

# U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-7

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

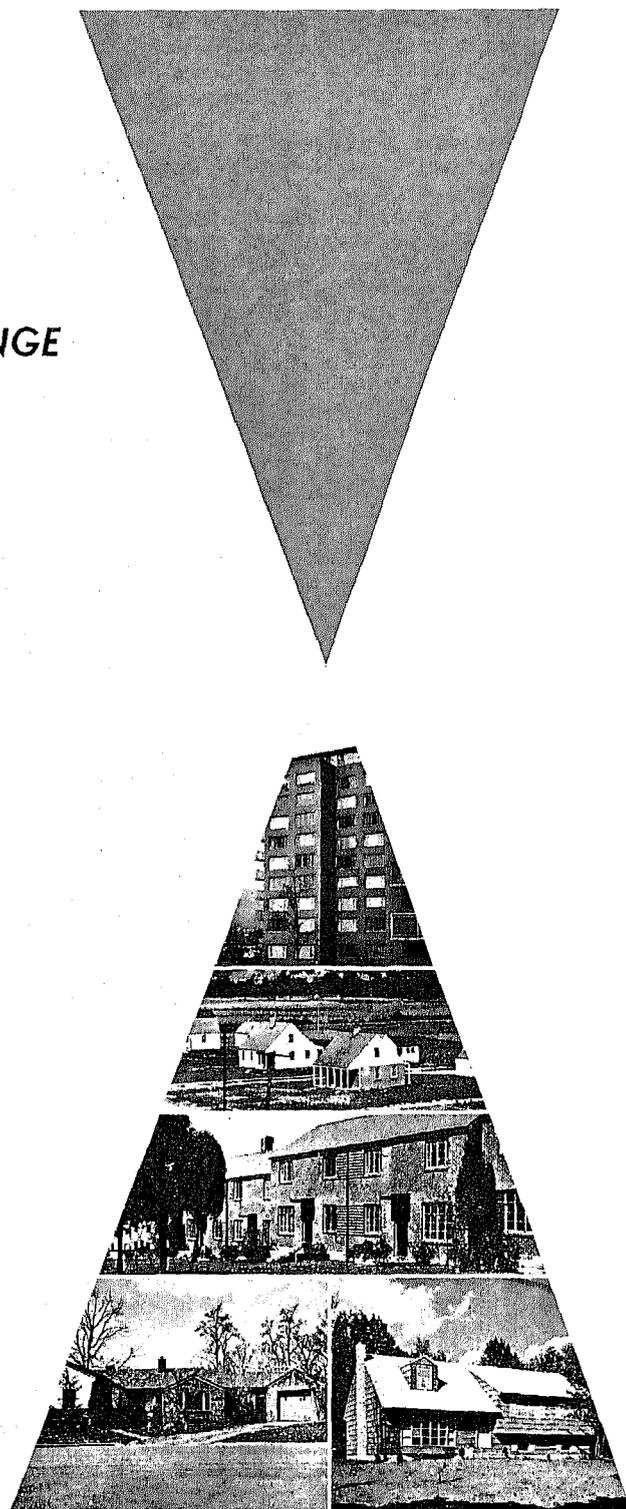
### *Los Angeles—Long Beach, Calif., Standard Metropolitan Statistical Area*

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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 Serraille 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)

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

### SUBJECTS BY TYPE OF UNIT AND TABLE NUMBER

Subject	Simple distribution, 1959			Cross-classification, 1959								
	Total units	Available vacant units: Total and new construction		Recent movers: Characteristic of present unit						New construction units: Number of rooms	Same units	
		For sale	For rent	Location and tenure	Tenure	Contract rent	Value	Age of head	Persons 65 years old and over		Gross rent	Value
	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>
Counts of:												
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").

## Components of Inventory Change—Inventory Characteristics

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

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 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 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 defect which may be hidden. Defects which would be revealed only by

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 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 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,<sup>1</sup> 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.

<sup>1</sup> 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 12,000 dwelling units and the subsample for the characteristics consists of 3,500 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.....	2,327,800	60,000	100.0	...
New construction.....	857,600	47,000	36.8	1.0
Same.....	1,371,800	7,600	58.9	0.8
Other.....	98,400	19,100	4.2	0.8

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 158,800 and the number whose present units (same head) are owner occupied is 228,400 the standard error of the 69,600 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
5,000.....	3,100	100,000.....	13,200
10,000.....	4,400	250,000.....	21,900
25,000.....	6,400	500,000.....	29,900
50,000.....	9,200	1,000,000.....	40,300
75,000.....	10,900	2,000,000.....	57,500

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	1,000,000	2,328,000
2 or 98.....	4.1	2.0	1.2	0.6	0.4
5 or 95.....	5.9	3.0	1.8	0.9	0.6
10 or 90.....	8.3	4.2	2.4	1.3	0.8
25 or 75.....	12.1	5.5	3.4	1.9	1.1
50.....	14.0	6.4	3.9	2.3	1.2

## 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 716,900 households, or one-third of the 2,193,900 households in the Los Angeles-Long Beach SMSA, had moved into their present units during the two-year period 1958-1959. About 476,600, or two-thirds of the households that moved, were renters in their present units while the remaining 240,200 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 Los Angeles and Long Beach (central cities). About 166,300 (69 percent) of the owners in 1959 lived outside the central cities compared with 73,900 inside. Renter households, on the other hand, were evenly distributed inside and outside the central cities (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 out of ten 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 a central city	Not in central cities
Units occupied by recent movers..	716,900	...	313,100	403,800
Same head.....	624,700	100.0	264,800	359,800
Inside this SMSA.....	509,200	81.5	216,300	292,900
In a central city.....	211,000	33.8	150,600	60,500
Not in central cities.....	298,200	47.7	65,800	232,400
Outside this SMSA.....	115,500	18.5	48,500	67,000
Different head.....	92,200	...	48,200	44,000

As shown in table A, the bulk of the moves were local. Approximately 82 percent of the recent movers with same head moved within the Los Angeles-Long Beach SMSA. Of this group, around 60,500 households moved from the central cities to the "suburban" portion of the metropolitan area while 65,800 moved in the opposite direction. The 115,500 households that moved from outside the SMSA were primarily from other metropolitan areas in the Nation; about 79,000 households arrived from other SMSA's compared with 36,500 from nonmetropolitan areas.

Homeownership among recent movers rose from 25 percent (158,800 households) in previous units to 37 percent (228,400 households) in the present units. Household heads moving from units that were previously renter occupied were younger 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.....	624,700	100.0	43.6	24.2	25.7	6.5
Previous unit owner occupied....	158,800	100.0	22.5	30.2	41.4	5.9
Present unit owner occupied...	109,900	100.0	23.2	30.2	41.9	4.7
Present unit renter occupied..	48,800	100.0	20.9	30.2	40.5	8.4
Previous unit renter occupied...	465,900	100.0	50.8	22.2	20.4	6.6
Present unit owner occupied...	118,400	100.0	43.2	30.7	20.7	5.4
Present unit renter occupied..	347,500	100.0	53.3	19.3	20.3	7.1

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 140,000, compared to 70,000 whose rental expenditures decreased, or a ratio of about 2 to 1. Approximately 95,000 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 53,000 owners reported higher values for their present unit than their previous unit, compared with 8,000 owners who reported lower values for their present unit. About 15,000 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 857,600 units, or 37 percent of the 1959 inventory, were built during the period April 1950 to December 1959. About 570,600 units, or 67 percent of the new units, were owner occupied, 232,500 units (27 percent) were renter occupied, and the remaining 54,400 (6 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 one-half 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 90 percent of the new owner units were occupied by families in this category, compared with 60 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 as the size of the new unit increased the incidence of larger households and husband-wife families with no nonrelatives likewise increased. 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 dwelling unit in 1950. These units are not necessarily identical with respect to facilities, services, equipment, or condition.

## Components of Inventory Change—Inventory Characteristics

Approximately 1,371,800 units, or 59 percent of the units existing in 1959, were classified as "same." About 731,000 units (56 percent of the occupied "same" units) were owner occupied and 578,600 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 (and for which rent was reported in both 1950 and 1959) increased about 45 percent--from

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	...	10.1	89.9
\$40 to \$59.....	100.0	2.0	22.6	75.4
\$60 to \$79.....	100.0	6.9	40.3	52.8
\$80 to \$99.....	100.0	9.4	48.8	41.8
\$100 or more.....	100.0	50.5	49.5	...

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	...	17.1	82.9
\$5,000 to \$9,900.....	100.0	...	18.2	81.8
\$10,000 to \$14,900.....	100.0	2.1	22.6	75.4
\$15,000 to \$19,900.....	100.0	4.1	24.4	71.5
\$20,000 to \$24,900.....	100.0	6.3	13.5	80.2
\$25,000 or more.....	100.0	3.4	96.6	...

\$47 in 1950 to \$68 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.

Value of owner-occupied properties showed a similar overall increase. The median value for "same" units which were occupied by owners (and for which value was reported in both 1950 and 1959) increased about 50 percent--from \$10,600 to \$15,900. 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.

Vacant units on the market.--In 1959, vacant units amounted to 133,900 or 5.8 percent of the total inventory. However, 31,300 of these units were dilapidated or held off the market, leaving 102,700 available for rent or for sale.

The 16,300 vacant units available for sale represented 1.2 percent of the total homeowner supply (the homeowner supply consisting of owner-occupied units and vacant units available for sale). Most of the vacancies were built in the period 1950-1959 and virtually all were single-unit properties with all plumbing facilities. Approximately 78 percent of all the available vacancies for sale were units that had 5 rooms or more; the median sale price asked was \$16,400. Of the available-for-sale units constructed during the 1950-1959 period, about 93 percent had 5 rooms or more; the median sale price asked for the newly constructed units was \$18,700.

The 86,300 vacant units available for rent represented 9.0 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 two-thirds were built before 1950. Approximately 20 percent of the vacant units were single-unit structures, 29 percent were in 2- to 4-unit structures, 29 percent in 5- to 19-unit structures, and 22 percent in structures containing 20 units or more. The median rent asked for available vacancies was \$68. Of the available-for-rent units built during the 1950's, one-half were in 5- to 19-unit structures; the median rent asked for the newly built units was \$87.

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 <sup>1</sup> .....	2,327,820	100.0	PERSONS		
New construction.....	857,581	36.8	All occupied units.....	2,193,879	100.0
Same.....	1,371,807	58.9	1 person.....	383,797	17.5
Other.....	98,432	4.2	2 persons.....	667,283	30.4
TENURE AND VACANCY STATUS			3 persons.....	357,953	16.3
All units.....	2,327,820	100.0	4 persons.....	379,543	17.3
Occupied.....	2,193,879	94.2	5 persons.....	238,997	10.9
Owner occupied.....	1,324,373	56.9	6 persons or more.....	166,306	7.6
Renter occupied.....	869,506	37.4	Owner occupied.....		
Vacant.....	133,941	5.8	1 person.....	124,159	9.4
Available for sale only.....	16,330	0.7	2 persons.....	371,298	28.0
Available for rent.....	86,326	3.7	3 persons.....	240,900	18.2
Other.....	31,285	1.3	4 persons.....	278,175	21.0
CONDITION AND PLUMBING			5 persons.....	184,992	14.0
All units.....	2,327,820	100.0	6 persons or more.....	124,849	9.4
Not dilapidated.....	2,289,533	98.4	Renter occupied.....		
With all plumbing facilities.....	2,265,839	97.3	1 person.....	259,638	29.9
Lacking only hot water.....	2,351	0.1	2 persons.....	295,985	34.0
Lacking other plumbing facilities.....	21,343	0.9	3 persons.....	117,053	13.5
Dilapidated.....	38,287	1.6	4 persons.....	101,368	11.7
Owner occupied.....			5 persons.....	54,005	6.2
Not dilapidated.....	1,315,476	99.3	6 persons or more.....	41,457	4.8
With all plumbing facilities.....	1,306,337	98.6	HOUSEHOLD COMPOSITION BY AGE OF HEAD		
Lacking only hot water.....	554	...	All occupied units.....	2,193,879	100.0
Lacking other plumbing facilities.....	8,565	0.6	Male head, wife present, no nonrelatives.....	1,534,635	70.0
Dilapidated.....	8,897	0.7	Under 45 years.....	856,080	39.0
Renter occupied.....			45 to 64 years.....	536,371	24.5
Not dilapidated.....	869,506	100.0	65 years and over.....	141,984	6.5
With all plumbing facilities.....	845,543	97.2	Other male head.....	224,513	10.2
With all plumbing facilities.....	831,728	95.7	Under 65 years.....	185,808	8.5
Lacking only hot water.....	1,797	0.2	65 years and over.....	38,705	1.8
Lacking other plumbing facilities.....	12,018	1.4	Female head.....	434,731	19.8
Dilapidated.....	23,963	2.8	Under 65 years.....	299,442	13.6
Vacant.....			65 years and over.....	135,289	6.2
BATHROOMS	133,941	...	Owner occupied.....		
All units.....	2,327,820	100.0	Male head, wife present, no nonrelatives.....	1,062,247	80.2
1.....	1,661,382	71.4	Under 45 years.....	550,466	41.6
More than 1.....	636,023	27.3	45 to 64 years.....	408,216	30.8
Shared or none.....	30,415	1.3	65 years and over.....	103,565	7.8
Owner occupied.....			Other male head.....	80,308	6.1
1.....	1,324,373	100.0	Under 65 years.....	58,586	4.4
More than 1.....	743,907	56.2	65 years and over.....	21,722	1.6
Shared or none.....	570,853	43.1	Female head.....	181,818	13.7
Renter occupied.....			Under 65 years.....	113,653	8.6
1.....	869,506	100.0	65 years and over.....	68,165	5.1
More than 1.....	805,677	92.7	Renter occupied.....		
Shared or none.....	45,882	5.3	Male head, wife present, no nonrelatives.....	472,388	54.3
Vacant.....			Under 45 years.....	305,614	35.1
BATHROOMS	133,941	...	45 to 64 years.....	128,355	14.8
1.....	133,941	...	65 years and over.....	38,419	4.4
More than 1.....	17,947	2.1	Other male head.....	144,205	16.6
Shared or none.....	133,941	...	Under 65 years.....	127,222	14.6
ROOMS			65 years and over.....	16,983	2.0
All units.....	2,327,820	100.0	Female head.....	252,913	29.1
1 and 2 rooms.....	211,229	9.1	Under 65 years.....	185,789	21.3
3 rooms.....	395,079	17.0	65 years and over.....	67,124	7.7
4 rooms.....	445,580	19.1	YEAR MOVED INTO UNIT		
5 rooms.....	685,150	29.4	All occupied units.....	2,193,879	100.0
6 rooms.....	413,566	17.8	1958 and 1959.....	716,881	32.7
7 rooms or more.....	177,216	7.6	1955 to 1957.....	588,049	26.8
Owner occupied.....			1950 to 1954.....	452,839	20.6
1 and 2 rooms.....	1,324,373	100.0	1949 or earlier.....	436,110	19.9
3 rooms.....	19,719	1.5	Owner occupied.....		
4 rooms.....	57,376	4.3	1958 and 1959.....	240,236	18.1
5 rooms.....	180,519	13.6	1955 to 1957.....	361,684	27.3
6 rooms.....	543,365	41.0	1950 to 1954.....	387,949	27.0
7 rooms or more.....	356,404	26.9	1949 or earlier.....	364,504	27.5
Renter occupied.....			Renter occupied.....		
1 and 2 rooms.....	869,506	100.0	1958 and 1959.....	476,645	54.8
3 rooms.....	158,326	18.2	1955 to 1957.....	226,365	26.0
4 rooms.....	298,757	34.4	1950 to 1954.....	94,890	10.9
5 rooms.....	238,534	27.1	1949 or earlier.....	71,606	8.3
6 rooms.....	126,867	14.6	Footnote		
7 rooms or more.....	43,450	4.8	1 The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 2,369,151; for comparability between housing unit and dwelling unit, see section on "Dwelling unit."		
Vacant.....					
133,941	...				

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
<b>PERSONS 65 YEARS OLD AND OVER</b>			<b>GROSS RENT</b>		
All occupied units.....	2,193,879	100.0	Renter-occupied nonfarm units.....	868,997	...
None.....	1,805,988	82.3	Reporting.....	843,417	100.0
1 person.....	279,783	12.8	Less than \$40.....	26,883	3.2
2 persons.....	104,518	4.8	\$40 to \$59.....	159,823	18.9
3 persons or more.....	3,590	0.2	\$60 to \$79.....	270,147	32.0
Owner occupied.....	1,324,373	100.0	\$80 to \$99.....	215,009	25.5
None.....	1,080,830	81.6	\$100 to \$119.....	97,901	11.6
1 person.....	166,602	12.6	\$120 to \$149.....	49,744	5.9
2 persons.....	73,859	5.6	\$150 to \$199.....	22,745	2.7
3 persons or more.....	3,082	0.2	\$200 or more.....	1,165	0.1
Renter occupied.....	869,506	100.0	No cash rent.....	25,580	...
None.....	725,158	83.4	<b>CONTRACT RENT</b>		
1 person.....	113,181	13.0	Renter-occupied nonfarm units.....	868,997	...
2 persons.....	30,659	3.5	Reporting.....	843,417	100.0
3 persons or more.....	508	0.1	Less than \$40.....	40,344	4.8
<b>VALUE</b>			\$40 to \$59.....	212,470	25.2
Owner-occupied nonfarm units <sup>1</sup> .....	1,155,474	100.0	\$60 to \$79.....	300,497	35.6
Less than \$5,000.....	11,308	1.0	\$80 to \$99.....	163,135	19.3
\$5,000 to \$7,400.....	15,274	1.3	\$100 to \$119.....	73,097	8.7
\$7,500 to \$9,900.....	60,542	5.2	\$120 to \$149.....	38,160	4.5
\$10,000 to \$12,400.....	150,027	13.0	\$150 to \$199.....	14,549	1.7
\$12,500 to \$14,900.....	211,830	18.3	\$200 or more.....	1,165	0.1
\$15,000 to \$17,400.....	216,638	18.7	No cash rent.....	25,580	...
\$17,500 to \$19,900.....	134,704	11.7			
\$20,000 to \$24,900.....	137,874	11.9			
\$25,000 to \$34,900.....	110,677	9.6			
\$35,000 or more.....	106,600	9.2			

<sup>1</sup> 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 a central city	Not in central cities	In a central city	Not in central cities	In a central city	Not in central cities
Units occupied by recent movers.....	716,881	313,054	403,827	73,915	166,321	239,139	237,506
Same head.....	624,672	264,844	359,828	68,651	159,705	196,193	200,123
Inside this SMSA.....	509,204	216,242	292,862	61,904	134,874	154,438	157,988
In a central city.....	211,024	150,553	60,471	40,076	30,961	110,477	29,510
Not in central cities.....	298,180	65,789	232,391	21,828	103,913	43,961	128,478
Inside other SMSA.....	79,008	35,859	43,149	4,633	15,459	31,226	27,690
In central city (cities).....	44,091	25,545	18,546	3,093	3,404	22,452	15,142
Not in central city (cities).....	34,917	10,314	24,603	1,540	12,055	8,774	12,548
Outside SMSA's.....	36,460	12,643	23,817	2,114	9,372	10,529	14,445
Same State.....	3,676	1,055	2,621	...	2,839	1,055	782
Different State.....	32,784	11,588	21,196	2,114	7,533	9,474	13,663
Different head.....	92,209	48,210	43,999	5,264	6,616	42,946	37,383
Inside this SMSA.....	66,968	35,949	31,019	3,876	3,504	32,073	27,515
Not in this SMSA.....	25,241	12,261	12,980	1,388	3,112	10,873	9,868

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..	716,881	240,236	466,903	9,742	Inside this SMSA.....	576,172	204,158	364,677	7,337		
Same head.....	624,672	228,356	387,637	8,679	Same head.....	509,204	196,778	306,152	6,274		
Owner occupied.....	158,750	109,927	46,246	2,577	Owner occupied.....	117,435	88,391	27,548	1,496		
Renter occupied:					Cash rent.....	385,175	106,116	275,831	3,228		
Cash rent.....	452,833	116,158	332,655	4,020	No cash rent.....	6,594	2,271	2,773	1,550		
No cash rent.....	13,089	2,271	8,736	2,082	Different head.....	66,968	7,380	58,525	1,063		
Different head.....	92,209	11,880	79,266	1,063	Not in this SMSA.....	140,709	36,078	102,226	2,405		

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.....	716,881	335,465	161,877	173,432	46,107	716,881	654,806	62,075
Same head.....	624,672	272,269	151,347	160,763	40,293	624,672	568,966	55,706
Previous unit owner occupied:								
Present unit owner occupied.....	109,927	25,529	33,205	46,030	5,163	109,927	100,525	9,402
Present unit renter occupied.....	48,823	10,193	14,739	19,761	4,130	48,823	44,693	4,130
Previous unit renter occupied:								
Present unit owner occupied.....	118,429	51,147	36,334	24,514	6,434	118,429	109,599	8,830
Present unit renter occupied.....	347,493	185,400	67,069	70,458	24,566	347,493	314,149	33,344
Different head.....	92,209	63,196	10,530	12,669	5,814	92,209	85,840	6,369

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 <sup>1</sup>											
		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.....	716,881	204,226	4,641	509	3,418	24,827	37,252	39,872	27,355	31,449	33,231	1,672	512,655
Same head.....	624,672	195,660	4,641	509	2,908	24,299	36,224	38,144	24,951	30,137	32,175	1,672	429,012
Owner-occupied nonfarm units <sup>1</sup> .....	144,059	82,269	4,641	...	528	3,896	13,170	17,057	14,532	14,529	13,916	...	61,790
Less than \$5,000.....	11,625	782	...	...	...	...	782	...	...	...	...	...	10,843
\$5,000 to \$7,400.....	3,877	1,163	...	...	...	635	528	...	...	...	...	...	2,714
\$7,500 to \$9,900.....	15,186	7,246	...	...	...	509	4,025	939	482	...	1,291	...	7,940
\$10,000 to \$12,400.....	17,609	12,742	...	...	...	1,585	3,749	3,879	1,809	1,275	445	...	4,867
\$12,500 to \$14,900.....	21,222	14,632	...	...	528	329	2,612	6,079	2,908	2,176	...	...	6,590
\$15,000 to \$17,400.....	26,752	16,560	...	...	...	838	527	2,751	6,502	2,008	3,934	...	10,192
\$17,500 to \$19,900.....	12,594	9,483	...	...	...	...	492	1,565	1,748	4,406	1,272	...	3,111
\$20,000 to \$24,900.....	9,737	5,603	...	...	...	...	455	...	...	2,873	2,875	...	4,134
\$25,000 or more.....	15,558	7,827	...	...	...	...	...	1,336	555	1,837	4,099	...	7,731
Not reported.....	9,899	6,231	4,641	...	...	...	...	508	528	554	...	...	3,668
All other occupied units.....	480,613	113,391	...	509	2,380	20,403	23,054	21,087	10,419	15,608	18,259	1,672	367,222
Different head.....	92,209	8,566	...	...	510	528	1,028	1,728	2,404	1,312	1,056	...	83,643

<sup>1</sup> 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.....	716,881	476,645	6,878	5,426	40,543	59,520	97,578	67,151	99,455	54,039	33,175	12,880	240,236
Same head.....	624,672	396,316	4,808	3,133	32,435	46,097	80,008	56,238	84,828	45,461	31,491	11,817	228,356
Renter-occupied nonfarm units.....	461,665	343,744	4,808	3,133	29,485	43,104	66,033	52,979	73,883	36,857	24,246	9,216	117,921
Less than \$30.....	5,479	4,479	508	509	277	1,082	1,018	509	576	...	...	...	1,000
\$30 to \$39.....	12,645	11,415	...	509	2,118	3,513	816	2,372	514	...	781	792	1,230
\$40 to \$49.....	44,922	35,736	...	1,057	13,253	6,881	9,244	2,164	2,029	1,108	...	...	9,186
\$50 to \$59.....	52,908	46,768	510	...	4,156	12,908	14,388	4,549	8,164	1,037	...	1,056	6,140
\$60 to \$69.....	78,675	65,773	...	1,058	3,641	10,696	21,647	12,804	10,319	3,115	633	...	12,902
\$70 to \$79.....	78,096	58,152	107	...	3,937	3,640	5,159	12,457	22,367	5,740	1,824	2,921	19,944
\$80 to \$99.....	35,801	25,110	2,645	...	...	1,865	5,518	10,072	15,466	11,028	3,229	...	31,117
\$100 to \$119.....	79,331	48,214	509	...	527	861	2,034	2,633	4,375	7,591	4,971	...	10,691
\$120 or more.....	35,162	16,392	...	...	...	...	...	...	2,179	2,747	10,383	529	18,770
No cash rent or rent not reported.....	38,646	31,705	529	...	1,576	1,658	6,209	4,865	7,894	4,491	2,425	2,058	6,941
All other occupied units.....	163,007	52,572	...	...	2,950	2,993	13,975	3,259	10,945	8,604	7,245	1,063	11,880
Different head.....	92,209	80,329	2,070	2,293	8,108	13,423	17,570	10,913	14,627	8,578	1,684	...	...

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.....	857,581	41,815	133,268	135,547	311,825	191,136	43,926
<b>CONDITION AND PLUMBING</b>							
All units.....	857,581	41,815	133,268	135,547	311,825	191,136	43,926
Not dilapidated:							
With all plumbing facilities.....	854,274	40,567	133,268	135,547	311,044	190,412	43,436
Lacking some or all facilities.....	1,802	1,248	...	...	...	...	554
Dilapidated.....	1,505	...	...	...	781	724	...
Owner occupied.....	570,617	11,182	20,700	48,572	276,201	171,280	42,682
Not dilapidated:							
With all plumbing facilities.....	567,336	9,960	20,700	48,572	275,420	170,556	42,128
Lacking some or all facilities.....	1,776	1,222	...	...	...	...	554
Dilapidated.....	1,505	...	...	...	781	724	...
Renter occupied.....	232,540	23,211	96,316	73,671	27,792	11,038	512
Not dilapidated:							
With all plumbing facilities.....	232,514	23,185	96,316	73,671	27,792	11,038	512
Lacking some or all facilities.....	26	26	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	54,424	7,422	16,252	13,304	7,832	8,818	796
<b>BATHROOMS</b>							
All units.....	857,581	41,815	133,268	135,547	311,825	191,136	43,926
1.....	445,242	40,567	131,845	116,310	122,046	34,474	...
More than 1.....	410,537	...	1,423	19,237	189,779	156,662	43,436
Shared or none.....	1,802	1,248	...	...	...	...	554
Owner occupied.....	570,617	11,182	20,700	48,572	276,201	171,280	42,682
1.....	198,844	9,960	19,558	42,996	97,828	28,502	...
More than 1.....	369,997	...	1,142	5,576	178,373	142,778	42,128
Shared or none.....	1,776	1,222	...	...	...	...	554
Renter occupied.....	232,540	23,211	96,316	73,671	27,792	11,038	512
1.....	206,704	23,185	96,316	61,910	20,673	4,620	...
More than 1.....	25,810	...	...	11,761	7,119	6,418	512
Shared or none.....	26	26	...	...	...	...	...
Vacant.....	54,424	7,422	16,252	13,304	7,832	8,818	796
<b>PERSONS</b>							
All occupied units.....	803,157	34,393	117,016	122,243	303,993	182,318	43,194
1 person.....	77,331	12,732	37,989	13,778	9,783	2,537	512
2 persons.....	201,454	9,940	58,678	42,008	72,158	14,456	4,214
3 persons.....	147,644	7,180	11,888	31,181	63,001	27,657	6,937
4 persons.....	179,492	4,541	554	14,484	84,404	60,409	15,100
5 persons.....	126,348	...	5,691	17,338	54,033	41,121	8,165
6 persons or more.....	70,688	...	2,215	3,454	20,614	36,138	8,266
Owner occupied.....	570,617	11,182	20,700	48,572	276,201	171,280	42,682
1 person.....	22,742	1,107	6,271	5,502	7,325	2,537	...
2 persons.....	112,205	4,594	6,449	16,220	66,272	14,456	4,214
3 persons.....	106,550	3,416	2,566	8,609	59,139	25,883	6,937
4 persons.....	154,698	2,065	...	5,761	73,396	58,376	15,100
5 persons.....	109,703	...	3,198	9,581	51,663	37,098	8,165
6 persons or more.....	64,717	...	2,216	2,899	18,406	32,930	8,266
Renter occupied.....	232,540	23,211	96,316	73,671	27,792	11,038	512
1 person.....	54,589	11,625	31,718	8,276	2,458	...	512
2 persons.....	89,249	5,346	52,229	25,788	5,886	...	...
3 persons.....	41,294	3,764	9,322	3,862	...	...	...
4 persons.....	24,794	2,476	554	8,723	11,008	1,774	...
5 persons.....	16,643	...	2,493	7,757	2,370	2,033	...
6 persons or more.....	5,971	...	...	555	2,208	4,023	...
<b>HOUSEHOLD COMPOSITION BY AGE OF HEAD</b>							
All occupied units.....	803,157	34,393	117,016	122,243	303,993	182,318	43,194
Male head, wife present, no nonrelatives.....	651,334	17,251	67,580	84,805	276,330	166,155	39,213
Under 45 years.....	460,728	11,606	46,564	50,786	190,709	133,331	27,732
45 to 64 years.....	170,320	5,645	15,863	30,923	76,930	30,545	10,414
65 years and over.....	20,286	...	5,153	3,096	8,691	2,279	1,067
Other male head.....	51,779	6,664	17,933	9,821	8,850	5,823	2,688
Female head.....	100,044	10,478	31,503	27,617	18,813	10,340	1,293
Owner occupied.....	570,617	11,182	20,700	48,572	276,201	171,280	42,682
Male head, wife present, no nonrelatives.....	507,594	9,521	12,338	35,376	254,465	156,681	39,213
Under 45 years.....	355,970	4,926	7,392	17,595	173,686	124,639	27,732
45 to 64 years.....	137,004	4,595	4,946	15,198	72,088	29,763	10,414
65 years and over.....	14,620	...	...	2,583	8,691	2,279	1,067
Other male head.....	21,558	...	6,103	1,661	6,065	5,041	2,688
Female head.....	41,465	1,661	2,259	11,535	15,671	9,558	781
Renter occupied.....	232,540	23,211	96,316	73,671	27,792	11,038	512
Male head, wife present, no nonrelatives.....	143,740	7,730	55,242	49,429	21,865	9,474	...
Under 45 years.....	104,738	6,680	39,172	33,191	17,023	8,692	...
45 to 64 years.....	33,316	1,050	10,917	15,725	4,842	782	...
65 years and over.....	5,666	...	5,153	513	...	...	...
Other male head.....	30,221	6,664	11,830	8,160	2,785	782	...
Female head.....	58,579	8,817	29,244	16,082	3,142	782	512

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 <sup>1</sup>											
		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.....	1,291,618	995,205	6,667	13,907	47,589	99,046	106,730	90,196	63,679	64,991	96,183	6,217	696,413
Owner-occupied nonfarm units <sup>1</sup> .....	600,655	496,721	4,061	9,449	37,119	82,030	89,686	75,045	53,088	57,467	85,538	3,238	103,934
Less than \$5,000.....	22,683	17,820	3,044	3,239	4,656	3,308	2,120	1,453	...	...	...	...	4,863
\$5,000 to \$7,400.....	91,536	67,049	...	3,116	18,362	24,725	8,172	4,611	2,922	1,065	1,876	2,200	24,487
\$7,500 to \$9,900.....	160,283	129,148	...	2,030	11,671	42,214	46,914	13,993	4,656	6,613	528	529	31,135
\$10,000 to \$12,400.....	155,401	130,659	...	1,064	2,430	8,689	26,765	40,499	31,222	12,916	6,565	509	24,742
\$12,500 to \$14,900.....	42,474	38,415	...	...	...	529	2,055	6,727	6,705	19,258	3,141	...	4,059
\$15,000 to \$17,400.....	37,009	33,889	...	...	...	...	2,074	7,252	4,118	8,226	12,219	...	3,120
\$17,500 to \$19,900.....	17,946	16,930	...	...	...	...	...	510	529	5,501	10,390	...	1,016
\$20,000 to \$24,900.....	25,383	24,856	...	...	...	...	...	...	1,565	3,359	19,932	...	527
\$25,000 or more.....	32,200	30,907	...	...	...	...	...	...	509	529	29,869	...	1,293
Not reported.....	15,740	7,048	1,017	...	...	2,565	1,586	...	862	...	1,018	...	8,692
All other occupied and vacant units..	690,963	98,484	2,606	4,458	10,470	17,016	17,044	15,151	10,591	7,524	10,645	2,979	592,479

<sup>1</sup> 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.....	1,291,618	542,241	2,053	17,536	38,848	84,976	108,661	34,766	125,504	39,318	16,147	24,432	749,377
Renter-occupied nonfarm units.....	515,872	402,851	1,544	14,969	32,830	72,911	88,248	62,878	79,752	24,089	8,231	17,399	113,021
Less than \$30.....	40,296	34,258	1,544	6,716	5,859	13,614	4,675	812	529	...	...	509	6,038
\$30 to \$39.....	103,124	85,636	...	3,489	16,843	26,729	21,090	9,904	4,187	...	488	...	17,488
\$40 to \$49.....	108,903	96,370	...	2,839	3,963	22,384	33,748	18,236	12,457	...	529	...	12,533
\$50 to \$59.....	59,598	49,163	...	...	1,038	4,488	11,441	13,263	12,535	3,697	529	...	10,435
\$60 to \$69.....	49,434	40,425	...	...	1,018	2,055	9,076	6,943	14,666	2,715	1,585	...	9,009
\$70 to \$79.....	38,942	29,821	...	...	509	1,039	3,501	7,445	12,094	3,159	1,056	...	9,121
\$80 to \$99.....	48,216	31,780	...	393	529	...	509	1,411	14,787	11,071	1,564	...	16,436
\$100 to \$119.....	7,966	4,546	...	...	...	529	...	...	1,901	1,057	528	...	3,420
\$120 or more.....	11,413	3,702	...	...	...	...	...	...	1,201	...	1,972	...	7,711
No cash rent or rent not reported..	47,980	27,150	...	1,532	3,071	2,073	4,208	4,864	5,423	1,861	509	3,609	20,830
All other occupied and vacant units..	775,746	139,390	509	2,567	6,018	12,065	20,413	21,888	45,752	15,229	7,916	7,033	636,356

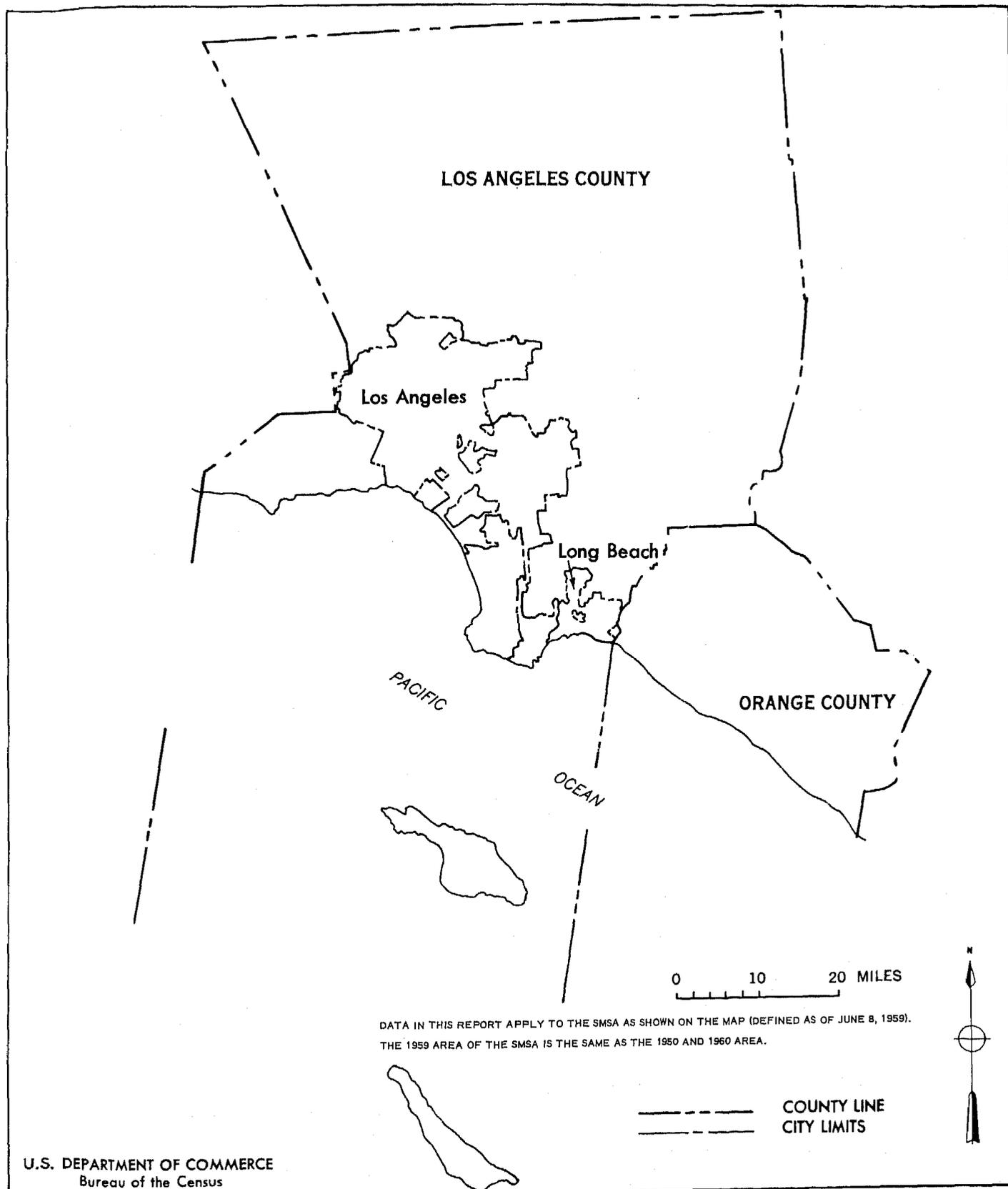
Table 10.—AVAILABLE VACANT UNITS: CHARACTERISTICS OF TOTAL AND NEW CONSTRUCTION UNITS, 1959

[Based on sample; see text]

Subject	Total	New construction	Subject	Total	New construction
Vacant units available for sale.....	16,330	12,036	Vacant units available for rent.....	86,326	30,959
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	15,512	11,218	1.....	17,477	6,904
2.....	...	...	2 to 4.....	24,677	5,623
3 or more.....	818	818	5 to 19.....	25,413	15,805
YEAR STRUCTURE BUILT			YEAR STRUCTURE BUILT		
1957 to 1959.....	8,185	8,185	1957 to 1959.....	19,598	19,598
April 1950 to 1956.....	3,851	3,851	April 1950 to 1956.....	11,361	11,361
1940 to March 1950.....	984	...	1940 to March 1950.....	14,106	...
1939 or earlier.....	3,310	...	1939 or earlier.....	41,261	...
ROOMS			ROOMS		
3 rooms or less.....	2,320	818	1 and 2 rooms.....	27,296	4,889
4 rooms.....	1,209	...	3 rooms.....	29,085	14,025
5 rooms.....	5,123	4,067	4 rooms.....	22,460	10,559
6 rooms or more.....	7,678	7,151	5 rooms or more.....	7,485	1,486
PLUMBING FACILITIES			PLUMBING FACILITIES		
With all facilities.....	16,330	12,036	With all facilities.....	86,206	30,959
Lacking some or all facilities.....	...	...	Lacking some or all facilities.....	120	...
SALE PRICE ASKED			RENT ASKED		
Nonfarm available for sale <sup>1</sup> .....	14,000	11,218	Nonfarm available for rent.....	86,326	30,959
Less than \$5,000.....	689	...	Less than \$30.....	...	...
\$5,000 to \$9,900.....	499	...	\$30 to \$39.....	93	...
\$10,000 to \$14,900.....	4,937	499	\$40 to \$49.....	4,738	929
\$15,000 to \$19,900.....	3,039	2,844	\$50 to \$59.....	8,722	...
\$20,000 to \$24,900.....	3,223	3,039	\$60 to \$69.....	34,867	9,357
\$25,000 or more.....	1,613	1,613	\$70 to \$79.....	4,011	1,915
			\$80 to \$89.....	19,247	9,884
			\$90 to \$99.....	13,267	7,493
			\$100 to \$149.....	1,381	1,381
			\$150 or more.....	...	...

<sup>1</sup> Restricted to single-unit properties; see text.

# Los Angeles-Long Beach, Calif. 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 OF THE SMSA IS THE SAME AS THE 1950 AND 1960 AREA.

# U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-8

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

### *New York—Northeastern New Jersey, Standard Consolidated Area*

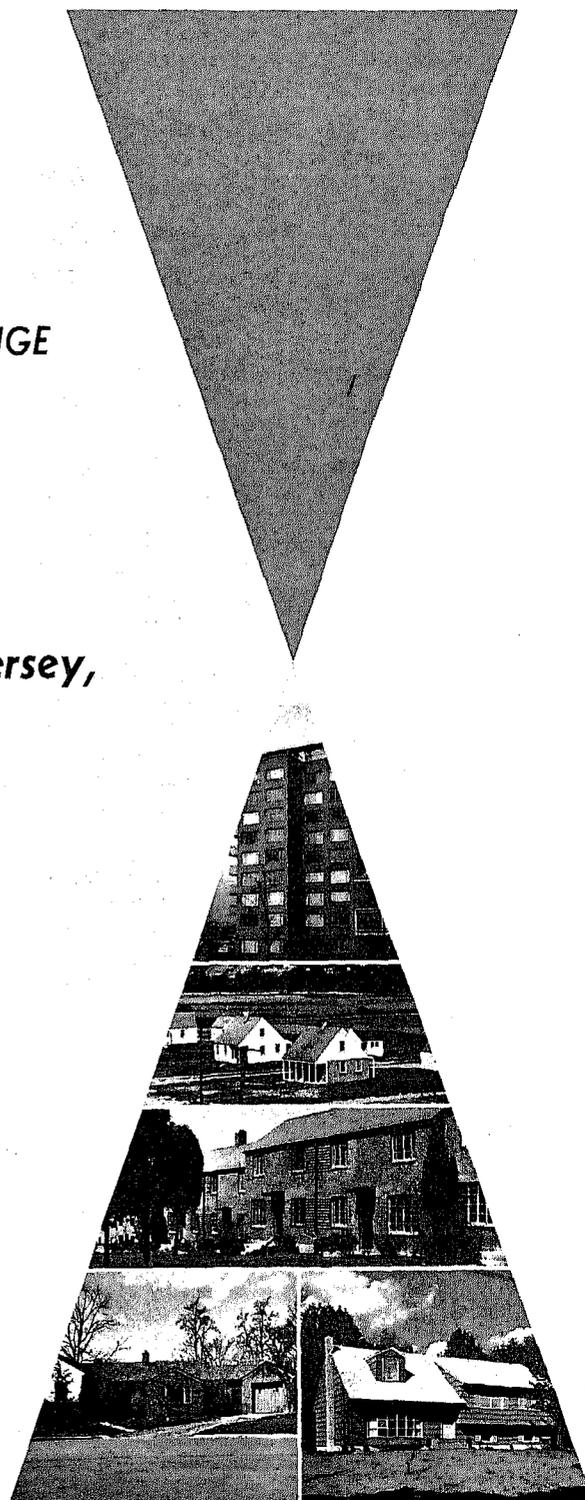
*Prepared under the supervision of*  
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Housing Division



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

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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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- |  |  |                                    |
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| 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area | 10. Seattle SMSA   | 16. St. Louis SMSA                 |
| 5. Dallas SMSA   | 11. Baltimore SMSA   | 17. San Francisco-Oakland SMSA     |
| 6. Detroit SMSA  | 12. Buffalo 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	Recent movers: Characteristic of present unit				New construction units: Number of rooms	Same units	
		For sale	For rent			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 1960 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 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 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 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 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 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 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,<sup>1</sup> 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.

<sup>1</sup> 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 11,200 dwelling units and the subsample for the characteristics consists of 3,700 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.....	4,843,200	89,000	100.0	...
New construction.....	1,012,700	71,000	20.9	1.3
Same.....	3,566,700	44,000	73.6	1.5
Other.....	263,700	32,000	5.4	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 103,600 and the number whose present units (same head) are owner occupied is 222,100 the standard error of the 118,500 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
5,000.....	5,000	250,000.....	37,000
10,000.....	7,000	500,000.....	58,000
25,000.....	11,600	1,000,000.....	85,000
50,000.....	17,000	2,500,000.....	142,000
100,000.....	24,000	4,000,000.....	180,000

Table IV.—STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	50,000	100,000	250,000	1,000,000	4,843,000
2 or 98.....	4.1	3.0	2.0	1.0	0.5
5 or 95.....	6.6	4.8	3.1	1.6	0.7
10 or 90.....	9.3	6.7	4.4	2.3	1.1
25 or 75.....	13.4	9.9	6.5	3.0	1.6
.50.....	16.0	11.6	7.6	4.0	2.0

## 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 881,000 households, or one-fifth of the 4,684,000 households in the New York-Northeastern New Jersey SCA, had moved into their present units during the two-year period 1958-1959. About 645,900, or 73 percent of the households that moved, were renters in their present units while the remaining 235,100 households owned their homes.

Recent movers resided mostly within the city limits of the central cities (New York, Newark, Jersey City, Paterson, Clifton, and Passaic). Most of the owner households, however, lived in the "suburban" portions of the metropolitan complex, that is, within the standard consolidated area but outside the central cities, whereas renter households lived primarily inside the central cities. About 65 percent of the owners in 1959 lived in the "suburban" portions of the metropolitan complex; in contrast, only 21 percent of the renters lived outside the central cities (table 2).

About five out of six 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-sixth 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 6 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 a central city	Not in a central city
Units occupied by recent movers..	881,000	...	591,400	289,600
Same head.....	740,400	100.0	485,100	255,200
Inside this metropolitan area.....	634,600	85.7	436,600	198,000
In a central city.....	439,300	59.3	374,800	64,500
Not in a central city.....	195,300	26.4	61,800	133,500
Outside this metropolitan area.....	105,800	14.3	48,600	57,200
Different head.....	140,600	...	106,300	34,300

As shown in table A, the bulk of the moves were local. Approximately 86 percent of the recent movers with same head moved within the New York-Northeastern New Jersey SCA. Of this group, around 64,500 households moved from the central cities to the "suburban" portions of the SCA and 61,800 moved in the opposite direction. About 62,700 (59 percent) of the 105,800 households that moved from outside the SCA were from nonmetropolitan areas in the Nation; the remaining 43,100 arrived from other metropolitan areas.

Homeownership among recent movers rose appreciably from 14 percent (103,600 households) in previous units to 30 percent (222,100 households) in the present units. Household heads moving from units that were previously renter occupied were more frequently under 35 years of age than those moving from units that were owner occupied. As shown in table B, about 40 percent of the household heads who moved from renter-occupied units were in this age group, compared with 17 percent of the household heads 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.....	740,400	100.0	36.9	23.8	33.0	6.3
Previous unit owner occupied....	103,600	100.0	16.7	28.2	41.3	13.8
Present unit owner occupied...	67,300	100.0	20.1	32.1	38.3	9.5
Present unit renter occupied..	36,300	100.0	10.4	21.2	46.8	21.6
Previous unit renter occupied...	636,800	100.0	40.2	23.0	31.7	5.1
Present unit owner occupied...	154,900	100.0	40.7	33.9	22.9	2.5
Present unit renter occupied..	481,900	100.0	40.0	19.6	34.5	5.9

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 191,600, compared to 72,200 whose rental expenditures decreased, or a ratio of about 8 to 3. Approximately 93,200 households reported rents that fell within the same intervals, although they may have reported different rental amounts.

The cross-tabulated data on values of owner-occupied properties show marked changes from the previous to the present property. Around 26,600 owners reported higher values for their present unit than their previous unit; in contrast, there were no owners who reported lower values for their present unit. About 8,600 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 1,013,000 units, or one-fifth of the 1959 inventory, were built during the period April 1960 to December 1959. About 619,200 units, or 61 percent of the new units, were owner occupied, 349,600 units (35 percent) were renter occupied, and the remaining 43,900 (4 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 constituted about 91 percent of the households in new owner units and 78 percent of the households in new renter units. Households in new owner properties were 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 dwelling unit in 1950. These units are not necessarily identical with respect to facilities, services, equipment, or condition. Approximately 3,567,000 units, or three-fourths of the units existing in 1959, were classified as "same." About

## Components of Inventory Change—Inventory Characteristics

1,222,000 units (35 percent of the occupied "same" units) were owner occupied and 2,244,000 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 39 percent--from \$49 in 1950 to \$68 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	...	17.1	82.9
\$40 to \$59.....	100.0	1.8	32.4	65.8
\$60 to \$79.....	100.0	0.5	33.1	66.4
\$80 to \$99.....	100.0	6.2	33.6	60.2
\$100 or more.....	100.0	7.6	92.4	...

Similarly, value of owner-occupied properties showed an 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 47 percent--from \$11,900 to \$17,500. 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	...	9.7	90.3
\$5,000 to \$9,900.....	100.0	...	14.1	85.9
\$10,000 to \$14,900.....	100.0	1.1	22.4	76.5
\$15,000 to \$19,900.....	100.0	6.1	31.9	62.0
\$20,000 to \$24,900.....	100.0	7.1	35.4	57.5
\$25,000 or more.....	100.0	16.7	83.3	...

Vacant units on the market.--In 1959, vacant units amounted to 159,400 or 3.3 percent of the total inventory. However, 71,400 of these units were dilapidated or held off the market, leaving 88,000 available for rent or for sale.

The 10,000 vacant units available for sale represented 0.5 percent of the total homeowner supply (the homeowner supply consisting of owner-occupied units and vacant units available for sale).

The 78,000 vacant units available for rent represented 2.7 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 56 percent of the vacant units were in structures containing 5 units or more, 32 percent were in 2- to 4-unit structures, and the remaining 12 percent were single-unit properties. About nine-tenths of the available vacant units for rent had all plumbing facilities; around three-tenths had 5 rooms or more. The median rent asked for available vacancies was \$80.

## NEW YORK-NORTHEASTERN NEW JERSEY

## STANDARD CONSOLIDATED AREA

The SCA comprises Middlesex and Somerset Counties, N.J., and the following four SMSA's: New York, N.Y., Newark, N.J., Jersey City, N.J., and Paterson-Clifton-Passaic, N.J. Thus the New York SCA comprises New York City (Bronx, Kings, New York, Queens, and Richmond Counties), Nassau, Rockland, Suffolk, and Westchester Counties, N.Y.; and Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union Counties, N.J.

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 <sup>1</sup> .....	4,843,198	100.0	PERSONS		
New construction.....	1,012,706	20.9	All occupied units.....	4,683,787	100.0
Same.....	3,566,749	73.6	1 person.....	620,417	13.2
Other.....	263,743	5.4	2 persons.....	1,358,275	29.0
TENURE AND VACANCY STATUS			3 persons.....	884,545	18.9
All units.....	4,843,198	100.0	4 persons.....	963,284	20.6
Occupied.....	4,683,787	96.7	5 persons.....	528,810	11.3
Owner occupied.....	1,923,451	39.7	6 persons or more.....	328,456	7.0
Renter occupied.....	2,760,336	57.0	Owner occupied.....		
Vacant.....	159,411	3.3	1 person.....	129,774	6.7
Available for sale only.....	10,002	0.2	2 persons.....	439,246	22.8
Available for rent.....	78,046	1.6	3 persons.....	361,776	18.8
Other.....	71,363	1.5	4 persons.....	514,040	26.7
CONDITION AND PLUMBING			5 persons.....	310,795	16.2
All units.....	4,843,198	100.0	6 persons or more.....	167,820	8.7
Not dilapidated.....	4,700,278	97.0	Renter occupied.....		
With all plumbing facilities.....	4,487,163	92.6	1 person.....	490,643	17.8
Lacking only hot water.....	61,161	1.3	2 persons.....	919,029	33.3
Lacking other plumbing facilities.....	151,954	3.1	3 persons.....	522,769	18.9
Dilapidated.....	142,920	3.0	4 persons.....	449,244	16.3
Owner occupied.....			5 persons.....	218,015	7.9
Not dilapidated.....	1,903,535	99.0	6 persons or more.....	160,636	5.8
With all plumbing facilities.....	1,880,711	97.8	HOUSEHOLD COMPOSITION BY AGE OF HEAD		
Lacking only hot water.....	11,938	0.6	All occupied units.....	4,683,787	100.0
Lacking other plumbing facilities.....	10,886	0.6	Male head, wife present, no nonrelatives.....	3,404,131	72.7
Dilapidated.....	19,916	1.0	Under 45 years.....	1,648,688	35.2
Renter occupied.....			45 to 64 years.....	1,398,880	29.9
Not dilapidated.....	2,649,355	96.0	65 years and over.....	356,583	7.6
With all plumbing facilities.....	2,476,998	89.7	Other male head.....	440,048	9.4
Lacking only hot water.....	42,363	1.5	Under 45 years.....	323,345	6.9
Lacking other plumbing facilities.....	129,994	4.7	65 years and over.....	116,703	2.5
Dilapidated.....	110,981	4.0	Female head.....	839,608	17.9
Vacant.....			Under 65 years.....	585,423	12.5
Not dilapidated.....	159,411	...	65 years and over.....	254,185	5.4
BATHROOMS			Owner occupied.....		
All units.....	4,843,198	100.0	Male head, wife present, no nonrelatives.....	1,562,040	81.2
1.....	3,783,490	78.1	Under 45 years.....	708,014	36.8
More than 1.....	809,224	16.7	45 to 64 years.....	697,635	36.3
Shared or none.....	250,484	5.2	65 years and over.....	156,391	8.1
Owner occupied.....			Other male head.....	164,777	8.6
1.....	1,189,502	61.8	Under 65 years.....	118,802	6.2
More than 1.....	700,407	36.4	65 years and over.....	45,975	2.4
Shared or none.....	33,542	1.7	Female head.....	196,634	10.2
Renter occupied.....			Under 65 years.....	123,767	6.4
1.....	2,472,008	89.6	65 years and over.....	72,867	3.8
More than 1.....	94,886	3.4	Renter occupied.....		
Shared or none.....	193,442	7.0	Male head, wife present, no nonrelatives.....	1,842,091	66.7
Vacant.....			Under 45 years.....	940,654	34.1
Not dilapidated.....	159,411	...	45 to 64 years.....	701,245	25.4
ROOMS			65 years and over.....	200,192	7.3
All units.....	4,843,198	100.0	Other male head.....	275,271	10.0
1 and 2 rooms.....	389,435	8.0	Under 65 years.....	204,343	7.4
3 rooms.....	1,001,442	20.7	65 years and over.....	70,928	2.6
4 rooms.....	1,077,476	22.2	Female head.....	642,974	23.3
5 rooms.....	872,220	18.0	Under 65 years.....	461,656	16.7
6 rooms.....	849,578	17.5	65 years and over.....	181,318	6.6
7 rooms or more.....	653,047	13.5	YEAR MOVED INTO UNIT		
Owner occupied.....			All occupied units.....	4,683,787	100.0
1 and 2 rooms.....	8,557	0.4	1958 and 1959.....	880,967	18.8
3 rooms.....	49,419	2.6	1955 to 1957.....	1,215,333	25.9
4 rooms.....	224,234	11.7	1950 to 1954.....	999,593	21.3
5 rooms.....	423,942	22.0	1949 or earlier.....	1,587,894	33.9
6 rooms.....	644,172	33.5	Owner occupied.....		
7 rooms or more.....	573,127	29.8	1958 and 1959.....	235,088	12.2
Renter occupied.....			1955 to 1957.....	391,590	20.4
1 and 2 rooms.....	351,048	12.7	1950 to 1954.....	527,313	27.4
3 rooms.....	918,938	33.3	1949 or earlier.....	769,460	40.0
4 rooms.....	817,555	29.6	Renter occupied.....		
5 rooms.....	424,298	15.4	1958 and 1959.....	645,879	23.4
6 rooms.....	183,207	6.6	1955 to 1957.....	823,743	29.8
7 rooms or more.....	65,290	2.4	1950 to 1954.....	472,280	17.1
Vacant.....			1949 or earlier.....	818,434	29.6
Not dilapidated.....	159,411	...			

<sup>1</sup> The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 4,922,977; for comparability between housing unit and dwelling unit, see section on "Dwelling unit."

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
<b>PERSONS 65 YEARS OLD AND OVER</b>			<b>GROSS RENT</b>		
All occupied units.....	4,683,787	100.0	Renter-occupied nonfarm units.....	2,760,336	...
None.....	3,710,061	79.2	Reporting.....	2,669,138	100.0
1 person.....	688,793	14.7	Less than \$40.....	155,506	5.8
2 persons.....	268,947	5.7	\$40 to \$59.....	629,567	23.6
3 persons or more.....	15,986	0.3	\$60 to \$79.....	789,852	29.6
Owner occupied.....	1,923,451	100.0	\$80 to \$99.....	488,114	18.3
None.....	1,508,096	78.4	\$100 to \$119.....	266,617	10.0
1 person.....	294,350	15.3	\$120 to \$149.....	185,715	7.0
2 persons.....	111,415	5.8	\$150 to \$199.....	100,693	3.8
3 persons or more.....	9,590	0.5	\$200 or more.....	53,074	2.0
Renter occupied.....	2,760,336	100.0	No cash rent.....	91,198	...
None.....	2,201,965	79.8	<b>CONTRACT RENT</b>		
1 person.....	394,443	14.3	Renter-occupied nonfarm units.....	2,760,336	...
2 persons.....	157,532	5.7	Reporting.....	2,669,138	100.0
3 persons or more.....	6,396	0.2	Less than \$40.....	337,686	12.7
<b>VALUE</b>			\$40 to \$59.....	787,623	29.5
Owner-occupied nonfarm units <sup>1</sup> .....	1,336,273	100.0	\$60 to \$79.....	692,190	25.9
Less than \$5,000.....	1,280	0.1	\$80 to \$99.....	379,893	14.2
\$5,000 to \$7,400.....	9,320	0.7	\$100 to \$119.....	201,976	7.6
\$7,500 to \$9,900.....	42,297	3.2	\$120 to \$149.....	135,337	5.1
\$10,000 to \$12,400.....	108,945	8.2	\$150 to \$199.....	83,594	3.1
\$12,500 to \$14,900.....	194,310	14.5	\$200 or more.....	50,839	1.9
\$15,000 to \$17,400.....	250,505	18.7	No cash rent.....	91,198	...
\$17,500 to \$19,900.....	209,470	15.7			
\$20,000 to \$24,900.....	243,824	18.2			
\$25,000 to \$34,900.....	182,073	13.6			
\$35,000 or more.....	94,249	7.1			

<sup>1</sup> 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 metropolitan area <sup>1</sup>					
		All occupied		Owner occupied		Renter occupied	
		In a central city	Not in a central city	In a central city	Not in a central city	In a central city	Not in a central city
Units occupied by recent movers.....	880,967	591,394	289,573	79,120	155,968	512,274	133,605
Same head.....	740,382	485,137	255,245	73,685	148,429	411,452	106,816
Inside this metropolitan area <sup>1</sup> .....	634,372	436,564	198,008	70,169	122,863	366,395	75,145
In a central city.....	439,298	374,770	64,528	54,423	49,804	320,347	14,724
Not in a central city.....	195,274	61,794	133,480	15,746	73,059	46,048	60,421
Outside other metropolitan area <sup>2</sup> .....	43,062	18,355	24,707	3,516	11,257	14,839	13,450
In central city.....	21,765	10,062	11,703	...	3,246	10,062	8,437
Not in central city.....	21,297	8,293	13,004	3,516	8,011	4,777	4,993
Outside metropolitan areas <sup>3</sup> .....	62,748	30,218	32,530	...	14,309	30,218	18,221
Same State.....	17,969	350	17,619	...	6,899	350	10,720
Different State.....	44,779	29,868	14,911	...	7,410	29,868	7,501
Different head.....	140,585	106,257	34,328	5,435	7,539	100,822	26,789
Inside this metropolitan area <sup>1</sup> .....	121,469	96,099	25,370	5,435	4,373	90,664	20,997
Not in this metropolitan area.....	19,116	10,158	8,958	...	3,166	10,158	5,792

<sup>1</sup> Inside the New York-Northeastern New Jersey SMA, which comprises the New York, Newark, Jersey City, and Paterson-Clifton-Passaic SMA's, and Middlesex and Somerset Counties. The central cities are New York City, Newark, Jersey City, Paterson, Clifton, and Passaic.

<sup>2</sup> Inside any of the SMA's other than the four which make up the New York-Northeastern New Jersey SMA.

<sup>3</sup> Outside SMA's.

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..	880,967	235,088	629,975	15,904	Inside this metropolitan area <sup>1</sup> .....	756,041	202,840	540,281	12,920
Same head.....	740,382	222,114	502,364	15,904	Same head.....	634,372	193,032	428,620	12,920
Owner occupied.....	103,592	67,264	35,048	1,280	Owner occupied.....	72,053	51,872	18,901	1,280
Renter occupied:					Cash rent.....	535,848	135,826	392,224	7,798
Cash rent.....	607,037	149,516	448,199	9,322	No cash rent.....	26,671	5,334	17,495	3,842
No cash rent.....	29,753	5,334	19,117	5,302	Different head.....	121,469	9,808	111,661	...
Different head.....	140,585	12,974	127,611	...	Not in this metropolitan area.....	124,926	32,248	89,694	2,984

<sup>1</sup> See table 2, footnote 1.

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.....	880,967	382,665	194,163	251,957	52,182	880,967	808,751	72,216
Same head.....	740,382	273,005	176,019	244,569	46,789	740,382	677,896	62,486
Previous unit owner occupied:								
Present unit owner occupied.....	67,264	13,540	21,556	25,747	6,421	67,264	58,224	9,040
Present unit renter occupied.....	36,328	3,781	7,697	16,997	7,853	36,328	28,185	8,143
Previous unit renter occupied:								
Present unit owner occupied.....	154,850	62,943	52,474	35,493	3,940	154,850	147,193	7,657
Present unit renter occupied.....	481,940	192,741	94,292	166,332	28,575	481,940	444,294	37,646
Different head.....	140,585	109,660	18,144	7,388	5,393	140,585	130,855	9,730

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 <sup>1</sup>											
		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.....	880,967	183,746	...	1,340	4,385	15,949	25,488	14,729	29,556	35,141	55,470	1,688	697,221
Same head.....	740,382	174,927	...	1,340	4,385	15,949	22,652	14,729	26,571	35,141	52,472	1,688	565,455
Owner-occupied nonfarm units <sup>1</sup> .....	83,389	45,529	...	...	1,826	3,649	2,738	1,974	6,369	9,902	19,071	...	37,860
Less than \$5,000.....	1,279	...	...	...	...	...	...	...	...	...	...	...	1,279
\$5,000 to \$7,400.....	2,104	1,459	...	...	...	1,459	...	...	...	...	...	...	645
\$7,500 to \$9,900.....	3,628	1,009	...	...	1,009	...	...	...	...	...	...	...	2,619
\$10,000 to \$12,400.....	2,637	1,681	...	...	...	...	342	1,339	...	...	...	...	956
\$12,500 to \$14,900.....	12,816	5,911	...	...	...	1,279	1,632	2,524	...	476	...	...	6,905
\$15,000 to \$17,400.....	9,683	6,169	...	...	...	...	...	2,506	3,057	606	...	...	3,514
\$17,500 to \$19,900.....	4,436	1,969	...	...	...	...	...	...	...	1,969	...	...	2,467
\$20,000 to \$24,900.....	15,233	10,709	...	...	...	...	...	...	1,009	9,700	...	...	4,524
\$25,000 or more.....	14,921	6,320	...	...	...	...	...	...	...	6,320	...	...	8,601
Not reported.....	16,652	10,302	...	1,826	2,640	...	...	...	5,836	...	...	...	6,350
All other occupied units.....	656,993	129,398	...	1,340	2,559	12,300	19,914	12,755	20,202	25,239	33,401	1,688	527,595
Different head.....	140,585	8,819	...	...	...	...	2,836	...	2,985	...	2,998	...	131,766

<sup>1</sup> 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.....	880,967	645,879	8,907	36,371	38,768	62,085	86,970	79,284	133,174	65,248	105,972	29,100	235,088
Same head.....	740,382	518,268	7,287	29,976	33,888	45,077	72,424	54,147	104,737	58,474	88,339	23,919	222,114
Renter-occupied nonfarm units.....	633,599	478,749	7,287	28,354	32,609	45,077	71,779	48,758	99,252	51,906	71,377	22,350	154,850
Less than \$30.....	21,463	14,911	1,339	5,076	2,558	...	354	281	2,683	1,340	...	1,280	6,552
\$30 to \$39.....	38,649	37,041	1,279	5,237	5,362	11,697	5,118	2,559	4,510	1,279	...	...	1,608
\$40 to \$49.....	50,110	41,963	...	5,362	3,513	9,478	11,445	5,750	3,450	1,686	...	1,279	8,147
\$50 to \$59.....	55,373	40,674	...	2,560	4,187	9,467	8,717	4,017	8,315	1,532	355	1,524	14,699
\$60 to \$69.....	69,739	48,914	1,621	1,279	3,900	4,241	9,065	5,238	13,403	3,961	4,927	1,279	20,825
\$70 to \$79.....	73,223	50,988	...	1,279	956	1,279	6,541	7,414	17,030	5,686	8,245	2,558	22,235
\$80 to \$99.....	84,365	66,234	...	...	3,442	2,234	3,293	13,128	25,434	10,840	7,539	324	18,131
\$100 to \$119.....	64,600	40,752	...	...	...	...	1,279	...	4,959	13,351	17,203	3,960	23,848
\$120 or more.....	54,122	28,117	...	...	...	...	1,894	...	3,898	3,599	18,376	350	26,005
No cash rent or rent not reported.....	121,955	109,155	3,048	7,561	8,691	6,681	24,073	10,371	15,570	8,632	14,732	9,796	12,800
All other occupied units.....	106,783	39,519	...	1,622	1,279	...	645	5,389	5,485	6,568	16,962	1,569	67,264
Different head.....	140,585	127,611	1,620	6,395	4,880	17,008	14,546	25,137	28,437	6,774	17,633	5,181	12,974

## Components of Inventory Change—Inventory Characteristics

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.....	1,012,706	51,795	122,394	237,689	183,518	231,589	185,721
CONDITION AND PLUMBING							
All units.....	1,012,706	51,795	122,394	237,689	183,518	231,589	185,721
Not dilapidated:							
With all plumbing facilities.....	1,011,680	50,769	122,394	237,689	183,518	231,589	185,721
Lacking some or all facilities.....	1,026	1,026	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	619,209	1,459	4,855	75,574	139,491	220,328	177,502
Not dilapidated:							
With all plumbing facilities.....	619,209	1,459	4,855	75,574	139,491	220,328	177,502
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	349,641	41,910	106,141	152,902	37,657	7,699	3,332
Not dilapidated:							
With all plumbing facilities.....	348,615	40,884	106,141	152,902	37,657	7,699	3,332
Lacking some or all facilities.....	1,026	1,026	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	43,856	8,426	11,398	9,213	6,370	3,562	4,887
BATHROOMS							
All units.....	1,012,706	51,795	122,394	237,689	183,518	231,589	185,721
1.....	698,942	49,814	122,394	226,491	154,378	103,797	42,068
More than 1.....	312,738	955	...	11,198	29,140	127,792	143,653
Shared or none.....	1,026	1,026	...	...	...	...	...
Owner occupied.....	619,209	1,459	4,855	75,574	139,491	220,328	177,502
1.....	343,430	1,459	4,855	72,762	122,709	101,992	39,653
More than 1.....	275,779	...	...	2,812	16,782	118,336	137,849
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	349,641	41,910	106,141	152,902	37,657	7,699	3,332
1.....	321,628	39,929	106,141	145,535	28,722	346	955
More than 1.....	26,987	955	...	7,367	8,935	7,353	2,377
Shared or none.....	1,026	1,026	...	...	...	...	...
Vacant.....	43,856	8,426	11,398	9,213	6,370	3,562	4,887
PERSONS							
All occupied units.....	968,850	43,369	110,996	228,476	177,148	228,027	180,834
1 person.....	56,374	20,960	11,164	8,652	2,973	12,625	...
2 persons.....	230,698	20,831	69,591	52,666	38,929	35,274	13,407
3 persons.....	159,401	1,578	23,489	42,569	35,054	36,759	19,952
4 persons.....	302,240	...	6,752	87,810	53,271	90,192	64,215
5 persons.....	150,712	...	...	28,339	33,937	44,496	43,940
6 persons or more.....	69,425	...	...	8,440	12,984	8,681	39,320
Owner occupied.....	619,209	1,459	4,855	75,574	139,491	220,328	177,502
1 person.....	15,092	...	...	2,467	1,009	11,616	...
2 persons.....	99,250	1,459	2,324	14,979	31,807	35,274	13,407
3 persons.....	99,231	...	2,531	11,180	28,809	36,759	19,952
4 persons.....	232,363	...	...	38,093	43,791	86,264	64,215
5 persons.....	122,838	...	...	7,846	28,972	42,080	43,940
6 persons or more.....	50,435	...	...	1,009	5,103	8,335	35,988
Renter occupied.....	349,641	41,910	106,141	152,902	37,657	7,699	3,332
1 person.....	41,282	20,960	11,164	6,185	1,964	1,009	...
2 persons.....	131,448	19,372	67,267	37,687	7,122	...	...
3 persons.....	60,170	1,578	20,958	31,389	6,245	...	...
4 persons.....	69,877	...	6,752	49,717	9,480	3,928	...
5 persons.....	27,874	...	...	20,493	4,965	2,416	...
6 persons or more.....	18,990	...	...	7,431	7,881	346	3,332
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	968,850	43,369	110,996	228,476	177,148	228,027	180,834
Male head, wife present, no nonrelatives.....	835,036	19,508	91,140	197,318	163,009	205,794	158,267
Under 45 years.....	544,929	14,933	44,661	134,392	96,963	140,342	113,638
45 to 64 years.....	256,907	3,108	41,369	52,493	54,265	62,052	43,620
65 years and over.....	33,200	1,467	5,110	10,433	11,781	3,400	1,009
Other male head.....	57,380	9,987	8,420	4,202	3,717	14,379	16,675
Female head.....	76,434	13,874	11,436	26,956	10,422	7,854	5,892
Owner occupied.....	619,209	1,459	4,855	75,574	139,491	220,328	177,502
Male head, wife present, no nonrelatives.....	562,516	1,459	3,900	68,057	134,106	199,104	155,890
Under 45 years.....	377,953	...	2,666	51,553	76,353	135,111	112,210
45 to 64 years.....	167,365	1,459	1,234	15,496	45,972	60,993	42,611
65 years and over.....	17,198	...	...	1,008	11,781	3,400	1,009
Other male head.....	32,477	...	...	414	1,009	14,379	16,675
Female head.....	24,216	...	955	7,103	4,376	6,845	4,937
Renter occupied.....	349,641	41,910	106,141	152,902	37,657	7,699	3,332
Male head, wife present, no nonrelatives.....	272,520	18,049	87,240	129,261	28,903	6,690	2,377
Under 45 years.....	166,976	14,933	41,995	82,839	20,610	5,231	1,368
45 to 64 years.....	89,542	1,649	40,135	36,997	8,293	1,459	1,009
65 years and over.....	16,002	1,467	5,110	9,425	...	...	...
Other male head.....	24,903	9,987	8,420	3,788	2,708	...	...
Female head.....	52,218	13,874	10,481	19,853	6,046	1,009	955

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 <sup>1</sup>											
		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.....	3,305,534	721,350	1,280	9,320	37,795	62,381	96,281	128,718	111,404	126,291	117,551	30,329	2,584,184
Owner-occupied nonfarm units <sup>1</sup> .....	629,923	599,531	1,280	2,619	30,118	51,943	85,773	117,497	91,042	101,664	99,323	18,272	30,392
Less than \$5,000.....	14,554	13,215	1,280	1,340	7,977	1,339	...	...	...	...	1,279	...	1,339
\$5,000 to \$7,400.....	54,130	50,171	...	1,279	11,665	15,288	6,577	8,844	...	2,620	...	3,898	3,959
\$7,500 to \$9,900.....	98,312	97,033	...	...	6,578	23,435	31,447	21,585	7,470	...	1,339	5,179	1,279
\$10,000 to \$12,400.....	190,465	181,265	...	...	2,539	10,542	34,899	61,479	43,247	22,084	2,558	3,897	9,200
\$12,500 to \$14,900.....	59,374	58,034	...	...	...	...	7,004	13,583	17,725	15,702	2,680	1,340	1,340
\$15,000 to \$17,400.....	71,632	67,673	...	...	...	...	5,846	9,448	17,302	20,521	13,217	1,339	3,959
\$17,500 to \$19,900.....	32,525	29,845	...	...	...	...	...	1,279	2,619	17,911	8,036	...	2,680
\$20,000 to \$24,900.....	40,358	37,680	...	...	...	...	...	2,679	13,319	21,682	...	...	2,678
\$25,000 or more.....	61,933	59,255	...	...	...	...	...	1,279	...	8,166	47,191	2,619	2,680
Not reported.....	6,640	5,360	...	...	1,339	1,339	...	...	...	1,341	1,341	...	1,280
All other occupied and vacant units..	2,675,611	121,819	...	6,701	7,677	10,438	10,508	11,221	20,362	24,627	18,228	12,057	2,553,792

<sup>1</sup> 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.....	3,305,534	2,075,123	20,536	85,721	189,722	321,243	338,631	279,978	355,374	146,015	132,314	205,589	1,230,411
Renter-occupied nonfarm units.....	2,123,065	1,897,166	19,195	83,163	184,534	314,296	321,446	249,435	319,823	121,251	110,595	173,028	225,899
Less than \$30.....	121,850	107,143	11,517	21,870	31,871	23,941	5,119	1,339	2,345	2,743	...	6,398	14,707
\$30 to \$39.....	327,159	298,470	3,839	28,167	74,954	72,054	55,161	24,943	18,273	2,560	1,279	17,240	28,689
\$40 to \$49.....	525,753	490,100	2,559	7,678	46,119	155,251	129,461	58,289	50,648	5,178	1,279	33,638	35,653
\$50 to \$59.....	401,103	346,584	...	3,837	6,279	45,477	86,685	82,596	75,566	18,280	5,238	22,626	54,519
\$60 to \$69.....	208,023	175,064	...	...	...	...	22,649	49,051	65,200	20,039	6,397	11,728	32,959
\$70 to \$79.....	113,290	104,273	...	...	...	1,279	3,923	6,008	50,802	15,536	5,440	21,285	9,017
\$80 to \$99.....	115,647	94,175	...	...	...	...	1,286	3,838	27,771	32,850	16,856	11,574	21,472
\$100 to \$119.....	58,924	53,981	...	2,239	...	...	...	...	1,279	6,121	32,768	11,574	4,943
\$120 or more.....	54,040	47,643	...	1,340	...	1,279	...	...	...	2,679	33,388	8,957	6,397
No cash rent or rent not reported..	197,276	179,733	1,280	18,032	25,311	15,015	17,162	23,771	27,939	15,265	7,950	28,008	17,543
All other occupied and vacant units..	1,182,469	177,957	1,341	2,558	5,188	6,947	17,185	30,143	35,551	24,764	21,719	32,561	1,004,512

## Components of Inventory Change—Inventory Characteristics

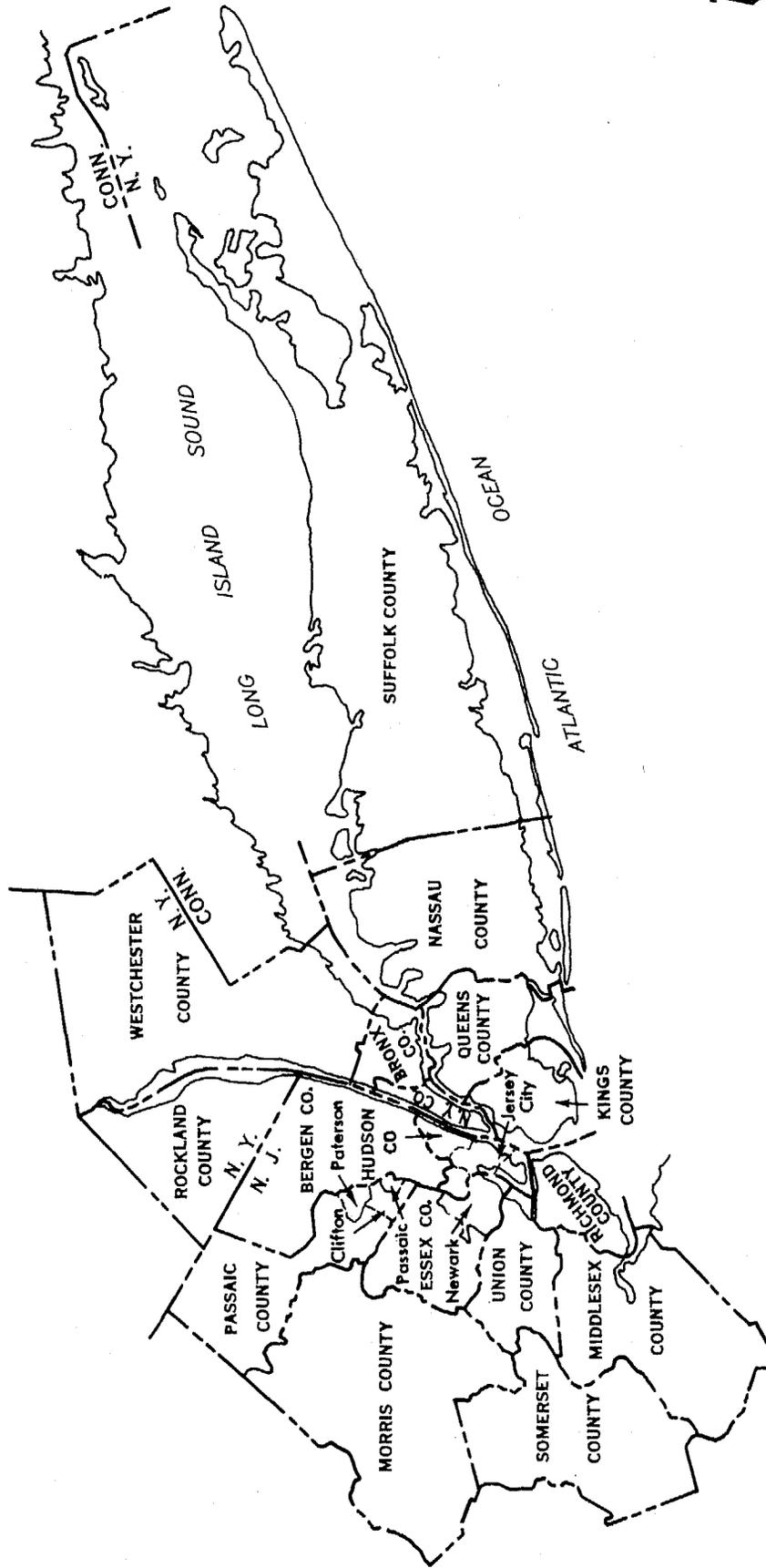
Table 10.—AVAILABLE VACANT UNITS: CHARACTERISTICS OF TOTAL AND NEW CONSTRUCTION UNITS, 1959

[Based on sample; see text]

Subject	Total	New construction	Subject	Total	New construction
Vacant units available for sale.....	10,002	4,823	Vacant units available for rent.....	78,046	24,183
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	6,046	3,426	1.....	9,441	1,459
2.....	1,279	...	2 to 4.....	24,972	5,346
3 or more.....	2,677	1,397	5 to 19.....	12,771	...
YEAR STRUCTURE BUILT			20 or more.....	30,862	17,371
1957 to 1959.....	4,823	4,823	YEAR STRUCTURE BUILT		
April 1950 to 1956.....	...	...	1957 to 1959.....	13,775	13,775
1940 to March 1950.....	...	...	April 1950 to 1956.....	10,405	10,405
1939 or earlier.....	5,179	...	1940 to March 1950.....	5,668	...
ROOMS			1939 or earlier.....	48,198	...
3 rooms or less.....	...	...	ROOMS		
4 rooms.....	2,738	1,397	1 and 2 rooms.....	20,309	5,974
5 rooms.....	1,279	...	3 rooms.....	21,829	9,681
6 rooms or more.....	5,985	3,426	4 rooms.....	12,378	3,776
PLUMBING FACILITIES			5 rooms or more.....	23,530	4,943
With all facilities.....	8,722	4,823	PLUMBING FACILITIES		
Lacking some or all facilities.....	1,280	...	With all facilities.....	68,249	24,183
SALE PRICE ASKED			Lacking some or all facilities.....	9,797	...
Nonfarm available for sale <sup>1</sup> .....	6,046	3,426	RENT ASKED		
Less than \$5,000.....	...	...	Nonfarm available for rent.....	78,046	24,183
\$5,000 to \$9,900.....	...	...	Less than \$30.....	2,566	...
\$10,000 to \$14,900.....	...	...	\$30 to \$39.....	2,961	...
\$15,000 to \$19,900.....	4,073	1,453	\$40 to \$49.....	12,733	1,457
\$20,000 to \$24,900.....	177	177	\$50 to \$59.....	9,744	...
\$25,000 or more.....	1,796	1,796	\$60 to \$69.....	3,838	...
			\$70 to \$79.....	7,262	1,777
			\$80 to \$89.....	8,636	1,740
			\$100 to \$149.....	18,620	10,419
			\$150 or more.....	11,686	8,785

<sup>1</sup> Restricted to single-unit properties; see text.

# New York-Northeastern New Jersey STANDARD CONSOLIDATED AREA



STATE LINE  
COUNTY LINE  
CITY LIMITS

DATA IN THIS REPORT APPLY TO THE SCA AS SHOWN ON THE MAP  
THE 1959 AREA OF THE SCA IS THE SAME AS THE 1950 AREA OF THE  
NEW YORK-NORTHEASTERN NEW JERSEY SMA. THE 1959 AREA OF  
THE SCA IS THE SAME AS THE 1960 AREA.

U.S. DEPARTMENT OF COMMERCE  
Bureau of the Census