

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-15

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

Pittsburgh, Pa.,

Standard Metropolitan Statistical Area

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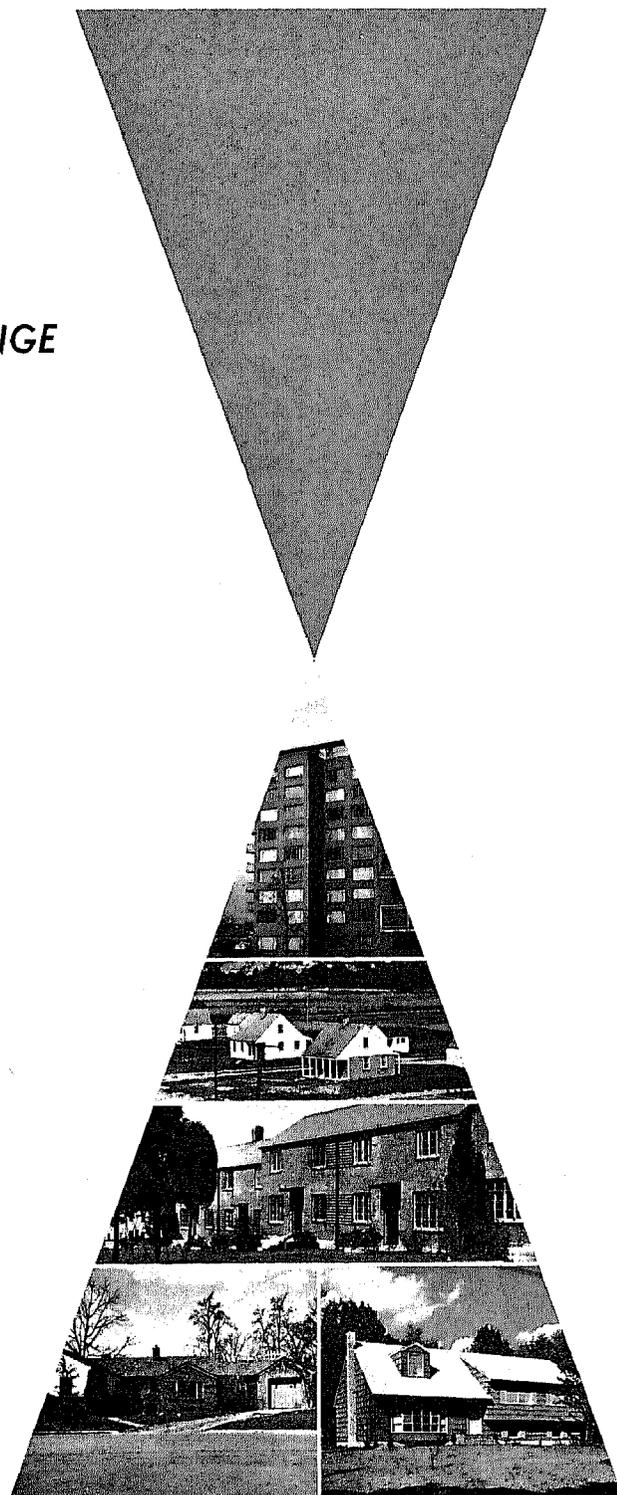


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PREFACE

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

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

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

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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LIST OF REPORTS IN VOLUME IV, PART 1B

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

- | | | |
|--|--|------------------------------------|
| 1. United States and Regions | 7. Los Angeles-Long Beach SMSA | 13. Cleveland SMSA |
| 2. Atlanta SMSA | 8. New York-Northeastern New Jersey Standard Consolidated Area | 14. Minneapolis-St. Paul SMSA |
| 3. Boston SMSA | 9. Philadelphia SMSA | 15. Pittsburgh SMSA |
| 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	Contract rent	Value	Age of head	Persons 65 years old and over	New construction units: Number of rooms	Same units	
		For sale	For rent								Gross rent	Value
Counts of:	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table
All dwelling units.....	1	...	...	...	...	...	...	...	...	...	...	...
New construction.....	1	...	...	...	...	...	...	...	...	...	...	...
Same.....	1	...	...	...	...	...	...	...	...	...	...	...
Other.....	1	...	...	...	...	...	...	...	...	...	...	...
1959 CHARACTERISTIC												
Occupancy:												
Persons.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Year moved into unit.....	1	...	...	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Vacancy status.....	1	...	...	...	...	...	...	...	...	...	...	...
Structural:												
Rooms.....	1	10	10	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
Units in structure.....	...	10	10	...	...	...	...	...	...	...	...	...
Year structure built.....	...	10	10	...	...	...	...	...	...	...	...	...
Condition and plumbing facilities:												
Bathrooms.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Condition and plumbing.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Plumbing facilities.....	...	10	10	...	...	...	...	...	...	...	...	...
Financial:												
Contract rent.....	1	...	...	...	...	...	...	...	...	...	...	...
Gross rent.....	1	...	...	...	...	...	...	...	...	...	...	...
Monthly rent asked.....	...	...	10	...	...	...	...	...	...	...	...	...
Value.....	1	...	...	...	...	...	...	...	...	...	...	...
Sale price asked.....	...	10	...	...	...	...	...	...	...	...	...	...
Household:												
Household composition by age of head.....	1	...	...	...	...	...	...	...	...	7	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	7	...	...
Persons 65 years old and over.....	1	...	...	...	...	...	...	...	...	...	...	...
By tenure.....	1	...	...	...	...	...	...	...	...	...	...	...
1950 CHARACTERISTIC												
Gross rent.....	...	...	...	...	...	...	...	...	...	...	9	...
Value.....	...	...	...	...	...	...	...	...	...	...	...	8
CHARACTERISTIC OF PREVIOUS UNIT OF RECENT MOVERS												
Location.....	...	...	...	2	...	...	...	...	...	...	...	...
Location and tenure.....	...	...	...	...	3	...	...	...	...	...	...	...
Tenure change (previous to present unit).....	...	...	...	...	...	...	...	4	4	...	...	...
Contract rent.....	...	...	...	...	...	6	...	...	...	...	...	...
Value.....	...	...	...	...	...	...	5	...	...	...	...	...

Components of Inventory Change

INVENTORY CHARACTERISTICS

GENERAL

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

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

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

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

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS OF HOUSING

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

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

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

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

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

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

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

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMPONENTS OF CHANGE

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

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

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

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

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

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

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

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

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

UNITS OCCUPIED BY RECENT MOVERS

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

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

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

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final 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 1960 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,¹ the 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction and boundary changes. In the 8 remaining metropolitan areas, the sample for the most part consisted of segments selected especially for the 1959 survey, although it included a few segments which had been used for the national estimates in the NHI.

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

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

ACCURACY OF DATA

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

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

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

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

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

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

SAMPLE DESIGN

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

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

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

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

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

Components of Inventory Change—Inventory Characteristics

ESTIMATION PROCEDURE

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

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

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

SAMPLING VARIABILITY

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

Sample size.--For the metropolitan area covered in this report, the full sample for the counts by components of change consists of 12,000 dwelling units and the subsample for the characteristics consists of 3,600 dwelling units. The source of the various estimates is summarized in table I.

Table I.—SOURCE OF TABULATIONS

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

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

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

1959 inventory	Number		Percent of all units	
	Estimate	Standard error	Estimate	Standard error
All dwelling units.....	2,144,000	24,500	100.0	...
New construction.....	503,900	19,300	23.5	0.8
Same.....	1,515,200	11,200	70.7	0.8
Other.....	124,900	10,100	5.8	0.4

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 82,300 and the number whose present units (same head) are owner occupied is 149,000 the standard error of the 66,700 difference is read from table III.

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

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

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

Estimated number	Standard error	Estimated number	Standard error
1,000.....	900	100,000.....	9,500
5,000.....	2,500	250,000.....	16,000
10,000.....	3,000	500,000.....	23,000
25,000.....	5,000	1,000,000.....	32,500
50,000.....	7,000	1,500,000.....	40,000

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

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	500,000	2,144,000
2 or 98.....	2.5	1.2	0.9	0.6	0.3
5 or 95.....	3.8	2.2	1.3	1.0	0.4
10 or 90.....	5.2	3.0	1.9	1.3	0.6
25 or 75.....	8.0	4.4	2.6	1.8	1.0
50.....	9.3	5.3	2.7	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 530,100 households, or one-fourth of the 2 million households in the Chicago-Northwestern Indiana SCA, had moved into their present units during the two-year period 1958-1959. About 364,500, or seven-tenths of the households that moved, were renters in their present units while the remaining 165,600 households owned their homes.

Recent movers resided mostly within the city limits of the central cities (Chicago, Gary, Hammond, and East Chicago). Most of the owner households, however, lived in the "suburban" portion 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 71 percent of the owners in 1959 lived in the "suburban" portion of the metropolitan complex; in contrast, only 24 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 18 percent of the renter recent movers involved either the formation of a new household or a change in head compared with 10 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..	530,100	...	325,200	204,900
Same head.....	447,800	100.0	273,900	173,900
Inside this metropolitan area.....	402,200	89.8	249,200	153,000
In a central city.....	258,200	57.7	212,200	46,000
Not in a central city.....	144,000	32.2	37,000	107,000
Outside this metropolitan area.....	45,500	10.2	24,700	20,900
Different head.....	82,400	...	51,300	31,000

As shown in table A, the bulk of the moves were local. Approximately nine-tenths of the recent movers with same head moved within the SCA. Of this group, around 46,000 households moved from the central cities to the "suburban" portion of the SCA and 37,000 moved in the opposite direction. About one-half of the 45,500 households that moved from outside the Chicago-Northwestern Indiana SCA were from nonmetropolitan areas in the Nation; the remaining one-half arrived from other metropolitan areas.

Homeownership among recent movers rose from 18 percent (82,300 households) in previous units to 33 percent (149,000 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 48 percent of the household heads who moved from renter-occupied units were under 35 years of age; in comparison, only 18 percent 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.....	447,800	100.0	42.6	22.6	29.3	5.5
Previous unit owner occupied...	82,300	100.0	17.6	33.9	41.6	6.9
Present unit owner occupied...	62,800	100.0	14.1	40.3	37.3	8.3
Present unit renter occupied..	19,500	100.0	29.1	13.3	55.4	2.2
Previous unit renter occupied...	365,500	100.0	48.2	20.1	26.5	5.2
Present unit owner occupied...	86,200	100.0	55.1	21.7	19.8	3.4
Present unit renter occupied..	279,300	100.0	46.1	19.5	28.6	5.8

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 108,600, compared to 58,100 whose rental expenditures decreased, or a ratio of about 2 to 1. Approximately 65,300 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 20,700 owners reported higher values for their present unit than their previous unit, compared with 4,200 owners who reported lower values for their present unit. About 11,600 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 503,900 units, or 24 percent of the 1959 inventory, were built during the period April 1950 to December 1959. About 404,200 units, or 80 percent of the new units, were owner occupied, 75,400 units (15 percent) were renter occupied, and the remaining 24,300 (5 percent) were vacant units of all types. Practically all new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Around 23 percent 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 nine-tenths of the new owner units were occupied by families in this category, compared with seven-tenths of the renter units. Households in new owner properties were also markedly larger in terms of number of persons than the corresponding renter households. The cross-tabulation of characteristics by size of unit (number of rooms) indicates that the incidence of larger households and husband-wife families with no nonrelatives was greater in the larger units than in the smaller units. Other characteristics of "new construction" units are available in Part 1A of Volume IV.

Changes in characteristics of same units.--"Same" units represent the older portion of the housing inventory. Living quarters enumerated as one dwelling unit in 1959 were classified as "same" if the quarters existed as one and only one 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 1,515,000 units, or seven-tenths of the units existing in 1959, were classified as "same." About 696,000 units (48 percent of the occupied "same" units) were owner occupied and 767,500 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 67 percent--from \$52 in 1950 to \$87 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	...	12.9	87.1
\$40 to \$59.....	100.0	1.1	8.2	90.7
\$60 to \$79.....	100.0	5.4	10.7	83.9
\$80 to \$99.....	100.0	13.9	17.1	69.0
\$100 or more.....	100.0	9.3	90.7	...

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 50 percent--from \$11,200 to \$16,800. 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	...	8.2	91.8
\$5,000 to \$9,900.....	100.0	1.1	13.1	85.9
\$10,000 to \$14,900.....	100.0	0.5	28.2	71.3
\$15,000 to \$19,900.....	100.0	9.5	31.2	59.3
\$20,000 to \$24,900.....	100.0	3.3	27.1	69.6
\$25,000 or more.....	100.0	5.8	94.2	...

Vacant units on the market.--In 1959, vacant units amounted to 89,200 or 4.2 percent of the total inventory. However, 25,000 of these units were dilapidated or held off the market, leaving 64,300 available for rent or for sale.

The 15,200 vacant units available for sale represented 1.3 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 had 5 rooms or more and all plumbing facilities. About 13,100 (86 percent) of the available vacancies for sale were single-unit properties.

The 49,100 vacant units available for rent represented 5.1 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 nine out of ten were built before 1950. Approximately 61 percent of the vacant units were in structures containing 5 units or more, 34 percent were in 2- to 4-unit structures, and the remainder (5 percent) were single-unit structures. About three-fourths of the available vacant units for rent had all plumbing facilities, and only two-fifths had 4 rooms or more. The median rent asked for the available vacancies was \$82.

CHICAGO-NORTHWESTERN INDIANA

STANDARD CONSOLIDATED AREA

The SCA comprises the Chicago, Ill., SMSA and the Gary-Hammond-East Chicago, Ind., SMSA. Thus the Chicago SCA comprises Cook, Du Page, Kane, Lake, McHenry, and Will Counties, Ill.; and Lake and Porter Counties, Ind.

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

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

Subject	Number	Percent	Subject	Number	Percent
All dwelling units ¹	2,143,962	100.0	PERSONS		
New construction.....	503,882	23.5	All occupied units.....	2,054,743	100.0
Same.....	1,519,218	70.7	1 person.....	234,947	11.4
Other.....	124,862	5.8	2 persons.....	614,881	29.9
TENURE AND VACANCY STATUS			3 persons.....	413,416	20.1
All units.....	2,143,962	100.0	4 persons.....	373,110	18.2
Occupied.....	2,054,743	95.8	5 persons.....	209,167	10.2
Owner occupied.....	1,137,394	53.1	6 persons or more.....	209,222	10.2
Renter occupied.....	917,349	42.8	Owner occupied.....		
Vacant.....	89,219	4.2	1 person.....	75,694	6.7
Available for sale only.....	15,174	0.7	2 persons.....	318,072	28.0
Available for rent.....	49,032	2.3	3 persons.....	237,805	20.9
Other.....	24,963	1.2	4 persons.....	233,006	20.5
CONDITION AND PLUMBING			5 persons.....	138,098	12.1
All units.....	2,143,962	100.0	6 persons or more.....	134,719	11.8
Not dilapidated.....	2,057,460	96.0	Renter occupied.....		
With all plumbing facilities.....	1,941,742	90.6	1 person.....	159,253	17.4
Lacking only hot water.....	25,181	1.2	2 persons.....	296,809	32.4
Lacking other plumbing facilities.....	90,537	4.2	3 persons.....	175,611	19.1
Dilapidated.....	86,502	4.0	4 persons.....	140,104	15.3
Owner occupied.....			5 persons.....	71,069	7.7
1,123,207	98.8	HOUSEHOLD COMPOSITION BY AGE OF HEAD			
Not dilapidated.....	1,096,418	96.4	All occupied units.....	2,054,743	100.0
With all plumbing facilities.....	11,209	1.0	Male head, wife present, no nonrelatives.....	1,527,272	74.3
Lacking only hot water.....	15,580	1.4	Under 45 years.....	769,536	37.5
Lacking other plumbing facilities.....	14,187	1.2	45 to 64 years.....	582,604	28.4
Dilapidated.....	14,187	1.2	65 years and over.....	175,132	8.5
Renter occupied.....			Other male head.....	193,867	9.4
917,349	100.0	All occupied units.....			
Not dilapidated.....	852,067	92.9	Under 65 years.....	148,466	7.2
With all plumbing facilities.....	776,556	84.7	Under 65 years and over.....	45,401	2.2
Lacking only hot water.....	12,799	1.4	Female head.....	333,604	16.2
Lacking other plumbing facilities.....	62,712	6.8	Under 65 years.....	242,829	11.8
Dilapidated.....	65,282	7.1	Under 65 years and over.....	90,775	4.4
Vacant.....			Owner occupied.....		
89,219	...	Male head, wife present, no nonrelatives.....			
BATHROOMS			933,600	82.1	
All units.....	2,143,962	100.0	Under 45 years.....	426,580	37.5
1.....	1,698,390	79.2	45 to 64 years.....	378,934	33.3
More than 1.....	293,062	13.7	65 years and over.....	128,086	11.3
Shared or none.....	152,510	7.1	Other male head.....	70,667	6.2
Owner occupied.....			Under 65 years.....	45,972	4.0
846,478	74.4	All occupied units.....			
More than 1.....	260,897	22.9	Under 65 years and over.....	24,695	2.2
Shared or none.....	30,019	2.6	Female head.....	133,127	11.7
Renter occupied.....			Under 65 years.....	83,134	7.3
790,624	86.2	Renter occupied.....			
More than 1.....	21,012	Male head, wife present, no nonrelatives.....			
Shared or none.....	105,713	Under 45 years.....			
Vacant.....			342,956	37.4	
89,219	...	45 to 64 years.....			
ROOMS			203,670	22.2	
All units.....	2,143,962	100.0	65 years and over.....	47,046	5.1
1 and 2 rooms.....	173,394	8.1	Other male head.....	123,200	13.4
3 rooms.....	202,172	9.4	Under 65 years.....	102,494	11.2
4 rooms.....	517,265	24.1	Under 65 years and over.....	20,706	2.3
5 rooms.....	608,828	28.4	Female head.....	200,477	21.9
6 rooms.....	436,160	20.3	Under 65 years.....	159,695	17.4
7 rooms or more.....	206,143	9.6	65 years and over.....	40,782	4.4
Owner occupied.....			YEAR MOVED INTO UNIT		
1,137,394	100.0	All occupied units.....	2,054,743	100.0	
1 and 2 rooms.....	8,685	0.8	1958 and 1959.....	530,127	25.8
3 rooms.....	21,151	1.9	1955 to 1957.....	538,870	26.2
4 rooms.....	188,780	16.6	1950 to 1954.....	407,777	19.8
5 rooms.....	407,996	35.9	1949 or earlier.....	577,969	28.1
6 rooms.....	337,155	29.6	Owner occupied.....		
7 rooms or more.....	173,627	15.3	1,137,394	100.0	
Renter occupied.....			1958 and 1959.....	165,617	14.6
917,349	100.0	1955 to 1957.....	291,500	25.6	
1 and 2 rooms.....	138,068	15.1	1950 to 1954.....	268,363	23.6
3 rooms.....	168,002	18.3	1949 or earlier.....	411,914	36.2
4 rooms.....	312,188	34.0	Renter occupied.....		
5 rooms.....	183,678	20.0	917,349	100.0	
6 rooms.....	89,934	9.8	1958 and 1959.....	364,510	39.7
7 rooms or more.....	25,479	2.8	1955 to 1957.....	247,370	27.0
Vacant.....			1950 to 1954.....	139,414	15.2
89,219	...	1949 or earlier.....	166,055	18.1	

¹ The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 2,166,437; 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
PERSONS 65 YEARS OLD AND OVER			GROSS RENT		
All occupied units.....	2,054,743	100.0	Renter-occupied nonfarm units.....	912,977	...
None.....	1,652,629	80.4	Reporting.....	892,273	100.0
1 person.....	269,499	13.1	Less than \$40.....	25,515	2.9
2 persons.....	128,541	6.3	\$40 to \$59.....	105,223	11.8
3 persons or more.....	4,074	0.2	\$60 to \$79.....	206,427	23.1
Owner occupied.....	1,137,394	100.0	\$80 to \$99.....	257,192	28.8
None.....	867,405	76.3	\$100 to \$119.....	165,000	18.5
1 person.....	169,570	14.9	\$120 to \$149.....	84,815	9.5
2 persons.....	97,517	8.6	\$150 to \$199.....	37,911	4.2
3 persons or more.....	2,902	0.3	\$200 or more.....	10,190	1.1
Renter occupied.....	917,349	100.0	No cash rent.....	20,704	...
None.....	785,224	85.6	CONTRACT RENT		
1 person.....	99,929	10.9	Renter-occupied nonfarm units.....	912,977	...
2 persons.....	31,024	3.4	Reporting.....	892,273	100.0
3 persons or more.....	1,172	0.1	Less than \$40.....	62,247	7.0
VALUE			\$40 to \$59.....	149,385	16.7
Owner-occupied nonfarm units ¹	814,358	100.0	\$60 to \$79.....	233,684	26.2
Less than \$5,000.....	2,344	0.3	\$80 to \$99.....	225,447	25.3
\$5,000 to \$7,400.....	15,368	1.9	\$100 to \$119.....	127,088	14.2
\$7,500 to \$9,900.....	21,415	2.6	\$120 to \$149.....	60,509	6.8
\$10,000 to \$12,400.....	77,334	9.5	\$150 to \$199.....	27,125	3.0
\$12,500 to \$14,900.....	101,161	12.4	\$200 or more.....	6,788	0.8
\$15,000 to \$17,400.....	135,005	16.6	No cash rent.....	20,704	...
\$17,500 to \$19,900.....	142,629	17.5			
\$20,000 to \$24,900.....	165,043	20.3			
\$25,000 to \$34,900.....	95,185	11.7			
\$35,000 or more.....	58,874	7.2			

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Location	Total	Present unit: Tenure and location in this metropolitan area ¹					
		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.....	530,127	325,235	204,892	47,950	117,667	277,285	87,225
Same head.....	447,751	273,893	173,858	44,048	104,938	229,845	68,920
Inside this metropolitan area ¹	402,219	249,214	153,005	41,142	96,412	208,072	56,593
In a central city.....	258,191	212,196	45,995	35,285	34,081	176,911	11,914
Not in a central city.....	144,028	37,018	107,010	5,857	62,331	31,161	44,679
Inside other metropolitan area ²	21,763	12,566	9,197	576	4,469	11,990	4,728
In central city.....	15,949	10,463	5,486	576	2,594	9,887	2,892
Not in central city.....	5,814	2,103	3,711	...	1,875	2,103	1,836
Outside metropolitan area ³	23,769	12,113	11,656	2,330	4,057	9,783	7,599
Same State.....	4,922	2,314	2,608	1,441	1,417	873	1,191
Different State.....	18,847	9,799	9,048	889	2,640	8,910	6,408
Different head.....	82,376	51,342	31,034	3,902	12,729	47,440	18,305
Inside this metropolitan area ¹	73,976	45,215	28,761	3,902	12,729	41,313	16,032
Not in this metropolitan area.....	8,400	6,127	2,273	...	...	6,127	2,273

¹ Inside the Chicago-Northwestern Indiana SCA, which comprises the Chicago SMSA and the Gary-Hammond-East Chicago SMSA. The central cities are Chicago, Gary, Hammond, and East Chicago.

² Inside any of the SMSA's other than the two which make up the Chicago-Northwestern Indiana SCA.

³ Outside SMSA'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.....	530,127	165,617	356,423	8,087	Inside this metropolitan area ¹	476,195	154,185	316,120	5,890
Same head.....	447,751	148,986	292,429	6,336	Same head.....	402,219	137,554	259,521	5,144
Owner occupied.....	82,289	62,795	17,663	1,831	Owner occupied.....	70,248	55,492	14,117	639
Renter occupied:					Cash rent.....	324,343	78,955	242,504	2,884
Cash rent.....	355,413	82,444	270,085	2,884	No cash rent.....	7,628	3,107	2,900	1,621
No cash rent.....	10,049	3,747	4,681	1,621	Different head.....	73,976	16,631	56,599	746
Different head.....	82,376	16,631	63,994	1,751	Not in this metropolitan area.....	53,932	11,432	40,303	2,197

¹ 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.....	113,270	59,876	22,152	26,081	5,161	113,270	105,182	8,088
Same head.....	89,762	41,616	20,813	22,172	5,161	89,762	81,674	8,088
Previous unit owner occupied:								
Present unit owner occupied.....	11,600	2,047	5,078	3,687	788	11,600	10,346	1,254
Present unit renter occupied.....	7,571	4,236	1,915	1,420	...	7,571	7,571	...
Previous unit renter occupied:								
Present unit owner occupied.....	19,683	9,424	5,869	4,022	368	19,683	18,409	1,274
Present unit renter occupied.....	50,908	25,909	7,951	13,043	4,005	50,908	45,348	5,560
Different head.....	23,508	18,260	1,339	3,909	...	23,508	23,508	...

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

[Based on sample; see text]

Previous property: Value	Total	Present property: Value											All other occupied units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Units occupied by recent movers.....	113,270	31,100	787	807	1,541	4,305	4,636	7,374	3,670	3,215	4,069	696	82,170
Same head.....	89,762	29,018	787	807	1,541	4,305	3,689	7,374	3,478	3,097	3,244	696	60,744
Owner-occupied nonfarm units ¹	17,507	9,679	...	439	...	1,564	1,007	1,209	868	1,653	2,939	...	7,828
Less than \$5,000.....	695	348	...	...	...	...	...	348	...	...	...	...	347
\$5,000 to \$7,400.....	3,829	751	...	...	...	370	348	33	...	...	...	...	3,078
\$7,500 to \$9,900.....	2,902	2,532	...	439	...	755	73	129	348	788	...	...	370
\$10,000 to \$12,400.....	2,340	541	...	...	...	...	...	192	...	349	...	...	1,799
\$12,500 to \$14,900.....	977	825	...	...	...	...	439	34	...	352	...	...	152
\$15,000 to \$17,400.....	1,030	558	...	...	...	439	...	...	...	119	...	...	472
\$17,500 to \$19,900.....	955	913	...	...	...	...	...	...	348	520	45	...	42
\$20,000 to \$24,900.....	789	684	...	...	...	...	...	...	...	...	684	...	105
\$25,000 or more.....	2,164	1,816	...	...	...	...	...	...	...	...	1,816	...	348
Not reported.....	1,826	711	...	...	...	...	147	125	...	...	439	...	1,115
All other occupied units.....	72,255	19,339	787	368	1,541	2,741	2,682	6,165	2,610	1,444	305	696	52,916
Different head.....	23,508	2,082	...	...	...	...	947	...	192	118	825	...	21,426

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Contract rent	Total	Present unit: Contract rent											All other occupied units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Units occupied by recent movers.....	113,270	78,740	4,701	11,067	9,188	15,660	17,063	7,071	6,110	3,061	1,583	3,236	34,530
Same head.....	89,762	58,479	3,099	6,709	5,744	13,118	12,567	7,071	4,944	2,329	1,583	1,315	31,283
Renter-occupied nonfarm units.....	69,713	50,469	2,555	6,709	5,266	11,486	10,374	5,329	4,471	1,981	983	1,315	19,244
Less than \$30.....	4,859	4,414	1,235	1,247	439	369	776	348	...	...	...	...	445
\$30 to \$39.....	8,818	7,295	370	1,787	1,215	3,163	348	...	43	369	...	...	1,523
\$40 to \$49.....	7,861	6,913	...	1,518	754	2,361	1,910	...	370	...	...	...	948
\$50 to \$59.....	13,502	11,410	808	877	1,272	3,200	2,877	1,499	439	...	...	438	2,092
\$60 to \$69.....	9,033	6,603	...	369	776	2,777	2,777	983	920	...	...	...	2,430
\$70 to \$79.....	8,193	5,869	...	472	369	1,178	777	1,239	1,356	478	...	...	2,324
\$80 to \$99.....	6,906	2,364	142	...	439	...	...	464	797	370	152	...	4,542
\$100 to \$119.....	2,399	1,386	...	...	...	...	338	...	...	764	284	...	973
\$120 or more.....	1,569	879	...	...	...	...	...	...	439	...	440	...	690
No cash rent or rent not reported.....	6,613	3,336	...	439	...	439	571	796	107	...	107	877	3,277
All other occupied units.....	20,049	8,010	544	...	478	1,632	2,193	1,742	473	348	600	...	12,039
Different head.....	23,508	20,261	1,602	4,358	3,444	2,542	4,496	...	1,166	732	...	1,921	3,247

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.....	126,362	1,677	6,404	17,234	49,898	41,260	9,889
CONDITION AND PLUMBING							
All units.....	126,362	1,677	6,404	17,234	49,898	41,260	9,889
Not dilapidated:							
With all plumbing facilities.....	123,010	1,329	5,360	16,190	49,898	40,344	9,889
Lacking some or all facilities.....	3,352	348	1,044	1,044	...	916	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	102,573	696	2,436	9,633	42,877	38,094	8,837
Not dilapidated:							
With all plumbing facilities.....	100,137	348	1,740	8,937	42,877	37,398	8,837
Lacking some or all facilities.....	2,436	348	696	696	...	696	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	16,365	981	3,620	6,997	2,671	1,438	658
Not dilapidated:							
With all plumbing facilities.....	16,365	981	3,620	6,997	2,671	1,438	658
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	7,424	...	348	604	4,350	1,728	394
BATHROOMS							
All units.....	126,362	1,677	6,404	17,234	49,898	41,260	9,889
1.....	85,773	1,329	5,012	14,646	42,747	20,081	1,958
More than 1.....	37,237	...	348	1,544	7,151	20,263	7,931
Shared or none.....	3,352	348	1,044	1,044	...	916	...
Owner occupied.....	102,573	696	2,436	9,633	42,877	38,094	8,837
1.....	64,652	348	1,392	7,393	35,726	18,665	1,128
More than 1.....	35,485	...	348	1,544	7,151	18,733	7,709
Shared or none.....	2,436	348	696	696	...	696	...
Renter occupied.....	16,365	981	3,620	6,997	2,671	1,438	658
1.....	15,637	981	3,620	6,997	2,671	886	482
More than 1.....	728	...	...	...	...	552	176
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	7,424	...	348	604	4,350	1,728	394
PERSONS							
All occupied units.....	118,938	1,677	6,056	16,630	45,548	39,532	9,495
1 person.....	2,987	1,329	373	598	383	304	...
2 persons.....	27,184	...	2,904	4,696	8,849	10,650	85
3 persons.....	28,633	348	1,387	5,045	13,578	6,211	2,064
4 persons.....	27,640	...	1,044	4,032	12,338	8,003	2,223
5 persons.....	20,586	...	...	1,854	7,529	9,343	1,860
6 persons or more.....	11,908	...	348	405	2,871	5,021	3,263
Owner occupied.....	102,573	696	2,436	9,633	42,877	38,094	8,837
1 person.....	1,731	696	...	348	383	304	...
2 persons.....	22,947	...	696	3,852	8,564	9,750	85
3 persons.....	24,010	...	348	2,054	13,333	6,211	2,064
4 persons.....	24,600	...	1,044	2,041	11,637	8,003	1,875
5 persons.....	18,824	...	...	933	7,226	8,805	1,860
6 persons or more.....	10,461	...	348	405	1,734	5,021	2,953
Renter occupied.....	16,365	981	3,620	6,997	2,671	1,438	658
1 person.....	1,256	633	373	250	...	...	...
2 persons.....	4,237	...	2,208	844	285	900	...
3 persons.....	4,623	348	1,039	2,991	245	...	...
4 persons.....	3,040	...	...	1,991	701	...	348
5 persons.....	1,762	...	...	921	303	538	...
6 persons or more.....	1,447	...	...	...	1,137	...	310
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	118,938	1,677	6,056	16,630	45,548	39,532	9,495
Male head, wife present, no nonrelatives.....	108,583	348	5,183	14,103	42,187	37,864	8,898
Under 45 years.....	73,141	348	3,653	10,403	28,286	24,313	6,138
45 to 64 years.....	32,619	...	1,530	3,700	12,809	11,820	2,760
65 years and over.....	2,823	...	...	...	1,092	1,731	...
Other male head.....	3,955	1,329	606	210	1,133	677	...
Female head.....	6,400	...	287	2,317	2,228	991	597
Owner occupied.....	102,573	696	2,436	9,633	42,877	38,094	8,837
Male head, wife present, no nonrelatives.....	95,259	...	2,436	8,241	39,782	36,426	8,374
Under 45 years.....	61,911	...	1,391	5,317	26,162	23,427	5,614
45 to 64 years.....	31,077	...	1,045	2,924	12,528	11,820	2,760
65 years and over.....	2,271	...	...	...	1,092	1,179	...
Other male head.....	2,506	696	...	...	1,133	677	...
Female head.....	4,808	...	...	1,392	1,962	991	463
Renter occupied.....	16,365	981	3,620	6,997	2,671	1,438	658
Male head, wife present, no nonrelatives.....	13,324	348	2,747	5,862	2,405	1,438	524
Under 45 years.....	11,230	348	2,262	5,086	2,124	886	524
45 to 64 years.....	1,542	...	485	776	281	...	...
65 years and over.....	552	...	...	...	...	...	...
Other male head.....	1,448	...	...	...	...	552	...
Female head.....	1,592	633	606	210	...	...	...
Renter occupied.....	...	...	287	925	266	...	134

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

[Based on sample; see text]

1950 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Occupied units, 1950 and 1959: With 50 records available.....	488,900	243,485	20,882	39,647	35,717	36,578	37,852	33,012	14,052	8,059	10,751	6,935	245,415
Owner-occupied nonfarm units ¹	222,777	200,310	18,758	28,741	29,838	31,821	32,759	25,622	12,736	5,128	8,760	6,147	22,467
Less than \$5,000.....	48,144	41,379	15,597	12,474	7,948	1,317	809	1,247	440	...	768	879	6,765
\$5,000 to \$7,400.....	45,791	39,694	1,984	11,572	12,533	6,670	3,195	1,985	878	...	438	439	6,097
\$7,500 to \$9,900.....	46,038	40,981	...	3,818	7,923	13,951	8,529	3,263	1,741	439	439	878	5,097
\$10,000 to \$12,400.....	42,414	39,181	439	877	1,316	6,603	13,758	11,061	1,247	438	1,686	1,756	3,233
\$12,500 to \$14,900.....	12,179	12,179	...	...	...	808	4,697	2,496	1,616	807	...	1,755	...
\$15,000 to \$17,400.....	11,923	11,485	...	...	...	1,155	440	2,566	5,128	878	1,318	...	438
\$17,500 to \$19,900.....	3,522	3,522	...	...	218	...	440	438	1,248	810	368	...	...
\$20,000 to \$24,900.....	4,252	4,252	369	...	...	...	439	438	878	1,688	440	...	...
\$25,000 or more.....	3,810	3,372	...	...	...	...	439	...	878	1,616	...	...	438
Not reported.....	4,704	4,265	369	...	...	1,317	452	1,688	...	...	439	...	439
Owner-occupied and vacant units..	266,123	43,175	2,124	10,906	5,879	4,757	5,093	7,390	1,316	2,931	1,991	788	222,948

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

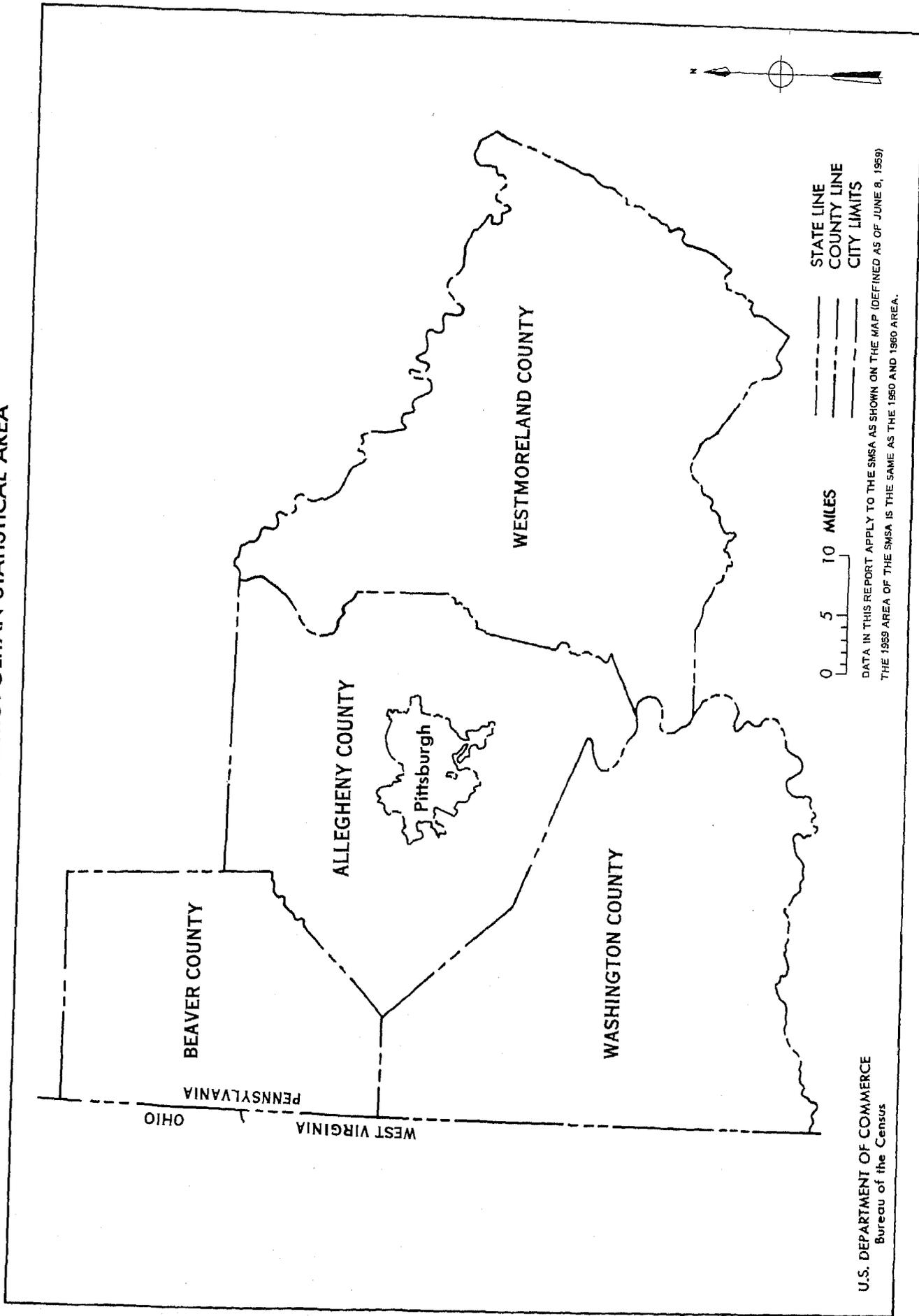
1950 gross rent	Total	1959 gross rent										All other occupied and vacant units	
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more		No cash rent or rent not reported
Occupied units, 1950 and 1959: With 50 records available.....	488,900	172,123	6,656	11,999	26,064	27,358	28,031	25,532	19,467	6,978	5,055	14,983	316,777
Renter-occupied nonfarm units.....	187,576	142,293	5,848	9,872	25,187	24,864	22,293	18,931	15,058	4,485	4,318	11,437	45,283
Less than \$30.....	31,696	22,660	4,163	3,371	6,907	3,303	1,547	806	370	...	...	2,193	9,036
\$30 to \$39.....	47,288	36,929	439	3,464	10,679	10,109	4,549	3,440	3,071	370	...	808	10,359
\$40 to \$49.....	42,537	34,981	877	1,247	5,246	8,287	10,227	5,956	1,685	279	...	1,177	7,556
\$50 to \$59.....	22,224	16,939	...	473	1,478	1,987	2,425	5,359	4,042	...	...	1,175	5,285
\$60 to \$69.....	10,219	8,463	...	...	...	808	1,122	2,563	2,354	809	...	807	1,756
\$70 to \$79.....	6,168	4,851	...	...	...	...	439	1,179	1,179	1,615	...	439	1,317
\$80 to \$99.....	7,713	5,729	...	...	...	...	369	1,987	2,127	1,246	...	...	1,984
\$100 to \$119.....	1,985	370	...	...	...	...	...	370	...	...	...	...	1,615
\$120 or more.....	809	809	...	...	...	...	...	...	...	809	...	...	...
No cash rent or rent not reported..	16,937	10,562	369	1,317	877	370	2,054	368	...	...	369	4,838	6,375
Renter-occupied and vacant units..	301,324	29,830	808	2,127	877	2,494	5,738	6,601	4,409	2,493	737	3,546	271,494

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.....	6,623	5,307	Vacant units available for rent.....	12,937	725
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	6,623	5,307	1.....	3,955	581
2.....	...	...	2 to 4.....	7,660	38
3 or more.....	...	...	5 to 19.....	1,216	...
YEAR STRUCTURE BUILT			20 or more.....	106	106
1957 to 1959.....	4,960	4,960	YEAR STRUCTURE BUILT		
April 1950 to 1956.....	347	347	1957 to 1959.....	368	368
1940 to March 1950.....	...	...	April 1950 to 1956.....	357	357
1939 or earlier.....	1,316	...	1940 to March 1950.....	...	...
ROOMS			1939 or earlier.....	12,212	...
3 rooms or less.....	...	...	ROOMS		
4 rooms.....	551	112	1 and 2 rooms.....	1,587	...
5 rooms.....	4,254	3,815	3 rooms.....	5,395	...
6 rooms or more.....	1,818	1,380	4 rooms.....	2,878	144
PLUMBING FACILITIES			5 rooms or more.....	3,077	581
With all facilities.....	6,403	5,087	PLUMBING FACILITIES		
Lacking some or all facilities.....	220	220	With all facilities.....	9,552	725
SALE PRICE ASKED			Lacking some or all facilities.....	3,385	...
Nonfarm available for sale ¹	6,623	5,307	RENT ASKED		
Less than \$5,000.....	...	...	Nonfarm available for rent.....	12,937	725
\$5,000 to \$9,900.....	439	...	Less than \$30.....	1,061	...
\$10,000 to \$14,900.....	1,259	820	\$30 to \$39.....	3,375	...
\$15,000 to \$19,900.....	4,485	4,047	\$40 to \$49.....	1,605	...
\$20,000 to \$24,900.....	440	440	\$50 to \$59.....	2,053	...
\$25,000 or more.....	...	...	\$60 to \$69.....	2,169	46
			\$70 to \$79.....	1,656	...
			\$80 to \$99.....	339	...
			\$100 to \$149.....	679	679
			\$150 or more.....	...	...

¹ Restricted to single-unit properties; see text.

STANDARD METROPOLITAN STATISTICAL AREA



STATE LINE
COUNTY LINE
CITY LIMITS

0 5 10 MILES

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. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-16

COMPONENTS OF INVENTORY CHANGE

Part 1B: Inventory Characteristics

St. Louis, Mo.—Ill.,

Standard Metropolitan Statistical Area

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



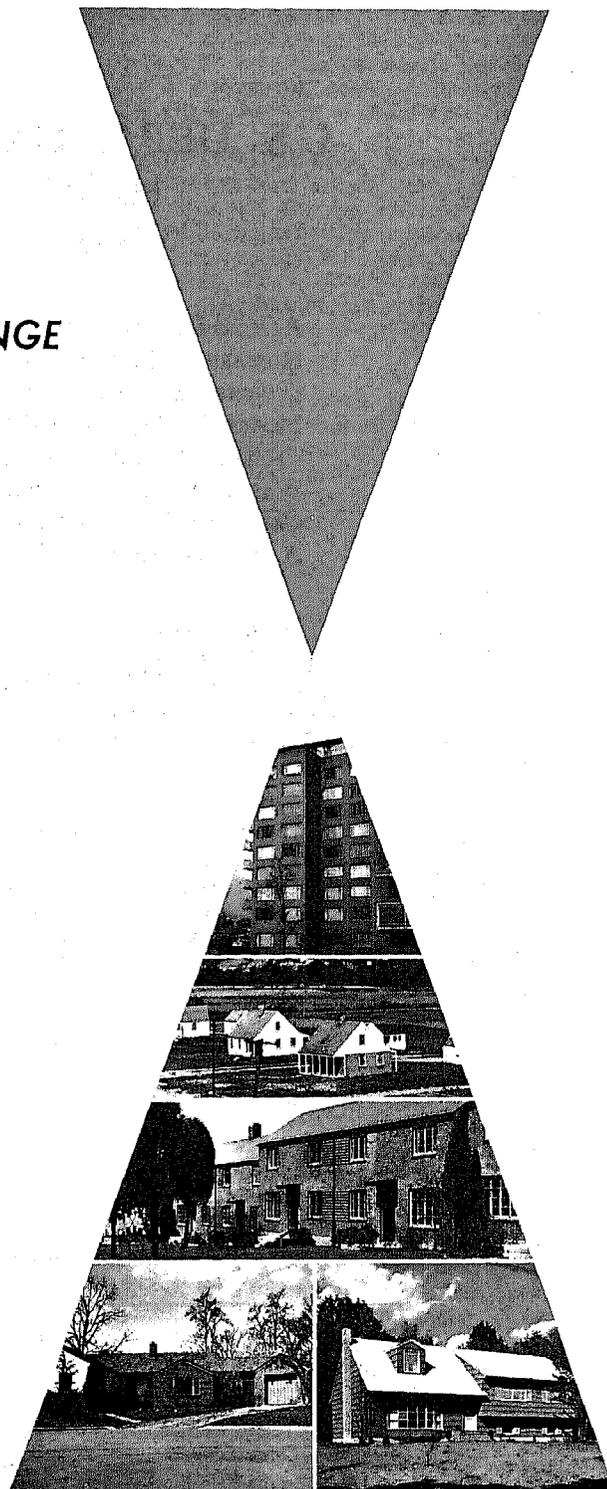
U.S. DEPARTMENT OF COMMERCE

Luther H. Hodges, Secretary

BUREAU OF THE CENSUS

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

Robert W. Burgess, Director (To March 3, 1961)





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PREFACE

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

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

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

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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

LIST OF REPORTS IN VOLUME IV, PART 1B

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

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

SUBJECTS BY TYPE OF UNIT AND TABLE NUMBER

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

Components of Inventory Change—Inventory Characteristics

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1960. 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, 1950: Principal Data-Collection Forms and Procedures. Additional information on procedures will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

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

ACCURACY OF DATA

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

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

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

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

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

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

SAMPLE DESIGN

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

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

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

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

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

Components of Inventory Change—Inventory Characteristics

ESTIMATION PROCEDURE

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

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

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

SAMPLING VARIABILITY

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

Sample size.--For the metropolitan area covered in this report, the full sample for the counts by components of change consists of 7,000 dwelling units and the subsample for the characteristics consists of 1,800 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.....	656,900	9,800	100.0	...
New construction.....	168,400	6,400	25.6	0.9
Same.....	446,500	6,200	68.0	0.9
Other.....	42,000	4,000	6.4	0.6

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 39,600 and the number whose present units (same head) are owner occupied is 56,400 the standard error of the 16,800 difference is read from table III.

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

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

Table III.—STANDARD ERROR OF CHARACTERISTICS

(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
500.....	600	50,000.....	4,500
1,000.....	900	100,000.....	6,500
5,000.....	2,000	200,000.....	8,500
10,000.....	2,500	300,000.....	9,000
25,000.....	3,500	500,000.....	12,000

Table IV.—STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	10,000	25,000	100,000	250,000	657,000
2 or 98.....	3.5	2.5	1.1	0.7	0.4
5 or 95.....	6.1	3.7	1.7	1.1	0.6
10 or 90.....	8.5	4.7	2.3	1.3	0.8
25 or 75.....	10.6	6.9	3.1	1.8	1.0
50.....	13.1	8.1	3.5	2.1	1.1

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 147,300 households, or one-fourth of the 626,900 households in the St. Louis SMSA, had moved into their present units during the two-year period 1958-1959. About 86,500, or three-fifths of the households that moved, were renters in their present units while the remaining 60,800 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 St. Louis (central city). Owner households lived primarily outside the central city, whereas most of the renter households lived inside the city. About four-fifths of the owners in 1959 resided in the "suburban" portion of the metropolitan area; in contrast, only two-fifths of the renters lived outside the central city (table 2).

About seven out of eight 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-eighth 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 7 percent of the recent movers who owned their present units (table 2).

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

Location of previous unit	Total		Location of present unit	
	Number	Per cent	In central city	Not in central city
Units occupied by recent movers..	147,300	...	64,100	83,200
Same head.....	128,000	100.0	55,300	72,700
Inside this SMSA.....	111,300	86.9	50,100	61,200
In central city.....	58,800	45.9	45,400	13,400
Not in central city.....	52,500	41.0	4,700	47,800
Outside this SMSA.....	16,700	13.1	5,200	11,500
Different head.....	19,300	...	8,800	10,500

As shown in table A, the bulk of the moves were local. Approximately 87 percent of the recent movers with same head moved within the St. Louis SMSA. Of this group, around 13,400 households moved from the central city to the "suburban" portion of the metropolitan area and 4,700 moved in the opposite direction. About 10,500 (63 percent) of the 16,700 households that moved from outside the St. Louis SMSA were from nonmetropolitan areas in the Nation; the remaining 6,200 arrived from other metropolitan areas.

Homeownership among recent movers rose from 31 percent (39,600 households) in previous units to 44 percent (56,400 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 one-half of the household heads who moved from renter-occupied units were in this age group, compared with three-tenths 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.....	128,000	100.0	42.7	24.8	25.3	7.2
Previous unit owner occupied....	39,600	100.0	29.3	30.9	31.2	8.6
Present unit owner occupied....	27,500	100.0	27.7	32.5	29.8	10.0
Present unit renter occupied..	12,100	100.0	32.9	27.5	34.4	5.2
Previous unit renter occupied....	88,400	100.0	48.7	22.1	22.7	6.5
Present unit owner occupied....	28,900	100.0	61.4	26.8	9.7	2.1
Present unit renter occupied..	59,500	100.0	42.6	19.8	28.9	8.7

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 18,500, and the number whose rental expenditures decreased was 11,800. Approximately 17,900 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 15,000 owners reported higher values for their present unit than their previous unit, compared with 1,000 owners who reported lower values for their present unit. About 3,500 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 168,400 units, or one-fourth of the 1959 inventory, were built during the period April 1950 to December 1959. About 138,100 units, or 82 percent of the new units, were owner occupied, 21,700 units (13 percent) were renter occupied, and the remaining 8,600 (5 percent) were vacant units of all types. Practically all new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Around one-fifth of the new units had more than one bathroom. Husband-wife families with no nonrelatives constituted about 95 percent of the households in new owner units and 81 percent of the households in new renter units. The cross-tabulation of characteristics by size of unit (number of rooms) indicates that the incidence of larger households and husband-wife families with no nonrelatives was greater in the larger units than in the smaller units. Other characteristics of new construction units are available in Part 1A of Volume IV.

Changes in characteristics of same units.--"Same" units represent the older portion of the housing inventory. Living quarters enumerated as one dwelling unit in 1959 were classified as "same" if the quarters existed as one and only one dwelling unit in 1950. These units are not necessarily identical with respect to facilities, services, equipment, or condition. Approximately 446,500 units, or two-thirds of the units existing in 1959, were classified as "same." About 252,900 units (59

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percent of the occupied "same" units) were owner occupied and 173,400 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 62 percent--from \$42 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	...	27.3	72.7
\$40 to \$59.....	100.0	0.8	16.5	82.7
\$60 to \$79.....	100.0	3.5	49.1	47.4
\$80 or more.....	100.0	8.8	91.2	...

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 29 percent--from \$9,800 to \$12,600. 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	...	25.1	74.9
\$5,000 to \$9,900.....	100.0	3.9	39.9	56.2
\$10,000 to \$14,900.....	100.0	7.2	58.8	34.0
\$15,000 to \$19,900.....	100.0	8.6	49.1	42.3
\$20,000 or more.....	100.0	24.8	75.2	...

Vacant units on the market.--In 1959, vacant units amounted to 30,000 or 4.6 percent of the total inventory. However, 12,700 of these units were dilapidated or held off the market, leaving 17,300 available for rent or for sale.

The 3,800 vacant units available for sale represented 0.9 percent of the total homeowner supply (the homeowner supply consisting of owner-occupied units and vacant units available for sale).

The 13,400 vacant units available for rent represented 5.7 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 two-thirds were built before 1950. Approximately 25 percent of the vacant units were single-unit structures, 43 percent were in 2- to 4-unit structures, and 32 percent in structures containing 5 units or more. Three-fourths of the available vacant units for rent had all plumbing facilities and 56 percent had 4 rooms or more. The median rent asked for the available vacancies was \$64.

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

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

Subject	Number	Percent	Subject	Number	Percent
All dwelling units ¹	656,887	100.0	PERSONS		
New construction	168,382	25.6	All occupied units	626,887	100.0
Same	446,488	68.0	1 person	74,692	11.9
Other	42,017	6.4	2 persons	188,559	30.1
TENURE AND VACANCY STATUS			3 persons	118,423	18.9
All units	656,887	100.0	4 persons	116,069	18.5
Occupied	626,887	95.4	5 persons	65,129	10.4
Owner occupied	405,118	61.7	6 persons or more	64,015	10.2
Renter occupied	221,769	33.8	Owner occupied		
Vacant	30,000	4.6	1 person	33,126	8.2
Available for sale only	3,835	0.6	2 persons	115,403	28.5
Available for rent	13,426	2.0	3 persons	79,090	19.5
Other	12,739	1.9	4 persons	83,811	20.7
CONDITION AND PLUMBING			5 persons	48,020	11.9
All units	656,887	100.0	6 persons or more	45,668	11.3
Not dilapidated	623,139	94.9	Renter occupied		
With all plumbing facilities	553,897	84.3	1 person	41,566	18.7
Lacking only hot water	16,664	2.5	2 persons	73,156	33.0
Lacking other plumbing facilities	52,578	8.0	3 persons	39,333	17.7
Dilapidated	33,748	5.1	4 persons	32,258	14.5
Owner occupied			5 persons	17,109	7.7
Not dilapidated	396,746	97.9	6 persons or more	18,347	8.3
With all plumbing facilities	376,812	93.0	HOUSEHOLD COMPOSITION BY AGE OF HEAD		
Lacking only hot water	7,482	1.8	All occupied units	626,887	100.0
Lacking other plumbing facilities	12,452	3.1	Male head, wife present, no nonrelatives	474,468	75.7
Dilapidated	8,372	2.1	Under 45 years	255,866	40.8
Renter occupied			45 to 64 years	173,304	27.6
Not dilapidated	221,769	100.0	65 years and over	45,298	7.2
With all plumbing facilities	200,599	90.5	Other male head	47,892	7.6
With all plumbing facilities	158,093	71.3	Under 65 years	31,241	5.0
Lacking only hot water	8,279	3.7	65 years and over	16,651	2.7
Lacking other plumbing facilities	34,227	15.4	Female head	104,927	16.7
Dilapidated	21,170	9.5	Under 65 years	66,374	10.6
Vacant			65 years and over	38,153	6.1
30,000	...	...	Owner occupied		
BATHROOMS			405,118	100.0	100.0
All units	656,887	100.0	Male head, wife present, no nonrelatives	330,305	81.5
1	491,006	74.7	Under 45 years	169,144	41.8
More than 1	73,626	11.2	45 to 64 years	124,859	30.8
Shared or none	92,255	14.0	65 years and over	36,302	9.0
Owner occupied			Other male head	24,189	6.0
405,118	100.0	100.0	Under 65 years	14,826	3.7
1	315,495	77.9	65 years and over	9,363	2.3
More than 1	65,707	16.2	Female head	50,624	12.5
Shared or none	23,916	5.9	Under 65 years	29,252	7.2
Renter occupied			65 years and over	21,372	5.3
221,769	100.0	100.0	Renter occupied		
1	157,897	71.2	221,769	100.0	100.0
More than 1	5,585	2.5	Male head, wife present, no nonrelatives	144,163	65.0
Shared or none	58,287	26.3	Under 45 years	86,722	39.1
Vacant			45 to 64 years	48,445	21.8
30,000	...	...	65 years and over	8,996	4.1
ROOMS			Other male head	23,703	10.7
All units	656,887	100.0	Under 65 years	16,415	7.4
1 and 2 rooms	42,892	6.5	65 years and over	7,288	3.3
3 rooms	108,908	16.6	Female head	53,903	24.3
4 rooms	156,441	23.8	Under 65 years	37,122	16.7
5 rooms	188,859	28.8	65 years and over	16,781	7.6
6 rooms	97,912	14.9	YEAR MOVED INTO UNIT		
7 rooms or more	61,875	9.4	All occupied units	626,887	100.0
Owner occupied			1958 and 1959	147,312	23.5
405,118	100.0	100.0	1955 to 1957	166,033	26.5
1 and 2 rooms	1,886	0.5	1950 to 1954	127,308	20.3
3 rooms	34,264	8.5	1949 or earlier	186,234	29.7
4 rooms	89,035	22.0	Owner occupied		
5 rooms	147,228	36.3	405,118	100.0	100.0
6 rooms	82,313	20.3	1958 and 1959	60,798	15.0
7 rooms or more	50,392	12.4	1955 to 1957	96,471	23.8
Renter occupied			1950 to 1954	99,440	24.5
221,769	100.0	100.0	1949 or earlier	148,409	36.6
1 and 2 rooms	34,970	15.8	Renter occupied		
3 rooms	66,754	30.1	221,769	100.0	100.0
4 rooms	60,909	27.5	1958 and 1959	86,514	39.0
5 rooms	38,983	17.6	1955 to 1957	69,562	31.4
6 rooms	12,423	5.6	1950 to 1954	27,868	12.6
7 rooms or more	7,730	3.5	1949 or earlier	37,825	17.1
Vacant			30,000	...	...

¹ The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 661,249; 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
PERSONS 65 YEARS OLD AND OVER			GROSS RENT		
All occupied units.....	626,887	100.0	Renter-occupied nonfarm units.....	220,779	...
None.....	492,268	78.5	Reporting.....	211,026	100.0
1 person.....	97,874	15.6	Less than \$40.....	22,340	10.6
2 persons.....	34,524	5.5	\$40 to \$59.....	51,182	24.3
3 persons or more.....	2,221	0.4	\$60 to \$79.....	63,503	30.1
Owner occupied.....	405,118	100.0	\$80 to \$99.....	44,655	21.2
None.....	312,235	77.1	\$100 to \$119.....	15,146	7.2
1 person.....	64,094	15.8	\$120 to \$149.....	11,037	5.2
2 persons.....	26,897	6.6	\$150 to \$199.....	1,890	0.9
3 persons or more.....	1,892	0.5	\$200 or more.....	1,253	0.6
Renter occupied.....	221,769	100.0	No cash rent.....	9,753	...
None.....	180,033	81.2	CONTRACT RENT		
1 person.....	33,780	15.2	Renter-occupied nonfarm units.....	220,779	...
2 persons.....	7,627	3.4	Reporting.....	211,026	100.0
3 persons or more.....	329	0.1	Less than \$40.....	47,513	22.5
VALUE			\$40 to \$59.....	63,293	30.0
Owner-occupied nonfarm units ¹	339,813	100.0	\$60 to \$79.....	62,267	29.5
Less than \$5,000.....	13,901	4.1	\$80 to \$99.....	20,306	9.7
\$5,000 to \$7,400.....	25,552	7.5	\$100 to \$119.....	11,110	5.3
\$7,500 to \$9,900.....	37,565	11.1	\$120 to \$149.....	4,578	2.2
\$10,000 to \$12,400.....	61,787	18.2	\$150 to \$199.....	955	0.5
\$12,500 to \$14,900.....	81,694	24.0	\$200 or more.....	924	0.4
\$15,000 to \$17,400.....	43,063	12.7	No cash rent.....	9,753	...
\$17,500 to \$19,900.....	30,306	8.9			
\$20,000 to \$24,900.....	24,667	7.3			
\$25,000 to \$34,900.....	11,110	3.3			
\$35,000 or more.....	10,168	3.0			

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Location	Total	Present unit: Tenure and location in this SMSA					
		All occupied		Owner occupied		Renter occupied	
		In central city	Not in central city	In central city	Not in central city	In central city	Not in central city
Units occupied by recent movers.....	147,312	64,095	83,217	10,168	50,630	53,927	32,587
Same head.....	127,995	55,292	72,703	9,575	46,780	45,717	25,323
Inside this SMSA.....	111,268	50,090	61,178	9,238	42,185	40,852	18,991
In central city.....	58,776	45,365	13,411	8,941	9,229	36,424	4,182
Not in central city.....	52,492	4,725	47,767	297	32,956	4,428	14,811
Inside other SMSA.....	6,237	3,089	3,148	...	1,570	3,089	1,578
In central city.....	4,250	2,031	2,219	...	957	2,031	1,262
Not in central city.....	1,987	1,058	929	...	613	1,058	316
Outside SMSA's.....	10,490	2,113	8,377	337	3,025	1,776	5,352
Same State.....	6,209	925	5,284	337	1,567	588	3,717
Different State.....	4,281	1,188	3,093	...	1,458	1,188	1,635
Different head.....	19,317	8,803	10,514	593	3,850	8,210	6,664
Inside this SMSA.....	17,419	8,209	9,210	593	3,850	7,616	5,360
Not in this SMSA.....	1,898	594	1,304	...	...	594	1,304

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..	147,312	60,798	84,565	1,949	Inside this SMSA.....	128,687	55,866	71,349	1,472
Same head.....	127,995	56,355	69,691	1,949	Same head.....	111,268	51,423	58,373	1,472
Owner occupied.....	39,567	27,499	12,108	...	Owner occupied.....	32,942	24,316	8,626	...
Renter occupied:					Cash rent.....	75,898	26,810	48,209	879
Cash rent.....	84,023	28,599	54,545	879	No cash rent.....	2,428	297	1,538	593
No cash rent.....	4,405	297	3,038	1,070	Different head.....	17,419	4,443	12,976	...
Different head.....	19,317	4,443	14,874	...	Not in this SMSA.....	18,625	4,932	13,216	477

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.....	147,312	70,259	33,635	33,003	10,415	147,312	131,099	16,213
Same head.....	127,995	54,675	31,789	32,376	9,155	127,995	113,634	14,361
Previous unit owner occupied:								
Present unit owner occupied.....	27,459	7,601	8,909	8,192	2,757	27,459	22,139	5,320
Present unit renter occupied.....	12,108	3,991	3,330	4,161	626	12,108	11,482	626
Previous unit renter occupied:								
Present unit owner occupied.....	28,896	17,737	7,755	2,792	612	28,896	27,955	941
Present unit renter occupied.....	59,532	25,346	11,795	17,231	5,160	59,532	52,058	7,474
Different head.....	19,317	15,584	1,846	627	1,260	19,317	17,465	1,852

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

[Based on sample; see text]

Previous property: Value	Total	Present property: Value											All other occupied units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Units occupied by recent movers.....	147,312	52,826	2,693	1,240	4,383	12,501	10,862	7,164	6,506	3,419	1,645	2,413	94,486
Same head.....	127,995	48,383	2,693	1,240	3,758	9,890	9,655	7,164	6,506	3,419	1,645	2,413	79,612
Owner-occupied nonfarm units ¹	34,663	21,301	330	330	965	2,383	2,539	5,044	3,720	2,854	1,316	1,820	13,362
Less than \$5,000.....	3,085	990	330	330	...	...	330	...	...	...	...	...	2,095
\$5,000 to \$7,400.....	1,207	613	...	...	...	613	...	...	...	...	...	...	594
\$7,500 to \$9,900.....	5,017	3,139	...	...	329	711	629	933	...	114	...	...	1,878
\$10,000 to \$12,400.....	10,329	6,753	...	...	636	729	1,580	2,580	312	916	...	...	3,576
\$12,500 to \$14,900.....	5,948	3,636	...	...	...	...	...	1,249	1,578	444	...	...	2,312
\$15,000 to \$17,400.....	3,399	1,962	...	...	...	...	...	282	1,071	609	...	...	1,437
\$17,500 to \$19,900.....	1,375	1,089	...	...	...	330	...	...	759	...	...	...	286
\$20,000 to \$24,900.....	3,269	2,085	...	...	...	...	...	...	771	1,017	...	297	1,184
\$25,000 or more.....	299	299	...	...	...	...	...	...	...	299	...	...	...
Not reported.....	735	735	...	...	...	...	...	...	...	...	...	735	...
All other occupied units.....	93,332	27,082	2,363	910	2,793	7,507	7,116	2,120	2,786	565	329	593	66,250
Different head.....	19,317	4,443	...	...	625	2,611	1,207	...	...	...	...	...	14,874

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Contract rent	Total	Present unit: Contract rent											All other occupied units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Units occupied by recent movers.....	147,312	86,514	6,295	8,227	10,269	13,053	17,432	9,646	7,700	7,707	3,273	2,912	60,798
Same head.....	127,995	71,640	5,711	7,930	9,016	11,495	12,149	8,152	5,519	6,139	2,914	2,615	56,325
Renter-occupied nonfarm units.....	86,250	57,636	4,787	7,314	7,967	9,585	9,201	6,351	3,655	4,182	1,979	2,615	28,614
Less than \$30.....	6,398	6,116	3,271	1,298	921	330	296	...	...	...	...	...	282
\$30 to \$39.....	10,498	7,240	890	2,778	1,791	1,484	...	...	...	...	...	...	3,258
\$40 to \$49.....	9,123	6,625	297	614	2,843	1,368	580	923	...	...	...	...	2,498
\$50 to \$59.....	11,988	7,111	329	1,359	923	2,074	1,858	282	...	...	...	...	4,877
\$60 to \$69.....	13,340	10,599	...	296	1,489	1,582	2,096	297	615	...	...	296	2,741
\$70 to \$79.....	6,212	4,981	...	336	...	594	1,186	1,023	330	330	...	...	1,231
\$80 to \$99.....	9,374	4,825	...	...	...	330	626	329	1,193	2,347	...	...	4,549
\$100 to \$119.....	6,416	659	...	...	...	...	...	329	...	...	330	...	5,757
\$120 or more.....	1,774	935	...	...	...	...	...	...	275	...	...	660	839
No cash rent or rent not reported.....	11,127	8,545	...	633	...	1,823	727	1,210	867	890	659	1,736	2,582
All other occupied units.....	41,745	14,004	924	616	1,049	1,910	2,948	1,801	1,864	1,957	935	...	27,741
Different head.....	19,317	14,874	584	297	1,253	1,558	5,283	1,494	2,181	1,568	359	297	4,443

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.....	168,382	1,810	12,378	32,333	68,326	37,526	16,009
CONDITION AND PLUMBING							
All units.....	168,382	1,810	12,378	32,333	68,326	37,526	16,009
Not dilapidated:							
With all plumbing facilities.....	165,004	1,527	11,531	31,541	67,196	37,200	16,009
Lacking some or all facilities.....	2,260	283	847	...	1,130	...	...
Dilapidated.....	1,118	...	...	792	...	326	...
Owner occupied.....	138,097	...	6,898	20,405	63,243	35,742	11,809
Not dilapidated:							
With all plumbing facilities.....	136,076	...	6,051	20,405	62,395	35,416	11,809
Lacking some or all facilities.....	1,695	...	847	...	848	...	...
Dilapidated.....	326	...	...	...	...	326	...
Renter occupied.....	21,727	769	5,480	9,212	3,686	847	1,733
Not dilapidated:							
With all plumbing facilities.....	20,935	769	5,480	8,420	3,686	847	1,733
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	792	...	...	792	...	...	...
Vacant.....	8,558	1,041	...	2,716	1,397	937	2,467
BATHROOMS							
All units.....	168,382	1,810	12,378	32,333	68,326	37,526	16,009
1.....	130,426	1,527	10,401	29,966	59,793	23,709	5,030
More than 1.....	34,904	...	1,130	1,575	7,403	13,817	10,979
Shared or none.....	3,052	283	847	792	1,130	...	...
Owner occupied.....	138,097	...	6,898	20,405	63,243	35,742	11,809
1.....	103,503	...	4,921	18,830	54,992	22,415	2,345
More than 1.....	32,899	...	1,130	1,575	7,403	13,327	9,464
Shared or none.....	1,695	...	847	...	848	...	...
Renter occupied.....	21,727	769	5,480	9,212	3,686	847	1,733
1.....	20,935	769	5,480	8,420	3,686	847	1,733
More than 1.....	...	...	...	...	...	...	...
Shared or none.....	792	...	...	792	...	...	...
Vacant.....	8,558	1,041	...	2,716	1,397	937	2,467
PERSONS							
All occupied units.....	159,824	769	12,378	29,617	66,929	36,589	13,542
1 person.....	4,512	384	615	1,412	360	1,741	...
2 persons.....	35,456	385	4,275	10,656	12,421	4,078	3,641
3 persons.....	32,734	...	4,400	5,791	14,881	6,324	1,338
4 persons.....	43,570	...	2,804	6,722	18,551	10,831	4,662
5 persons.....	22,093	...	284	1,932	9,376	8,569	1,932
6 persons or more.....	21,459	...	...	3,104	11,340	5,046	1,969
Owner occupied.....	138,097	...	6,898	20,405	63,243	35,742	11,809
1 person.....	2,911	...	...	810	360	1,741	...
2 persons.....	28,744	...	2,637	7,337	12,421	4,078	2,271
3 persons.....	28,224	...	2,221	4,590	14,598	5,477	1,338
4 persons.....	40,533	...	2,040	5,409	17,591	10,831	4,662
5 persons.....	19,417	...	...	846	8,070	8,569	1,932
6 persons or more.....	18,268	...	...	1,413	10,203	5,046	1,606
Renter occupied.....	21,727	769	5,480	9,212	3,686	847	1,733
1 person.....	1,601	384	615	602	...	...	...
2 persons.....	6,712	385	1,638	3,319	...	...	1,370
3 persons.....	4,510	...	2,179	1,201	283	847	...
4 persons.....	3,037	...	764	1,313	960	...	...
5 persons.....	2,676	...	284	1,086	1,306	...	...
6 persons or more.....	3,191	...	...	1,691	1,137	...	363
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	159,824	769	12,378	29,617	66,929	36,589	13,542
Male head, wife present, no nonrelatives.....	148,128	385	9,869	27,004	64,035	34,004	12,831
Under 45 years.....	112,390	...	8,111	16,918	51,364	26,478	9,519
45 to 64 years.....	32,859	385	1,373	8,956	11,590	7,526	3,029
65 years and over.....	2,879	...	385	1,130	1,081	...	283
Other male head.....	2,829	...	...	283	360	1,475	711
Female head.....	8,867	384	2,509	2,330	2,534	1,110	...
Owner occupied.....	138,097	...	6,898	20,405	63,243	35,742	11,809
Male head, wife present, no nonrelatives.....	130,510	...	5,768	19,029	61,458	33,157	11,098
Under 45 years.....	99,153	...	4,395	12,169	49,172	25,631	7,786
45 to 64 years.....	28,863	...	1,373	5,730	11,205	7,526	3,029
65 years and over.....	2,494	...	...	1,130	1,081	...	283
Other male head.....	2,829	...	...	283	360	1,475	711
Female head.....	4,758	...	1,130	1,093	1,425	1,110	...
Renter occupied.....	21,727	769	5,480	9,212	3,686	847	1,733
Male head, wife present, no nonrelatives.....	17,618	385	4,101	7,975	2,577	847	1,733
Under 45 years.....	13,237	...	3,716	4,749	2,192	847	1,733
45 to 64 years.....	3,996	385	...	3,226	...	...	...
65 years and over.....	385	...	385	...	...	...	...
Other male head.....	...	...	...	...	...	...	...
Female head.....	4,109	384	1,379	1,237	1,109	...	...

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

[Based on sample; see text]

1950 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Same units, 1950 and 1959: With 1950 records available.....	417,528	187,768	11,037	19,512	27,512	31,973	38,770	19,530	11,294	11,302	8,899	7,939	229,760
Owner-occupied nonfarm units ¹	180,030	159,529	7,184	15,722	22,279	28,808	32,932	17,257	10,371	10,676	7,251	7,049	20,501
Less than \$5,000.....	26,326	20,313	4,944	6,192	5,294	1,614	985	330	...	...	329	625	6,013
\$5,000 to \$7,400.....	38,585	34,038	2,240	7,288	10,625	6,866	4,513	660	...	...	...	1,846	4,547
\$7,500 to \$9,900.....	29,531	26,762	...	2,242	2,865	11,434	7,024	1,650	329	...	...	1,218	2,769
\$10,000 to \$12,400.....	42,894	38,887	...	...	2,869	6,653	18,173	6,087	3,492	988	...	625	4,007
\$12,500 to \$14,900.....	5,970	5,673	...	...	297	330	659	3,133	956	298	...	...	297
\$15,000 to \$17,400.....	16,241	14,658	...	...	...	989	328	3,552	3,692	3,888	988	1,221	1,583
\$17,500 to \$19,900.....	6,118	5,788	...	...	...	...	328	954	1,243	1,615	1,648	...	330
\$20,000 to \$24,900.....	6,162	5,832	...	...	...	...	594	659	1,319	2,635	1,319	625	330
\$25,000 or more.....	5,997	5,372	...	...	...	922	...	297	...	923	2,637	593	625
Not reported.....	2,206	2,206	...	...	329	...	922	...	...	329	330	296	...
All other occupied and vacant units..	237,498	28,239	3,853	3,790	5,233	3,165	5,838	2,273	923	626	1,648	890	209,259

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units, 1950 and 1959: With 1950 records available.....	417,528	162,032	4,129	11,132	15,323	18,049	25,130	20,829	33,202	7,645	9,197	17,396	255,496
Renter-occupied nonfarm units.....	163,950	124,402	3,833	9,912	13,773	13,138	19,638	16,842	24,500	5,171	5,108	12,487	39,548
Less than \$30.....	27,540	22,364	2,703	5,098	6,754	2,703	1,482	889	593	...	...	2,142	5,176
\$30 to \$39.....	31,375	25,639	297	3,857	2,408	4,909	5,666	3,363	2,406	625	...	2,108	5,736
\$40 to \$49.....	38,029	29,428	...	330	1,908	3,382	7,316	5,045	8,185	1,186	...	2,076	8,601
\$50 to \$59.....	17,533	14,636	...	...	593	955	2,125	3,065	6,086	922	297	593	2,897
\$60 to \$69.....	10,133	7,302	...	...	...	297	1,171	2,700	2,210	297	330	297	2,831
\$70 to \$79.....	3,328	1,485	...	...	...	...	297	...	594	594	...	...	1,843
\$80 to \$99.....	6,887	4,974	...	...	...	...	659	...	593	922	1,251	1,549	1,913
\$100 to \$119.....	5,345	4,388	...	...	...	...	...	...	797	329	2,306	956	957
\$120 or more.....	2,211	594	...	...	...	...	...	...	...	...	594	...	1,617
No cash rent or rent not reported..	21,569	13,592	833	627	2,110	892	922	1,780	3,036	296	330	2,766	7,977
All other occupied and vacant units..	253,578	37,630	296	1,220	1,550	4,911	5,492	3,987	8,702	2,474	4,089	4,909	215,948

Components of Inventory Change—Inventory Characteristics

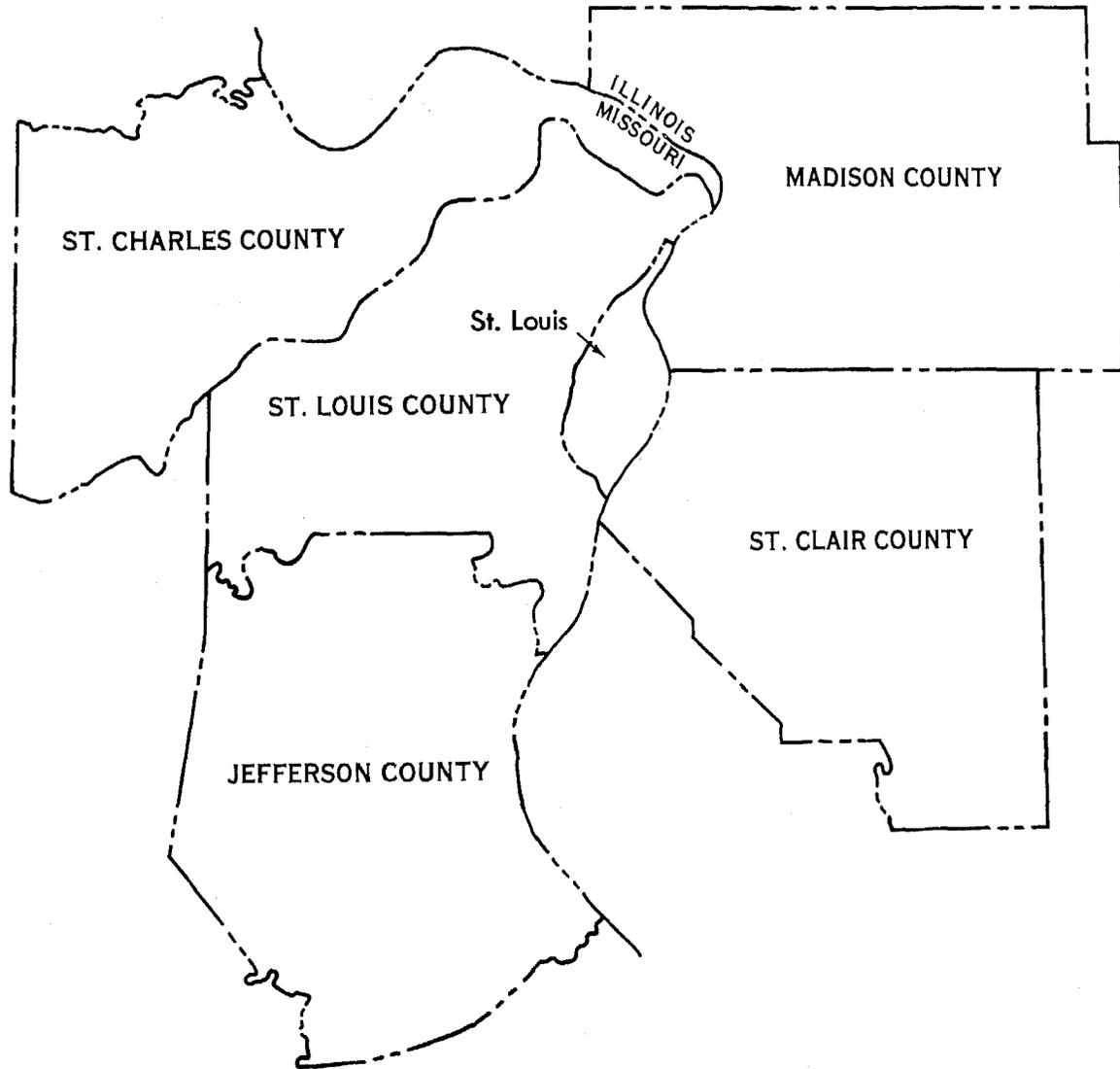
Table 10.—AVAILABLE VACANT UNITS: CHARACTERISTICS OF TOTAL AND NEW CONSTRUCTION UNITS, 1959

[Based on sample; see text]

Subject	Total	New construction	Subject	Total	New construction
Vacant units available for sale.....	3,835	2,518	Vacant units available for rent.....	13,426	4,339
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	3,505	2,518	1.....	3,341	1,431
2.....	330	...	2 to 4.....	5,770	284
3 or more.....	...	...	5 to 19.....	1,691	...
YEAR STRUCTURE BUILT			20 or more.....	2,624	2,624
1957 to 1959.....	1,950	1,950	YEAR STRUCTURE BUILT		
April 1950 to 1956.....	568	568	1957 to 1959.....	1,431	1,431
1940 to March 1950.....	...	...	April 1950 to 1956.....	2,908	2,908
1939 or earlier.....	1,317	...	1940 to March 1950.....	...	...
ROOMS			1939 or earlier.....	9,087	...
3 rooms or less.....	328	...	ROOMS		
4 rooms.....	284	284	1 and 2 rooms.....	3,076	476
5 rooms.....	902	573	3 rooms.....	2,774	...
6 rooms or more.....	2,321	1,661	4 rooms.....	5,223	2,432
PLUMBING FACILITIES			5 rooms or more.....	2,353	1,431
With all facilities.....	3,835	2,518	PLUMBING FACILITIES		
Lacking some or all facilities.....	...	...	With all facilities.....	9,902	4,339
SALE PRICE ASKED			Lacking some or all facilities.....	3,524	...
Nonfarm available for sale ¹	3,505	2,518	RENT ASKED		
Less than \$5,000.....	328	...	Nonfarm available for rent.....	13,426	4,339
\$5,000 to \$9,900.....	...	...	Less than \$30.....	1,219	...
\$10,000 to \$14,900.....	897	568	\$30 to \$39.....	...	...
\$15,000 to \$19,900.....	2,121	1,791	\$40 to \$49.....	2,498	192
\$20,000 to \$24,900.....	...	...	\$50 to \$59.....	1,220	...
\$25,000 or more.....	159	159	\$60 to \$69.....	4,570	2,432
			\$70 to \$79.....	1,238	284
			\$80 to \$99.....	2,041	791
			\$100 to \$149.....	640	640
			\$150 or more.....	...	...

¹ Restricted to single-unit properties; see text.

St. Louis, Mo.-III.
STANDARD METROPOLITAN STATISTICAL AREA



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

STATE LINE
COUNTY LINE

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-17

COMPONENTS OF INVENTORY CHANGE

Part 1B: Inventory Characteristics

San Francisco—Oakland, Calif.,

Standard Metropolitan Statistical Area

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



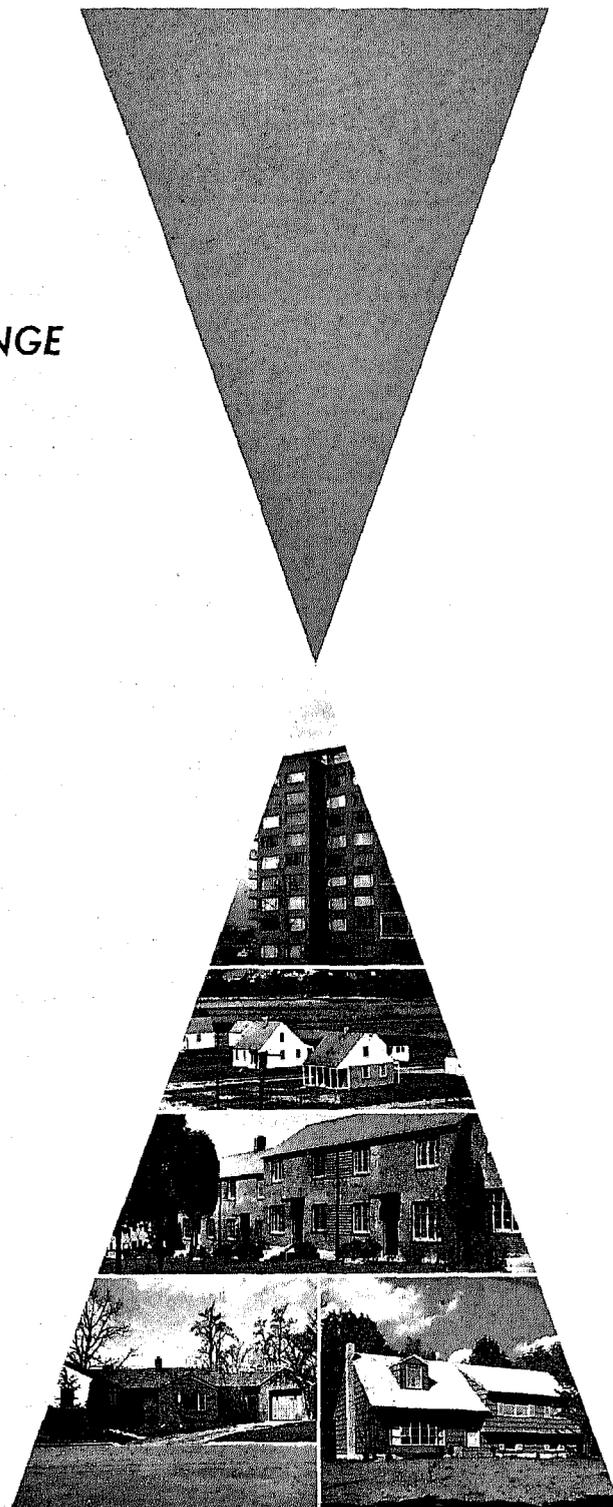
U.S. DEPARTMENT OF COMMERCE

Luther H. Hodges, Secretary

BUREAU OF THE CENSUS

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

Robert W. Burgess, Director (To March 3, 1961)





U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

RICHARD M. SCAMMON, *Director*

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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.

June 1962.

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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- | | | |
|--|--|------------------------------------|
| 1. United States and Regions | 7. Los Angeles-Long Beach SMSA | 13. Cleveland SMSA |
| 2. Atlanta SMSA | 8. New York-Northeastern New Jersey Standard Consolidated Area | 14. Minneapolis-St. Paul SMSA |
| 3. Boston SMSA | 9. Philadelphia SMSA | 15. Pittsburgh SMSA |
| 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	Recent movers: Characteristic of present unit					New construction units: Number of rooms	Same units	
		For sale	For rent		Tenure	Contract rent	Value	Age of head	Persons 65 years old and over		Gross rent	Value
	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table
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
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Value.....	5

Components of Inventory Change

INVENTORY CHARACTERISTICS

GENERAL

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

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

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

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

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS OF HOUSING

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

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

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

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

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

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

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

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

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

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

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

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

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

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

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

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

For this report, urban areas are those designated urban for the 1960 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 fringes 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

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMPONENTS OF CHANGE

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

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

Selected characteristics of two components--"same" units and "new construction" units--are presented in this report. Both 1959 and 1950 data for all the components and additional cross-tabulations for same units and new construction units are provided in Part 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,¹ the 1959 sample consisted, in large part of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction and boundary changes. In the 8 remaining metropolitan areas, the sample for the most part consisted of segments selected especially for the 1959 survey, although it included a few segments which had been used for the national estimates in the NHI.

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

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

ACCURACY OF DATA

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

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

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

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

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

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

SAMPLE DESIGN

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

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

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

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

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

Components of Inventory Change—Inventory Characteristics

ESTIMATION PROCEDURE

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

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

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

SAMPLING VARIABILITY

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

Sample size.--For the metropolitan area covered in this report, the full sample for the counts by components of change consists of 7,400 dwelling units and the subsample for the characteristics consists of 2,000 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.....	931,300	22,000	100.0	...
New construction.....	251,700	18,600	27.0	1.1
Same.....	638,100	9,500	68.5	1.2
Other.....	41,500	5,100	4.5	0.5

For characteristics of present and previous units in tables 2 to 6 and characteristics of same units in tables 8 and 9, change in an item is also subject to sampling variability. An approximation of the standard error of the change can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of households whose previous units were owner occupied was 61,300 and the number whose present units (same head) are owner occupied is 91,800 the standard error of the 30,500 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
1,000.....	900	75,000.....	7,700
5,000.....	2,100	100,000.....	8,800
10,000.....	2,900	250,000.....	13,900
25,000.....	4,600	500,000.....	19,100
50,000.....	6,400	900,000.....	25,100

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

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	500,000	931,000
2 or 98.....	2.5	1.2	0.8	0.6	0.4
5 or 95.....	3.8	2.1	1.2	0.9	0.6
10 or 90.....	5.1	2.8	1.8	1.2	0.9
25 or 75.....	8.0	4.1	2.5	1.7	1.3
50.....	8.9	4.7	2.6	2.1	1.5

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 276,300 households, or three-tenths of the 891,900 households in the San Francisco-Oakland SMSA, had moved into their present units during the two-year period 1958-1959. About 182,500, or two-thirds of the households that moved, were renters in their present units while the remaining 93,800 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 San Francisco and Oakland (central cities). About 77,400 (83 percent) of the owners in 1959 lived outside the central cities compared with 16,400 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-tenth were different households. The composition of renter households changed more frequently than the composition of owner households. About 11 percent of the renter recent movers involved either the formation of a new household or a change in head compared with 2 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..	276,300	...	111,600	164,700
Same head.....	253,500	100.0	100,100	153,500
Inside this SMSA.....	195,900	77.2	86,400	109,400
In a central city.....	96,800	38.2	75,200	21,600
Not in a central city.....	99,100	39.1	11,200	87,900
Outside this SMSA.....	57,700	22.8	13,600	44,100
Different head.....	22,700	...	11,500	11,200

As shown in table A, the bulk of the moves were local. Approximately 77 percent of the recent movers with same head moved within the San Francisco-Oakland SMSA. Of this group, around 21,600 households moved from the central cities to the "suburban" portion of the metropolitan area while 11,200 moved in the opposite direction. About 31,900 (55 percent) of the 57,700 households that moved from outside the SMSA were from other metropolitan areas in the Nation; the remaining 25,800 households arrived from nonmetropolitan areas.

Homeownership among recent movers rose from 24 percent (61,300 households) in previous units to 36 percent (91,800 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 46 percent of the household heads who moved from renter-occupied units were in this age group, compared with 23 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.....	253,500	100.0	40.0	26.3	27.9	5.8
Previous unit owner occupied....	61,300	100.0	22.7	37.6	31.7	8.0
Present unit owner occupied...	43,600	100.0	25.4	42.8	24.3	7.5
Present unit renter occupied..	17,700	100.0	16.1	24.8	49.7	9.4
Previous unit renter occupied...	192,200	100.0	45.5	22.8	25.6	5.1
Present unit owner occupied...	48,200	100.0	49.1	26.5	23.6	0.8
Present unit renter occupied..	144,000	100.0	44.3	21.5	27.7	6.5

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 61,500, compared to 29,900 whose rental expenditures decreased, or a ratio of about 2 to 1. Approximately 29,900 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 21,200 owners reported higher values for their present unit than their previous unit, compared with 4,700 owners who reported lower values for their present unit. About 8,500 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 251,700 units, or 27 percent of the 1959 inventory, were built during the period April 1950 to December 1959. About 171,100 units, or 68 percent of the new units, were owner occupied, 72,300 units (29 percent) were renter occupied, and the remaining 8,400 (3 percent) were vacant units of all types. All new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Around two-fifths of the new units had more than one bathroom. Husband-wife families with no nonrelatives were more prevalent in new owner-occupied properties than in renter units. About 91 percent of the new owner units were occupied by families in this category, compared with 67 percent of the renter units. Households in new owner properties were also markedly larger in terms of number of persons than the corresponding renter households. The cross-tabulation of characteristics by size of unit (number of rooms) indicates that the incidence of larger households and husband-wife families with no nonrelatives was greater in the larger units than in the smaller units. Other characteristics of "new construction" units are available in Part 1A of Volume IV.

Changes in characteristics of same units.--"Same" units represent the older portion of the housing inventory. Living quarters enumerated as one dwelling unit in 1959 were classified as "same" if the quarters existed as one and only one 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 638,100 units, or seven-tenths of the units existing in 1959, were classified as "same." About 339,200 units (56 percent of the occupied "same" units) were owner occupied and 270,100 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 57 percent--from \$46 in 1950 to \$72 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	...	16.0	84.0
\$40 to \$59.....	100.0	4.3	19.4	76.3
\$60 to \$79.....	100.0	5.0	21.7	73.3
\$80 or more.....	100.0	11.4	88.6	...

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 39 percent--from \$10,900 to \$15,200. Table D summarizes changes in value in terms of consolidated class intervals. Other 1950 and 1959 characteristics of "same" units are presented in Part 1A of Volume IV.

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

(Based on sample. Percent distribution)

1950 value	Total	In lower class interval in 1959	In same class interval in 1959	In higher class interval in 1959
Less than \$5,000.....	100.0	...	5.7	94.3
\$5,000 to \$9,900.....	100.0	0.5	15.7	83.8
\$10,000 to \$14,900.....	100.0	1.0	38.2	60.8
\$15,000 to \$19,900.....	100.0	8.4	30.9	60.7
\$20,000 or more.....	100.0	5.6	94.4	...

Vacant units on the market.--In 1959, vacant units amounted to 39,400 or 4.2 percent of the total inventory. However, 19,600 of these units were dilapidated or held off the market, leaving 19,800 available for rent or for sale.

The 4,200 vacant units available for sale represented 0.8 percent of the total homeowner supply (the homeowner supply consisting of owner-occupied units and vacant units available for sale). Approximately 2,300 of the vacancies were built before 1950. All of the 4,200 available vacancies for sale had all plumbing facilities, 3,700 were single-unit properties, and 2,700 had 5 rooms or more.

The 15,600 vacant units available for rent represented 4.1 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 three-fourths were built before 1950. One-half of the vacant units were in structures containing 5 units or more, 27 percent were in 2- to 4-unit structures, and 23 percent were single-unit structures. Nine-tenths of the available vacant units for rent had all plumbing facilities; two-fifths had 4 rooms or more. The median rent asked for available vacancies was \$67.

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

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

Subject	Number	Percent	Subject	Number	Percent
All dwelling units ¹	931,319	100.0	PERSONS		
New construction.....	251,739	27.0	All occupied units.....	891,895	100.0
Same.....	638,075	68.5	1 person.....	153,708	17.2
Other.....	41,505	4.5	2 persons.....	266,592	29.9
TENURE AND VACANCY STATUS			3 persons.....	151,050	16.9
All units.....	931,319	100.0	4 persons.....	156,868	17.6
Occupied.....	891,895	95.8	5 persons.....	91,271	10.2
Owner occupied.....	524,627	56.3	6 persons or more.....	72,406	8.1
Renter occupied.....	367,268	39.4	Owner occupied.....		
Vacant.....	39,424	4.2	1 person.....	524,627	100.0
Available for sale only.....	4,163	0.4	2 persons.....	48,848	9.3
Available for rent.....	15,620	1.7	3 persons.....	157,792	30.1
Other.....	19,641	2.1	4 persons.....	97,132	18.5
CONDITION AND PLUMBING			5 persons.....	105,900	20.2
All units.....	931,319	100.0	6 persons or more.....	68,239	13.0
Not dilapidated.....	900,071	96.6	6 persons or more.....	46,716	8.9
With all plumbing facilities.....	884,928	95.0	Renter occupied.....		
Lacking only hot water.....	2,635	0.3	1 person.....	367,268	100.0
Lacking other plumbing facilities.....	12,508	1.3	2 persons.....	104,860	28.6
Dilapidated.....	31,248	3.4	3 persons.....	108,800	29.6
Owner occupied.....			4 persons.....	53,918	14.7
Not dilapidated.....	519,854	99.1	5 persons.....	50,968	13.9
With all plumbing facilities.....	517,638	98.7	5 persons.....	23,032	6.3
Lacking only hot water.....	1,799	0.3	6 persons or more.....	25,690	7.0
Lacking other plumbing facilities.....	417	0.1	HOUSEHOLD COMPOSITION BY AGE OF HEAD		
Dilapidated.....	4,773	0.9	All occupied units.....	891,895	100.0
Renter occupied.....			Male head, wife present, no nonrelatives.....	626,803	70.3
Not dilapidated.....	348,619	94.9	Under 45 years.....	332,138	37.2
With all plumbing facilities.....	336,801	91.7	45 to 64 years.....	234,446	26.3
Lacking only hot water.....	836	0.2	65 years and over.....	60,219	6.8
Lacking other plumbing facilities.....	10,582	3.0	Other male head.....	84,072	9.4
Dilapidated.....	18,649	5.1	Under 65 years.....	62,326	7.0
Vacant.....			65 years and over.....	21,746	2.4
BATHROOMS	39,424	...	Female head.....	181,020	20.3
All units.....	931,319	100.0	Under 65 years.....	126,081	14.1
1.....	690,123	74.1	65 years and over.....	54,939	6.2
More than 1.....	217,341	23.3	Owner occupied.....		
Shared or none.....	23,855	2.6	Male head, wife present, no nonrelatives.....	524,627	100.0
Owner occupied.....			Under 45 years.....	420,409	80.1
1.....	337,246	64.3	45 to 64 years.....	201,180	38.3
More than 1.....	184,797	35.2	65 years and over.....	170,822	32.6
Shared or none.....	2,624	0.5	Other male head.....	48,407	9.2
Renter occupied.....			Under 65 years.....	32,694	6.2
1.....	322,408	87.8	65 years and over.....	19,950	3.8
More than 1.....	27,648	7.5	Female head.....	12,744	2.4
Shared or none.....	17,212	4.7	Under 65 years.....	71,524	13.6
Vacant.....			Under 65 years.....	42,654	8.1
ROOMS	39,424	...	65 years and over.....	28,870	5.5
All units.....	931,319	100.0	Renter occupied.....		
1 and 2 rooms.....	86,050	9.2	Male head, wife present, no nonrelatives.....	367,268	100.0
3 rooms.....	118,894	12.8	Under 45 years.....	206,394	56.2
4 rooms.....	160,865	17.3	Under 45 years.....	130,958	35.7
5 rooms.....	289,284	31.1	45 to 64 years.....	63,624	17.3
6 rooms.....	188,483	20.2	65 years and over.....	11,812	3.2
7 rooms or more.....	87,743	9.4	Other male head.....	51,378	14.0
Owner occupied.....			Under 65 years.....	42,376	11.5
1 and 2 rooms.....	5,953	1.1	65 years and over.....	9,002	2.5
3 rooms.....	14,396	2.7	Female head.....	109,496	29.8
4 rooms.....	60,016	11.4	Under 65 years.....	83,427	22.7
5 rooms.....	220,705	42.1	65 years and over.....	26,069	7.1
6 rooms.....	147,383	28.1	YEAR MOVED INTO UNIT		
7 rooms or more.....	76,174	14.5	All occupied units.....	891,895	100.0
Renter occupied.....			1958 and 1959.....	276,269	31.0
1 and 2 rooms.....	71,190	19.4	1955 to 1957.....	227,943	25.6
3 rooms.....	95,921	26.1	1950 to 1954.....	170,672	19.1
4 rooms.....	92,696	25.2	1949 or earlier.....	217,011	24.3
5 rooms.....	61,371	16.7	Owner occupied.....		
6 rooms.....	34,938	9.5	1958 and 1959.....	524,627	100.0
7 rooms or more.....	11,152	3.0	1955 to 1957.....	93,814	17.9
Vacant.....			1950 to 1954.....	120,068	22.9
39,424	...	...	1950 to 1954.....	126,443	24.1
			1949 or earlier.....	184,302	35.1
			Renter occupied.....		
			1958 and 1959.....	367,268	100.0
			1955 to 1957.....	182,455	49.7
			1950 to 1954.....	107,875	29.4
			1950 to 1954.....	44,229	12.0
			1949 or earlier.....	32,709	8.9

¹ The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 978,399; 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
PERSONS 65 YEARS OLD AND OVER			GROSS RENT		
All occupied units.....	891,895	100.0	Renter-occupied nonfarm units.....	365,547	...
None.....	721,905	80.9	Reporting.....	357,268	100.0
1 person.....	129,412	14.5	Less than \$40.....	19,038	5.3
2 persons.....	38,070	4.3	\$40 to \$59.....	72,067	20.2
3 persons or more.....	2,508	0.3	\$60 to \$79.....	102,705	28.7
Owner occupied.....	524,627	100.0	\$80 to \$99.....	82,423	23.1
None.....	410,641	78.3	\$100 to \$119.....	32,820	9.2
1 person.....	83,079	15.8	\$120 to \$149.....	32,617	9.1
2 persons.....	29,237	5.6	\$150 to \$199.....	11,825	3.3
3 persons or more.....	1,670	0.3	\$200 or more.....	3,773	1.1
Renter occupied.....	367,268	100.0	No cash rent.....	8,279	...
None.....	311,264	84.8	CONTRACT RENT		
1 person.....	46,333	12.6	Renter-occupied nonfarm units.....	365,547	...
2 persons.....	8,833	2.4	Reporting.....	357,268	100.0
3 persons or more.....	838	0.2	Less than \$40.....	23,551	6.6
VALUE			\$40 to \$59.....	91,488	25.6
Owner-occupied nonfarm units ¹	467,071	100.0	\$60 to \$79.....	118,260	33.1
Less than \$5,000.....	2,555	0.5	\$80 to \$99.....	65,518	18.3
\$5,000 to \$7,400.....	7,794	1.7	\$100 to \$119.....	26,902	7.5
\$7,500 to \$9,900.....	24,148	5.2	\$120 to \$149.....	19,476	5.5
\$10,000 to \$12,400.....	68,790	14.7	\$150 to \$199.....	8,721	2.4
\$12,500 to \$14,900.....	98,366	21.1	\$200 or more.....	3,352	0.9
\$15,000 to \$17,400.....	88,787	19.0	No cash rent.....	8,279	...
\$17,500 to \$19,900.....	53,336	11.4			
\$20,000 to \$24,900.....	69,882	15.0			
\$25,000 to \$34,900.....	32,166	6.9			
\$35,000 or more.....	21,247	4.5			

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Location	Total	Present unit: Tenure and location in this SMSA					
		All occupied		Owner occupied		Renter occupied	
		In 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.....	276,269	111,588	164,681	16,400	77,414	95,188	87,267
Same head.....	253,547	100,054	153,493	15,568	76,254	84,486	77,239
Inside this SMSA.....	195,853	86,428	109,425	14,742	58,820	71,686	50,605
In a central city.....	96,796	75,222	21,574	13,492	16,153	61,730	5,421
Not in a central city.....	99,057	11,206	87,851	1,250	42,667	9,956	45,184
Inside other SMSA.....	31,911	6,114	25,797	...	11,168	6,114	14,629
In central city.....	19,251	3,277	13,974	...	5,312	5,277	8,662
Not in central city.....	12,660	837	11,823	...	5,856	837	5,967
Outside SMSA's.....	25,783	7,512	18,271	826	6,266	6,686	12,005
Same State.....	6,443	714	5,729	409	1,855	305	3,874
Different State.....	19,340	6,798	12,542	417	4,411	6,381	8,131
Different head.....	22,722	11,534	11,188	832	1,160	10,702	10,028
Inside this SMSA.....	17,735	9,868	7,867	832	1,160	9,036	6,707
Not in this SMSA.....	4,987	1,666	3,321	...	...	1,666	3,321

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..	276,269	93,814	178,384	4,071	Inside this SMSA.....	213,588	75,554	134,848	3,186
Same head.....	253,547	91,822	158,538	3,187	Same head.....	195,853	73,562	119,547	2,744
Owner occupied.....	61,318	43,642	17,234	442	Owner occupied.....	42,208	32,600	9,166	442
Renter occupied:					Cash rent.....	150,454	39,784	108,368	2,302
Cash rent.....	187,681	47,002	137,934	2,745	No cash rent.....	3,191	1,178	2,013	...
No cash rent.....	4,548	1,178	3,370	...	Different head.....	17,735	1,992	15,301	442
Different head.....	22,722	1,992	19,846	884	Not in this SMSA.....	62,681	18,260	43,536	885

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.....	276,269	119,799	68,775	72,569	15,166	276,269	254,253	22,016
Same head.....	253,547	101,449	66,775	70,600	14,723	253,547	231,974	21,573
Previous unit owner occupied:								
Present unit owner occupied.....	43,642	11,086	18,677	10,619	3,260	43,642	38,421	5,221
Present unit renter occupied.....	17,676	2,848	4,384	8,787	1,657	17,676	16,019	1,657
Previous unit renter occupied:								
Present unit owner occupied.....	48,180	23,640	12,762	11,362	416	48,180	44,825	3,355
Present unit renter occupied.....	144,049	63,875	30,952	39,832	9,390	144,049	132,709	11,340
Different head.....	22,722	18,310	2,000	1,969	443	22,722	22,279	443

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

[Based on sample; see text]

Previous property: Value	Total	Present property: Value											All other occupied units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Units occupied by recent movers.....	276,269	86,345	440	420	867	10,179	15,468	14,451	12,734	20,567	9,998	1,221	189,924
Same head.....	253,547	85,209	440	420	867	9,759	15,168	14,451	12,734	20,151	9,998	1,221	168,338
Owner-occupied nonfarm units ¹	58,178	38,783	440	420	...	3,208	4,955	2,727	9,858	10,252	6,119	804	19,395
Less than \$5,000.....	1,109	580	...	...	...	...	...	...	...	580	...	...	529
\$5,000 to \$7,400.....	1,773	837	...	420	...	...	417	...	...	...	...	...	936
\$7,500 to \$9,900.....	3,521	2,693	440	...	...	416	555	...	862	420	...	...	828
\$10,000 to \$12,400.....	4,578	2,608	...	...	1,838	442	328	...	...	...	...	...	1,970
\$12,500 to \$14,900.....	17,283	13,173	...	...	419	2,339	859	4,658	4,482	416	...	...	4,110
\$15,000 to \$17,400.....	9,421	4,744	...	...	535	760	833	486	1,713	...	417	...	4,677
\$17,500 to \$19,900.....	5,970	4,522	...	...	...	...	707	1,814	...	1,042	387	...	1,448
\$20,000 to \$24,900.....	5,520	3,950	...	...	...	...	...	...	...	2,068	...	...	1,570
\$25,000 or more.....	4,560	2,068	...	...	...	442	...	1,033	580	1,553	...	...	2,492
Not reported.....	4,443	3,608	...	...	...	...	...	...	...	...	...	...	835
All other occupied units.....	195,369	46,426	...	...	867	6,551	10,213	11,724	2,876	9,899	3,879	417	148,943
Different head.....	22,722	1,136	...	...	...	420	300	...	...	416	...	...	21,586

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Contract rent	Total	Present unit: Contract rent											All other occupied units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$89	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Units occupied by recent movers.....	276,269	182,455	1,253	4,915	15,493	21,151	25,071	35,348	33,176	18,785	20,948	6,315	93,814
Same head.....	253,547	161,725	1,253	4,915	13,653	19,588	22,292	30,254	28,707	18,343	18,005	4,715	91,822
Renter-occupied nonfarm units.....	189,588	141,408	837	4,610	12,658	18,445	21,040	26,100	24,679	16,205	12,980	3,854	48,180
Less than \$30.....	5,516	4,874	...	1,250	1,534	832	417	841	...	...	...	...	642
\$30 to \$39.....	7,811	6,582	...	841	1,570	825	1,250	1,679	...	...	...	...	1,229
\$40 to \$49.....	19,056	17,150	417	537	2,781	1,242	2,528	416	2,388	4,503	456	1,882	1,906
\$50 to \$59.....	13,265	11,225	...	...	693	1,721	3,146	1,664	417	885	...	...	2,040
\$60 to \$69.....	26,180	21,607	...	...	1,257	3,146	3,730	7,113	5,944	417	...	...	4,573
\$70 to \$79.....	28,117	24,017	...	...	841	7,527	3,066	4,766	4,465	1,709	1,643	...	4,100
\$80 to \$89.....	35,942	22,433	...	307	...	1,381	...	6,292	7,565	4,802	1,666	420	8,730
\$90 to \$99.....	35,942	22,433	...	307	...	1,381	...	416	417	3,031	2,732	...	7,627
\$100 to \$119.....	17,405	8,675	...	841	...	...	281	419	834	...	5,460	...	3,824
\$120 or more.....	14,621	6,994	...	...	...	1,771	3,507	1,672	2,232	858	1,023	1,552	3,824
No cash rent or rent not reported.....	21,675	17,851	420	834	3,982	1,771	...	...	...	...	...	861	43,642
All other occupied units.....	63,999	20,317	416	305	995	1,143	1,252	4,154	4,028	2,138	5,025	1,600	1,992
Different head.....	22,722	20,730	...	...	1,840	1,563	2,779	5,094	4,469	442	2,943	...	...

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.....	251,739	4,282	24,214	33,784	101,362	66,248	21,849
CONDITION AND PLUMBING							
All units.....	251,739	4,282	24,214	33,784	101,362	66,248	21,849
Not dilapidated:							
With all plumbing facilities.....	251,739	4,282	24,214	33,784	101,362	66,248	21,849
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	171,084	442	443	10,678	82,796	55,761	20,964
Not dilapidated:							
With all plumbing facilities.....	171,084	442	443	10,678	82,796	55,761	20,964
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	72,288	3,001	21,702	22,663	15,971	8,066	885
Not dilapidated:							
With all plumbing facilities.....	72,288	3,001	21,702	22,663	15,971	8,066	885
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	8,367	839	2,069	443	2,595	2,421	...
BATHROOMS							
All units.....	251,739	4,282	24,214	33,784	101,362	66,248	21,849
1.....	149,501	4,282	24,214	32,490	62,129	25,501	885
More than 1.....	102,238	...	...	1,294	39,233	40,747	20,964
Shared or none.....	...	...	...	...	...	...	...
Owner occupied.....	171,084	442	443	10,678	82,796	55,761	20,964
1.....	78,018	442	443	9,827	48,051	19,255	...
More than 1.....	93,066	...	...	851	34,745	36,506	20,964
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	72,288	3,001	21,702	22,663	15,971	8,066	885
1.....	65,952	3,001	21,702	22,663	12,020	5,681	885
More than 1.....	6,336	...	...	...	3,951	2,385	...
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	8,367	839	2,069	443	2,595	2,421	...
PERSONS							
All occupied units.....	243,372	3,443	22,145	33,341	98,767	63,827	21,849
1 person.....	14,323	2,558	6,483	3,063	1,401	818	...
2 persons.....	59,308	885	13,518	9,212	26,282	7,789	1,622
3 persons.....	48,745	...	1,703	8,966	22,513	12,767	2,796
4 persons.....	58,552	...	441	8,810	24,092	19,329	5,880
5 persons.....	36,504	...	...	2,569	15,907	11,671	6,357
6 persons or more.....	25,940	...	...	721	8,572	11,453	5,194
Owner occupied.....	171,084	442	443	10,678	82,796	55,761	20,964
1 person.....	3,578	...	...	2,177	1,401	...	...
2 persons.....	35,152	442	443	4,707	22,802	5,136	1,622
3 persons.....	34,597	...	...	2,503	17,956	11,302	2,796
4 persons.....	47,601	...	...	850	21,984	19,329	5,438
5 persons.....	30,280	...	...	441	12,711	10,771	6,357
6 persons or more.....	19,916	...	...	...	5,942	9,223	4,751
Renter occupied.....	72,288	3,001	21,702	22,663	15,971	8,066	885
1 person.....	10,745	2,558	6,483	886	...	818	...
2 persons.....	24,156	443	13,075	4,505	3,480	2,653	...
3 persons.....	14,188	...	1,703	6,463	4,557	1,465	...
4 persons.....	10,951	...	441	7,960	2,108	...	442
5 persons.....	6,224	...	...	2,128	3,196	900	...
6 persons or more.....	6,024	...	...	721	2,630	2,230	443
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	243,372	3,443	22,145	33,341	98,767	63,827	21,849
Male head, wife present, no nonrelatives.....	204,732	885	13,136	22,085	91,390	55,387	21,849
Under 45 years.....	155,498	443	10,923	16,401	72,873	39,272	15,586
45 to 64 years.....	45,767	442	1,327	4,501	17,666	15,568	6,263
65 years and over.....	3,467	...	886	1,183	851	547	...
Other male head.....	12,257	1,139	3,494	1,294	1,260	5,070	...
Female head.....	26,383	1,419	5,515	9,962	6,117	3,370	...
Owner occupied.....	171,084	442	443	10,678	82,796	55,761	20,964
Male head, wife present, no nonrelatives.....	156,223	442	443	7,616	77,733	49,025	20,964
Under 45 years.....	113,084	...	...	3,173	60,068	35,142	14,701
45 to 64 years.....	40,115	442	...	3,260	16,814	13,336	6,263
65 years and over.....	3,024	...	443	1,183	851	547	...
Other male head.....	6,364	...	...	1,294	1,260	3,810	...
Female head.....	8,497	...	...	1,768	3,803	2,926	...
Renter occupied.....	72,288	3,001	21,702	22,663	15,971	8,066	885
Male head, wife present, no nonrelatives.....	48,509	443	12,693	14,469	13,657	6,362	885
Under 45 years.....	42,414	443	10,923	13,228	12,805	4,130	885
45 to 64 years.....	5,652	...	1,327	1,241	852	2,232	...
65 years and over.....	443	...	443	...	...	...	...
Other male head.....	5,893	1,139	3,494	...	...	1,260	...
Female head.....	17,886	1,419	5,515	8,194	2,314	444	...

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

[Based on sample; see text]

1950 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Same units, 1950 and 1959: With 1950 records available.....	585,590	281,881	1,254	6,210	17,883	54,030	56,392	47,149	32,550	34,390	25,710	6,313	303,709
Owner-occupied nonfarm units ¹	266,971	238,750	833	4,922	13,224	47,561	47,907	39,567	27,888	31,691	20,096	5,061	28,221
Less than \$5,000.....	8,505	7,244	416	785	1,570	3,223	...	...	417	833	...	...	1,261
\$5,000 to \$7,400.....	30,079	24,765	...	2,879	4,756	7,528	4,176	2,089	1,666	834	...	...	5,314
\$7,500 to \$9,900.....	64,237	57,903	417	838	4,274	21,920	18,225	7,211	1,675	2,090	416	...	6,324
\$10,000 to \$12,400.....	78,119	71,458	...	...	948	12,860	20,903	16,628	10,786	5,137	2,937	1,259	6,661
\$12,500 to \$14,900.....	29,205	26,028	...	...	...	770	2,089	8,210	8,753	4,531	1,255	420	3,177
\$15,000 to \$17,400.....	25,578	23,448	...	...	...	420	1,673	5,012	3,754	7,106	4,192	1,291	2,130
\$17,500 to \$19,900.....	8,029	7,612	...	...	417	...	...	417	...	3,858	2,920	...	417
\$20,000 to \$24,900.....	12,564	11,311	...	...	...	...	421	...	417	6,285	3,771	417	1,253
\$25,000 or more.....	5,436	4,182	...	...	...	...	...	...	...	417	3,765	...	1,254
Not reported.....	5,219	4,799	...	420	1,259	840	420	...	420	600	840	...	420
All other occupied and vacant units..	318,619	43,131	421	1,288	4,659	6,469	8,485	7,582	4,662	2,699	5,614	1,252	275,488

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units, 1950 and 1959: With 1950 records available.....	585,590	239,760	6,676	8,884	17,477	31,539	38,268	35,286	54,909	16,588	20,742	9,391	345,830
Renter-occupied nonfarm units.....	247,055	195,906	5,842	8,884	14,575	28,310	33,800	30,893	45,300	10,493	10,703	7,106	51,149
Less than \$30.....	24,337	19,529	3,337	3,573	3,962	3,229	1,677	1,249	1,251	417	...	834	5,008
\$30 to \$39.....	50,277	42,722	419	2,083	4,765	10,783	12,142	4,593	5,010	...	417	2,510	7,555
\$40 to \$49.....	55,899	45,816	...	1,557	3,339	8,967	8,401	10,848	10,056	840	1,392	416	10,083
\$50 to \$59.....	33,649	29,482	1,666	...	837	1,261	5,969	7,932	9,591	838	972	416	4,167
\$60 to \$69.....	28,541	22,371	...	...	835	...	1,726	3,345	9,733	3,813	1,250	1,669	6,170
\$70 to \$79.....	7,921	4,593	...	417	...	...	...	420	1,255	1,251	...	...	3,328
\$80 to \$99.....	17,666	12,156	...	417	...	...	416	836	4,642	2,502	2,502	841	5,510
\$100 to \$119.....	5,567	1,665	...	...	...	...	...	...	417	416	832	...	3,902
\$120 or more.....	2,500	1,667	...	...	...	...	...	...	...	...	1,667	...	833
No cash rent or rent not reported..	20,498	15,905	420	837	837	4,070	3,469	1,670	3,345	417	420	420	4,593
All other occupied and vacant units..	338,535	43,854	834	...	2,902	3,229	4,468	4,393	9,609	6,095	10,039	2,285	294,681

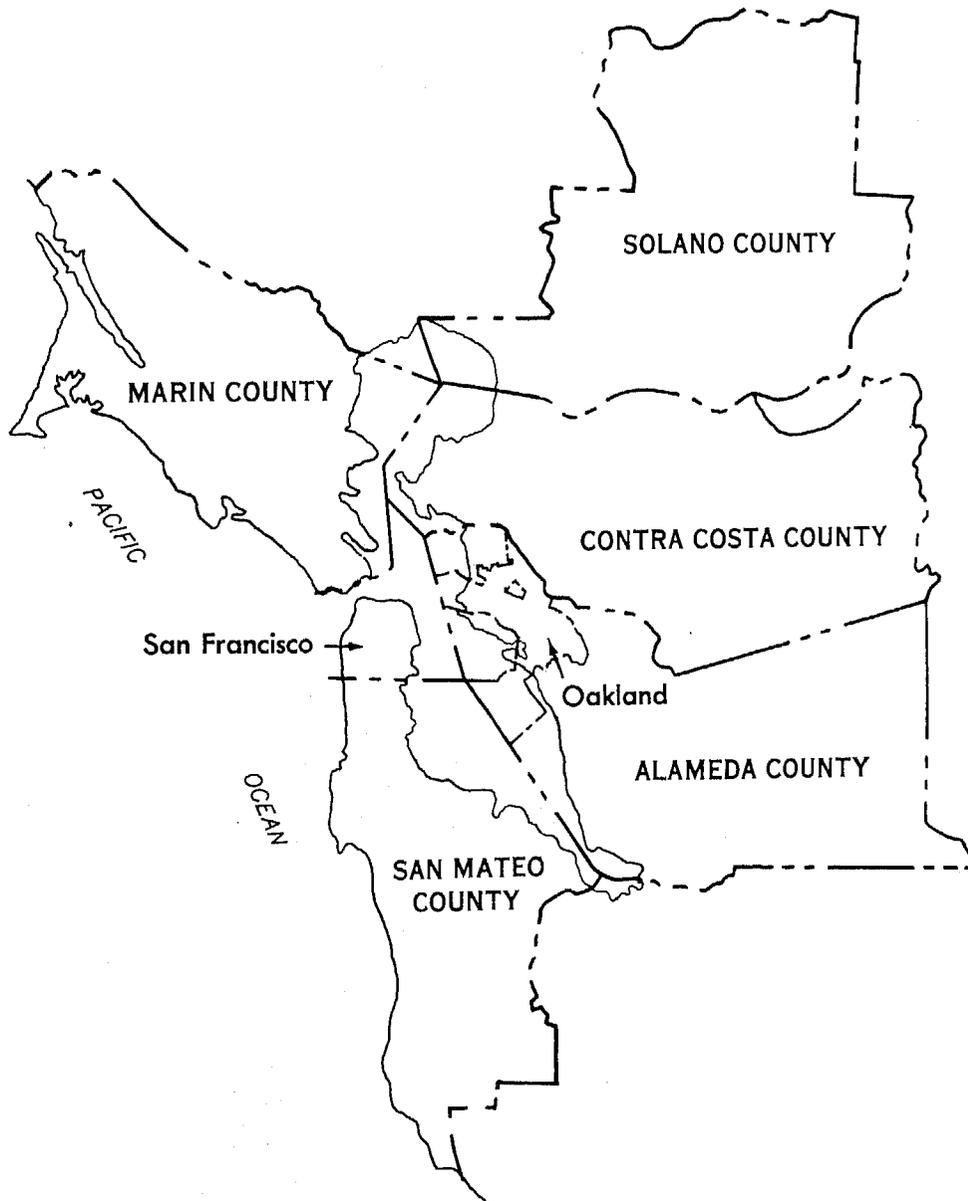
Table 10.—AVAILABLE VACANT UNITS: CHARACTERISTICS OF TOTAL AND NEW CONSTRUCTION UNITS, 1959

[Based on sample; see text]

Subject	Total	New construction	Subject	Total	New construction
Vacant units available for sale.....	4,163	1,856	Vacant units available for rent.....	15,620	3,931
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	3,746	1,856	1.....	3,541	1,023
2.....	...	...	2 to 4.....	4,167	410
3 or more.....	417	...	5 to 19.....	6,661	2,498
			20 or more.....	1,251	...
YEAR STRUCTURE BUILT			YEAR STRUCTURE BUILT		
1957 to 1959.....	1,856	1,856	1957 to 1959.....	2,532	2,532
April 1950 to 1956.....	...	...	April 1950 to 1956.....	1,399	1,399
1940 to March 1950.....	871	...	1940 to March 1950.....	2,785	...
1939 or earlier.....	1,436	...	1939 or earlier.....	8,904	...
ROOMS			ROOMS		
3 rooms or less.....	1,092	...	1 and 2 rooms.....	5,140	839
4 rooms.....	417	...	3 rooms.....	4,017	2,069
5 rooms.....	874	455	4 rooms.....	2,087	...
6 rooms or more.....	1,780	1,401	5 rooms or more.....	4,376	1,023
PLUMBING FACILITIES			PLUMBING FACILITIES		
With all facilities.....	4,163	1,856	With all facilities.....	14,511	3,931
Lacking some or all facilities.....	...	...	Lacking some or all facilities.....	1,109	...
SALE PRICE ASKED			RENT ASKED		
Nonfarm available for sale ¹	3,146	1,856	Nonfarm available for rent.....	15,620	3,931
Less than \$5,000.....	...	...	Less than \$30.....	...	...
\$5,000 to \$9,900.....	...	...	\$30 to \$39.....	1,256	...
\$10,000 to \$14,900.....	419	...	\$40 to \$49.....	1,249	...
\$15,000 to \$19,900.....	1,417	1,038	\$50 to \$59.....	4,174	...
\$20,000 to \$24,900.....	...	...	\$60 to \$69.....	1,669	...
\$25,000 or more.....	1,310	818	\$70 to \$79.....	1,276	443
			\$80 to \$99.....	2,545	1,294
			\$100 to \$149.....	3,035	2,194
			\$150 or more.....	416	...

¹ Restricted to single-unit properties; see text.

San Francisco-Oakland, Calif. STANDARD METROPOLITAN STATISTICAL AREA



0 10 20 MILES

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

--- COUNTY LINE
— CITY LIMITS



U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1B-18

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

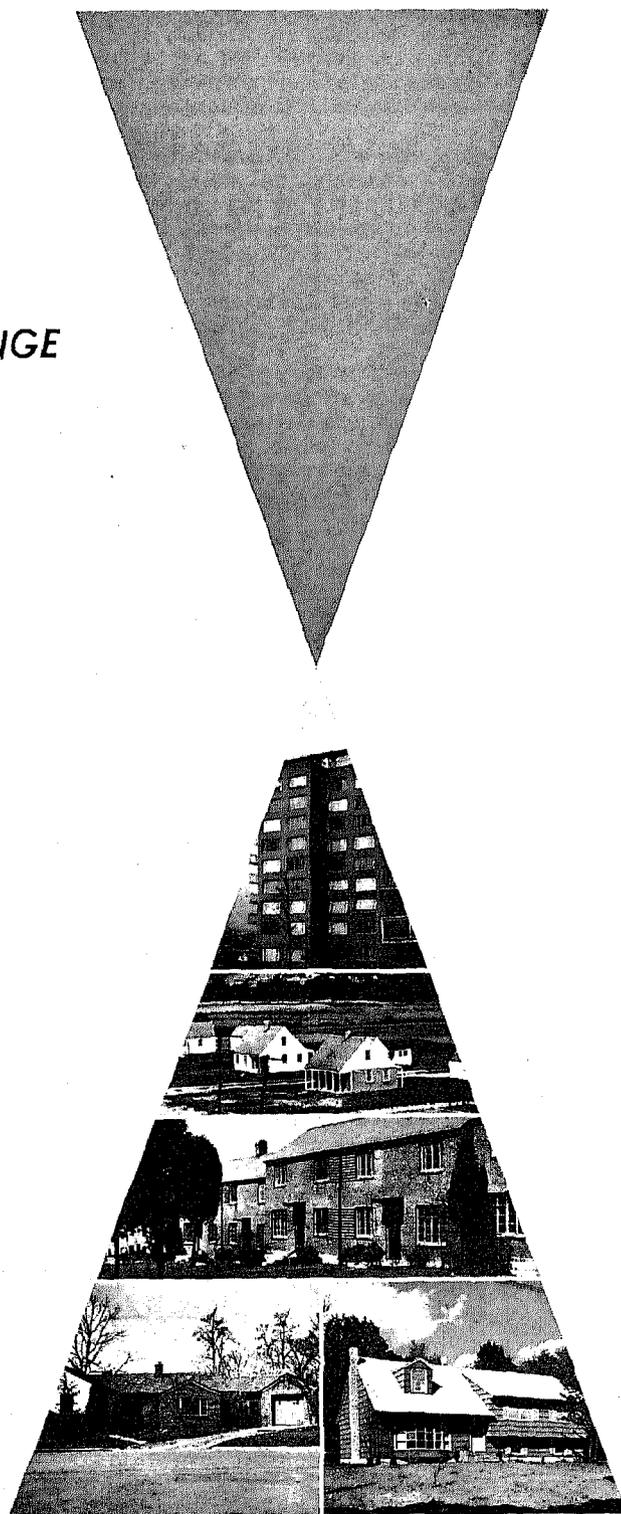
Washington, D.C.,—Md.—Va.,
Standard Metropolitan Statistical Area

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



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

BUREAU OF THE CENSUS
Richard M. Scammon, Director (From May 1, 1961)
Robert W. Burgess, Director (To March 3, 1961)





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PREFACE

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

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

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

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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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)

- | | | |
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| 1. United States and Regions | 7. Los Angeles-Long Beach SMSA | 13. Cleveland SMSA |
| 2. Atlanta SMSA | 8. New York-Northeastern New Jersey Standard Consolidated Area | 14. Minneapolis-St. Paul SMSA |
| 3. Boston SMSA | 9. Philadelphia SMSA | 15. Pittsburgh SMSA |
| 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		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
	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table	Table
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 IA of this volume (1960 Census of Housing, Volume IV, Components of Inventory Change, Part IA, 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 IA, 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 IA of Volume IV. The data are reproduced in this report, Part IB,

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 IA 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 IA 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 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 1960 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category.

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

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

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

CONDITION AND PLUMBING FACILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 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,¹ the 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction and boundary changes. In the 8 remaining metropolitan areas, the sample for the most part consisted of segments selected especially for the 1959 survey, although it included a few segments which had been used for the national estimates in the NHI.

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

reported in 1950 (or in 1966 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 6,800 dwelling units and the subsample for the characteristics consists of 2,600 dwelling units. The source of the various estimates is summarized in table I.

Table I.—SOURCE OF TABULATIONS

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

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

Table II.—STANDARD ERROR OF COUNTS OF 1959 COMPONENTS OF CHANGE

(Based on full sample)

1959 inventory	Number		Percent of all units	
	Estimate	Standard error	Estimate	Standard error
All dwelling units.....	592,700	13,000	100.0	...
New construction.....	204,400	12,000	34.5	1.4
Same.....	357,000	5,000	60.2	1.5
Other.....	31,300	4,300	5.3	0.6

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 35,000 and the number whose present units (same head) are owner occupied is 50,900 the standard error of the 15,900 difference is read from table III.

For characteristics in detail table 1, the 1959 statistics may be compared with items from the 1960 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
1,000.....	700	100,000.....	8,400
5,000.....	1,500	150,000.....	10,200
10,000.....	2,400	200,000.....	12,000
25,000.....	4,200	250,000.....	14,400
50,000.....	6,000	300,000.....	15,000

Table IV.—STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	10,000	50,000	200,000	350,000	600,000
2 or 98.....	1.9	1.4	0.6	0.5	0.4
5 or 95.....	4.1	1.9	1.2	0.9	0.7
10 or 90.....	6.6	2.8	1.7	1.3	1.0
25 or 75.....	8.0	4.5	2.6	1.8	1.6
50.....	9.0	5.9	3.0	1.9	2.1

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 189,700 households, or one-third of the 572,900 households in the Washington (D.C.-Md.-Va.) SMSA, had moved into their present units during the two-year period 1958-1959. About 137,600, or three-fourths of the households that moved, were renters in their present units while the remaining 52,100 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 the central city (Washington, D.C.). About 44,300 (85 percent) of the owners in 1959 lived outside the central city compared with 7,800 inside. Renter households, on the other hand, were almost evenly distributed inside and outside the central city (table 2).

About six out of seven recent-mover households were essentially the same households, that is, the head in the present unit was also the head in the previous unit; the remaining one-seventh consisted of different households. The composition of renter households changed more frequently than the composition of owner households. About 18 percent of the renter recent movers involved either the formation of a new household or a change in head compared with 2 percent of the recent movers who owned their present units (table 2).

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

Location of previous unit	Total		Location of present unit	
	Number	Per- cent	In central city	Not in central city
Units occupied by recent movers..	189,700	...	69,100	120,600
Same head.....	164,100	100.0	56,800	107,300
Inside this SMSA.....	120,500	73.4	48,600	71,900
In central city.....	55,500	33.8	41,900	13,600
Not in central city.....	64,900	39.6	6,700	58,200
Outside this SMSA.....	43,700	26.6	8,200	35,400
Different head.....	25,500	...	12,300	13,300

As shown in table A, the bulk of the moves were local. Approximately 73 percent of the recent movers with same head moved within the Washington SMSA. Of this group, around 13,600 households moved from the central city to the "suburban" portion of the metropolitan area while 6,700 moved in the opposite direction. About one-half (56 percent) of the 43,700 households that moved from outside the SMSA were from other metropolitan areas in the Nation; the remaining 44 percent arrived from nonmetropolitan areas.

Homeownership among recent movers rose from 21 percent (35,000 households) in previous units to 31 percent (50,900 households) in the present units. As shown in table B, about three-tenths of the household heads who moved from owner-occupied units were under 35 years of age; four-tenths of the household heads moving from renter-occupied units were in this age group.

Table B.—RECENT MOVERS: AGE OF HEAD BY TENURE OF PRESENT AND PRESENT 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.....	164,100	100.0	41.5	29.3	24.2	5.0
Previous unit owner occupied...	35,000	100.0	32.5	38.9	20.7	7.9
Present unit owner occupied...	24,500	100.0	34.5	43.0	18.8	3.7
Present unit renter occupied..	10,500	100.0	27.7	29.6	25.0	17.7
Previous unit renter occupied...	129,100	100.0	44.0	26.7	25.1	4.2
Present unit owner occupied...	26,400	100.0	43.3	36.1	19.7	0.9
Present unit renter occupied..	102,700	100.0	44.1	24.3	26.5	5.1

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 43,000, compared to 16,000 whose rental expenditures decreased, or a ratio of about two and one-half to one. Approximately 26,000 households reported rents that fell within the same intervals, although they may have reported different rental amounts.

Values of owner-occupied properties showed marked changes from the previous to the present property. Around 19,000 owners reported higher values for their present unit than their previous unit; in contrast, no owners reported lower values for their present unit. About 3,000 households reported amounts that fell within the same value intervals.

Characteristics of new construction units.--Approximately 204,400 units, or one-third of the 1959 inventory, were built during the period April 1950 to December 1959. About 122,800 units, or 60 percent of the new units, were owner occupied, 71,600 units (35 percent) were renter occupied, and the remaining 10,000 (5 percent) were vacant units of all types. Practically all new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Around one-third of the new units had more than one bathroom. Husband-wife families with no nonrelatives were more prevalent in new owner-occupied properties than in renter units. About 91 percent of the new owner units were occupied by families in this category, compared with 73 percent of the renter units. Households in new owner properties were also markedly larger in terms of number of persons than the corresponding renter households. The cross-tabulation of characteristics by size of unit (number of rooms) indicates that the incidence of larger households and husband-wife families with no nonrelatives was greater in the larger units than in the smaller units. Other characteristics of new construction units are available in Part 1A of Volume IV.

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

Components of Inventory Change—Inventory Characteristics

unit in 1950. These units are not necessarily identical with respect to facilities, services, equipment, or condition. Approximately 357,000 units, or three-fifths of the units existing in 1959, were classified as "same." About 166,300 units (48 percent of the occupied "same" units) were owner occupied and 181,600 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 in 1950 and 1959 (and for which rent was reported in both periods) increased about 26 percent--from \$66 in 1950 to \$83 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	...	...	100.0
\$40 to \$59.....	100.0	1.3	15.1	83.6
\$60 to \$79.....	100.0	2.7	40.4	56.9
\$80 to \$99.....	100.0	8.3	47.8	43.9
\$100 or more.....	100.0	16.7	83.3	...

Value of owner-occupied properties showed a similar overall increase. The median value for "same" units which were occupied by owners in 1950 and 1959 (and for which value was reported in both periods) increased about 17 percent--from \$13,800 to \$16,100. 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	...	8.6	91.4
\$5,000 to \$9,900.....	100.0	...	10.2	89.8
\$10,000 to \$14,900.....	100.0	3.2	53.0	43.8
\$15,000 to \$19,900.....	100.0	13.1	50.3	36.6
\$20,000 to \$24,900.....	100.0	11.2	38.0	50.8
\$25,000 or more.....	100.0	14.3	85.7	...

Vacant units on the market.--In 1959, vacant units amounted to 19,800 or 3.3 percent of the total inventory. However, 6,500 of these units were dilapidated or held off the market, leaving 13,200 units available for rent or for sale.

The 2,900 vacant units available for sale represented 1.0 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 (hot water, private toilet and bath). All the available vacancies for sale were units that had 6 rooms or more.

The 10,300 vacant units available for rent represented 3.6 percent of the total supply of rental units (renter-occupied units plus vacant units available for rent). Virtually all (98 percent) of the vacant units had all plumbing facilities and approximately 64 percent of the vacancies were in structures containing 5 units or more. The median rent asked for available vacancies was \$95. About one-half of the available vacancies for rent were constructed during the 1950-1959 period. Of the available-for-rent units built during the 1950's, 92 percent were in 5-or-more-unit structures; the median rent asked for the newly built units was \$130.

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

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

Subject	Number	Percent	Subject	Number	Percent
All dwelling units ¹	592,715	100.0	PERSONS		
New construction.....	204,381	34.5	All occupied units.....	572,949	100.0
Same.....	357,041	60.2	1 person.....	80,777	14.1
Other.....	31,293	5.3	2 persons.....	165,077	28.8
TENURE AND VACANCY STATUS			3 persons.....	102,004	17.8
All units.....	592,715	100.0	4 persons.....	95,834	16.7
Occupied.....	572,949	96.7	5 persons.....	60,743	10.6
Owner occupied.....	298,074	50.3	6 persons or more.....	68,514	12.0
Renter occupied.....	274,875	46.4	Owner occupied.....		
Vacant.....	19,766	3.3	1 person.....	19,299	6.5
Available for sale only.....	2,875	0.5	2 persons.....	82,967	27.8
Available for rent.....	10,348	1.7	3 persons.....	53,104	17.8
Other.....	6,543	1.1	4 persons.....	55,154	18.5
CONDITION AND PLUMBING			5 persons.....	40,477	13.6
All units.....	592,715	100.0	6 persons or more.....	47,073	15.8
Not dilapidated.....	578,071	97.5	Renter occupied.....		
With all plumbing facilities.....	562,895	95.0	1 person.....	61,478	22.4
Lacking only hot water.....	1,986	0.3	2 persons.....	82,110	29.8
Lacking other plumbing facilities.....	13,190	2.2	3 persons.....	48,900	17.8
Dilapidated.....	14,644	2.5	4 persons.....	40,680	14.8
Owner occupied.....			5 persons.....	20,266	7.4
Not dilapidated.....	298,074	100.0	6 persons or more.....	21,441	7.8
With all plumbing facilities.....	293,489	98.5	HOUSEHOLD COMPOSITION BY AGE OF HEAD		
Lacking only hot water.....	286,857	96.2	All occupied units.....	572,949	100.0
Lacking other plumbing facilities.....	1,700	0.6	Male head, wife present, no nonrelatives.....	401,163	70.0
Dilapidated.....	4,932	1.7	Under 45 years.....	240,311	41.9
Renter occupied.....			45 to 64 years.....	133,029	23.2
Not dilapidated.....	274,875	100.0	65 years and over.....	27,823	4.9
With all plumbing facilities.....	266,072	96.8	Other male head.....	51,349	9.0
Lacking only hot water.....	237,999	93.9	Under 65 years.....	41,472	7.3
Lacking other plumbing facilities.....	286	0.1	65 years and over.....	9,877	1.7
Dilapidated.....	7,787	2.8	Female head.....	120,437	21.0
Vacant.....			Under 65 years.....	96,348	16.8
1.....	19,766	...	65 years and over.....	24,089	4.2
BATHROOMS			Owner occupied.....		
All units.....	592,715	100.0	Male head, wife present, no nonrelatives.....	238,100	79.9
1.....	414,230	69.9	Under 45 years.....	124,685	41.8
More than 1.....	159,410	26.9	45 to 64 years.....	93,539	31.4
Shared or none.....	19,075	3.2	65 years and over.....	19,876	6.7
Owner occupied.....			Other male head.....	21,351	7.2
1.....	298,074	100.0	Under 65 years.....	15,003	5.0
More than 1.....	159,174	53.4	65 years and over.....	6,348	2.1
Shared or none.....	131,788	44.2	Female head.....	38,623	13.0
Renter occupied.....			Under 65 years.....	28,521	9.6
1.....	274,875	100.0	65 years and over.....	10,102	3.4
More than 1.....	240,377	87.5	Renter occupied.....		
Shared or none.....	24,022	8.7	Male head, wife present, no nonrelatives.....	163,063	59.3
Vacant.....			Under 45 years.....	115,626	42.1
1.....	19,766	...	45 to 64 years.....	39,490	14.4
ROOMS			65 years and over.....	7,947	2.9
All units.....	592,715	100.0	Other male head.....	29,998	10.9
1 and 2 rooms.....	41,344	7.0	Under 65 years.....	26,469	9.6
3 rooms.....	87,928	14.8	65 years and over.....	3,529	1.3
4 rooms.....	98,200	16.6	Female head.....	81,814	29.8
5 rooms.....	118,002	19.9	Under 65 years.....	67,827	24.7
6 rooms.....	142,837	24.1	65 years and over.....	13,987	5.1
7 rooms or more.....	104,384	17.6	YEAR MOVED INTO UNIT		
Owner occupied.....			All occupied units.....	572,949	100.0
1 and 2 rooms.....	298,074	100.0	1958 and 1959.....	189,654	33.1
3 rooms.....	705	0.2	1955 to 1957.....	162,417	28.3
4 rooms.....	5,922	2.0	1950 to 1954.....	112,824	19.7
5 rooms.....	23,427	7.9	1949 or earlier.....	108,054	18.9
6 rooms.....	65,541	22.0	Owner occupied.....		
7 rooms or more.....	113,427	38.0	1958 and 1959.....	52,081	17.5
Renter occupied.....			1955 to 1957.....	75,284	25.3
1 and 2 rooms.....	274,875	100.0	1950 to 1954.....	81,614	27.3
3 rooms.....	38,944	14.2	1949 or earlier.....	89,095	29.9
4 rooms.....	78,731	28.7	Renter occupied.....		
5 rooms.....	69,778	25.4	1958 and 1959.....	137,573	50.0
6 rooms.....	49,303	17.9	1955 to 1957.....	87,133	31.8
7 rooms or more.....	23,739	8.6	1950 to 1954.....	31,210	11.3
Vacant.....			1949 or earlier.....	18,959	6.9
1.....	19,766	...			

¹ The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 619,970; 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
PERSONS 65 YEARS OLD AND OVER			GROSS RENT		
All occupied units.....	572,949	100.0	Renter-occupied nonfarm units.....	273,674	...
None.....	488,552	85.3	Reporting.....	268,459	100.0
1 person.....	58,698	10.2	Less than \$40.....	2,524	0.9
2 persons.....	24,948	4.4	\$40 to \$59.....	14,722	5.5
3 persons or more.....	751	0.1	\$60 to \$79.....	71,643	26.7
Owner occupied.....	298,074	100.0	\$80 to \$99.....	86,664	32.2
None.....	245,713	82.4	\$100 to \$119.....	44,974	16.8
1 person.....	34,045	11.4	\$120 to \$149.....	26,754	10.0
2 persons.....	18,076	6.1	\$150 to \$199.....	14,201	5.3
3 persons or more.....	240	0.1	\$200 or more.....	6,977	2.6
Renter occupied.....	274,875	100.0	No cash rent.....	5,215	...
None.....	242,839	88.3	CONTRACT RENT		
1 person.....	24,653	9.0	Renter-occupied nonfarm units.....	273,674	...
2 persons.....	6,872	2.5	Reporting.....	268,459	100.0
3 persons or more.....	511	0.2	Less than \$40.....	5,136	1.9
VALUE			\$40 to \$59.....	29,493	11.0
Owner-occupied nonfarm units ¹	273,610	100.0	\$60 to \$79.....	84,871	31.6
Less than \$5,000.....	4,127	1.5	\$80 to \$99.....	81,167	30.2
\$5,000 to \$7,400.....	5,972	2.2	\$100 to \$119.....	34,322	12.8
\$7,500 to \$9,900.....	6,652	2.4	\$120 to \$149.....	20,576	7.7
\$10,000 to \$12,400.....	28,910	10.6	\$150 to \$199.....	9,404	3.5
\$12,500 to \$14,900.....	29,456	14.4	\$200 or more.....	3,490	1.3
\$15,000 to \$17,400.....	58,076	21.2	No cash rent.....	5,215	...
\$17,500 to \$19,900.....	33,614	12.3			
\$20,000 to \$24,900.....	36,923	13.5			
\$25,000 to \$34,900.....	29,775	10.9			
\$35,000 or more.....	30,085	11.0			

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Location	Total	Present unit: Tenure and location in this SMSA					
		All occupied		Owner occupied		Renter occupied	
		In central city	Not in central city	In central city	Not in central city	In central city	Not in central city
Units occupied by recent movers.....	189,654	69,072	120,582	7,830	44,251	61,242	76,331
Same head.....	164,111	56,799	107,312	7,590	43,313	49,209	63,999
Inside this SMSA.....	120,460	48,567	71,893	6,886	32,903	41,681	38,990
In central city.....	55,520	41,872	13,648	5,979	4,266	35,893	9,382
Not in central city.....	64,940	6,695	58,245	907	28,637	5,788	29,608
Inside other SMSA.....	24,316	4,712	19,604	222	4,502	4,490	15,102
In central city.....	15,776	3,584	12,192	222	1,696	3,362	10,496
Not in central city.....	8,540	1,128	7,412	...	2,806	1,128	4,606
Outside SMSA's.....	19,335	3,520	15,815	482	5,908	3,038	9,907
Same State.....	1,705	...	1,705	...	...	...	1,705
Different State.....	17,630	3,520	14,110	482	5,908	3,038	8,202
Different head.....	25,543	12,273	13,270	240	938	12,033	12,332
Inside this SMSA.....	16,152	7,370	8,782	240	582	7,130	8,200
Not in this SMSA.....	9,391	4,903	4,488	...	356	4,903	4,132

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..	189,654	52,081	135,104	2,469	Inside this SMSA.....	136,612	40,611	94,230	1,771
Same head.....	164,111	50,903	111,449	1,759	Same head.....	120,460	39,789	79,368	1,303
Owner occupied.....	35,017	24,540	10,477	...	Owner occupied.....	23,340	19,010	4,330	...
Renter occupied:					Cash rent.....	94,018	20,322	73,092	604
Cash rent.....	122,416	24,879	96,705	832	No cash rent.....	3,102	457	1,946	699
No cash rent.....	6,678	1,484	4,267	927	Different head.....	16,152	822	14,862	468
Different head.....	25,543	1,178	23,655	710	Not in this SMSA.....	53,042	11,470	40,874	698

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.....	189,654	89,703	50,038	41,209	8,704	189,654	176,433	13,221
Same head.....	164,111	68,106	48,113	39,646	8,246	164,111	151,948	12,163
Previous unit owner occupied:								
Present unit owner occupied.....	24,540	8,468	10,542	4,623	907	24,540	22,665	1,875
Present unit renter occupied.....	10,477	2,902	3,097	2,624	1,854	10,477	8,383	2,094
Previous unit renter occupied:								
Present unit owner occupied.....	26,363	11,404	9,522	5,197	240	26,363	24,347	2,016
Present unit renter occupied.....	102,731	45,332	24,952	27,202	5,245	102,731	96,533	6,198
Different head.....	25,543	21,597	1,925	1,563	458	25,543	24,485	1,058

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

[Based on sample; see text]

Previous property: Value	Total	Present property: Value											All other occupied units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Units occupied by recent movers.....	189,654	49,589	...	...	469	2,997	5,648	8,212	14,355	9,393	8,515	...	140,065
Same head.....	164,111	48,640	...	...	469	2,768	5,648	7,845	14,355	9,040	8,515	...	115,471
Owner-occupied nonfarm units ¹	33,626	23,632	...	...	...	229	687	3,024	10,584	4,997	4,131	...	9,974
Less than \$5,000.....	4,014	3,409	...	...	...	...	...	...	3,409	...	...	...	605
\$5,000 to \$7,400.....	1,374	1,145	...	...	...	...	...	1,145	...	...	...	...	229
\$7,500 to \$9,900.....	1,405	228	...	...	...	...	228	...	...	...	...	...	1,177
\$10,000 to \$12,400.....	5,761	4,806	...	...	...	229	459	...	3,896	...	222	...	955
\$12,500 to \$14,900.....	7,769	6,902	...	...	...	...	909	1,813	3,556	624	...	...	867
\$15,000 to \$17,400.....	4,874	1,317	...	...	...	...	...	726	229	362	...	...	3,537
\$17,500 to \$19,900.....	857	857	...	...	...	...	...	...	...	857	...	...	...
\$20,000 to \$24,900.....	1,661	1,192	...	...	...	...	...	...	...	...	1,192	...	469
\$25,000 or more.....	3,121	2,315	...	...	...	...	...	...	...	...	2,315	...	806
Not reported.....	2,790	1,481	...	...	...	...	...	244	1,237	...	...	...	1,309
All other occupied units.....	130,485	24,988	...	...	469	2,539	4,961	4,821	3,771	4,043	4,384	...	105,497
Different head.....	25,543	949	...	...	...	229	...	367	...	353	...	...	24,594

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Previous unit: Contract rent	Total	Present unit: Contract rent											All other occupied units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Units occupied by recent movers.....	189,654	136,886	1,019	969	3,651	9,415	15,373	23,119	39,009	19,663	21,777	2,891	52,768
Same head.....	164,111	112,749	1,019	969	3,411	8,200	10,430	18,901	30,929	16,493	19,988	2,409	51,362
Renter-occupied nonfarm units.....	125,643	99,508	790	969	3,411	6,349	9,961	17,762	26,625	15,124	16,108	2,409	26,135
Less than \$30.....	1,202	1,202	240	...	...	...	241	481	240	...	...	...	...
\$30 to \$39.....	1,971	1,742	...	...	...	348	229	708	229	...	...	228	229
\$40 to \$49.....	7,049	6,563	...	1,624	1,406	462	972	1,895	...	204	...	...	486
\$50 to \$59.....	7,090	5,629	...	489	204	1,393	1,752	248	938	...	605	...	1,461
\$60 to \$69.....	17,771	16,604	550	...	709	967	2,182	5,990	5,115	1,091	...	...	1,167
\$70 to \$79.....	15,987	14,150	...	240	632	961	949	2,802	6,604	1,587	...	375	1,837
\$80 to \$99.....	28,854	21,547	...	...	242	325	1,418	4,129	6,775	5,517	2,912	229	7,307
\$100 to \$119.....	16,358	9,365	...	...	...	...	...	240	2,282	3,228	2,958	657	6,993
\$120 or more.....	13,358	9,321	...	...	...	...	...	...	721	899	7,701	...	4,037
No cash rent or rent not reported.....	16,003	13,385	...	240	...	949	2,728	2,192	1,826	2,802	1,728	920	2,618
All other occupied units.....	38,468	13,241	229	...	...	1,851	469	1,139	4,304	1,369	3,880	...	25,227
Different head.....	25,543	24,137	...	...	240	1,215	4,943	4,218	8,080	3,170	1,789	482	1,406

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.....	204,381	9,339	19,925	27,395	49,177	59,615	38,930
CONDITION AND PLUMBING							
All units.....	204,381	9,339	19,925	27,395	49,177	59,615	38,930
Not dilapidated:							
With all plumbing facilities.....	202,925	9,339	19,925	26,667	49,177	58,887	38,930
Lacking some or all facilities.....	970	...	...	485	...	485	...
Dilapidated.....	486	...	...	243	...	243	...
Owner occupied.....	122,838	...	...	4,669	30,163	51,167	36,839
Not dilapidated:							
With all plumbing facilities.....	121,868	...	...	4,184	30,163	50,682	36,839
Lacking some or all facilities.....	970	...	...	485	...	485	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	71,579	9,339	18,560	19,621	17,101	5,110	1,848
Not dilapidated:							
With all plumbing facilities.....	71,093	9,339	18,560	19,378	17,101	4,867	1,848
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	486	...	...	243	...	243	...
Vacant.....	9,964	...	1,365	3,105	1,913	3,338	243
BATHROOMS							
All units.....	204,381	9,339	19,925	27,395	49,177	59,615	38,930
1.....	129,212	9,339	19,330	23,839	44,982	26,954	4,768
More than 1.....	73,956	...	595	2,828	4,195	32,176	34,162
Shared or none.....	1,213	...	...	728	...	485	...
Owner occupied.....	122,838	...	...	4,669	30,163	51,167	36,839
1.....	59,326	...	...	3,816	27,416	24,057	4,037
More than 1.....	62,542	...	...	368	2,747	26,625	32,802
Shared or none.....	970	...	...	485	...	485	...
Renter occupied.....	71,579	9,339	18,560	19,621	17,101	5,110	1,848
1.....	63,522	9,339	17,965	16,918	17,101	1,468	731
More than 1.....	7,814	...	595	2,460	...	3,642	1,117
Shared or none.....	243	...	...	243	...	...	...
Vacant.....	9,964	...	1,365	3,105	1,913	3,338	243
PERSONS							
All occupied units.....	194,417	9,339	18,560	24,290	47,264	56,277	38,637
1 person.....	13,293	7,466	3,502	959	789	355	222
2 persons.....	55,083	1,706	11,913	8,369	8,042	16,722	8,331
3 persons.....	32,699	167	2,534	6,101	10,916	8,564	4,417
4 persons.....	42,059	...	611	6,878	14,388	11,329	8,853
5 persons.....	25,059	...	...	1,574	8,867	10,353	4,267
6 persons or more.....	26,224	...	...	409	4,264	8,954	12,597
Owner occupied.....	122,838	...	...	4,669	30,163	51,167	36,839
1 person.....	1,366	...	...	...	789	355	222
2 persons.....	31,371	...	...	2,092	6,095	14,853	8,331
3 persons.....	18,184	...	...	1,027	4,865	8,098	4,194
4 persons.....	27,624	...	...	1,066	9,452	9,617	7,489
5 persons.....	19,221	...	...	242	4,940	9,772	4,267
6 persons or more.....	25,072	...	...	242	4,022	8,472	12,336
Renter occupied.....	71,579	9,339	18,560	19,621	17,101	5,110	1,848
1 person.....	11,927	7,466	3,502	959	...	...	...
2 persons.....	23,712	1,706	11,913	6,277	1,947	1,869	...
3 persons.....	14,515	167	2,534	5,074	6,051	466	223
4 persons.....	14,435	...	611	5,812	4,936	1,712	1,364
5 persons.....	5,838	...	...	1,332	3,925	581	...
6 persons or more.....	1,152	...	...	167	242	482	261
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	194,417	9,339	18,560	24,290	47,264	56,277	38,687
Male head, wife present, no nonrelatives.....	163,663	1,180	10,635	21,017	43,276	53,210	34,345
Under 45 years.....	116,692	167	8,375	17,285	34,161	34,006	22,698
45 to 64 years.....	40,611	1,013	1,665	2,960	8,630	16,989	9,354
65 years and over.....	6,360	...	595	772	485	2,215	2,293
Other male head.....	9,540	1,167	2,313	1,667	1,032	244	3,117
Female head.....	21,214	6,992	5,612	1,606	2,956	2,823	1,225
Owner occupied.....	122,838	...	...	4,669	30,163	51,167	36,839
Male head, wife present, no nonrelatives.....	111,697	...	...	3,042	27,242	48,693	32,720
Under 45 years.....	78,172	...	...	2,335	22,049	32,696	21,092
45 to 64 years.....	29,323	...	...	485	4,708	14,795	9,335
65 years and over.....	4,202	...	...	222	485	1,202	2,293
Other male head.....	4,636	...	...	243	1,032	244	3,117
Female head.....	6,505	...	...	1,384	1,889	2,230	1,002
Renter occupied.....	71,579	9,339	18,560	19,621	17,101	5,110	1,848
Male head, wife present, no nonrelatives.....	51,966	1,180	10,635	17,975	16,034	4,517	1,625
Under 45 years.....	38,520	167	8,375	14,950	12,112	1,310	1,606
45 to 64 years.....	11,288	1,013	1,665	2,475	3,922	2,194	19
65 years and over.....	2,158	...	595	550	...	1,013	...
Other male head.....	4,904	1,167	2,313	1,424	...	...	...
Female head.....	14,709	6,992	5,612	222	1,067	593	223

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

[Based on sample; see text]

1950 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Same units, 1950 and 1959: With 1950 records available.....	320,044	131,969	1,750	3,114	4,232	18,837	24,418	25,398	10,890	14,108	22,047	7,175	188,075
Owner-occupied nonfarm units ¹	123,523	107,831	240	2,080	2,813	15,316	21,083	19,964	9,736	12,457	17,678	6,464	15,692
Less than \$5,000.....	3,027	2,799	240	1,142	709	228	240	...	...	...	240	...	228
\$5,000 to \$7,400.....	6,031	5,344	...	469	241	2,309	927	927	...	...	...	471	687
\$7,500 to \$9,900.....	15,275	11,943	...	...	926	5,393	3,505	469	240	689	...	721	3,332
\$10,000 to \$12,400.....	29,665	26,502	...	469	468	5,522	10,541	4,849	1,635	393	229	2,396	3,163
\$12,500 to \$14,900.....	14,652	13,002	...	...	240	686	2,790	6,757	1,843	458	...	228	1,650
\$15,000 to \$17,400.....	20,290	17,674	...	...	480	1,911	4,354	4,381	3,248	1,373	1,927	2,616	2,616
\$17,500 to \$19,900.....	8,969	7,734	...	...	229	...	459	1,899	1,179	2,802	1,166	...	1,235
\$20,000 to \$24,900.....	9,887	8,974	...	...	...	480	241	229	3,230	4,313	481	...	913
\$25,000 or more.....	13,894	12,255	...	...	469	...	240	229	1,179	9,898	240	...	1,639
Not reported.....	1,833	1,604	...	...	229	230	228	...	458	459	...	...	229
All other occupied and vacant units..	196,521	24,138	1,510	1,034	1,419	3,521	3,335	5,434	1,154	1,651	4,369	711	172,383

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units, 1950 and 1959: With 1950 records available.....	320,044	162,874	228	720	2,520	7,796	23,530	28,932	47,701	19,875	17,546	14,026	157,170
Renter-occupied nonfarm units.....	162,668	139,714	...	720	2,280	7,796	22,112	27,308	43,389	16,251	10,507	9,351	22,954
Less than \$30.....	1,885	1,119	...	...	...	229	420	...	...	...	...	470	766
\$30 to \$39.....	7,728	7,019	...	...	1,130	1,869	1,515	1,328	697	480	...	...	709
\$40 to \$49.....	16,963	13,804	...	240	481	3,124	4,646	2,381	722	480	...	1,730	3,159
\$50 to \$59.....	31,403	28,196	...	240	669	1,440	8,238	5,832	8,249	963	...	2,565	3,207
\$60 to \$69.....	32,405	31,213	...	240	...	906	4,379	9,618	11,648	2,381	560	1,481	1,192
\$70 to \$79.....	25,455	22,127	...	...	...	228	1,440	5,315	9,632	3,817	1,190	505	3,328
\$80 to \$99.....	23,436	20,828	...	...	...	...	468	1,202	9,614	6,174	2,647	723	2,608
\$100 to \$119.....	7,277	5,618	...	...	...	...	153	...	940	1,715	2,582	228	1,659
\$120 or more.....	6,299	4,021	...	...	...	...	...	...	480	241	3,300	...	2,278
No cash rent or rent not reported..	9,817	5,769	...	...	...	...	853	1,632	1,407	...	228	1,649	4,048
All other occupied and vacant units..	157,376	23,160	228	...	240	...	1,418	1,624	4,312	3,624	7,039	4,675	134,216

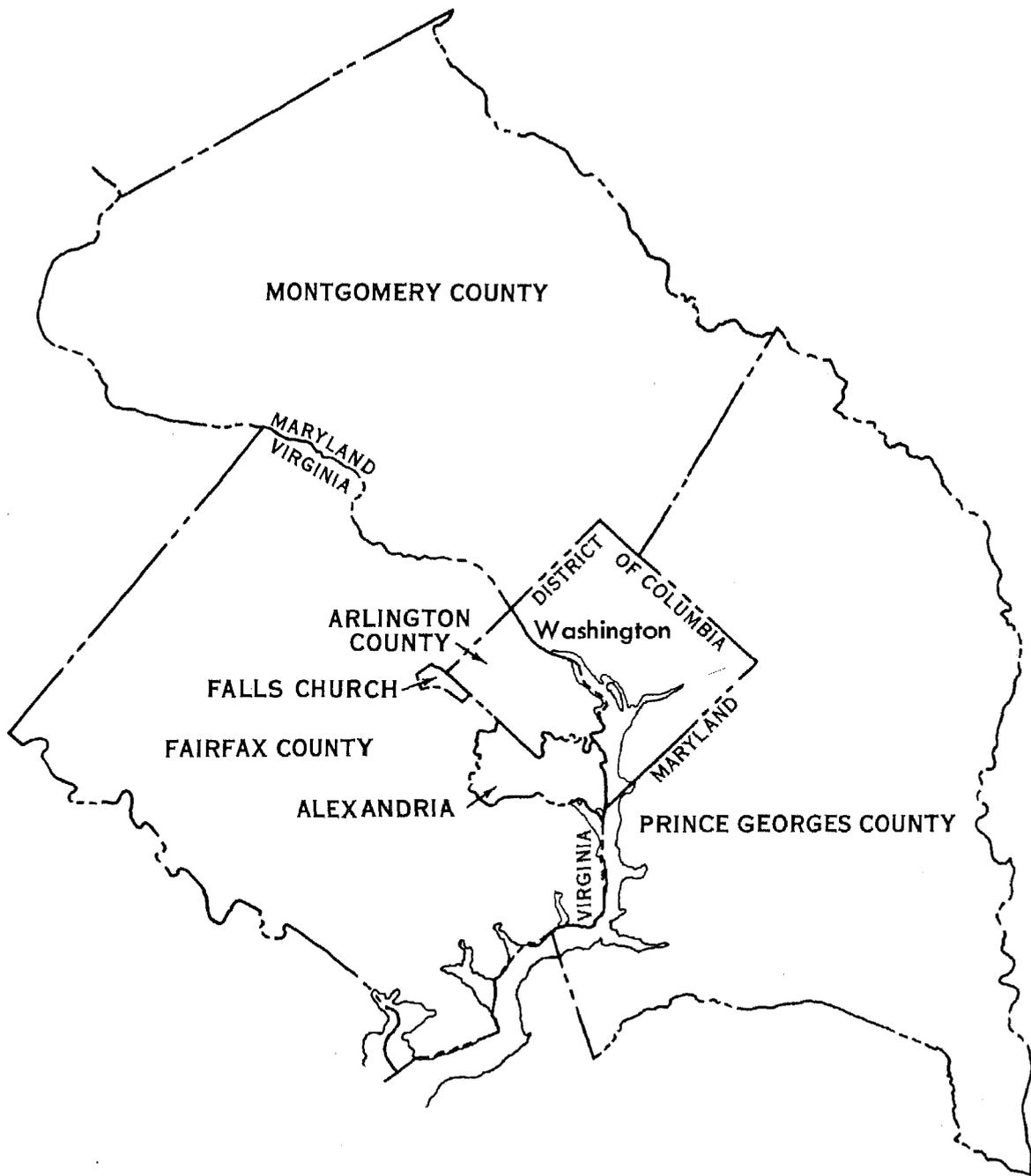
Table 10.—AVAILABLE VACANT UNITS: CHARACTERISTICS OF TOTAL AND NEW CONSTRUCTION UNITS, 1959

[Based on sample; see text]

Subject	Total	New construction	Subject	Total	New construction
Vacant units available for sale.....	2,875	2,406	Vacant units available for rent.....	10,348	4,859
UNITS IN STRUCTURE			UNITS IN STRUCTURE		
1.....	2,875	2,406	1.....	1,098	389
2.....	...	...	2 to 4.....	2,626	...
3 or more.....	...	...	5 to 19.....	4,836	3,030
			20 or more.....	1,788	1,440
YEAR STRUCTURE BUILT			YEAR STRUCTURE BUILT		
1957 to 1959.....	2,406	2,406	1957 to 1959.....	2,746	2,746
April 1950 to 1956.....	...	...	April 1950 to 1956.....	2,113	2,113
1940 to March 1950.....	229	...	1940 to March 1950.....	1,303	...
1939 or earlier.....	240	...	1939 or earlier.....	4,186	...
ROOMS			ROOMS		
3 rooms or less.....	...	...	1 and 2 rooms.....	961	...
4 rooms.....	...	...	3 rooms.....	2,794	1,365
5 rooms.....	...	...	4 rooms.....	4,765	3,105
6 rooms or more.....	2,875	2,406	5 rooms or more.....	1,828	389
PLUMBING FACILITIES			PLUMBING FACILITIES		
With all facilities.....	2,875	2,406	With all facilities.....	10,107	4,859
Lacking some or all facilities.....	...	...	Lacking some or all facilities.....	241	...
SALE PRICE ASKED			RENT ASKED		
Nonfarm available for sale ¹	2,875	2,406	Nonfarm available for rent.....	10,348	4,859
Less than \$5,000.....	...	...	Less than \$30.....	...	...
\$5,000 to \$9,900.....	...	...	\$30 to \$39.....	241	...
\$10,000 to \$14,900.....	...	...	\$40 to \$49.....	241	...
\$15,000 to \$19,900.....	2,040	1,811	\$50 to \$59.....	1,189	...
\$20,000 to \$24,900.....	595	595	\$60 to \$69.....	2,685	524
\$25,000 or more.....	240	...	\$70 to \$79.....	471	...
			\$80 to \$89.....	458	...
			\$100 to \$149.....	3,758	3,136
			\$150 or more.....	1,305	1,199

¹ Restricted to single-unit properties; see text.

Washington, D.C.-Md.-Va.
STANDARD METROPOLITAN STATISTICAL AREA



0 5 10 MILES

----- STATE LINE
----- COUNTY LINE



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. DEPARTMENT OF COMMERCE
Bureau of the Census