from the previous to the present unit. Change in tenure is cross-tabulated by the age of the head of the present unit and the presence of persons 65 years old and over. No detail is shown for the previous unit in tables 2 to 6 when the households in the present and previous units are different, as indicated by different heads.

Table 7 is a cross-tabulation of 1959 characteristics of "new construction" units--number of rooms by condition and plumbing facilities, bathrooms, persons, and household composition. Other tabulations for new construction units are provided in Part 1A of Volume IV.

Tables 8 and 9 are cross-tabulations of the 1959 and 1950 value or gross rent for "same" units. The 1950 information was transcribed from the 1950 Census records for the specific unit. For this reason, the tabulations are limited to units for which 1950 Census records were available. The boxhead of the table describes the characteristic of the unit in 1959, and the stub of the table describes the characteristic of the same unit in 1950. Other tabulations for same units are provided in Part 1A of Volume IV.

Table 10 presents simple distributions of characteristics of available vacant units. Separate statistics are shown for units available for sale and units available for rent, for the total inventory and for new construction.

MAP

The report for each standard metropolitan statistical area (SMSA) includes a map showing the boundaries of the SMSA and the central city (or cities) defined as of June 8, 1959. Differences between the 1959 boundaries and those for the April 1960 Census and the 1950 Census are indicated by a note on the map. For the standard consolidated areas (SCA's), the map shows the boundaries of the areas and the central cities, as defined for this report, and the note describes their relation to the 1950 SMA boundaries and to the 1960 SCA's.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change and the comparison of present and previous housing of recent movers are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations").

Some data on characteristics of housing cross-tabulated by year structure built and characteristics by year moved into unit (present units of recent movers) are available in 1960 Census of Housing, Volume II, Metropolitan Housing; and data on vacant units are available in Volume II as well as in Volume I, States and Small Areas. Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.) Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960.

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date. In the estimation procedure used for some of the components, however, data from a sample of the census returns of the April enumeration were required (see "Estimation procedure").

COMPARABILITY WITH 1950 CENSUS OF HOUSING

With a few exceptions, the types of data presented in this report are not covered in the 1950 Census of Housing. Data for some of the characteristics of the total inventory in table 1 are available from the 1950 Census reports and characteristics of vacant units are available for 1950 except that characteristics other than sale price and rent are available only for the combined group of for-sale and for-rent vacant units. For individual characteristics, however, essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. The corresponding 1950 data for the inventory items in table 1 and a discussion of differences in concepts are given in Part 1A of Volume IV.

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle.

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. Cross-tabulations of characteristics of the present and previous residences of recent movers, cross-tabulations of characteristics of same units, characteristics of vacant units, and simple distributions of characteristics of new construction units also are available from the 1956 survey for each of the areas listed above. See 1956 National Housing Inventory, Volume I, Components of Change 1950 to 1956 and Volume III, Characteristics of the 1956 Inventory. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory and characteristics of the present and previous residences of recent movers may be compared, taking into account any changes

in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to "conversion" by 1959). In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics are not entirely comparable with estimates from the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

1960 PUBLICATION PROGRAM

Final housing reports.--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports; Volumes I and II are later bound into volumes, Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas).

The titles and contents of the reports are described on page IV. For the most part, they are comparable to the series published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports.--Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication, more data are tabulated than it is possible to print in the final reports. A limited amount of unpublished data is available and

photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially the same as those used in the first such survey conducted in 1956. Likewise, the concepts applying to previous and present units of recent movers remained essentially the same as in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see section on "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census of Housing and in the 1950 Census of Housing even though the types of data presented in this report (except data for the total inventory and vacant units) are not available in reports of the April 1960 and the April 1950 Censuses. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics of dwelling units are comparable, for the most part, with those used in the April 1960 Census as well as in the 1950 Census.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct interview and comparison with the 1950 Census records for purposes of determining the component of change. In the 1950 Census, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

AREA CLASSIFICATIONS

Standard metropolitan statistical area (SMSA).--To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population of at least 50,000, the smaller of which must have at least 15,000. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities, rather than counties. A more detailed discussion of the criteria used to define SMSA's is given in 1960 Census of Housing, Volume I, States and Small Areas.

The title of an SMSA always identifies the central city or cities. The largest city of an SMSA is a central city. Up to

two additional cities in an SMSA may be central cities on the basis and in the order of the following criteria: (a) The additional city has at least 250,000 inhabitants; (b) the additional city has a population of one-third or more of that of the largest city and a minimum population of 25,000 except that, in the case of twin cities, both are central cities.

In the reports for the 15 SMSA's, the boundaries of the area are indicated on the map which is included in the respective report. The boundaries are those defined as of June 8, 1959. (Changes in boundaries after this date are not reflected in the December 1959 survey.) In some cases, the 1959 boundaries differ from the 1950 boundaries and the boundaries defined for the April 1960 Census. In 1950, the areas were called standard metropolitan areas (SMA's).

The central city (cities) of the SMSA is also indicated on the map. The boundaries of these cities conform to those used for the April 1960 Census.

Standard consolidated area (SCA).--In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1950, with New York City, Newark, Jersey City, Paterson, Clifton, and Passaic as central cities, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added), with Chicago, Gary, Hammond, and East Chicago as central cities in 1959.

In the reports for these two SCA's, the boundaries of the area and the central cities are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census. The constituent parts of the SCA are listed on page 14 of the area report.

Urban-rural and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included--urban and rural and farm and nonfarm.

For this report, urban areas are those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more

Components of Inventory Change—Inventory Characteristics

acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

With respect to the classification of the previous units occupied by recent movers (for value and rent data in tables 5 and 6), a modified definition of farm residence was used. A previous unit was classified as a farm unit if it was located outside a city and if it was on a place of 10 or more acres. For purposes of the 1950 classification for value and rent data in tables 8 and 9, the 1950 Census definition was used. In 1950, farm residence in rural territory was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, 1950 instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only. Differences in definitions, however, are believed to have little effect on the relationships presented in these tables.

LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters.

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "vacant dwelling unit").

Determination of dwelling unit.--The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or

more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house.--In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.--If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel.--In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit. In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital.--Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1950 Census.

Comparability with April 1960 Census.--In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1950.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing" and footnote on table 1.)

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college

dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory. In terms of the 1959 inventory, the components of change consist of: same units, units added through new construction, units added through other sources, units changed by conversion, and units changed by merger. In terms of the 1950 inventory, the components of change consist of: same units, units lost through demolition, units lost through other means, units changed by conversion, and units changed by merger.

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1950 Census returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1950 Census records (see "Collection and processing of data"). In instances where the 1950 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Selected characteristics of two components--"same" units and "new construction" units--are presented in this report. Both 1959 and 1950 data for all the components and additional cross-tabulations for same units and new construction units are provided in Part IA of Volume IV.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1950. Thus, "same" units are common to both the 1950 and 1959 inventories. Units which changed after 1950 but by 1959 had changed back to the 1950 status are also considered "same" units. For example, a 1950 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1950 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1950 do not affect its classification as "same" if it was one dwelling unit in 1950 and in 1959. Examples of such changes in characteristics are: finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

New construction.--Any dwelling unit built between April 1950 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records.

In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

Other.--In table 1, the 1959 counts of dwelling units are given for new construction units, same units, and other units. Units in the "other" category consist of units added through means other than new construction, units changed by conversion, and units changed by merger. (See Part 1A of Volume IV for a complete discussion and data for individual components.)

UNITS OCCUPIED BY RECENT MOVERS

Households that moved into their present units in 1958 or 1959 are termed "recent movers." The household is classified by year moved on the basis of information reported for the head of the household.

In the April 1960 Census of Housing reports, Volume II, Metropolitan Housing, a few characteristics are available for present units occupied by recent movers. They are provided in the cross-tabulations of housing and household characteristics by the year the head moved into the unit.

Present and previous units of recent movers.--The "present" unit is the unit occupied by the recent mover at the time of enumeration. The previous unit is the unit from which he moved. If the household moved more than once during 1958 or 1959, the previous unit is the one from which the household last moved.

In table 2, location of the present unit as shown in the boxhead is either "in central city" or "not in central city" of the metropolitan area for which this report is issued. For the SMSA's with two central cities (Los Angeles-Long Beach, Minneapolis-St. Paul, and San Francisco-Oakland), the category "in a central city" means that the unit is located in one of the central cities. For the two SCA's (New York-Northeastern New Jersey and Chicago-Northwestern Indiana), the category "in a central city" refers to any one of the central cities of the SMSA's which comprise the SCA.

The location of the previous unit, as shown in the stub of table 2, may be in one of three groups. In the reports for the 15 SMSA's, the category "inside this SMSA" means that the previous unit was located in the same SMSA as the present unit. For the SMSA's with two central cities, "in a central city" may be either city, not necessarily the same city as the city in which the present unit is located. "Inside other SMSA" means that the previous unit was located inside an SMSA but not in the same SMSA as the present unit. "Outside SMSA's" refers to territory outside any of the SMSA's defined as of June 8, 1959; the subcategories distinguish previous units that were located in the same State as the present unit and those that were in a different State. In the reports for the two SCA's, the category "inside this metropolitan area" means that the previous unit was located inside the same area as the present unit, either in one of the central cities or outside the central cities of the SCA. "Inside other metropolitan area" means that the previous unit was located in an SMSA but not in any of the areas which make up the SCA (see footnote on table 2).

Same or different head.--Characteristics of the present and previous units occupied by recent movers are largely restricted to units whose households were "essentially the same" households in the two units. A household for which the head in the present unit was also the head in the previous unit (identified in the tables as "same head") is considered essentially the same even though there may have been some changes in the composition of the household. Conversely, a household in which there was no change except for a new household head was, nevertheless, considered a household with "different head."

OCCUPANCY CHARACTERISTICS

Occupied dwelling unit.--A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1950 Census.

Vacant dwelling unit.--A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final useable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may

be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The same concept was applied in the April 1960 Census and in the 1950 Census.

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. The categories "cash rent" paid and "no cash rent" are shown separately in some of the tables.

The same definition of tenure was used in the April 1960 Census and in the 1950 Census.

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category.

Year structure built.--"Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census (although no separate statistics are available for vacant units in 1950). While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: water supply, toilet facilities, and bathing facilities.

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a

more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: holes, open cracks, rotted, loose, or missing materials in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing window-panes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered

comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities; also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1960 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1960 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1960 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

In table 8, the 1959 value is cross-tabulated by the 1950 value for "same" units. A unit is classified as "same" if it was one and only one dwelling unit in both 1959 and 1950 regardless of its characteristics. Thus, the shift in values between 1950 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1950 classification was trailer; renter-occupied; vacant; or owner-occupied with more than one unit in the property, with business, or on a farm.

In table 5, the value of the previous unit occupied by recent movers is cross-tabulated by the value of the present unit. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. In the stub, the category "all other occupied units" comprises households whose previous units were renter-occupied units, farm units, or owner-occupied nonfarm units with more than one unit in the property or with business. Similarly, "all other occupied units" in the boxhead describes households whose present units are trailers; renter-occupied units; or owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory.

Sale price asked.--For vacant units, the sale price is the amount asked for the property including the structure and its land. The price is the amount asked at the time of enumeration and may differ from the price at which the property is sold. The data are restricted to properties available for sale which have only one dwelling unit and no business. Units in multi-unit structures and trailers were excluded from the tabulations; and in rural territory, units on places of 10 acres or more were excluded.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory. These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

In table 6, the contract rent of the previous unit occupied by recent movers is cross-tabulated by the contract rent of the present unit. The comparison is restricted to renter-occupied nonfarm units. In the stub, the category "all other occupied units" comprises households whose previous units were either owner-occupied units or renter-occupied farm units. Similarly, "all other occupied units" in the boxhead describes households whose present units are of one of these types.

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business

unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 9, this same procedure was followed. For the 1950 data in the 1950 Census reports, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 9, the 1959 gross rent is cross-tabulated by the 1950 gross rent for "same" units. A unit is classified as "same" if it was one and only one dwelling unit in both 1959 and 1950 regardless of its characteristics. Thus, the shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 9 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1950 classification is one of these types.

Monthly rent asked.--For vacant units, the monthly rent is the amount asked for the unit. The rent is the amount asked at the time of enumeration and may differ from the rent contracted for when the unit is taken. The data are restricted to vacant units available for rent; and in rural territory, the data exclude rents for vacant units on places of 10 acres or more.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included as nonrelatives.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Persons 65 years old and over.--All persons, including the head, who are members of the household and are 65 years old and

over are included in the count of persons 65 years and over. In table 1, the statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over seldom have more than 3 such persons. In table 4, only two categories are shown--"none" and "1 or more."

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on procedures will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. In the 9 metropolitan areas for which separate estimates were provided in the NHI,¹ the 1959 sample consisted, in large part of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction and boundary changes. In the 8 remaining metropolitan areas, the sample for the most part consisted of segments selected especially for the 1959 survey, although it included a few segments which had been used for the national estimates in the NHI.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration, however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

For purposes of the estimation procedure for new construction units, which required some data from the census returns, a second visit was made to the segments. In this visit, the enumerator determined the number of housing units in the segment as enumerated by the April 1960 Census enumerator. Most of these visits were made in June and July 1960.

Survey techniques.--The techniques used in the survey were designed primarily to measure counts and characteristics of components of change. For determining the component of change, comparison was made with the 1950 Census records on a unit-by-unit basis. For characteristics of dwelling units covered in this report, a subsample was selected from the units existing in 1959. A description of the various survey techniques is given in Part 1A of Volume IV.

¹ For names of areas, see "Relation to 1956 National Housing Inventory."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1950 Census records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure.--As indicated above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. For segments not in the NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. For segments which were in the NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded.

Information on the 1959 characteristics of dwelling units was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit. In a small percentage of cases, interviews for the characteristics were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced, but a minimum review of all questionnaires for completeness and consistency was retained.

PROCESSING OF DATA

Mechanical processing.--Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual editing and coding were accomplished, the FOSDIC schedules were microfilmed, and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment.

The procedures used for processing the results of the December 1959 survey are a combination of those used in the April 1960 Census and those used in the 1950 Census. The April 1960 Census used FOSDIC schedules and electronic equipment, whereas the 1950 Census used conventional-type schedules and conventional tabulators for most of the reports.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1950 Census records (and with the NHI records for units in the NHI) to verify the assigned classification.

For the characteristics of dwelling units, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry

reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For value and rent data for some of the tables, a "not reported" category was retained.

ACCURACY OF DATA

As in any survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the maps. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent.

Editing and coding in the processing operations are subject to some inaccuracies. For example, the address and other information reported for the previous unit of a recent mover were not always adequate to determine accurately whether the unit was inside or outside the city limits of the central city.

Figures from the 100-percent tabulations of the 1950 and 1960 Censuses were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census.

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

SAMPLE DESIGN AND SAMPLING VARIABILITY

The discussion below is limited primarily to a description of the sample design and procedures which pertain to the estimates of characteristics of dwelling units. A more detailed discussion, including a description of the procedures for obtaining estimates of the counts of the individual components of change, is provided in Part 1A of Volume IV.

SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent consistent with the requirements of the December 1959 survey.

Prior to the conduct of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas of extensive new construction since 1950 for areas which were not covered in the NHI, and since 1956 for areas which were covered in the NHI. In the NHI, the universe of new construction for the period 1950 to 1956 had been established and incorporated in the 1956 survey. These universes of new construction were treated separately for sampling purposes to improve the efficiency of the sample design. Typically, about one-half of the new construction units (units built between 1950 and 1959) as estimated in the December 1959 survey were

reported in segments selected from the total universe of new construction, 1950 to 1959; the remaining new construction units came from segments not in the new construction universe.

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. As the enumerator listed each unit in the segment, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics in tables 8 and 9, data were transcribed from the 1950 Census records for units in the subsample.

ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the components. The ratio estimates used information available from the 1950 Census and the April 1960 Census based on the 100-percent enumeration. The ratio estimates of the type used tend to improve the sampling variability of the estimates where there is sufficiently high correlation between sample estimates of components and sample estimates of the census totals. Where there was an indication that the correlation was inadequate, the final estimates were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., same units, conversions, mergers, demolitions, and other losses) and another was used for estimates of new construction. The latter procedure involved obtaining data from a second visit to the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units. For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

The above procedures produced the estimates of counts of individual components, which are based on the full sample. For characteristics of dwelling units, which are based on the subsample, additional ratio estimate factors were used for each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample.

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2-1/2 times the standard error.

Sample size.--For the metropolitan area covered in this report, the full sample for the counts by components of change consists of 13,700 dwelling units and the subsample for the characteristics consists of 3,600 dwelling units. The source of the various estimates is summarized in table I.

Table I.—SOURCE OF TABULATIONS

Table and item	Source
Table 1: Counts of all dwelling units, new construction, same, and other (first four lines).....	Full sample.
Characteristics (remainder of table).....	Subsample.
Tables 2 to 10: Characteristics.....	Subsample.

Standard error of numbers and percentages.--Standard errors of the counts of components of change (shown on the first four lines of detail table 1) are given in table II. Standard errors for estimates of characteristics of dwelling units (detail tables 2 to 10 and remainder of detail table 1) are given in tables III and IV. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

Table II.—STANDARD ERROR OF COUNTS OF 1959 COMPONENTS OF CHANGE
(Based on full sample)

1959 inventory	Number		Percent of all units	
	Estimate	Standard error	Estimate	Standard error
All dwelling units.....	772,400	10,800	100.0	...
New construction.....	103,100	6,700	13.4	1.1
Same.....	618,900	6,700	80.1	1.2
Other.....	50,400	5,200	6.5	0.7

For characteristics of present and previous units in tables 2 to 6 and characteristics of same units in tables 8 and 9, change in an item is also subject to sampling variability. An approximation of the standard error of the change can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of households whose previous units were owner occupied was 25,900 and the number whose present units (same head) are owner occupied is 47,300 the standard error of the 21,400 difference is read from table III.

For characteristics in detail table 1, the 1959 statistics may be compared with items from the 1950 Census. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and the sample in 1959 is identical to the standard error of the 1959 estimate.

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of standard errors which may be applied to percentage distributions of characteristics of dwelling units.

Table III.—STANDARD ERROR OF CHARACTERISTICS
(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
500.....	700	50,000.....	7,000
1,000.....	900	100,000.....	10,100
5,000.....	2,100	250,000.....	16,200
10,000.....	2,800	500,000.....	23,200
25,000.....	4,900	750,000.....	28,800

Table IV.—STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS
(Based on subsample)

Estimated percentage	Base of percentage				
	10,000	25,000	100,000	250,000	772,000
2 or 98.....	4.2	2.8	1.2	0.8	0.5
5 or 95.....	6.9	3.8	2.0	1.2	0.8
10 or 90.....	8.6	5.0	2.6	1.8	1.1
25 or 75.....	11.6	7.7	4.2	2.6	1.5
50.....	15.6	7.9	4.8	3.0	1.8

SUMMARY OF FINDINGS

Units occupied by recent movers.--Data on households that moved in 1958 or 1959 (recent movers) cast light on mobility and shifts in tenure, rents, and values associated with changes in residence. As of December 1959, approximately 144,300 households, or one-fifth of the 737,400 households in the Boston SMSA, had moved into their present units during the two-year period 1958-1959. About 94,900, or two-thirds of the households that moved, were renters in their present units while the remaining 49,400 households owned their homes.

Recent movers resided mostly in the "suburban" portion of the metropolitan area, that is, within the SMSA but outside the city limits of Boston (central city). About 42,900 of the owners in 1959 lived outside the central city compared with 6,400 inside. Likewise, 59,700 renter households resided outside the central city while 35,300 lived inside the city (table 2).

About six out of seven recent-mover households were essentially the same households, that is, the head in the present unit was also the head in the previous unit; the remaining one-seventh were different households. The composition of renter households changed more frequently than the composition of owner households. About 20 percent of the renter recent movers involved either the formation of a new household or a change in head compared with 4 percent of the recent movers who owned their present units (table 2).

Table A.--RECENT MOVERS: LOCATION OF PRESENT AND PREVIOUS UNITS, 1959
(Based on sample)

Location of previous unit	Total		Location of present unit	
	Number	Per- cent	In central city	Not in central city
Units occupied by recent movers..	144,300	...	41,700	102,600
Same head.....	123,000	100.0	33,800	89,300
Inside this SMSA.....	97,900	79.6	29,200	68,700
In central city.....	32,700	26.6	23,600	9,100
Not in central city.....	65,200	53.0	5,600	59,600
Outside this SMSA.....	25,100	20.4	4,600	20,600
Different head.....	21,300	...	7,900	13,300

As shown in table A, the bulk of the moves were local. Approximately 80 percent of the recent movers with same head moved within the Boston SMSA. Of this group, around 9,100 households moved from the central city to the "suburban" portion of the metropolitan area and 5,600 moved in the opposite direction. About one-half (56 percent) of the 25,100 households that moved from outside the SMSA were from other metropolitan areas in the Nation; the remaining 44 percent arrived from nonmetropolitan areas.

Homeownership among recent movers rose from 21 percent (25,900 households) in previous units to 38 percent (47,300 households) in the present units. Household heads moving from units that were previously renter occupied were in younger age groups than those moving from units that were owner occupied. As shown in table B, about one-half of the household heads who moved from renter-occupied units were under 35 years of age; in comparison, only one-fourth of the household heads moving from owner-occupied units were in this age group.

Table B.--RECENT MOVERS: AGE OF HEAD BY TENURE OF PRESENT AND PREVIOUS UNITS, 1959

(Based on sample)

Tenure	Total number	Percent by age of head				
		Total	Under 35 years	35 to 44 years	45 to 64 years	65 years and over
Units occupied by recent movers: Same head.....	123,000	100.0	40.8	23.5	25.4	10.3
Previous unit owner occupied....	25,900	100.0	24.7	30.5	34.7	10.1
Present unit owner occupied...	20,100	100.0	23.7	34.8	32.2	9.3
Present unit renter occupied..	5,800	100.0	28.4	15.3	43.5	12.8
Previous unit renter occupied...	97,100	100.0	45.1	21.7	22.8	10.4
Present unit owner occupied...	27,200	100.0	45.5	30.3	21.9	2.3
Present unit renter occupied..	70,000	100.0	44.9	18.3	23.2	13.6

The cross-tabulations of previous rents and values with present rents and values (tables 5 and 6) describe changes in expenditures by essentially identical households. The rents paid by the great majority of the households remained unchanged or shifted in an upward direction. The number of recent movers (reporting rents in both the previous and present units) whose rental expenditures increased was about 27,200, compared to 14,200 whose rental expenditures decreased, or a ratio of about 2 to 1. Approximately 16,900 households reported rents that fell within the same intervals, although they may have reported different rental amounts.

Values of owner-occupied properties showed similar changes from the previous to the present property. Around 9,500 owners reported higher values for their present unit than their previous unit, compared with 700 owners who reported lower values for their present unit. About 4,400 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 103,100 units, or 13 percent of the 1959 inventory, were built during the period April 1950 to December 1959. About 79,000 units, or 77 percent of the new units, were owner occupied, 17,200 units (17 percent) were renter occupied, and the remaining 6,900 (7 percent) were vacant units of all types. Virtually all the units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Around one-third of the new units had more than one bathroom. Households in newly constructed owner-occupied units were the same size as those in the renter-occupied units; the median number of persons was 3.9 for both groups. Husband-wife families with no nonrelatives constituted 93 percent of the households in new owner properties and 76 percent of those in new renter units. The cross-tabulation of characteristics by size of unit (number of rooms) indicates that the incidence of larger households and husband-wife families with no nonrelatives was greater in the larger units than in the smaller units. Other characteristics of new construction units are available in Part 1A of Volume IV.

Changes in characteristics of same units.--"Same" units represent the older portion of the housing inventory. Living quarters enumerated as one dwelling unit in 1959 were classified as "same" if the quarters existed as one and only one

Components of Inventory Change—Inventory Characteristics

dwelling unit in 1950. These units are not necessarily identical with respect to facilities, services, equipment, or condition. Approximately 618,900 units, or 80 percent of the units existing in 1959, were classified as "same." About 305,100 units (51 percent of the occupied "same" units) were owner occupied and 288,200 were occupied by renters. Although there were shifts in the tenure of individual units, the overall rates were at about the same level in 1950 and 1959.

The cross-tabulations of 1950 and 1959 rents and values (tables 8 and 9) illustrate rent and value changes for "same" units during the 1950-1959 period. The median gross rent for "same" units which were renter occupied in 1950 and 1959 (and for which rent was reported in both periods) increased about 55 percent--from \$51 in 1950 to \$79 in 1959. Table C summarizes changes in rent in terms of consolidated class intervals for units for which gross rent was reported in both periods.

Table C.--SAME UNITS: CHANGES IN GROSS RENT, 1950 TO 1959
(Based on sample. Percent distribution)

1950 gross rent	Total	In lower class interval in 1959	In same class interval in 1959	In higher class interval in 1959
Less than \$40.....	100.0	...	9.3	90.7
\$40 to \$59.....	100.0	2.0	14.9	83.1
\$60 to \$79.....	100.0	1.6	20.0	78.4
\$80 to \$99.....	100.0	5.7	21.0	73.3
\$100 or more.....	100.0	...	100.0	...

Value of owner-occupied properties showed a similar overall increase. The median value for "same" units which were occupied by owners in 1950 and 1959 (and for which value was reported in both periods) increased about 50 percent--from \$10,200 to \$15,300. Table D summarizes changes in value in terms of consolidated class intervals. Other 1950 and 1959 characteristics of "same" units are presented in Part 1A of Volume IV.

Table D.--SAME UNITS: CHANGES IN VALUE, 1950 TO 1959

(Based on sample. Percent distribution)

1950 value	Total	In lower class interval in 1959	In same class interval in 1959	In higher class interval in 1959
Less than \$5,000.....	100.0	...	5.1	94.9
\$5,000 to \$9,900.....	100.0	0.9	8.5	90.6
\$10,000 to \$14,900.....	100.0	1.6	27.5	70.9
\$15,000 to \$19,900.....	100.0	2.3	23.6	74.1
\$20,000 to \$24,900.....	100.0	0.3	43.2	56.5
\$25,000 or more.....	100.0	32.0	68.0	...

Vacant units on the market.--In 1959, vacant units amounted to 35,000 or 4.5 percent of the total inventory. However, 16,200 of these units were dilapidated or held off the market, leaving 18,800 available for rent or for sale.

The 7,200 vacant units available for sale represented 1.8 percent of the total homeowner supply (the homeowner supply consisting of owner-occupied units and vacant units available for sale). About two-thirds of the available vacancies for sale were built in the period 1950-1959. All the vacant units had all plumbing facilities (hot water, private toilet, and bath) and about four-fifths were single-unit properties. Approximately 64 percent of the available vacancies for sale were units that had 6 rooms or more.

The 11,600 vacant units available for rent represented 3.3 percent of the total supply of rental units (renter-occupied units plus vacant units available for rent). Virtually all (96 percent) of the available vacancies for rent were built before 1950. Approximately one-tenth of the vacant units were single-unit structures, two-thirds were in 2- to 4-unit structures, and the remaining vacancies were in structures containing 5 units or more. Nine-tenths of the available vacancies for rent had all plumbing facilities and about four-tenths had 5 rooms or more. The median rent asked for the available vacant units was \$63.

Table 1.—SELECTED CHARACTERISTICS OF THE HOUSING INVENTORY: 1959

[Based on sample; see text. Percent not shown where less than 0.1]

Subject	Number	Percent	Subject	Number	Percent
All dwelling units ¹	772,404	100.0	PERSONS		
New construction.....	103,123	13.4	All occupied units.....	737,437	100.0
Same.....	618,907	80.1	1 person.....	94,911	12.9
Other.....	50,374	6.5	2 persons.....	205,134	27.8
TENURE AND VACANCY STATUS			3 persons.....	136,000	18.4
All units.....	772,404	100.0	4 persons.....	136,033	18.4
Occupied.....	737,437	95.5	5 persons.....	86,861	11.8
Owner occupied.....	398,522	51.6	6 persons or more.....	78,498	10.6
Renter occupied.....	338,915	43.9	Owner occupied.....		
Vacant.....	34,967	4.5	1 person.....	398,522	100.0
Available for sale only.....	7,202	0.9	2 persons.....	28,572	7.2
Available for rent.....	11,610	1.5	3 persons.....	102,082	25.6
Other.....	16,155	2.1	4 persons.....	73,848	18.3
CONDITION AND PLUMBING			5 persons.....	83,378	20.9
All units.....	772,404	100.0	6 persons or more.....	57,711	14.5
Not dilapidated.....	745,402	96.5	52,931	13.3	
With all plumbing facilities.....	715,058	92.6	Renter occupied.....		
Lacking only hot water.....	6,041	0.8	1 person.....	338,915	100.0
Lacking other plumbing facilities.....	24,303	3.1	2 persons.....	66,339	19.6
Dilapidated.....	27,002	3.5	3 persons.....	103,052	30.4
Owner occupied.....			4 persons.....	62,152	18.3
Not dilapidated.....	398,522	100.0	5 persons.....	52,655	15.5
With all plumbing facilities.....	390,795	98.1	6 persons or more.....	29,150	8.6
With all plumbing facilities.....	387,767	97.3	25,567	7.5	
Lacking only hot water.....	1,385	0.3	HOUSEHOLD COMPOSITION BY AGE OF HEAD		
Lacking other plumbing facilities.....	1,643	0.4	All occupied units.....	737,437	100.0
Dilapidated.....	7,727	1.9	Male head, wife present, no nonrelatives.....	531,272	72.0
Renter occupied.....			Under 45 years.....	266,659	36.2
Not dilapidated.....	338,915	100.0	45 to 64 years.....	194,079	26.3
With all plumbing facilities.....	323,974	95.6	65 years and over.....	70,534	9.6
With all plumbing facilities.....	300,330	88.6	Other male head.....	61,078	8.3
Lacking only hot water.....	3,508	1.0	Under 65 years.....	38,799	5.3
Lacking other plumbing facilities.....	20,136	5.9	65 years and over.....	22,279	3.0
Dilapidated.....	14,941	4.4	Female head.....	145,087	19.7
Vacant.....			Under 65 years.....	76,666	10.4
BATHROOMS	34,967	...	65 years and over.....	68,421	9.3
All units.....	772,404	100.0	Owner occupied.....		
1.....	613,916	79.5	Male head, wife present, no nonrelatives.....	398,522	100.0
More than 1.....	117,416	15.2	Under 45 years.....	315,187	79.1
Shared or none.....	41,072	5.3	Under 45 years.....	139,677	35.0
Owner occupied.....			45 to 64 years.....	129,829	32.6
1.....	398,522	100.0	65 years and over.....	45,681	11.5
1.....	288,310	72.3	Other male head.....	24,575	6.2
More than 1.....	105,265	26.4	Under 65 years.....	14,373	3.6
Shared or none.....	4,947	1.2	65 years and over.....	10,202	2.6
Renter occupied.....			Female head.....	58,760	14.7
1.....	338,915	100.0	Under 65 years.....	27,840	7.0
1.....	299,706	88.4	65 years and over.....	30,920	7.8
More than 1.....	9,739	2.9	Renter occupied.....		
Shared or none.....	29,470	8.7	Male head, wife present, no nonrelatives.....	338,915	100.0
Vacant.....			Under 45 years.....	216,085	63.8
BATHROOMS	34,967	...	45 to 64 years.....	126,982	37.5
All units.....	772,404	100.0	65 years and over.....	64,250	19.0
1 and 2 rooms.....	35,257	4.6	65 years and over.....	24,853	7.3
3 rooms.....	67,450	8.7	Other male head.....	36,503	10.8
4 rooms.....	133,714	17.3	Under 65 years.....	24,426	7.2
5 rooms.....	196,536	25.4	65 years and over.....	12,077	3.6
6 rooms.....	173,620	22.5	Female head.....	86,327	25.5
7 rooms or more.....	165,827	21.5	Under 65 years.....	48,826	14.4
Owner occupied.....			65 years and over.....	37,501	11.1
1 and 2 rooms.....	398,522	100.0	YEAR MOVED INTO UNIT		
3 rooms.....	1,935	0.5	All occupied units.....	737,437	100.0
4 rooms.....	5,682	1.4	1958 and 1959.....	144,292	19.6
5 rooms.....	36,221	9.1	1955 to 1957.....	166,220	22.5
6 rooms.....	93,374	23.4	1950 to 1954.....	144,366	19.6
7 rooms or more.....	120,385	30.2	1949 or earlier.....	282,559	38.3
Renter occupied.....			Owner occupied.....		
1 and 2 rooms.....	338,915	100.0	1958 and 1959.....	398,522	100.0
3 rooms.....	31,798	9.4	1955 to 1957.....	49,361	12.4
4 rooms.....	54,504	16.1	1950 to 1954.....	72,738	18.3
5 rooms.....	89,549	26.4	1950 to 1954.....	78,374	19.7
6 rooms.....	97,910	28.9	1949 or earlier.....	198,049	49.7
7 rooms or more.....	45,469	13.4	Renter occupied.....		
Vacant.....			1958 and 1959.....	338,915	100.0
BATHROOMS	34,967	...	1955 to 1957.....	94,931	28.0
All units.....	772,404	100.0	1950 to 1954.....	93,482	27.6
1 and 2 rooms.....	35,257	4.6	1950 to 1954.....	65,992	19.5
3 rooms.....	67,450	8.7	1949 or earlier.....	84,510	24.9
4 rooms.....	133,714	17.3	Footnote		
5 rooms.....	196,536	25.4	1 The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 818,377; for comparability between housing unit and dwelling unit, see section on "Dwelling unit."		
6 rooms.....	173,620	22.5			
7 rooms or more.....	165,827	21.5			

Components of Inventory Change—Inventory Characteristics

Table 1.—SELECTED CHARACTERISTICS OF THE HOUSING INVENTORY: 1959—Con.

[Based on sample; see text. Percent not shown where less than 0.1]

Subject	Number	Percent	Subject	Number	Percent
PERSONS 65 YEARS OLD AND OVER			GROSS RENT		
All occupied units.....	737,437	100.0	Renter-occupied nonfarm units.....	338,915	...
None.....	538,495	73.0	Reporting.....	330,701	100.0
1 person.....	144,045	19.5	Less than \$40.....	10,293	3.1
2 persons.....	51,065	6.9	\$40 to \$59.....	51,431	15.6
3 persons or more.....	3,832	0.5	\$60 to \$79.....	91,457	27.7
Owner occupied.....	398,522	100.0	\$80 to \$99.....	96,254	29.1
None.....	283,257	71.1	\$100 to \$119.....	44,492	13.5
1 person.....	77,451	19.4	\$120 to \$149.....	23,883	7.2
2 persons.....	34,212	8.6	\$150 to \$199.....	7,081	2.1
3 persons or more.....	3,602	0.9	\$200 or more.....	5,810	1.8
Renter occupied.....	338,915	100.0	No cash rent.....	8,214	...
None.....	255,238	75.3	CONTRACT RENT		
1 person.....	66,594	19.6	Renter-occupied nonfarm units.....	338,915	...
2 persons.....	16,853	5.0	Reporting.....	330,701	100.0
3 persons or more.....	230	0.1	Less than \$40.....	46,115	13.9
VALUE			\$40 to \$59.....	99,206	30.0
Owner-occupied nonfarm units ¹	276,402	100.0	\$60 to \$79.....	92,936	28.1
Less than \$5,000.....	3,018	1.1	\$80 to \$99.....	51,016	15.4
\$5,000 to \$7,400.....	7,650	2.8	\$100 to \$119.....	17,921	5.4
\$7,500 to \$9,900.....	13,537	4.9	\$120 to \$149.....	14,707	4.4
\$10,000 to \$12,400.....	38,483	13.9	\$150 to \$199.....	3,229	1.0
\$12,500 to \$14,900.....	51,745	18.7	\$200 or more.....	5,571	1.7
\$15,000 to \$17,400.....	50,168	18.2	No cash rent.....	8,214	...
\$17,500 to \$19,900.....	33,650	12.2			
\$20,000 to \$24,900.....	40,402	14.6			
\$25,000 to \$34,900.....	23,318	8.4			
\$35,000 or more.....	14,431	5.2			

¹ Restricted to single-unit properties; see text.

Table 2.—RECENT MOVERS: LOCATION AND TENURE OF PRESENT UNIT BY LOCATION OF PREVIOUS UNIT, 1959

[Based on sample; see text]

Previous unit: Location	Total	Present unit: Tenure and location in this SMSA					
		All occupied		Owner occupied		Renter occupied	
		In central city	Not in central city	In central city	Not in central city	In central city	Not in central city
Units occupied by recent movers.....	144,292	41,690	102,602	6,427	42,934	35,263	59,668
Same head.....	123,029	33,774	89,255	5,968	41,342	27,806	47,913
Inside this SMSA.....	97,904	29,205	68,699	5,968	33,826	23,237	34,873
In central city.....	32,671	23,578	9,093	5,072	4,061	18,906	5,032
Not in central city.....	65,233	5,627	59,606	896	29,765	4,731	29,841
Inside other SMSA.....	14,160	3,238	10,922	...	4,424	3,238	6,498
In central city.....	7,714	2,271	5,443	...	2,241	2,271	3,202
Not in central city.....	6,446	967	5,479	...	2,183	967	3,296
Outside SMSA's.....	10,965	1,331	9,634	...	3,092	1,331	6,542
Same State.....	4,052	...	4,052	...	1,815	...	2,237
Different State.....	6,913	1,331	5,582	...	1,277	1,331	4,305
Different head.....	21,263	7,916	13,347	459	1,592	7,457	11,755
Inside this SMSA.....	16,385	6,113	10,272	459	1,548	5,654	8,724
Not in this SMSA.....	4,878	1,803	3,075	...	44	1,803	3,031

Table 3.—RECENT MOVERS: TENURE OF PRESENT UNIT BY TENURE OF PREVIOUS UNIT, 1959

[Based on sample; see text]

Previous unit: Tenure and location	Total	Present unit: Tenure			Previous unit: Tenure and location	Total	Present unit: Tenure		
		Owner occupied	Renter occupied				Owner occupied	Renter occupied	
			Cash rent	No cash rent				Cash rent	No cash rent
All units occupied by recent movers..	144,292	49,361	93,387	1,544	Inside this SMSA.....	114,289	41,801	72,011	477
Same head.....	123,029	47,310	74,175	1,544	Same head.....	97,904	39,794	57,633	477
Owner occupied.....	25,889	20,136	5,753	...	Owner occupied.....	19,866	16,542	3,324	...
Renter occupied:					Cash rent.....	75,744	22,375	52,892	477
Cash rent.....	93,689	26,297	66,377	1,015	No cash rent.....	2,294	877	1,417	...
No cash rent.....	3,451	877	2,045	529	Different head.....	16,385	2,007	14,378	...
Different head.....	21,263	2,051	19,212	...	Not in this SMSA.....	30,003	7,560	21,376	1,067

Table 4.—RECENT MOVERS: AGE OF HEAD AND PRESENCE OF PERSONS 65 YEARS OLD AND OVER, BY TENURE OF PRESENT AND PREVIOUS UNITS, 1959

[Based on sample; see text]

Tenure	Present unit							
	Age of head					Persons 65 years old and over		
	Total	Under 35 years	35 to 44 years	45 to 64 years	65 years and over	Total	None	1 or more
Units occupied by recent movers.....	144,292	67,097	30,428	33,291	13,476	144,292	127,936	16,356
Same head.....	123,029	50,188	28,945	31,183	12,713	123,029	107,508	15,521
Previous unit owner occupied:								
Present unit owner occupied.....	20,136	4,772	7,014	6,489	1,861	20,136	17,775	2,361
Present unit renter occupied.....	5,753	1,633	881	2,500	739	5,753	4,716	1,037
Previous unit renter occupied:								
Present unit owner occupied.....	27,174	12,374	8,232	5,951	617	27,174	24,547	2,627
Present unit renter occupied.....	69,966	31,409	12,818	16,243	9,496	69,966	60,470	9,496
Different head.....	21,263	16,909	1,483	2,108	763	21,263	20,428	835

Table 5.—RECENT MOVERS: VALUE OF PRESENT PROPERTY BY VALUE OF PREVIOUS PROPERTY, 1959

[Based on sample; see text]

Previous property: Value	Total	Present property: Value											All other occupied units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Units occupied by recent movers.....	144,292	41,974	642	903	455	4,715	9,753	6,194	4,095	7,040	7,748	429	102,318
Same head.....	123,029	40,382	576	903	455	3,910	9,506	5,806	4,095	6,954	7,748	429	82,647
Owner-occupied nonfarm units ¹	22,809	15,661	121	...	...	930	2,402	1,209	1,450	3,810	5,371	368	7,148
Less than \$5,000.....	590	121	121	...	...	...	...	...	...	...	...	...	469
\$5,000 to \$7,400.....	515	231	...	...	...	231	...	...	...	...	...	...	284
\$7,500 to \$9,900.....	1,157	311	...	...	...	...	246	65	...	...	...	...	846
\$10,000 to \$12,400.....	2,178	1,300	...	...	...	475	477	64	284	...	...	...	878
\$12,500 to \$14,900.....	5,867	3,909	...	...	284	994	423	319	1,873	76	...	...	1,958
\$15,000 to \$17,400.....	3,606	2,674	...	...	...	231	634	383	783	643	...	...	932
\$17,500 to \$19,900.....	1,512	1,234	...	...	...	...	...	354	341	539	...	...	278
\$20,000 to \$24,900.....	3,933	3,482	...	...	...	...	44	194	487	2,757	...	...	451
\$25,000 or more.....	1,533	1,398	...	...	...	...	...	42	1,356	...	...	...	135
Not reported.....	1,918	1,001	...	...	...	454	43	136	...	...	368	...	917
All other occupied units.....	100,220	24,721	455	903	455	2,980	7,104	4,597	2,645	3,144	2,377	61	75,499
Different head.....	21,263	1,592	66	...	...	805	247	388	...	86	...	...	19,671

¹ Restricted to single-unit properties; see text.

Table 6.—RECENT MOVERS: CONTRACT RENT OF PRESENT UNIT BY CONTRACT RENT OF PREVIOUS UNIT, 1959

[Based on sample; see text]

Previous unit: Contract rent	Total	Present unit: Contract rent											All other occupied units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Units occupied by recent movers.....	144,292	94,931	1,141	3,933	6,169	13,870	12,250	14,625	22,918	7,636	9,925	2,464	49,361
Same head.....	123,029	75,719	917	3,179	4,807	11,292	9,449	11,715	18,512	5,840	7,544	2,464	47,310
Renter-occupied nonfarm units.....	94,970	67,796	686	3,179	4,432	10,908	9,075	9,942	15,238	5,109	6,993	2,234	27,174
Less than \$30.....	2,083	1,741	...	301	450	297	693	...	...	...	...	...	342
\$30 to \$39.....	5,052	3,420	224	523	540	536	616	224	247	279	...	231	1,632
\$40 to \$49.....	11,920	9,786	...	812	1,368	3,388	2,273	224	1,497	...	...	224	2,134
\$50 to \$59.....	10,768	7,909	...	354	1,062	1,826	1,143	1,666	1,623	...	235	...	2,859
\$60 to \$69.....	16,497	11,219	462	311	404	3,045	1,629	2,341	1,524	591	836	76	5,278
\$70 to \$79.....	9,709	5,296	...	230	76	462	733	1,507	1,500	76	466	246	4,413
\$80 to \$99.....	16,313	11,941	...	301	505	623	1,823	5,816	1,802	1,071	...	...	4,372
\$100 to \$119.....	5,513	3,585	...	...	...	...	455	1,052	1,134	713	...	231	1,928
\$120 or more.....	6,113	4,379	...	...	...	...	231	224	153	692	3,079	...	1,734
No cash rent or rent not reported.....	11,002	8,520	...	648	231	849	1,334	1,478	1,826	535	593	1,226	2,482
All other occupied units.....	28,059	7,923	231	...	375	384	374	1,773	3,274	731	551	230	20,136
Different head.....	21,263	19,212	224	754	1,362	2,578	2,801	2,910	4,406	1,796	2,381	...	2,051

Table 7.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	103,123	582	4,832	15,274	27,955	35,528	18,952
CONDITION AND PLUMBING							
All units.....	103,123	582	4,832	15,274	27,955	35,528	18,952
Not dilapidated:							
With all plumbing facilities.....	103,047	582	4,832	15,274	27,955	35,452	18,952
Lacking some or all facilities.....	76	...	...	...	...	76	...
Dilapidated.....	76	...	...	...	...	...	...
Owner occupied.....	79,021	...	1,703	9,041	22,158	28,029	18,090
Not dilapidated:							
With all plumbing facilities.....	78,945	...	1,703	9,041	22,158	27,953	18,090
Lacking some or all facilities.....	76	...	...	...	...	76	...
Dilapidated.....	76	...	...	...	...	...	...
Renter occupied.....	17,230	582	2,950	4,456	5,437	3,404	401
Not dilapidated:							
With all plumbing facilities.....	17,230	582	2,950	4,456	5,437	3,404	401
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	6,872	...	179	1,777	360	4,095	461
BATHROOMS							
All units.....	103,123	582	4,832	15,274	27,955	35,528	18,952
1.....	70,505	582	4,832	14,706	24,608	22,721	3,056
More than 1.....	32,618	...	...	568	3,347	12,807	15,896
Shared or none.....	...	...	...	...	...	...	...
Owner occupied.....	79,021	...	1,703	9,041	22,158	28,029	18,090
1.....	47,528	...	1,703	8,473	19,024	15,498	2,830
More than 1.....	31,493	...	...	568	3,134	12,531	15,260
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	17,230	582	2,950	4,456	5,437	3,404	401
1.....	16,907	582	2,950	4,456	5,301	3,392	226
More than 1.....	323	...	...	...	136	12	175
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	6,872	...	179	1,777	360	4,095	461
PERSONS							
All occupied units.....	96,251	582	4,653	13,497	27,595	31,433	18,491
1 person.....	4,085	330	1,972	643	210	519	411
2 persons.....	15,782	252	2,034	4,758	4,018	3,740	980
3 persons.....	17,008	...	494	3,769	6,002	4,590	2,153
4 persons.....	30,327	...	153	2,402	8,996	11,465	7,311
5 persons.....	16,152	...	...	1,394	4,153	6,415	4,190
6 persons or more.....	12,897	...	...	531	4,216	4,704	3,446
Owner occupied.....	79,021	...	1,703	9,041	22,158	28,029	18,090
1 person.....	2,058	...	493	566	210	378	411
2 persons.....	12,317	...	563	3,399	3,749	3,740	866
3 persons.....	15,097	...	494	2,187	5,789	4,474	2,153
4 persons.....	27,104	...	153	1,344	7,668	10,765	7,174
5 persons.....	13,345	...	...	1,014	2,412	5,729	4,190
6 persons or more.....	9,100	...	...	531	2,330	2,943	3,296
Renter occupied.....	17,230	582	2,950	4,456	5,437	3,404	401
1 person.....	2,027	330	1,479	77	...	141	...
2 persons.....	3,465	252	1,471	1,359	269	...	114
3 persons.....	1,911	...	...	1,582	213	116	...
4 persons.....	3,223	...	...	1,058	1,328	700	177
5 persons.....	2,807	...	...	380	1,741	686	...
6 persons or more.....	3,797	...	...	...	1,886	1,761	150
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	96,251	582	4,653	13,497	27,595	31,433	18,491
Male head, wife present, no nonrelatives.....	86,750	252	2,394	11,497	26,034	29,364	17,209
Under 45 years.....	61,205	...	1,261	8,482	19,762	21,268	10,432
45 to 64 years.....	21,290	...	435	2,144	5,534	6,931	6,246
65 years and over.....	4,255	252	698	871	738	1,165	531
Other male head.....	2,803	...	1,086	547	306	230	634
Female head.....	6,698	330	1,173	1,453	1,255	1,839	648
Owner occupied.....	79,021	...	1,703	9,041	22,158	28,029	18,090
Male head, wife present, no nonrelatives.....	73,720	...	1,210	8,247	21,128	26,327	16,808
Under 45 years.....	50,355	...	647	5,911	15,350	18,302	10,145
45 to 64 years.....	19,876	...	76	1,768	5,040	6,860	6,132
65 years and over.....	3,489	...	487	568	738	1,165	531
Other male head.....	1,980	...	493	394	229	230	634
Female head.....	3,321	...	...	400	801	1,472	648
Renter occupied.....	17,230	582	2,950	4,456	5,437	3,404	401
Male head, wife present, no nonrelatives.....	13,030	252	1,184	3,250	4,906	3,037	401
Under 45 years.....	10,850	...	614	2,571	4,412	2,966	287
45 to 64 years.....	1,414	...	359	376	494	71	114
65 years and over.....	766	252	211	303	...	...	...
Other male head.....	823	...	593	153	77	...	...
Female head.....	3,377	330	1,173	1,053	454	367	...

Table 8.—SAME UNITS: 1959 VALUE OF PROPERTY BY 1950 VALUE OF PROPERTY

[Based on sample; see text]

1950 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Same units, 1950 and 1959: With 1950 records available.....	563,319	173,462	1,522	6,417	8,706	30,043	34,953	29,738	19,044	21,188	19,563	2,288	389,897
Owner-occupied nonfarm units ¹	158,408	145,834	1,067	5,038	6,897	25,300	31,166	26,825	16,142	17,467	14,387	1,545	12,574
Less than \$5,000.....	13,748	11,722	587	3,609	2,887	2,174	1,319	685	231	...	...	230	2,026
\$5,000 to \$7,400.....	23,295	21,251	480	981	1,504	10,349	5,545	1,859	302	231	...	...	2,044
\$7,500 to \$9,900.....	36,646	34,736	448	1,821	8,874	13,771	8,451	1,140	231	...	...	...	1,910
\$10,000 to \$12,400.....	38,495	35,305	...	685	2,763	8,649	11,520	6,282	3,796	924	686	...	3,190
\$12,500 to \$14,900.....	8,467	8,467	...	...	...	455	...	1,154	5,473	1,154	231	...	...
\$15,000 to \$17,400.....	13,497	13,035	...	...	...	224	...	2,058	2,239	5,699	2,815	...	462
\$17,500 to \$19,900.....	7,294	7,294	...	...	...	...	230	224	231	2,610	3,768	231	...
\$20,000 to \$24,900.....	6,989	5,834	...	...	...	...	...	...	13	2,350	3,073	398	1,155
\$25,000 or more.....	6,472	4,916	...	...	...	...	178	412	...	981	3,345	...	1,596
Not reported.....	3,505	3,274	...	...	...	916	1,019	462	231	415	231	...	231
All other occupied and vacant units..	404,911	27,628	455	1,379	1,809	4,743	3,787	2,913	2,902	3,721	5,176	743	377,283

¹ Restricted to single-unit properties; see text.

Table 9.—SAME UNITS: 1959 GROSS RENT BY 1950 GROSS RENT

[Based on sample; see text]

1950 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units, 1950 and 1959: With 1950 records available.....	563,319	265,718	462	7,070	16,171	22,191	30,926	42,219	74,439	33,947	19,750	18,543	297,601
Renter-occupied nonfarm units.....	283,273	229,085	462	5,691	15,023	20,850	30,240	39,405	61,550	25,897	16,439	13,528	54,188
Less than \$30.....	11,053	9,234	231	1,639	2,287	2,729	1,141	297	231	...	...	679	1,819
\$30 to \$39.....	36,096	30,810	231	1,469	5,197	8,334	7,626	4,776	1,589	454	224	910	5,286
\$40 to \$49.....	72,205	60,797	...	2,135	5,502	6,901	10,258	16,319	14,790	2,296	461	2,135	11,408
\$50 to \$59.....	64,631	49,967	...	...	910	2,432	5,003	10,728	20,964	5,869	924	3,137	14,664
\$60 to \$69.....	43,341	35,073	...	...	455	230	3,477	3,987	14,262	7,678	2,468	2,516	8,268
\$70 to \$79.....	16,620	12,425	...	...	...	...	224	1,062	4,423	3,189	2,162	1,365	4,195
\$80 to \$99.....	15,026	12,277	...	...	...	224	224	231	2,534	4,563	4,270	231	2,749
\$100 to \$119.....	1,686	1,617	...	...	...	...	...	...	...	231	1,386	...	69
\$120 or more.....	3,153	2,929	...	...	...	...	...	...	...	231	2,698	...	224
No cash rent or rent not reported..	19,462	13,956	...	448	672	...	2,287	2,005	2,757	1,386	1,846	2,555	5,506
All other occupied and vacant units..	280,046	36,633	...	1,379	1,148	1,341	686	2,814	12,889	8,050	3,311	5,015	243,413

Components of Inventory Change—Inventory Characteristics

Table 10.—AVAILABLE VACANT UNITS: CHARACTERISTICS OF TOTAL AND NEW CONSTRUCTION UNITS, 1959

[Based on sample; see text]

Subject	Total	New construction	Subject	Total	New construction
Vacant units available for sale.....	7,202	4,692	Vacant units available for rent.....	11,610	480
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	5,840	4,692	1.....	1,102	...
2.....	459	...	2 to 4.....	7,709	...
3 or more.....	903	...	5 to 19.....	1,663	151
			20 or more.....	1,136	329
YEAR STRUCTURE BUILT			YEAR STRUCTURE BUILT		
1957 to 1959.....	4,571	4,571	1957 to 1959.....	179	179
April 1950 to 1956.....	121	121	April 1950 to 1956.....	301	301
1940 to March 1950.....	...	...	1940 to March 1950.....	332	...
1939 or earlier.....	2,510	...	1939 or earlier.....	10,798	...
ROOMS			ROOMS		
3 rooms or less.....	224	...	1 and 2 rooms.....	1,180	...
4 rooms.....	2,241	1,096	3 rooms.....	2,791	179
5 rooms.....	153	153	4 rooms.....	2,487	226
6 rooms or more.....	4,584	3,443	5 rooms or more.....	5,152	75
PLUMBING FACILITIES			PLUMBING FACILITIES		
With all facilities.....	7,202	4,692	With all facilities.....	10,709	480
Lacking some or all facilities.....	...	...	Lacking some or all facilities.....	901	...
SALE PRICE ASKED			RENT ASKED		
Nonfarm available for sale ¹	5,840	4,692	Nonfarm available for rent.....	11,610	480
Less than \$5,000.....	224	...	Less than \$30.....	...	...
\$5,000 to \$9,900.....	1,096	1,096	\$30 to \$39.....	2,240	...
\$10,000 to \$14,900.....	307	76	\$40 to \$49.....	1,366	179
\$15,000 to \$19,900.....	3,185	2,954	\$50 to \$59.....	1,449	76
\$20,000 to \$24,900.....	259	28	\$60 to \$69.....	2,443	150
\$25,000 or more.....	769	538	\$70 to \$79.....	978	75
			\$80 to \$89.....	839	...
			\$100 to \$149.....	2,295	...
			\$150 or more.....	...	...

¹ Restricted to single-unit properties; see text.

Boston, Mass.

STANDARD METROPOLITAN STATISTICAL AREA



DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959).

THE 1959 AREA INCLUDES THE FOLLOWING TOWNS ADDED SINCE 1950:
 SUDBURY TOWN IN MIDDLESEX CO.; TOPSFIELD TOWN IN ESSEX CO.; AVON, HOLBROOK, AND
 NORFOLK TOWNS IN NORFOLK CO.; ABINGTON, DUXBURY, HANOVER, MARSHFIELD, NORWALL,
 PEMBROKE, ROCKLAND, AND SCITUATE TOWNS IN PLYMOUTH CO.

AVON TOWN IN NORFOLK COUNTY AND ABINGTON TOWN IN PLYMOUTH COUNTY ARE NOT
 INCLUDED IN THE BOSTON SMSA FOR 1960.

U.S. DEPARTMENT OF COMMERCE
 Bureau of the Census



COUNTY LINE
 CITY LIMITS
 TOWN LINE