

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-6

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Detroit, Mich.,

Standard Metropolitan Statistical Area

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



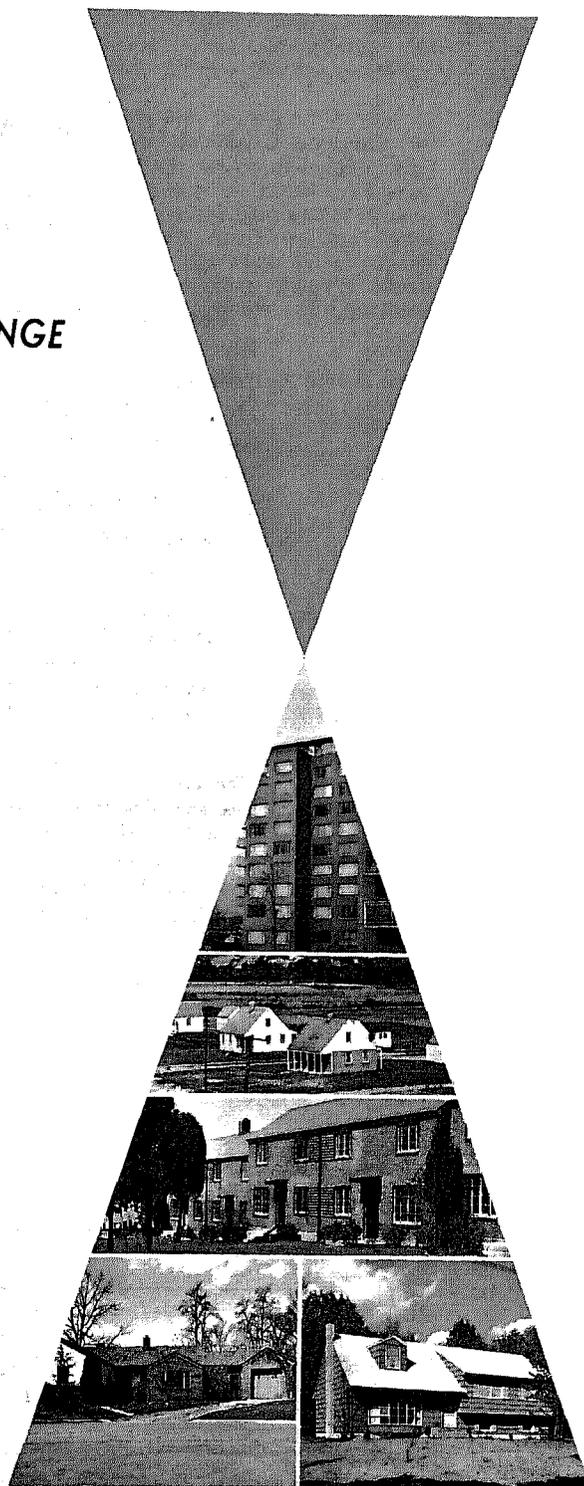
U.S. DEPARTMENT OF COMMERCE

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*

A. ROSS ECKLER, *Deputy Director*
HOWARD C. GRIEVES, *Assistant Director*
CONRAD TAEUBER, *Assistant Director*
MORRIS H. HANSEN, *Assistant Director for Research and Development*
CHARLES B. LAWRENCE, JR., *Assistant Director for Operations*
WALTER L. KEHRES, *Assistant Director for Administration*
CALVERT L. DEDRICK, *Chief, International Statistical Programs Office*
A. W. VON STRUVE, *Public Information Officer*

Housing Division—

DANIEL B. RATHBUN, *Chief*
BEULAH WASHABAUGH, *Special Assistant*
AARON JOSOWITZ, *Acting Chief, Occupancy and Utilization Branch*
J. HUGH ROSE, *Chief, Structural Statistics Branch*

Data Processing Systems Division—ROBERT F. DRURY, *Chief*

Decennial Operations Division—MORTON A. MEYER, *Chief*

Field Division—JEFFERSON D. MCPIKE, *Chief*

Geography Division—WILLIAM T. FAY, *Chief*

Statistical Methods Division—JOSEPH STEINBERG, *Chief*

Library of Congress Card Number: A61-9347

SUGGESTED CITATION

U.S. Bureau of the Census. *U.S. Census of Housing: 1960.*
Volume IV. *Components of Inventory Change.*
Final Report HC(4), Part 1A, No. 6.
U.S. Government Printing Office, Washington, D.C., 1962.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C.
or any of the Field Offices of the Department of Commerce — Price 30 cents.

PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. 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 1A 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 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, 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 1B, Inventory Characteristics.

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. An eighth volume 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 with 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.

CONTENTS

INTRODUCTION

	Page		Page
General	1	Definitions and explanations--Continued	
Description of tables.....	1	Occupancy characteristics--Continued	
Map.....	2	Owner of unit.....	7
Relation to April 1960 Census.....	2	Year moved into unit.....	7
Comparability with 1950 Census of Housing.....	2	Structural characteristics.....	8
Relation to 1956 National Housing Inventory	2	Rooms.....	8
Comparability with data from other sources.....	2	Units in structure.....	8
1960 publication program.....	2	Trailer.....	8
Availability of unpublished data.....	3	Year structure built.....	8
Definitions and explanations	3	Condition and plumbing facilities.....	8
Area classifications.....	3	Condition	8
Standard metropolitan statistical area (SMSA)	3	Plumbing facilities.....	9
Standard consolidated area (SCA).....	3	Bathroom	9
Urban-rural and farm-nonfarm residence.....	3	Financial characteristics.....	9
Living quarters.....	4	Value	9
Dwelling unit	4	Contract rent.....	10
Quasi-unit.....	5	Gross rent.....	10
Components of change	5	Household characteristics.....	10
Same units	5	Household.....	10
Units changed by conversion.....	5	Head of household.....	10
Units changed by merger	5	Household composition	10
Units added through new construction.....	6	Presence of nonrelatives.....	10
Units added through other sources.....	6	Own children	10
Units lost through demolition.....	6	Persons 65 years and over	10
Units lost through other means	6	Collection and processing of data	11
Occupancy characteristics	6	Collection of data	11
Occupied dwelling unit.....	6	Processing of data	12
Vacant dwelling unit.....	6	Accuracy of data	13
Vacancy status.....	7	Sample design and sampling variability	13
Color	7	Sample design.....	13
Persons	7	Estimation procedure	13
Persons per room.....	7	Sampling variability.....	14
Tenure.....	7		

SUMMARY OF FINDINGS

Basic measures of change	16	Characteristics of units created or removed	17
Net change	16	Characteristics of same units.....	17

TABLES

Table	
1.-Characteristics of the housing inventory, total and new construction: 1959 and 1950.....	19
2.-1959 characteristics of dwelling units, for units created since 1950 and same units.....	21
3.-1950 characteristics of dwelling units, for units removed from the inventory since 1950 and same units	23
4.-Tenure, color, and vacancy status, for same units: 1959 by 1950.....	24
5.-Condition and plumbing facilities, for same units: 1959 by 1950.....	25
6.-New construction: 1959 value of property, by rooms, persons, and household composition, for owner-occupied non-farm dwelling units.....	25
7.-New construction: 1959 gross rent, by rooms, persons, and household composition, for renter-occupied nonfarm dwelling units	25

Map of the area appears on the page following table 7.

LIST OF REPORTS IN VOLUME IV, PART 1A

(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 PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959		1950		1959 by 1950, same units	1959, new construction units
	Total units	New construction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units				
OCCUPANCY CHARACTERISTICS									
Color by tenure.....	Table 1	Table 1	Table 1	Table 2	Table 3	Table 4	Table 4	Table 4	Table 4
Owner of unit.....	1	1	...	...	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...	...	...
Persons.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
Median by tenure.....	1	1	1	2	3	...	...	...	6, 7
Persons per room.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
Tenure by color.....	1	1	1	2	3	...	...	...	...
Year moved into unit.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
Vacancy status.....	1	1	1	2	3	...	...	...	...
STRUCTURAL CHARACTERISTICS									
Rooms.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
Median by tenure.....	1	1	1	2	3	...	...	...	6, 7
Units in structure.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
Trailers by tenure.....	1	1	1	2	3	...	...	...	...
Year structure built.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
CONDITION AND PLUMBING FACILITIES									
Bathrooms.....	1	1	...	2	3	...	...	...	...
By tenure.....	1	1	...	2	3	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
FINANCIAL CHARACTERISTICS									
Contract rent: Median.....	1	1	1	2	3	...	...	...	...
Gross rent.....	1	1	1	2	3	...	...	...	...
By rooms.....	...	...	...	2	3	...	...	...	7
By persons.....	...	...	...	...	...	...	...	...	7
By household composition and age of head.....	...	...	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...	...	7
Value.....	1	1	1	2	3	...	...	...	...
By rooms.....	...	...	...	2	3	...	...	...	6
By persons.....	...	...	...	...	...	...	...	...	6
By household composition and age of head.....	...	...	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...	...	6
HOUSEHOLD CHARACTERISTICS									
Household composition by age of head.....	1	1	...	...	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	...	...	...
Own children under 18 years old.....	1	1	...	...	...	...	...	...	6, 7
By tenure.....	1	1	...	...	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. 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. 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, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, 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. Both the 1959 and 1950 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

Except for the 1950 data in table 1, which are based largely on the 100-percent enumeration, all the data in this report are based on a sample of dwelling units. Data on the counts of the components of change, and some of the characteristics of the components, are based on a larger sample than data for other characteristics (see "Sample design").

Table 1 presents 1959 data for the total inventory and separately for "new construction" units (units built during the period 1950 to 1959). The table also presents 1950 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item. Both the 1959 and 1950 statistics are shown for the following subjects: tenure, color, vacancy status, persons, and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. In addition, 1959 statistics are presented for: bathrooms; year moved into unit; household composition, persons 65 years and over, own children under 18 years old, own children by age group, and presence of nonrelatives; owner of unit and age of owner.

The 1959 data are based on a sample. The 1950 data in table 1, except for "year structure built," are based on the 100-percent enumeration in the 1950 Census of Housing. Statistics on year built are based on the 20-percent sample in 1950. To permit a direct comparison between the 1959 and 1950 statistics, the "not reported" category for a characteristic in 1950 was eliminated; the units in this category were distributed in the same proportion as the reporting units.

Table 2 presents 1959 data for units created since 1950 and for units classified as "same." The specific subjects presented are: tenure, color, and vacancy status; persons and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities and bathrooms; and value, gross rent, and contract rent. The components for which each subject is presented are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1950 data for units removed from the inventory since 1950 and for "same" units. The subjects are the same as those presented in table 2, with the exception of the item on bathrooms, which was not included in the 1950 Census. The number of categories shown for an item also is the same as for the 1959 data in table 2. The components for which each subject is presented are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1950 figures reflect the number of units that existed prior to the conversion or merger.

The 1950 data in table 3 are based on units in the sample for the December 1959 survey. The 1950 information was transcribed from the 1950 Census record for the sample unit and tabulated by the component of change. Because it was not possible to identify some of the units in the 1950 Census records, data on characteristics in table 3 are restricted to units for which information from the 1950 records was available. For this reason, and because the data in table 3 are based on a sample, the sum of the entries in the five columns for a category will differ from the 1950 figure for the corresponding category in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 will differ from the 1950 figure for number of units with "7 rooms or more" in table 1. As a result of the estimation procedure used, the sum of the figures on the "all dwelling units" line will be essentially identical with the 1950 figure for "all dwelling units" in table 1.

For "same" units, the total number of units in table 3 is identical with the total in table 2, but the distribution in table 3 represents the characteristics in 1950, and the distribution in table 2 represents the characteristics in 1959.

Tables 4 and 5 are cross tabulations of 1959 and 1950 characteristics for units classified as "same" in 1950 and 1959. The data in both tables are restricted to "same" units for which the 1950 Census records were available. The 1959 characteristic is cross tabulated by the 1950 characteristic for tenure, color, and vacancy status in table 4 and condition and plumbing facilities in table 5.

Tables 6 and 7 are cross tabulations of 1959 characteristics for "new construction" units. In table 6, value of owner-occupied units is tabulated by rooms, persons, and household composition. In table 7, gross rent of renter-occupied units is tabulated by the same three items.

Medians and percentages are not shown when the base comprises fewer than 25 sample cases. Percentages are not shown if they are less than 0.1 percent.

Components of Inventory Change

Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed, for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

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

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change 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"). 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. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

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. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

Comparability between 1960 and 1950 concepts and the availability of related data prior to 1950 are discussed in 1960 Census of Housing, Volume I, States and Small Areas.

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. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, 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. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory 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). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use 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 "year structure built" and 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 do not measure the same type of universe as measured by 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 volume 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 unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1950 Census. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1950 Census generally pertain to data in 1950 Census of Housing, Volume I, General Characteristics. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census as well as in the 1950 Census. In both the April 1960 Census and the 1950 Census, data are available for the total housing inventory, but not for components of change.

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. 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.

In the reports for the 15 SMSA's, the boundaries 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). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

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, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added).

In the reports for these two SCA's, the boundaries 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.

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,

Components of Inventory Change

(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.

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the 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.

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 (see "Trailer").

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.

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 in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1950 but as quasi-units in 1959 are considered losses from the 1950 housing inventory; conversely, quarters which were classified as quasi-units (nondwelling-unit quarters) in 1950 and as dwelling units in 1959 are considered additions to 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:

- Units added through new construction
- Units added through other sources
- Units changed by conversion
- Units changed by merger
- Same units

In terms of the 1950 inventory, the components of change consist of:

- Units lost through demolition
- Units lost through other means
- Units changed by conversion
- Units changed by merger
- Same units

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.

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.

Units changed by conversion.--Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1950 and 1959 inventories. For example, one dwelling unit in the 1950 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1950 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1950 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1950 and 1959 but had reverted to the 1950 status before the 1959 enumeration.

Units changed by merger.--Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling

Components of Inventory Change

units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1950 and 1959 inventories. For example, two dwelling units in the 1950 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1950 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1950 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1950 and had been converted to their 1950 status before December 1959 are not included in the figures on mergers.

Units added through 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.)

Units added through other sources.--Any dwelling unit added to the inventory between April 1950 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

1. Units created from living quarters classified as nondwelling-unit quarters, or quasi-units, in 1950; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
2. Units created from nonresidential space such as a store, garage, or barn.
3. Units moved to site during the period April 1950 to December 1959. Such units, if moved within the same area, do not result in a net addition to the total inventory since they represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, is a net addition if occupied as a dwelling unit in 1959 but not in 1950.

The additions from other sources do not include units which were added to the inventory after April 1950 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in April 1950 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means.--Any dwelling unit which existed in April 1950 and which was lost to the housing inventory

through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household. (The term "quasi-unit" in 1959 is comparable to "nondwelling-unit" quarters in 1950.)

2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").

3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.

4. Units lost by change to nonresidential use.

5. Units moved from site since April 1950. Such units, if moved within the same area, do not result in a net loss from the total inventory since they represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, resulted in a net loss if occupied as a dwelling unit in 1950 but not in 1959.

6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1950 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1950 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

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. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

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. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

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.

Color---The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1950 Census.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1950 Census, the classification was obtained in most cases by

the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

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 median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

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

Persons per room---The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the 1960 and 1950 Censuses.

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. "No cash rent" appears as a category in the rent tabulations.

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

Owner of unit---The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1950 Census, no information was obtained on the identity of the owner of the unit.

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.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

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. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

Trailer--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1950, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory--the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1950, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

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. 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 doorbills, 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 median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

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.

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.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

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 median gross rent was computed in the same manner as the median contract rent. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

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 3, this same procedure was followed. For the 1950 data in table 1, 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.

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.

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.

Presence of nonrelatives.--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 in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Results of the 1950 Census also are available under "Type of household" in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics, except that the 1950 data for standard metropolitan areas exclude rural-farm units.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 and 1950 Censuses of Population.

Persons 65 years 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. 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 will seldom have more than 3 such persons.

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 processing 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.--Five basic survey techniques were used to obtain measures of the number of dwelling units by components of change.

In each of the 8 metropolitan areas for which separate statistics were not provided in the 1956 NHI, the estimates depended primarily on the first two techniques described below. For the relatively small number of segments which were also in the NHI, the third technique was used.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, certain types of losses, and units which were the "same" in 1950 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and the 1950 Census records for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in

relation to the situation in 1950. When recording each 1959 unit, the enumerator accounted for all dwelling units that existed in the structure in 1950 (or part of a structure when the segment consisted of only part of a structure, e.g., one floor of an apartment house). Thus, losses were reported in the "segment" sample for structures which contained at least one dwelling unit in 1959 (see technique 2 for losses of entire structures). In some instances, the 1950 Census records were not available or the enumerator could not match the units because of incomplete identification given in 1950; in these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

2. The second technique measured losses of units in situations where all the 1950 dwelling units in the structure were lost to the housing inventory. A sample of addresses in clusters of three was selected from the 1950 Census records. The enumerator located these specific addresses and, if the entire structure had been demolished, had changed to nonresidential use, had become vacant and unfit for human habitation, or was otherwise lost to the inventory since 1950, the enumerator reported as a loss each unit that existed in the structure in 1950.

In each of the 9 metropolitan areas for which separate estimates were provided in the 1956 NHI, techniques 3, 4, and 5 described below apply to segments that were used in the NHI and techniques 1 and 2 apply to the remainder of the sample.

3. The third technique provided estimates of new construction and other additions, conversions, mergers, and "same" units by utilizing segments that had been enumerated in the 1956 NHI. Information reported in 1956, for the period 1950 to 1956, was brought up to date so that the change for the entire period 1950 to 1959 could be determined. The enumerator was supplied with a map of the sample segments and the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1956 records. In the editing process, the component of change for the entire period 1950 to 1959 was determined from the information reported by the 1959 enumerator in relation to the information reported in the earlier survey.

The procedure for measuring losses in the 9 metropolitan areas is described below in techniques 4 and 5. These techniques also utilized results of the NHI survey. Estimates of losses were obtained as the sum of the losses from 1950 to 1956 reported in the NHI and the losses from 1957 to 1959 reported by the 1959 enumerator; however, it was necessary to incorporate a technique to adjust for units reported as lost between 1950 and 1956 which had since returned to the housing inventory or had changed their loss status. For the period 1950 to 1959, estimates of losses reflect the final status of the unit in 1959. Thus, for example, a 1950 dwelling unit reported as having been changed to nonresidential use by 1956 and back to a dwelling unit by 1959 was not included in the losses for 1950 to 1959. On the other hand, a 1950 dwelling unit reported as vacant and unfit for human habitation in 1956 (tabulated as lost through "other means") and demolished by 1959 was tabulated as "demolished."

4. The fourth technique measured losses since 1956 in segments that were in the 1956 sample. The enumerator was supplied with the address of each dwelling unit in the segment as reported in the NHI. The enumerator located each address and reported whether the unit was still a dwelling unit in 1959 or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.

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

² An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases, an enumeration district contains approximately 250 dwelling units.

5. The fifth technique measured the number of units withdrawn from the 1950 inventory by 1956 but which either had come back into the housing inventory by 1959 or had changed their loss status. In the NHI, a procedure similar to that described above in technique 2 had been used to measure losses of structures. The 1959 enumerator was given the addresses of units reported as lost in the NHI. The 1959 enumerator revisited these "lost" units (except the units reported as demolished or otherwise destroyed by 1956) and determined their status at the time of the 1959 enumeration.

The above five techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected for some of the components of change. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

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 described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. 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. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

If house numbers or street names had changed since 1950, the enumerator had to identify, from the 1950 Census records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1950 Census records. In such cases, he determined the 1950 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were in the 1956 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. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

In measuring the number of "lost" units, the enumerator located the specific address and determined the disposition of the 1950 dwelling unit. For example, if a 1950 unit had been changed to a store, the enumerator was to report "other loss"

(change to nonresidential use); however, if the 1950 unit had been demolished and a store erected in its place, the enumerator was to report "demolished."

Information on the 1959 characteristics of the components of change 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 characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

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 and where the FOSDIC schedules were microfilmed. In Washington, a card was punched for each unit enumerated on the conventional-type schedules; and on the microfilm of the FOSDIC schedules, the markings 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 characteristics of the components of change, 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 several items, including 1950 value and rent data for table 3, 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 units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

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. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

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 and the list of addresses,

i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics of the components, some were tabulated for the full sample and others were tabulated for the subsample cases (see table I).

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). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in 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

Components of Inventory Change

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 which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of 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.

All the 1959 data presented in this report and the 1950 data in all tables except table 1 are based on a sample of units. In table 1, the 1950 data on "year structure built" are based on the 20-percent sample and the data for the remaining items are based on the 100-percent enumeration.

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 $2\frac{1}{2}$ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 12,300 dwelling units, including the units in the 1,400 land area segments and the list of 2,700 specific addresses for measuring losses; the subsample for this area consists of approximately 3,700 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. 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.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 1, 1950 data: Counts of all dwelling units.....	100 percent.
Characteristics: Year built.....	20 percent.
All other.....	100 percent.
Table 2, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 3, 1950 data: Counts of all dwelling units.....	Full sample.
Characteristics of same units.....	Subsample.
Characteristics of remaining components.....	Full sample.
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	1,143,100	17,000
Same units, 1950 and 1959.....	770,200	5,000
Units changed by--		
Conversion.....	29,200	4,000
Merger.....	16,400	2,000
Units added through--		
New construction.....	317,000	11,000
Other sources.....	10,300	2,000
1950 INVENTORY		
Units changed by--		
Conversion.....	14,400	2,000
Merger.....	30,900	4,000
Units lost through--		
Demolition.....	25,300	4,000
Other means.....	17,200	4,000
NET CHANGE		
Total.....	285,100	17,000
Units added through--		
Conversion.....	14,800	2,000
New construction.....	317,000	11,000
Other sources.....	10,300	2,000
Total added.....	342,100	15,000
Units lost through--		
Merger.....	14,500	2,000
Demolition.....	25,300	4,000
Other means.....	17,200	4,000
Total lost.....	57,000	6,000

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years 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 owner-occupied units is shown in table 4 as 475,337 in 1950 and as 450,925 in 1959, the standard error of the 24,412 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
1,000.....	500	600	75,000.....	...	5,300
5,000.....	1,200	1,400	100,000.....	...	5,800
10,000.....	1,600	1,900	250,000.....	...	8,000
25,000.....	3,000	3,500	500,000.....	...	13,000
50,000.....	4,200	5,000	1,000,000.....	...	20,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

Estimated percentage	Base of percentage				
	10,000	50,000	100,000	250,000	1,143,000
2 or 98.....	2.7	1.2	0.8	0.6	0.3
5 or 95.....	4.1	1.7	1.4	0.9	0.4
10 or 90.....	5.7	2.6	1.8	1.4	0.5
25 or 75.....	7.7	3.5	3.2	1.9	0.6
50.....	10.3	4.9	4.1	2.0	0.7

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 such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 1,143,100 dwelling units¹ in the housing inventory in the Detroit SMSA. Approximately 771,200 of these units were occupied by their owners, 298,900 were occupied by renters, and the remaining 73,000 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.4 persons and the size of their units averaged 5.4 rooms; for renter households, the medians were 2.6 persons and 4.5 rooms. Approximately one-eighth (13 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was one-half (52 percent).

Comparison with 1950 discloses a net gain of 285,100 dwelling units, or 33 percent over the 1950 inventory. Owner-occupied units increased from 62 percent of the occupied inventory in 1950 to 72 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 87 percent to 94 percent. The median size of units in 1950 was 5.0 rooms compared with 5.2 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$49 to \$78, and the median value of owner-occupied properties rose from \$9,000 to \$14,000.

Additional data on characteristics of the 1959 inventory and changes since 1950, which are helpful in the analysis of developments during the decade, are presented in tables 1 to 7. The counts and characteristics by components of change are summarized in tables A to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	1,143,100	100.0
Same units, 1950 and 1959.....	770,200	67.4
Units changed by--		
Conversion.....	29,200	2.6
Merger.....	16,400	1.4
Units added through--		
New construction.....	317,000	27.7
Other sources.....	10,300	0.9

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 67 percent of the dwelling units (770,200 units) in the Detroit area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 33 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 317,000 units, amounting to 28 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 29,200 converted units in the inventory in 1959 (table A) which had been produced by dividing 14,400 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 1,152,814; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

16,400 units (table A). These were produced by combining an estimated 30,900 units that existed in 1950 (table B). Units involved in conversions and mergers represented 4 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	858,000	100.0
Same units, 1950 and 1959.....	770,200	89.8
Units changed by--		
Conversion.....	14,400	1.7
Merger.....	30,900	3.6
Units lost through--		
Demolition.....	25,300	2.9
Other means.....	17,200	2.0

Table B, which describes the disposition of the 1950 inventory, shows that the 770,200 "same" units represented about 90 percent of the 1950 inventory. Approximately 25,300 units, or 3 percent of the 1950 inventory, were demolished before 1959 and 17,200 units (around 2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (5 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, and transient accommodations) added about 342,100 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 57,000 dwelling units from the 1950 inventory. Thus, for every six units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 285,100 units represents an average annual gain of approximately 29,000 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959

(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	1,143,100
April 1950.....	858,000
NET CHANGE	
Total.....	285,100
Percent.....	33.2
Units added through--	
Conversion.....	14,800
New construction.....	317,000
Other sources.....	10,300
Total added.....	342,100
Units lost through--	
Merger.....	14,500
Demolition.....	25,300
Other means.....	17,200
Total lost.....	57,000

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.1 rooms. Roughly 1 out of 10 new units was occupied by renters in 1959 and the median gross rent was \$110. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about two-fifths were dilapidated or lacked hot water, private toilet or bath, and the median size was 4.3 rooms. The bulk of the units (84 percent) had been occupied by renters in 1950, and the gross rent at that time was \$43.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE:
1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	317,000	770,200	25,300	770,200
Not dilapidated, with all facilities..	314,500	716,400	14,800	650,700
Percent of total.....	99.2	93.0	60.3	90.8
With 1.01 or more persons per room....	32,800	59,200	4,000	66,600
Percent of occupied.....	10.9	8.2	17.3	9.5
Owner occupied.....	271,000	483,400	3,800	475,300
Percent of occupied.....	90.3	66.9	16.4	67.6
Median:				
Number of rooms.....	5.1	5.2	4.3	5.1
Number of persons.....	3.8	3.0	3.2	3.3
Value.....	\$16,100	\$12,400	...	\$9,000
Gross rent.....	\$110	\$77	\$43	\$52
Contract rent.....	\$94	\$66	\$32	\$45

¹ Data on characteristics based on units with 1950 records available.

Comparison of the characteristics of new units with those existing in the inventory as "same" indicates that new units tended to be higher in rents and values than "same" units. In addition, new units contained larger households and were more frequently owner occupied.

Units involved in conversion or merger also affected the characteristics of the inventory, although the overall effect is limited because of the relatively small numbers of units involved. The process of conversion, for example, added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were owner occupied in 1950, around 53,200 were occupied by renters in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at about the same level in both years.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 7 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	1,143,078	...	316,953	...	858,027	...	<p>ROOMS--Con.</p> <p>Renter occupied.....</p> <p>1 and 2 rooms.....</p> <p>2 to 4.....</p> <p>4 rooms.....</p> <p>5 rooms.....</p> <p>6 rooms.....</p> <p>7 rooms or more.....</p> <p>Median.....</p> <p>Vacant.....</p> <p>UNITS IN STRUCTURE</p> <p>All units.....</p> <p>1.....</p> <p>2 to 4.....</p> <p>5 to 19.....</p> <p>20 or more.....</p> <p>Trailer.....</p> <p>Owner occupied.....</p> <p>1.....</p> <p>2 to 4.....</p> <p>5 or more.....</p> <p>Trailer.....</p> <p>Renter occupied.....</p> <p>1.....</p> <p>2 to 4.....</p> <p>5 to 19.....</p> <p>20 to 49.....</p> <p>50 or more.....</p> <p>Trailer.....</p> <p>Vacant.....</p> <p>YEAR STRUCTURE BUILT</p> <p>All units.....</p> <p>1957 to 1959.....</p> <p>April 1950 to 1956.....</p> <p>1940 to March 1950.....</p> <p>1939 or earlier.....</p> <p>Owner occupied.....</p> <p>1957 to 1959.....</p> <p>April 1950 to 1956.....</p> <p>1940 to March 1950.....</p> <p>1939 or earlier.....</p> <p>Renter occupied.....</p> <p>1957 to 1959.....</p> <p>April 1950 to 1956.....</p> <p>1940 to March 1950.....</p> <p>1939 or earlier.....</p> <p>Vacant.....</p> <p>PERSONS</p> <p>All occupied units.....</p> <p>1 person.....</p> <p>2 persons.....</p> <p>3 persons.....</p> <p>4 persons.....</p> <p>5 persons.....</p> <p>6 persons or more.....</p> <p>Median.....</p> <p>Owner occupied.....</p> <p>1 person.....</p> <p>2 persons.....</p> <p>3 persons.....</p> <p>4 persons.....</p> <p>5 persons.....</p> <p>6 persons or more.....</p> <p>Median.....</p> <p>Renter occupied.....</p> <p>1 person.....</p> <p>2 persons.....</p> <p>3 persons.....</p> <p>4 persons.....</p> <p>5 persons.....</p> <p>6 persons or more.....</p> <p>Median.....</p>	298,881	100.0	29,229	100.0	316,322	100.0
TENURE, COLOR, AND VACANCY STATUS													
All units.....	1,143,078	100.0	316,953	100.0	858,027	100.0		1,143,078	100.0	316,953	100.0	858,027	100.0
Occupied.....	1,070,122	93.6	300,226	94.7	828,832	96.6		790,930	69.2	289,187	91.2	2,531,430	61.9
Owner occupied.....	771,241	67.5	270,997	85.5	512,510	59.7		232,571	20.3	9,408	3.0	218,477	25.5
White.....	715,677	62.6	266,748	84.2	485,548	56.6		68,799	6.0	6,806	2.1	53,569	6.2
Nonwhite.....	55,564	4.9	4,249	1.3	26,962	3.1		44,481	3.9	5,766	1.8	49,663	5.8
Renter occupied.....	298,881	26.1	29,229	9.2	316,322	36.9		6,297	0.6	5,786	1.8	4,888	0.6
White.....	211,879	18.5	25,865	8.2	267,377	31.2		...	...	...	...	...	...
Nonwhite.....	87,002	7.6	3,364	1.1	48,945	5.7		...	...	...	...	...	...
Vacant.....	72,956	6.4	16,727	5.3	29,195	3.4		...	...	...	...	...	...
Available for sale only.....	16,308	1.4	11,985	3.8	6,278	0.7		...	...	...	...	...	...
Available for rent.....	40,038	3.5	2,638	0.8	4,315	0.5		...	...	...	...	...	...
Other.....	16,610	1.5	2,104	0.7	18,602	2.2		...	...	...	...	...	...
CONDITION AND PLUMBING													
All units.....	1,143,078	100.0	316,953	100.0	858,027	100.0		771,241	100.0	270,997	100.0	512,510	100.0
Not dilapidated.....	1,106,544	96.8	316,261	99.8	825,293	96.2		688,350	89.3	262,395	96.8	2,434,601	84.8
With all plumbing facilities.....	1,072,247	93.8	314,493	99.2	745,267	86.9		72,354	9.4	1,706	0.6	71,116	13.9
Lacking only hot water.....	7,314	0.6	296	0.1	12,931	1.5		4,240	0.5	1,110	0.4	2,604	0.5
Lack'g other plumbing facilities.....	26,983	2.4	1,272	0.5	87,095	7.8		6,297	0.8	5,786	2.1	4,189	0.8
Dilapidated.....	36,534	3.2	592	0.2	32,734	3.8		...	...	...	...	...	...
Owner occupied.....	771,241	100.0	270,997	100.0	512,510	100.0		771,241	100.0	270,997	100.0	512,510	100.0
Not dilapidated.....	762,475	98.9	270,701	99.9	503,294	98.2		133,668	44.7	6,837	23.4	143,304	45.3
With all plumbing facilities.....	749,332	97.2	269,425	99.4	468,193	91.4		34,409	18.2	5,859	20.0	98,273	31.1
Lacking only hot water.....	4,698	0.6	...	...	7,510	1.5		26,702	8.9	919	3.1	...	...
Lack'g other plumbing facilities.....	8,445	1.1	1,276	0.5	27,591	5.4		10,034	3.4	3,700	12.7	...	...
Dilapidated.....	8,766	1.1	296	0.1	9,216	1.8		...	...	...	...	699	0.2
Renter occupied.....	298,881	100.0	29,229	100.0	316,322	100.0		298,881	100.0	29,229	100.0	316,322	100.0
Not dilapidated.....	279,896	93.6	28,933	99.0	294,280	93.0		74,068	24.8	11,914	40.8	274,046	23.4
With all plumbing facilities.....	264,914	88.6	28,933	99.0	255,657	80.8		133,668	44.7	6,837	23.4	143,304	45.3
Lacking only hot water.....	1,724	0.6	...	...	4,202	1.3		34,409	18.2	5,859	20.0	98,273	31.1
Lack'g other plumbing facilities.....	13,258	4.4	...	...	34,421	10.9		26,702	8.9	919	3.1	...	...
Dilapidated.....	18,985	6.4	296	1.0	22,042	7.0		10,034	3.4	3,700	12.7	...	...
Vacant.....	72,956	...	16,727	...	29,195	...		...	...	...	...	...	...
BATHROOMS													
All units.....	1,143,078	100.0	316,953	100.0	858,027	100.0		771,241	100.0	270,997	100.0	512,510	100.0
1.....	896,946	78.5	225,529	71.2	...	...		896,946	78.5	225,529	71.2	...	...
More than 1.....	202,797	17.7	89,556	28.3	...	...		202,797	17.7	89,556	28.3	...	...
Shared or none.....	43,335	3.8	1,868	0.6	...	...	43,335	3.8	1,868	0.6	...	...
Owner occupied.....	771,241	100.0	270,997	100.0	512,510	100.0	771,241	100.0	270,997	100.0	512,510	100.0	
1.....	573,862	74.4	185,971	68.6	...	...	573,862	74.4	185,971	68.6	...	...
More than 1.....	181,653	23.6	83,750	30.9	...	...	181,653	23.6	83,750	30.9	...	...
Shared or none.....	15,726	2.0	1,276	0.5	...	...	15,726	2.0	1,276	0.5	...	...
Renter occupied.....	298,881	100.0	29,229	100.0	316,322	100.0	298,881	100.0	29,229	100.0	316,322	100.0	
1.....	262,786	87.9	25,788	88.2	...	...	262,786	87.9	25,788	88.2	...	...
More than 1.....	16,559	5.5	3,441	11.8	...	...	16,559	5.5	3,441	11.8	...	...
Shared or none.....	19,536	6.5	...	...	...	...	19,536	6.5	...	...	...	...
Vacant.....	72,956	...	16,727	...	29,195	...	72,956	...	16,727	...	29,195	...	
ROOMS													
All units.....	1,143,078	100.0	316,953	100.0	858,027	100.0	1,143,078	100.0	316,953	100.0	858,027	100.0	
1 and 2 rooms.....	44,501	3.9	4,396	1.4	54,366	6.3	47,606	4.2	9,213	3.4	19,115	3.7	
3 rooms.....	90,580	7.9	10,232	3.2	84,628	9.9	207,156	18.1	56,429	20.8	118,624	23.1	
4 rooms.....	152,369	13.3	39,174	12.4	155,188	18.1	147,766	12.9	45,098	16.6	120,874	23.6	
5 rooms.....	429,683	37.6	165,592	52.2	264,900	30.9	149,293	13.1	67,895	25.1	119,165	23.3	
6 rooms.....	278,323	24.3	74,867	23.6	182,335	21.3	117,185	10.3	58,947	21.8	74,040	14.4	
7 rooms or more.....	147,622	12.9	22,692	7.2	116,610	13.6	102,235	9.0	33,415	12.3	60,692	11.8	
Median.....	5.2	...	5.1	...	5.0	...	3.4	...	3.9	...	3.5	...	
Owner occupied.....	771,241	100.0	270,997	100.0	512,510	100.0	771,241	100.0	270,997	100.0	512,510	100.0	
1 and 2 rooms.....	2,896	0.4	1,242	0.5	5,630	1.1	39,250	3.4	6,270	2.3	33,598	10.6	
3 rooms.....	12,008	1.6	2,890	1.1	12,497	2.4	84,334	7.4	26,429	9.7	104,633	33.1	
4 rooms.....	85,366	11.1	31,765	11.7	81,779	16.0	56,272	4.9	17,919	6.6	73,397	23.2	
5 rooms.....	324,388	42.1	143,650	53.0	177,664	34.7	40,933	3.5	15,225	5.6	51,817	16.4	
6 rooms.....	221,458	28.7	70,015	25.8	137,099	26.8	27,803	2.4	2,629	1.0	26,631	8.4	
7 rooms or more.....	125,125	16.2	21,435	7.9	97,841	19.1	30,889	2.6	2,074	0.7	26,246	8.3	
Median.....	5.4	...	5.2	...	5.4	...	2.6	...	2.7	...	2.8	...	

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Includes units in semidetached 2-unit structures; see text.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION:
1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	1,070,122	100.0	300,226	100.0	828,832	100.0	All occupied units.....	1,070,122	100.0	300,226	100.0	...	...
0.50 or less.....	448,112	41.9	91,334	30.4	510,340	61.6	No children.....	522,015	48.8	96,782	32.2	...	...
0.51 to 0.75.....	242,431	22.6	65,254	21.7			1 child.....	164,982	15.4	55,181	18.4	...	...
0.76 to 1.00.....	282,293	26.4	110,882	36.9			2 children.....	164,506	15.4	66,631	22.2	...	...
1.01 to 1.50.....	75,356	7.0	26,274	8.8			3 children.....	116,584	10.9	49,920	16.6	...	...
1.51 or more.....	21,930	2.0	6,482	2.2	23,282	2.8	4 children.....	53,967	5.0	19,953	6.6	...	...
5 children.....							5 children.....	24,656	2.3	7,146	2.4	...	...
6 children or more.....							6 children or more.....	23,412	2.2	4,613	1.5	...	...
Owner occupied.....	771,241	100.0	270,997	100.0	...	...	Owner occupied.....	771,241	100.0	270,997	100.0	...	...
0.50 or less.....	328,764	42.6	79,145	29.2	...	...	No children.....	358,792	46.5	81,417	30.0	...	...
0.51 to 0.75.....	167,712	21.7	58,709	21.7	...	...	1 child.....	117,788	15.3	50,699	18.7	...	...
0.76 to 1.00.....	210,646	27.3	104,547	38.6	...	...	2 children.....	128,325	16.6	61,952	22.9	...	...
1.01 to 1.50.....	51,241	6.6	24,008	8.9	...	...	3 children.....	91,529	11.9	46,827	17.3	...	...
1.51 or more.....	12,878	1.7	4,588	1.7	...	...	4 children or more.....	74,807	9.7	30,102	11.1	...	...
Renter occupied.....	298,881	100.0	29,229	100.0	...	...	Renter occupied.....	298,881	100.0	29,229	100.0	...	...
0.50 or less.....	119,348	39.9	12,189	41.7	...	...	No children.....	163,223	54.6	15,365	52.6	...	...
0.51 to 0.75.....	74,719	25.0	6,545	22.4	...	...	1 child.....	47,194	15.8	4,482	15.3	...	...
0.76 to 1.00.....	71,647	24.0	6,335	21.7	...	...	2 children.....	36,181	12.1	4,679	16.0	...	...
1.01 to 1.50.....	24,115	8.1	2,266	7.8	...	...	3 children.....	25,055	8.4	3,093	10.6	...	...
1.51 or more.....	9,052	3.0	1,894	6.5	...	...	4 children or more.....	27,228	9.1	1,610	5.5	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	1,070,122	100.0	300,226	100.0	...	...	All occupied units.....	1,070,122	100.0	300,226	100.0	...	...
Male head, wife present, no non-relatives.....	830,840	77.6	271,869	90.6	...	...	No children.....	522,015	48.8	96,782	32.2	...	...
Under 45 years.....	444,673	41.6	195,423	65.1	...	...	Under 6 years only.....	130,430	12.2	65,412	21.8	...	...
45 to 64 years.....	305,276	28.5	67,386	22.4	...	...	1 child.....	55,345	5.2	25,523	8.5	...	...
65 years and over.....	80,891	7.6	9,060	3.0	...	...	2 children or more.....	75,085	7.0	39,889	13.3	...	...
Other male head.....	87,816	8.2	9,325	3.1	...	...	6 to 17 years only.....	232,477	21.7	64,406	21.5	...	...
Under 65 years.....	67,370	6.3	7,620	2.5	...	...	1 child.....	109,537	10.2	29,658	9.9	...	...
65 years and over.....	20,446	1.9	1,705	0.6	...	...	2 children or more.....	80,448	7.5	22,922	7.6	...	...
Female head.....	151,466	14.2	19,032	6.3	...	...	Both age groups.....	42,392	4.0	11,826	3.9	...	...
Under 65 years.....	118,645	11.1	14,100	4.7	...	...	2 children.....	183,200	17.3	73,626	24.5	...	...
65 years and over.....	32,821	3.1	4,932	1.6	...	...	3 children.....	35,183	3.3	17,036	5.7	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	1,070,122	100.0	300,226	100.0	...	...	No children.....	771,241	100.0	270,997	100.0	...	...
1958 and 1959.....	254,742	23.8	85,498	28.5	...	...	Under 6 years only.....	80,219	10.4	56,290	20.8	...	...
1955 to 1957.....	254,746	23.8	111,499	37.1	...	...	1 child.....	32,823	4.3	22,268	8.2	...	...
1950 to 1954.....	238,184	22.3	103,229	34.4	...	...	2 children or more.....	47,396	6.1	34,022	12.6	...	...
1945 to 1949.....	121,322	11.3	...	...	...	...	6 to 17 years only.....	187,309	24.3	62,124	22.9	...	...
1944 or earlier.....	201,128	18.8	...	...	...	...	1 child.....	84,965	11.0	28,431	10.5	...	...
Owner occupied.....	771,241	100.0	270,997	100.0	...	...	2 children.....	66,204	8.6	22,390	8.3	...	...
1958 and 1959.....	100,344	13.0	65,408	24.1	...	...	3 children or more.....	36,140	4.7	11,303	4.2	...	...
1955 to 1957.....	176,431	22.9	104,995	38.7	...	...	Both age groups.....	144,921	18.8	71,166	26.3	...	...
1950 to 1954.....	205,034	26.6	100,594	37.1	...	...	2 children.....	30,107	3.9	16,613	6.1	...	...
1945 to 1949.....	108,879	14.1	...	...	...	...	3 children.....	51,033	6.6	28,836	10.6	...	...
1944 or earlier.....	180,553	23.4	...	...	...	...	4 children or more.....	63,781	8.3	25,717	9.5	...	...
Renter occupied.....	298,881	100.0	29,229	100.0	...	...	Renter occupied.....	298,881	100.0	29,229	100.0	...	...
1958 and 1959.....	154,398	51.7	20,090	68.7	...	...	No children.....	163,223	54.6	15,365	52.6	...	...
1955 to 1957.....	78,315	26.2	6,504	22.3	...	...	Under 6 years only.....	50,211	16.8	9,122	31.2	...	...
1950 to 1954.....	33,150	11.1	2,635	9.0	...	...	1 child.....	22,522	7.5	3,255	11.1	...	...
1945 to 1949.....	12,443	4.2	...	...	...	...	2 children or more.....	27,689	9.3	5,867	20.1	...	...
1944 or earlier.....	20,575	6.9	...	...	...	...	6 to 17 years only.....	45,168	15.1	2,282	7.8	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	1,070,122	100.0	300,226	100.0	...	...	All occupied units.....	1,070,122	100.0	300,226	100.0	...	...
None.....	881,078	82.3	270,892	90.2	...	...	No nonrelatives.....	1,026,013	95.9	295,528	98.4	...	...
1 person.....	131,690	12.3	22,118	7.4	...	...	With nonrelatives.....	44,109	4.1	4,698	1.6	...	...
2 persons.....	55,313	5.2	6,927	2.3	...	...	Owner occupied.....	771,241	100.0	270,997	100.0	...	...
3 persons or more.....	2,041	0.2	289	0.1	...	...	No nonrelatives.....	743,572	96.4	267,655	98.8	...	...
Owner occupied.....	771,241	100.0	270,997	100.0	...	...	With nonrelatives.....	27,669	3.6	3,342	1.2	...	...
None.....	623,695	80.9	245,055	90.4	...	...	Renter occupied.....	298,881	100.0	29,229	100.0	...	...
1 person.....	97,910	12.7	19,186	7.1	...	...	No nonrelatives.....	282,441	94.5	27,873	95.4	...	...
2 persons.....	47,595	6.2	6,467	2.4	...	...	With nonrelatives.....	16,440	5.5	1,356	4.6	...	...
3 persons or more.....	2,041	0.3	289	0.1	...	...	OWNER OF UNIT						
Renter occupied.....	298,881	100.0	29,229	100.0	...	...	Owner-occupied units.....	771,241	100.0	270,997	100.0	...	...
None.....	257,383	86.1	25,837	88.4	...	...	Head or wife.....	768,935	99.7	270,762	99.9	...	...
1 person.....	33,780	11.3	2,932	10.0	...	...	Other relative of head.....	2,306	0.3	235	0.1	...	...
2 persons.....	7,718	2.6	460	1.6	...	...	Nonrelative of head.....	...	...	...	...	...
3 persons or more.....	...	...	...	...	...	...	OWNER OF UNIT						

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹								
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent							
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent									
AGE OF OWNER						Renter-occupied nonfarm units..						298,881	...	29,229	...	314,311	...			
Owner-occupied units.....						771,241	100.0	270,997	100.0	...	...	GROSS RENT						
Under 25 years.....						18,985	2.5	11,530	4.3	...	...	287,880	100.0	28,523	100.0	303,114	100.0	
25 to 34 years.....						130,462	16.9	85,186	31.4	...	...	7,164	2.5	230	0.8	68,113	22.5	
35 to 44 years.....						202,348	26.2	90,084	33.2	...	...	45,825	15.9	1,608	5.6	156,122	51.5	
45 to 54 years.....						170,248	22.1	42,377	15.6	...	...	101,531	35.3	1,052	3.7	68,607	22.6	
55 to 64 years.....						147,175	19.1	29,519	10.9	...	...	74,901	26.0	7,479	26.2	...	...	
65 years and over.....						102,023	13.3	12,301	4.5	...	...	31,912	11.1	7,666	26.9	...	...	
VALUE						CONTRACT RENT						287,880	...	28,523	...	303,114	...			
Owner-occupied nonfarm units ² ..						677,005	100.0	260,231	100.0	410,354	100.0	Reporting cash rent.....								
Less than \$5,000.....						9,519	1.4	...	...	37,438	9.1	Median.....dollars..						
\$5,000 to \$7,400.....						35,648	5.3	1,074	0.4	96,384	23.5	78						...	110	...
\$7,500 to \$9,900.....						88,771	13.1	7,790	3.0	117,633	28.7	CONTRACT RENT								
\$10,000 to \$12,400.....						118,888	17.6	30,209	11.6	110,127	26.8	Reporting cash rent.....								
\$12,500 to \$14,900.....						146,268	21.6	65,907	25.3	...	...	Median.....dollars..						
\$15,000 to \$17,400.....						113,243	16.7	58,656	22.5	31,046	7.6	287,880						...	28,523	...
\$17,500 to \$19,900.....						65,997	9.7	36,760	14.1	67						...	94	...
\$20,000 to \$24,900.....						40,849	6.0	22,213	8.5	17,726	4.3	CONTRACT RENT								
\$25,000 to \$34,900.....						34,487	5.1	20,930	8.0	...	...	Reporting cash rent.....						
\$35,000 or more.....						23,335	3.4	16,692	6.4	9,000	...	Median.....dollars..								
Median.....dollars..						14,000	...	16,100	287,880						...	28,523	...

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	316,953	...	10,280	...	29,200	...	16,420	...	770,225	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	316,953	100.0	10,280	100.0	29,200	100.0	16,420	100.0	770,225	100.0
Occupied.....	300,226	94.7	9,550	92.9	23,950	82.0	13,488	82.1	722,908	93.9
Owner occupied.....	270,997	85.5	3,246	31.6	6,594	22.6	6,964	42.4	483,440	62.8
White.....	266,748	84.2	2,394	23.3	5,730	19.6	5,118	31.2	435,687	56.6
Nonwhite.....	4,249	1.3	852	8.3	864	3.0	864	11.2	47,753	6.2
Renter occupied.....	29,229	9.2	6,304	61.3	17,356	59.4	6,524	39.7	239,468	31.1
White.....	25,865	8.2	3,262	31.7	9,452	32.4	4,059	24.7	169,241	22.0
Nonwhite.....	3,364	1.1	3,042	29.6	7,904	27.1	2,465	15.0	70,227	9.1
Vacant.....	16,727	5.3	730	7.1	5,250	18.0	2,932	17.9	47,317	6.1
Available for sale only.....	11,985	3.8	244	2.4	...	...	...	...	4,079	0.5
Available for rent.....	2,638	0.8	...	...	4,271	14.6	1,069	6.5	32,060	4.2
Other.....	2,104	0.7	486	4.7	979	3.4	1,863	11.3	11,178	1.5
CONDITION AND PLUMBING										
All units.....	316,953	100.0	10,280	100.0	29,200	100.0	16,420	100.0	770,225	100.0
Not dilapidated.....	316,361	99.8	8,696	84.6	27,523	94.3	13,298	81.0	740,666	96.2
With all plumbing facilities.....	314,493	99.2	6,627	64.5	22,279	76.3	12,462	75.9	716,386	93.0
Lacking some or all facilities.....	1,868	0.6	2,069	20.1	5,244	18.0	836	5.1	24,280	3.2
Dilapidated.....	592	0.2	1,584	15.4	1,677	5.7	3,122	19.0	29,559	3.8
Owner occupied.....	270,997	100.0	3,246	...	6,594	...	6,964	...	483,440	100.0
Not dilapidated.....	270,701	99.9	2,881	...	6,594	...	6,964	...	475,335	98.3
With all plumbing facilities.....	269,425	99.4	2,370	...	5,817	...	6,964	...	464,756	96.1
Lacking some or all facilities.....	1,276	0.5	511	...	777	...	...	...	10,579	2.2
Dilapidated.....	296	0.1	365	...	...	...	...	...	8,105	1.7
Renter occupied.....	29,229	100.0	6,304	...	17,356	100.0	6,524	...	239,468	100.0
Not dilapidated.....	28,933	99.0	5,085	...	16,328	94.1	4,986	...	224,564	93.8
With all plumbing facilities.....	28,933	99.0	4,770	...	13,168	75.9	4,707	...	214,336	89.5
Lacking some or all facilities.....	...	...	1,315	...	3,160	18.2	279	...	10,228	4.3
Dilapidated.....	296	1.0	1,219	...	1,028	5.9	1,538	...	14,904	6.2
Vacant.....	16,727	...	730	...	5,250	...	2,932	...	47,317	...
BATHROOMS										
All units.....	316,953	100.0	10,280	100.0	29,200	100.0	16,420	100.0	770,225	100.0
1.....	225,529	71.2	6,628	64.5	22,269	76.3	11,883	72.4	630,637	81.9
More than 1.....	89,556	28.3	852	8.3	659	2.3	3,701	22.5	108,029	14.0
Shared or none.....	1,868	0.6	2,800	27.2	6,272	21.5	836	5.1	31,559	4.1

Components of Inventory Change

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	316,953	100.0	10,280	100.0	29,200	100.0	16,420	100.0	770,225	100.0
1 and 2 rooms.....	4,396	1.4	1,705	16.6	7,833	26.8	2,153	13.1	28,414	3.7
3 and 4 rooms.....	49,406	15.6	3,464	33.7	16,705	57.2	2,355	14.3	171,019	22.2
5 and 6 rooms.....	240,459	75.9	3,165	30.8	4,662	16.0	6,150	37.5	453,570	58.9
7 rooms or more.....	22,692	7.2	1,946	18.9	...	...	5,762	35.1	117,222	15.2
Median.....	5.1	...	4.5	...	3.1	...	5.9	...	5.2	...
Owner occupied.....	270,997	100.0	3,246	...	6,594	...	6,964	...	483,440	100.0
1 and 2 rooms.....	1,242	0.5	488	...	...	...	291	...	875	0.2
3 and 4 rooms.....	34,655	12.8	1,174	...	4,101	...	...	...	57,444	11.9
5 and 6 rooms.....	213,665	78.8	488	...	2,493	...	2,597	...	326,643	67.6
7 rooms or more.....	21,435	7.9	1,096	...	...	...	4,116	...	98,478	20.4
Median.....	5.2	...	...	...	...	...	...	...	5.5	...
Renter occupied.....	29,229	100.0	6,304	...	17,356	100.0	6,524	...	239,468	100.0
1 and 2 rooms.....	2,340	8.0	974	...	5,198	29.9	1,305	...	21,357	8.9
3 and 4 rooms.....	12,568	43.0	2,046	...	10,638	61.3	1,468	...	91,843	38.4
5 and 6 rooms.....	13,562	46.4	2,434	...	1,520	8.8	2,663	...	110,778	46.3
7 rooms or more.....	759	2.6	850	...	...	...	1,088	...	15,490	6.5
Median.....	4.5	...	...	...	2.9	...	...	...	4.6	...
Vacant.....	16,727	...	730	...	5,250	...	2,932	...	47,317	...
UNITS IN STRUCTURE										
All units.....	316,953	100.0	10,280	100.0	29,200	100.0	16,420	100.0	770,225	100.0
1.....	294,973	93.1	4,503	43.8	...	...	7,106	43.3	490,645	63.7
2 to 4.....	9,408	3.0	4,316	42.0	20,228	69.3	7,218	44.0	191,401	24.9
5 or more.....	12,572	4.0	1,461	14.2	8,972	30.7	2,096	12.8	88,179	11.4
YEAR STRUCTURE BUILT										
All units.....	316,953	100.0	10,280	100.0	29,200	100.0	16,420	100.0	770,225	100.0
1957 to 1959.....	79,147	25.0	...	...	...	...	...	...	...	...
April 1950 to 1956.....	237,806	75.0	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	1,610	15.7	2,569	8.8	1,011	6.2	207,122	26.9
1939 or earlier.....	...	...	8,670	84.3	26,631	91.2	15,409	93.8	563,103	73.1
PERSONS										
Occupied units.....	300,226	100.0	9,550	100.0	23,950	100.0	13,488	100.0	722,908	100.0
1 person.....	15,483	5.2	1,703	17.8	6,666	27.8	3,285	24.4	79,719	11.0
2 persons.....	63,919	21.3	2,804	29.4	9,298	38.8	1,952	14.5	213,517	29.5
3 persons.....	30,339	10.1	1,706	17.9	4,495	18.8	2,110	15.6	145,388	20.1
4 persons.....	73,420	24.5	1,634	17.1	1,659	6.9	1,576	11.7	111,837	15.5
5 persons.....	61,576	20.5	486	5.1	329	1.4	1,565	11.6	80,432	11.1
6 persons or more.....	35,489	11.8	1,217	12.7	1,503	6.3	3,000	22.2	91,915	12.7
Median: All occupied.....	3.8	...	2.7	...	2.1	...	3.2	...	3.0	...
Owner.....	3.9	...	...	...	...	...	...	...	3.1	...
Renter.....	2.7	...	...	...	2.0	...	...	...	2.7	...
PERSONS PER ROOM										
Occupied units.....	300,226	100.0	9,550	100.0	23,950	100.0	13,488	100.0	722,908	100.0
0.50 or less.....	91,334	30.4	4,995	52.3	10,465	43.7	7,024	52.1	334,294	46.2
0.51 to 0.75.....	65,254	21.7	731	7.7	4,725	19.7	2,857	21.3	168,854	23.4
0.76 to 1.00.....	110,882	36.9	1,825	19.1	6,233	26.0	2,760	20.5	160,593	22.2
1.01 to 1.50.....	26,274	8.8	1,146	12.0	1,870	7.8	837	6.2	45,229	6.3
1.51 or more.....	6,482	2.2	853	8.9	657	2.7	...	...	13,938	1.9
VALUE										
Owner-occupied nonfarm units ¹	260,231	100.0	852	...	...	...	5,324	...	410,598	100.0
Less than \$5,000.....	...	...	121	...	...	...	279	...	9,119	2.2
\$5,000 to \$7,400.....	1,074	0.4	...	...	...	...	279	...	34,295	8.4
\$7,500 to \$9,900.....	7,790	3.0	487	...	...	...	648	...	79,646	19.4
\$10,000 to \$12,400.....	30,209	11.6	244	...	...	...	2,708	...	85,727	20.9
\$12,500 to \$14,900.....	65,907	25.3	...	...	...	...	278	...	80,083	19.5
\$15,000 or more.....	155,251	59.7	...	...	...	...	932	...	121,728	29.6
Median.....dollars.....	16,100	...	...	...	...	...	...	...	12,400	...
Renter-occupied nonfarm units.....	29,229	...	6,304	...	17,356	...	6,524	...	239,468	...
GROSS RENT										
Reporting.....	28,523	100.0	5,668	...	17,026	100.0	6,384	...	230,279	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	...	...
\$20 to \$39.....	230	0.8	487	...	329	1.9	...	...	5,839	2.5
\$40 to \$59.....	1,608	5.6	1,898	...	4,898	28.8	1,727	...	35,694	15.5
\$60 to \$79.....	1,052	3.7	1,216	...	8,972	52.7	1,210	...	89,081	38.7
\$80 to \$99.....	7,479	26.2	1,216	...	1,467	8.6	2,843	...	62,496	27.1
\$100 or more.....	18,154	63.6	851	...	1,360	8.0	925	...	37,169	16.1
No cash rent.....	706	...	636	...	330	...	...	...	9,189	...
Median.....dollars.....	110	...	...	...	67	...	...	...	77	...
CONTRACT RENT										
Reporting cash rent.....	28,523	...	5,668	...	17,026	...	6,384	...	230,279	...
Median.....dollars.....	94	...	...	...	65	...	...	...	66	...

¹ Restricted to single-unit properties; see text.

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	25,332	100.0	17,183	100.0	14,353	100.0	30,932	100.0	770,225	100.0
Units with 1950 records available.....	24,593	97.1	16,103	93.7	14,269	99.4	30,191	97.6	716,368	93.0
TENURE, COLOR, AND VACANCY STATUS										
All units.....	24,593	100.0	16,103	100.0	14,269	100.0	30,191	100.0	716,368	100.0
Occupied.....	23,044	93.7	14,807	92.0	13,674	95.8	28,926	95.8	703,421	98.2
Owner occupied.....	3,784	15.4	4,462	27.7	6,278	44.0	7,568	25.1	475,337	66.4
White.....	3,497	14.2	3,955	24.6	5,214	36.5	5,980	19.8	456,300	63.7
Nonwhite.....	287	1.2	507	3.1	1,064	7.5	1,588	5.3	19,037	2.7
Renter occupied.....	19,260	78.3	10,345	64.2	7,396	51.8	21,358	70.7	228,084	31.8
White.....	12,781	52.0	7,042	43.7	5,636	39.5	15,731	52.1	199,190	27.8
Nonwhite.....	6,479	26.3	3,303	20.5	1,760	12.3	5,627	18.6	28,894	4.0
Vacant.....	1,549	6.3	1,296	8.0	595	4.2	1,265	4.2	12,947	1.8
Available for sale only.....	...	...	...	...	459	3.2	146	0.5	4,322	0.6
Available for rent.....	41	0.2	427	2.7	136	1.0	483	1.6	3,283	0.5
Other.....	1,508	6.1	869	5.4	...	...	636	2.1	5,342	0.7
CONDITION AND PLUMBING										
All units.....	24,593	100.0	16,103	100.0	14,269	100.0	30,191	100.0	716,368	100.0
Not dilapidated.....	18,344	74.6	13,081	81.2	14,027	98.3	26,495	87.8	698,399	97.5
With all plumbing facilities.....	14,819	60.3	9,378	58.2	11,981	84.0	14,103	46.7	650,661	90.8
Lacking some or all facilities.....	3,525	14.3	3,703	23.0	2,046	14.3	12,392	41.0	47,738	6.7
Dilapidated.....	6,249	25.4	3,022	18.8	242	1.7	3,696	12.2	17,969	2.5
Owner occupied.....	3,784	...	4,462	100.0	6,278	100.0	7,568	100.0	475,337	100.0
Not dilapidated.....	3,638	...	4,168	93.4	6,176	98.4	7,191	95.0	469,899	98.9
With all plumbing facilities.....	2,285	...	2,111	47.3	5,509	87.8	5,205	68.8	444,796	93.6
Lacking some or all facilities.....	1,353	...	2,057	46.1	667	10.6	1,986	26.2	25,103	5.3
Dilapidated.....	146	...	294	6.6	102	1.6	377	5.0	5,438	1.1
Renter occupied.....	19,260	100.0	10,345	100.0	7,396	100.0	21,358	100.0	228,084	100.0
Not dilapidated.....	13,975	72.6	7,908	76.4	7,256	98.1	18,123	84.9	215,553	94.5
With all plumbing facilities.....	11,958	62.1	6,695	64.7	5,877	79.5	8,219	38.5	195,385	85.7
Lacking some or all facilities.....	2,017	10.5	1,213	11.7	1,379	18.6	9,904	46.4	20,168	8.8
Dilapidated.....	5,285	27.4	2,437	23.6	140	1.9	3,235	15.1	12,531	5.5
Vacant.....	1,549	...	1,296	...	595	...	1,265	...	12,947	...
ROOMS										
All units.....	24,593	100.0	16,103	100.0	14,269	100.0	30,191	100.0	716,368	100.0
1 and 2 rooms.....	3,027	12.3	2,706	16.8	970	4.0	11,237	37.2	29,839	4.2
3 and 4 rooms.....	10,893	44.3	9,340	58.0	2,618	18.3	11,340	37.6	170,230	23.8
5 and 6 rooms.....	9,392	38.2	2,997	18.6	6,865	48.1	6,373	21.1	418,369	58.4
7 rooms or more.....	1,281	5.2	1,060	6.6	4,216	29.5	1,241	4.1	97,930	13.7
Median.....	4.3	...	3.4	...	5.4	...	3.1	...	5.1	...
Owner occupied.....	3,784	...	4,462	100.0	6,278	100.0	7,568	100.0	475,337	100.0
1 and 2 rooms.....	47	...	29	0.6	71	1.1	287	3.8	3,331	0.7
3 and 4 rooms.....	871	...	2,466	55.3	571	9.1	2,731	36.1	69,874	14.7
5 and 6 rooms.....	1,871	...	1,553	34.8	2,818	44.9	3,836	50.7	316,755	66.6
7 rooms or more.....	995	...	414	9.3	2,818	44.9	714	9.4	85,377	18.0
Median.....	...	...	4.2	...	6.2	...	4.8	...	5.4	...
Renter occupied.....	19,260	100.0	10,345	100.0	7,396	100.0	21,358	100.0	228,084	100.0
1 and 2 rooms.....	2,493	12.9	2,240	21.7	499	6.7	10,317	48.3	25,353	11.1
3 and 4 rooms.....	9,107	47.3	6,306	61.0	1,911	25.8	8,240	38.6	95,747	42.0
5 and 6 rooms.....	7,374	38.3	1,444	14.0	4,047	54.7	2,344	11.0	95,753	42.0
7 rooms or more.....	286	1.5	355	3.4	939	12.7	457	2.1	11,231	4.9
Median.....	4.2	...	3.2	...	5.0	...	2.6	...	4.3	...
Vacant.....	1,549	...	1,296	...	595	...	1,265	...	12,947	...
UNITS IN STRUCTURE										
All units.....	24,593	100.0	16,103	100.0	14,269	100.0	30,191	100.0	716,368	100.0
1.....	7,811	31.8	6,945	43.1	7,753	54.3	...	...	459,595	64.2
2 to 4.....	10,998	44.7	3,273	20.3	3,112	21.8	22,323	73.9	179,039	25.0
5 or more.....	5,784	23.5	5,885	36.5	3,404	23.9	7,868	26.1	77,734	10.9
YEAR STRUCTURE BUILT										
All units.....	24,593	100.0	16,103	100.0	14,269	100.0	30,191	100.0	716,368	100.0
1940 to March 1950.....	7,035	28.6	6,053	37.6	1,352	9.5	1,788	5.9	187,933	26.2
1939 or earlier.....	17,558	71.4	10,050	62.4	12,917	90.5	28,403	94.1	528,435	73.8
PERSONS										
Occupied units.....	23,044	100.0	14,807	100.0	13,674	100.0	28,926	100.0	703,421	100.0
1 person.....	2,134	9.3	1,659	11.2	584	4.3	5,461	18.9	39,766	5.7
2 persons.....	4,303	18.7	3,087	20.8	3,116	22.8	9,122	31.5	172,812	24.6
3 persons.....	7,207	31.3	5,795	39.1	2,892	21.1	6,322	21.9	176,128	25.0
4 persons.....	4,823	20.9	1,885	12.7	2,931	21.4	3,748	13.0	154,158	21.9
5 persons.....	1,905	8.3	483	3.3	1,724	12.6	2,714	9.4	81,151	11.5
6 persons or more.....	1,905	8.3	1,898	12.8	2,427	17.7	1,559	5.4	79,406	11.3
Median.....	2,672	11.6	...	...	...	...	...	...	...	...
All occupied.....	3.2	...	3.0	...	3.6	...	2.5	...	3.3	...
Owner.....	...	...	3.1	...	3.5	...	3.1	...	3.5	...
Renter.....	3.3	...	2.8	...	3.7	...	2.4	...	2.8	...

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	23,044	100.0	14,807	100.0	13,674	100.0	28,926	100.0	703,421	100.0
0.50 or less.....	5,632	24.4	2,609	17.6	4,373	32.0	7,879	27.2	233,115	33.1
0.51 to 0.75.....	5,617	24.4	4,174	28.2	3,526	25.8	4,757	16.4	212,842	30.3
0.76 to 1.00.....	7,813	33.9	4,750	32.1	3,626	26.5	9,270	32.0	190,894	27.1
1.01 to 1.50.....	2,717	11.8	1,599	10.8	1,585	11.6	4,143	14.3	49,894	7.1
1.51 or more.....	1,265	5.5	1,675	11.3	564	4.1	2,877	9.9	16,676	2.4
VALUE										
Owner-occupied nonfarm units ¹	2,601	...	1,766	...	4,663	...	...	...	371,800	...
Reporting.....	2,601	...	1,194	...	4,498	100.0	...	...	364,797	100.0
Less than \$5,000.....	1,012	...	488	...	613	13.6	...	...	29,505	8.1
\$5,000 to \$7,400.....	1,062	...	476	...	1,259	28.0	...	...	91,564	25.1
\$7,500 to \$9,900.....	...	...	157	...	1,471	32.7	...	...	101,098	27.7
\$10,000 to \$12,400.....	141	...	73	...	1,077	23.9	...	...	71,925	19.7
\$12,500 to \$14,900.....	141	...	...	...	...	...	...	...	29,739	8.2
\$15,000 or more.....	245	...	...	...	78	1.7	...	...	40,966	11.2
Not reported.....	...	...	572	...	165	...	...	...	7,003	...
Median.....dollars..	...	...	...	...	8,100	...	...	...	9,000	...
Renter-occupied nonfarm units.....	18,957	...	10,271	...	7,323	...	21,328	...	227,498	...
GROSS RENT										
Reporting.....	16,476	100.0	8,274	100.0	7,001	100.0	19,433	100.0	203,005	100.0
Less than \$20.....	72	0.4	...	...	...	...	422	2.2	...	...
\$20 to \$39.....	7,059	42.8	1,645	19.9	591	8.4	8,450	43.5	30,141	14.8
\$40 to \$59.....	7,943	48.2	3,282	40.9	3,563	50.9	7,289	37.5	116,455	57.4
\$60 to \$79.....	1,044	6.3	676	8.2	1,585	22.6	2,399	12.3	38,613	19.0
\$80 to \$99.....	115	0.7	317	3.8	984	14.1	592	3.0	11,812	5.8
\$100 or more.....	243	1.5	2,254	27.2	278	4.0	281	1.4	5,984	2.9
Not reported.....	1,479	...	1,640	...	...	...	1,109	...	16,124	...
No cash rent.....	1,002	...	357	...	322	...	786	...	8,369	...
Median.....dollars..	43	...	55	...	56	...	42	...	52	...
CONTRACT RENT										
Reporting cash rent.....	17,373	...	9,580	...	7,001	...	20,183	...	210,905	...
Median.....dollars..	32	...	40	...	51	...	38	...	45	...

¹ Restricted to single-unit properties; see text.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Avail-able	Other
	Total	White	Non-white	Total	White	Non-white	Total	White	Non-white				
Same units 1950 and 1959: With 1950 records available.....	716,368	673,437	559,481	113,956	450,925	404,057	46,868	222,512	155,424	67,088	42,931	32,745	10,186
Occupied.....	703,421	662,481	549,691	112,790	443,922	397,054	46,868	218,559	152,637	65,922	40,940	31,880	9,060
White.....	655,490	619,779	547,993	71,786	426,671	395,933	30,738	193,108	152,060	41,048	35,711	29,568	6,143
Nonwhite.....	47,931	42,702	1,698	41,004	17,251	1,121	16,130	25,451	577	24,874	5,229	2,312	2,917
Owner occupied.....	475,337	464,361	412,220	52,141	411,146	373,175	37,971	53,215	39,045	14,170	10,976	8,028	2,948
White.....	456,300	446,201	411,634	34,567	396,181	372,589	23,592	50,020	39,045	10,975	10,099	7,739	2,360
Nonwhite.....	19,037	18,160	586	17,574	14,965	586	14,379	3,195	...	3,195	877	280	588
Renter occupied.....	228,084	198,120	137,471	60,649	32,776	23,879	8,897	165,344	113,592	51,752	29,964	23,852	6,112
White.....	199,190	173,578	136,359	37,219	30,490	23,344	7,146	143,088	113,015	30,073	25,612	21,829	3,783
Nonwhite.....	28,894	24,542	1,112	23,430	2,286	535	1,751	22,256	577	21,679	4,352	2,023	2,329
Vacant.....	12,947	10,956	9,790	1,166	7,003	7,003	...	3,953	2,787	1,166	1,991	865	1,126
Available.....	7,605	7,028	6,160	868	4,260	4,260	...	2,768	1,900	868	577	577	...
Other.....	5,342	3,928	3,630	298	2,743	2,743	...	1,185	887	298	1,414	288	1,126

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic									Vacant
		Total			Owner occupied			Renter occupied			
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	716,368	668,459	21,178	26,731	435,788	8,522	6,615	199,298	9,350	13,864	42,931
Not dilapidated:											
With all plumbing facilities.....	650,661	626,956	6,380	17,325	414,325	4,340	3,743	182,483	1,453	8,921	35,386
Lacking some or all facilities.....	47,738	30,223	13,542	3,973	18,546	3,595	1,194	9,608	7,517	1,467	5,811
Dilapidated.....	17,969	11,280	1,256	5,433	2,917	587	1,678	7,207	380	3,466	1,734
Owner occupied.....	475,337	457,113	8,742	9,482	398,202	7,492	5,452	49,688	663	2,864	10,976
Not dilapidated:											
With all plumbing facilities.....	444,796	433,405	4,782	6,609	379,125	3,897	3,157	45,662	298	2,575	10,082
Lacking some or all facilities.....	25,103	20,248	3,661	1,194	16,448	3,296	1,194	3,195	365	...	605
Dilapidated.....	5,438	3,460	299	1,679	2,629	299	1,101	831	...	289	289
Renter occupied.....	228,084	200,401	11,467	16,216	30,583	1,030	1,163	146,245	8,397	10,702	29,964
Not dilapidated:											
With all plumbing facilities.....	195,385	183,369	1,598	10,418	28,434	443	586	133,982	1,155	6,058	24,727
Lacking some or all facilities.....	20,168	9,212	8,912	2,044	1,861	299	...	5,887	6,862	1,467	3,792
Dilapidated.....	12,531	7,820	957	3,754	288	288	577	6,376	380	3,177	1,445
Vacant.....	12,947	10,945	969	1,033	7,003	...	...	3,365	290	298	1,991

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$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
Owner-occupied nonfarm dwelling units ¹ ...	260,231	1,074	7,790	30,209	65,907	58,656	36,760	22,213	37,622
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	28,470	482	4,891	11,167	7,353	2,877	1,169	235	296
5 and 6 rooms.....	210,326	592	2,899	18,153	57,170	55,277	34,742	17,697	23,796
7 rooms or more.....	21,435	...	...	889	1,384	502	849	4,281	13,530
PERSONS									
1 and 2 persons.....	62,494	297	2,361	4,989	19,079	11,133	9,097	5,266	10,272
3 and 4 persons.....	108,320	...	2,648	15,603	25,161	27,643	14,871	10,179	12,219
5 and 6 persons.....	78,660	592	2,485	8,317	19,147	17,368	11,050	5,413	14,288
7 persons or more.....	10,757	185	296	1,300	2,520	2,512	1,742	1,359	843
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	242,358	1,074	6,613	27,995	58,983	56,426	34,280	21,430	35,597
Under 45 years.....	175,423	777	6,021	24,248	48,905	42,114	24,455	12,761	16,142
45 to 64 years.....	59,604	297	2,682	2,682	9,276	13,267	8,661	8,434	16,395
65 years and over.....	7,331	...	...	1,065	802	1,045	1,164	235	3,020
Other male head.....	4,770	...	296	993	993	912	434	77	889
Female head.....	13,103	...	881	1,045	5,931	1,318	2,046	706	1,176

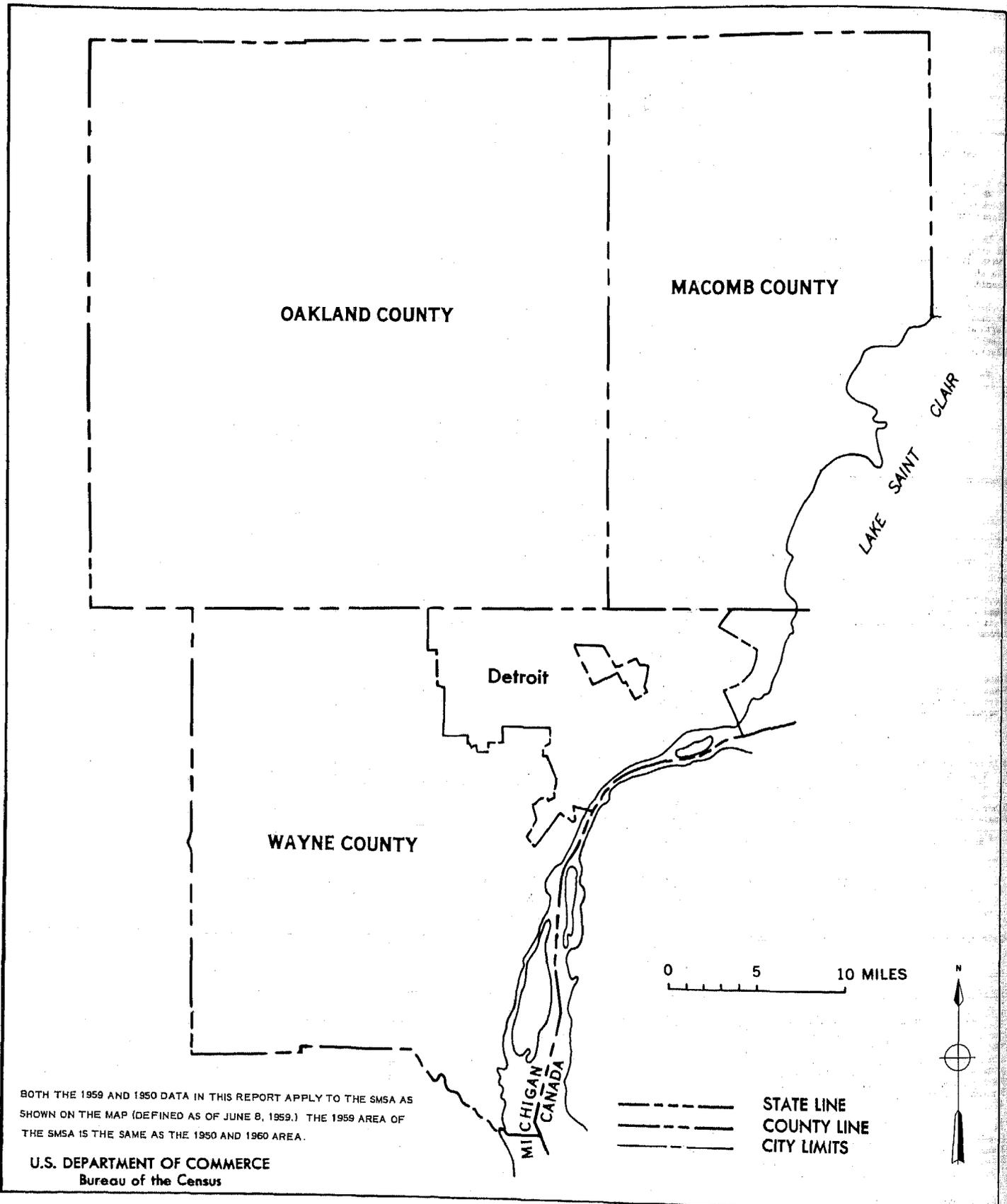
¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	29,229	230	1,608	1,052	7,479	12,216	5,938	706	
ROOMS									
1 and 2 rooms.....	2,340	...	...	...	1,814	...	526	...
3 and 4 rooms.....	12,568	230	1,608	756	5,369	4,477	128	...	
5 and 6 rooms.....	13,562	...	...	296	296	7,739	4,996	235
7 rooms or more.....	759	...	...	...	...	...	288	471
PERSONS									
1 and 2 persons.....	13,760	...	...	297	6,066	3,373	4,024	...
3 and 4 persons.....	10,766	230	461	296	722	7,211	1,140	706	
5 and 6 persons.....	3,913	...	1,147	459	470	1,298	539	...	
7 persons or more.....	790	...	...	...	221	334	235	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	20,440	230	1,608	755	2,990	9,793	4,358	706	
Under 45 years.....	14,081	230	1,377	755	2,688	7,111	1,214	706	
45 to 64 years.....	5,899	...	...	...	302	2,682	2,915	...
65 years and over.....	460	...	231	...	...	...	229	...
Other male head.....	3,678	...	...	297	2,153	289	939	...
Female head.....	5,111	...	...	...	2,336	2,134	641	...

Detroit, Mich. STANDARD METROPOLITAN STATISTICAL AREA



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-7

COMPONENTS OF INVENTORY CHANGE Part 1A: 1950-1959 Components

Los Angeles—Long Beach, 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*

A. ROSS ECKLER, *Deputy Director*
HOWARD C. GRIEVES, *Assistant Director*
CONRAD TAEUBER, *Assistant Director*
MORRIS H. HANSEN, *Assistant Director for Research and Development*
CHARLES B. LAWRENCE, JR., *Assistant Director for Operations*
WALTER L. KEHRES, *Assistant Director for Administration*
CALVERT L. DEDRICK, *Chief, International Statistical Programs Office*
A. W. VON STRUVE, *Public Information Officer*

Housing Division—

DANIEL B. RATHBUN, *Chief*
BEULAH WASHABAUGH, *Special Assistant*
AARON JOSOWITZ, *Acting Chief, Occupancy and Utilization Branch*
J. HUGH ROSE, *Chief, Structural Statistics Branch*

Data Processing Systems Division—ROBERT F. DRURY, *Chief*
Decennial Operations Division—MORTON A. MEYER, *Chief*
Field Division—JEFFERSON D. MCPIKE, *Chief*
Geography Division—WILLIAM T. FAY, *Chief*
Statistical Methods Division—JOSEPH STEINBERG, *Chief*

Library of Congress Card Number: A61-9347

SUGGESTED CITATION

U.S. Bureau of the Census. *U.S. Census of Housing: 1960.*
Volume IV. *Components of Inventory Change.*
Final Report HC(4), Part 1A, No. 7.
U.S. Government Printing Office, Washington, D.C., 1962.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C.
or any of the Field Offices of the Department of Commerce - Price 30 cents.

PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. 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 1A 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 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, 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 1B, Inventory Characteristics.

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. An eighth volume 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 with 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.

CONTENTS

INTRODUCTION

	Page		Page
General.....	11	Definitions and explanations--Continued	
Description of tables.....	1	Occupancy characteristics--Continued	
Map.....	2	Owner of unit.....	7
Relation to April 1960 Census.....	2	Year moved into unit.....	7
Comparability with 1950 Census of Housing.....	2	Structural characteristics.....	8
Relation to 1956 National Housing Inventory.....	2	Rooms.....	8
Comparability with data from other sources.....	2	Units in structure.....	8
1960 publication program.....	2	Trailer.....	8
Availability of unpublished data.....	3	Year structure built.....	8
Definitions and explanations.....	3	Condition and plumbing facilities.....	8
Area classifications.....	3	Condition.....	8
Standard metropolitan statistical area (SMSA).....	3	Plumbing facilities.....	9
Standard consolidated area (SCA).....	3	Bathroom.....	9
Urban-rural and farm-nonfarm residence.....	3	Financial characteristics.....	9
Living quarters.....	4	Value.....	9
Dwelling unit.....	4	Contract rent.....	10
Quasi-unit.....	4	Gross rent.....	10
Components of change.....	5	Household characteristics.....	10
Same units.....	5	Household.....	10
Units changed by conversion.....	5	Head of household.....	10
Units changed by merger.....	5	Household composition.....	10
Units added through new construction.....	6	Presence of nonrelatives.....	10
Units added through other sources.....	6	Own children.....	10
Units lost through demolition.....	6	Persons 65 years and over.....	10
Units lost through other means.....	6	Collection and processing of data.....	11
Occupancy characteristics.....	6	Collection of data.....	11
Occupied dwelling unit.....	6	Processing of data.....	12
Vacant dwelling unit.....	6	Accuracy of data.....	13
Vacancy status.....	7	Sample design and sampling variability.....	13
Color.....	7	Sample design.....	13
Persons.....	7	Estimation procedure.....	13
Persons per room.....	7	Sampling variability.....	14
Tenure.....	7		

SUMMARY OF FINDINGS

Basic measures of change.....	16	Characteristics of units created or removed.....	17
Net change.....	16	Characteristics of same units.....	17

TABLES

Table.....	19
1.--Characteristics of the housing inventory, total and new construction: 1959 and 1950.....	21
2.--1959 characteristics of dwelling units, for units created since 1950 and same units.....	23
3.--1950 characteristics of dwelling units, for units removed from the inventory since 1950 and same units.....	24
4.--Tenure, color, and vacancy status, for same units: 1959 by 1950.....	25
5.--Condition and plumbing facilities, for same units: 1959 by 1950.....	25
6.--New construction: 1959 value of property, by rooms, persons, and household composition, for owner-occupied non-farm dwelling units.....	25
7.--New construction: 1959 gross rent, by rooms, persons, and household composition, for renter-occupied nonfarm dwelling units.....	25

Map of the area appears on the page following table 7.

LIST OF REPORTS IN VOLUME IV, PART 1A

(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 PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959		1950		1959 by 1950, same units	1959, new construction units
	Total units	New construction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units				
OCCUPANCY CHARACTERISTICS									
Color by tenure.....	1	1	1	2	3	4	...	...	...
Owner of unit.....	1	1	...	...	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...	...	...
Persons.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	...	...	...	...	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...	...	...
Persons per room.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...	...	...
Year moved into unit.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Vacancy status.....	1	1	1	2	3	4	...	...	...
STRUCTURAL CHARACTERISTICS									
Rooms.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...	...	...
Units in structure.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	...	...	...	...	...	...
Trailers by tenure.....	1	1	1	...	...	...	...	...	...
Year structure built.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES									
Bathrooms.....	1	1	...	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	5	...	...	...
By tenure.....	1	1	1	2	3	5	...	...	...
FINANCIAL CHARACTERISTICS									
Contract rent: Median.....	1	1	1	2	3	...	...	...	...
Gross rent.....	1	1	1	2	3	...	...	...	...
By rooms.....	...	...	...	...	...	...	...	...	7
By persons.....	...	...	...	...	...	...	...	...	7
By household composition and age of head.....	...	...	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...	...	...
Value.....	1	1	1	2	3	...	...	...	6
By rooms.....	...	...	...	...	...	...	...	...	6
By persons.....	...	...	...	...	...	...	...	...	6
By household composition and age of head.....	...	...	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...	...	...
HOUSEHOLD CHARACTERISTICS									
Household composition by age of head.....	1	1	...	...	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	...	...	6, 7
Own children under 18 years old.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. 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. 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, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, 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. Both the 1959 and 1950 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

Except for the 1950 data in table 1, which are based largely on the 100-percent enumeration, all the data in this report are based on a sample of dwelling units. Data on the counts of the components of change, and some of the characteristics of the components, are based on a larger sample than data for other characteristics (see "Sample design").

Table 1 presents 1959 data for the total inventory and separately for "new construction" units (units built during the period 1950 to 1959). The table also presents 1950 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item. Both the 1959 and 1950 statistics are shown for the following subjects: tenure, color, vacancy status, persons, and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. In addition, 1959 statistics are presented for: bathrooms; year moved into unit; household composition, persons 65 years and over, own children under 18 years old, own children by age group, and presence of nonrelatives; owner of unit and age of owner.

The 1959 data are based on a sample. The 1950 data in table 1, except for "year structure built," are based on the 100-percent enumeration in the 1950 Census of Housing. Statistics on year built are based on the 20-percent sample in 1950. To permit a direct comparison between the 1959 and 1950 statistics, the "not reported" category for a characteristic in 1950 was eliminated; the units in this category were distributed in the same proportion as the reporting units.

Table 2 presents 1959 data for units created since 1950 and for units classified as "same." The specific subjects presented are: tenure, color, and vacancy status; persons and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities and bathrooms; and value, gross rent, and contract rent. The components for which each subject is presented are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1950 data for units removed from the inventory since 1950 and for "same" units. The subjects are the same as those presented in table 2, with the exception of the item on bathrooms, which was not included in the 1950 Census. The number of categories shown for an item also is the same as for the 1959 data in table 2. The components for which each subject is presented are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1950 figures reflect the number of units that existed prior to the conversion or merger.

The 1950 data in table 3 are based on units in the sample for the December 1959 survey. The 1950 information was transcribed from the 1950 Census record for the sample unit and tabulated by the component of change. Because it was not possible to identify some of the units in the 1950 Census records, data on characteristics in table 3 are restricted to units for which information from the 1950 records was available. For this reason, and because the data in table 3 are based on a sample, the sum of the entries in the five columns for a category will differ from the 1950 figure for the corresponding category in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 will differ from the 1950 figure for number of units with "7 rooms or more" in table 1. As a result of the estimation procedure used, the sum of the figures on the "all dwelling units" line will be essentially identical with the 1950 figure for "all dwelling units" in table 1.

For "same" units, the total number of units in table 3 is identical with the total in table 2, but the distribution in table 3 represents the characteristics in 1950, and the distribution in table 2 represents the characteristics in 1959.

Tables 4 and 5 are cross tabulations of 1959 and 1950 characteristics for units classified as "same" in 1950 and 1959. The data in both tables are restricted to "same" units for which the 1950 Census records were available. The 1959 characteristic is cross tabulated by the 1950 characteristic for tenure, color, and vacancy status in table 4 and condition and plumbing facilities in table 5.

Tables 6 and 7 are cross tabulations of 1959 characteristics for "new construction" units. In table 6, value of owner-occupied units is tabulated by rooms, persons, and household composition. In table 7, gross rent of renter-occupied units is tabulated by the same three items.

Medians and percentages are not shown when the base comprises fewer than 25 sample cases. Percentages are not shown if they are less than 0.1 percent.

Components of Inventory Change

Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed, for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

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

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change 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"). 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. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

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. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

Comparability between 1960 and 1950 concepts and the availability of related data prior to 1950 are discussed in 1960 Census of Housing, Volume I, States and Small Areas.

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. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, 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. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory 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). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use 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 "year structure built" and 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 do not measure the same type of universe as measured by 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 volume 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 V. 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 unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1950 Census. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1950 Census generally pertain to data in 1950 Census of Housing, Volume I, General Characteristics. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census as well as in the 1950 Census. In both the April 1960 Census and the 1950 Census, data are available for the total housing inventory, but not for components of change.

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. 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.

In the reports for the 15 SMSA's, the boundaries 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). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

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, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added).

In the reports for these two SCA's, the boundaries 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.

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,

Components of Inventory Change

(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.

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the 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.

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 (see "Trailer").

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.

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 in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1950 but as quasi-units in 1959 are considered losses from the 1950 housing inventory; conversely, quarters which were classified as quasi-units (nondwelling-unit quarters) in 1950 and as dwelling units in 1959 are considered additions to 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:

- Units added through new construction
- Units added through other sources
- Units changed by conversion
- Units changed by merger
- Same units

In terms of the 1950 inventory, the components of change consist of:

- Units lost through demolition
- Units lost through other means
- Units changed by conversion
- Units changed by merger
- Same units

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.

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.

Units changed by conversion.--Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1950 and 1959 inventories. For example, one dwelling unit in the 1950 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1950 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1950 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1950 and 1959 but had reverted to the 1950 status before the 1959 enumeration.

Units changed by merger.--Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling

Components of Inventory Change

units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1950 and 1959 inventories. For example, two dwelling units in the 1950 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1950 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1950 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1950 and had been converted to their 1950 status before December 1959 are not included in the figures on mergers.

Units added through 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.)

Units added through other sources.--Any dwelling unit added to the inventory between April 1950 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

1. Units created from living quarters classified as nondwelling-unit quarters, or quasi-units, in 1950; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
2. Units created from nonresidential space such as a store, garage, or barn.
3. Units moved to site during the period April 1950 to December 1959. Such units, if moved within the same area, do not result in a net addition to the total inventory since they represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, is a net addition if occupied as a dwelling unit in 1959 but not in 1950.

The additions from other sources do not include units which were added to the inventory after April 1950 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in April 1950 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means.--Any dwelling unit which existed in April 1950 and which was lost to the housing inventory

through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household. (The term "quasi-unit" in 1959 is comparable to "nondwelling-unit" quarters in 1950.)
2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
4. Units lost by change to nonresidential use.
5. Units moved from site since April 1950. Such units, if moved within the same area, do not result in a net loss from the total inventory since they represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, resulted in a net loss if occupied as a dwelling unit in 1950 but not in 1959.
6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1950 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1950 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

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. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

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. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

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.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1950 Census.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1950 Census, the classification was obtained in most cases by

the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

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 median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

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

Persons per room.--The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the 1960 and 1950 Censuses.

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. "No cash rent" appears as a category in the rent tabulations.

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

Owner of unit.--The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1950 Census, no information was obtained on the identity of the owner of the unit.

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.

Components of Inventory Change

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.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

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. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

Trailer.---The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1950, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory--the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1950, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

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. 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 median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

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.

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.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

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 median gross rent was computed in the same manner as the median contract rent. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

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 3, this same procedure was followed. For the 1950 data in table 1, 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.

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.

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.

Presence of nonrelatives.--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 in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Results of the 1950 Census also are available under "Type of household" in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics, except that the 1950 data for standard metropolitan areas exclude rural-farm units.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 and 1950 Censuses of Population.

Persons 65 years 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. 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 will seldom have more than 3 such persons.

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 processing 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.--Five basic survey techniques were used to obtain measures of the number of dwelling units by components of change.

In each of the 8 metropolitan areas for which separate statistics were not provided in the 1956 NHI, the estimates depended primarily on the first two techniques described below. For the relatively small number of segments which were also in the NHI, the third technique was used.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, certain types of losses, and units which were the "same" in 1950 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and the 1950 Census records for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in

relation to the situation in 1950. When recording each 1959 unit, the enumerator accounted for all dwelling units that existed in the structure in 1950 (or part of a structure when the segment consisted of only part of a structure, e.g., one floor of an apartment house). Thus, losses were reported in the "segment" sample for structures which contained at least one dwelling unit in 1959 (see technique 2 for losses of entire structures). In some instances, the 1950 Census records were not available or the enumerator could not match the units because of incomplete identification given in 1950; in these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

2. The second technique measured losses of units in situations where all the 1950 dwelling units in the structure were lost to the housing inventory. A sample of addresses in clusters of three was selected from the 1950 Census records. The enumerator located these specific addresses and, if the entire structure had been demolished, had changed to nonresidential use, had become vacant and unfit for human habitation, or was otherwise lost to the inventory since 1950, the enumerator reported as a loss each unit that existed in the structure in 1950.

In each of the 9 metropolitan areas for which separate estimates were provided in the 1956 NHI, techniques 3, 4, and 5 described below apply to segments that were used in the NHI and techniques 1 and 2 apply to the remainder of the sample.

3. The third technique provided estimates of new construction and other additions, conversions, mergers, and "same" units by utilizing segments that had been enumerated in the 1956 NHI. Information reported in 1956, for the period 1950 to 1956, was brought up to date so that the change for the entire period 1950 to 1959 could be determined. The enumerator was supplied with a map of the sample segments and the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1956 records. In the editing process, the component of change for the entire period 1950 to 1959 was determined from the information reported by the 1959 enumerator in relation to the information reported in the earlier survey.

The procedure for measuring losses in the 9 metropolitan areas is described below in techniques 4 and 5. These techniques also utilized results of the NHI survey. Estimates of losses were obtained as the sum of the losses from 1950 to 1956 reported in the NHI and the losses from 1957 to 1959 reported by the 1959 enumerator; however, it was necessary to incorporate a technique to adjust for units reported as lost between 1950 and 1956 which had since returned to the housing inventory or had changed their loss status. For the period 1950 to 1959, estimates of losses reflect the final status of the unit in 1959. Thus, for example, a 1950 dwelling unit reported as having been changed to nonresidential use by 1956 and back to a dwelling unit by 1959 was not included in the losses for 1950 to 1959. On the other hand, a 1950 dwelling unit reported as vacant and unfit for human habitation in 1956 (tabulated as lost through "other means") and demolished by 1959 was tabulated as "demolished."

4. The fourth technique measured losses since 1956 in segments that were in the 1956 sample. The enumerator was supplied with the address of each dwelling unit in the segment as reported in the NHI. The enumerator located each address and reported whether the unit was still a dwelling unit in 1959 or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.

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

² An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases, an enumeration district contains approximately 250 dwelling units.

Components of Inventory Change

5. The fifth technique measured the number of units withdrawn from the 1950 inventory by 1956 but which either had come back into the housing inventory by 1959 or had changed their loss status. In the NHI, a procedure similar to that described above in technique 2 had been used to measure losses of structures. The 1959 enumerator was given the addresses of units reported as lost in the NHI. The 1959 enumerator revisited these "lost" units (except the units reported as demolished or otherwise destroyed by 1956) and determined their status at the time of the 1959 enumeration.

The above five techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected for some of the components of change. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

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 described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. 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. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. If the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

If house numbers or street names had changed since 1950, the enumerator had to identify, from the 1950 Census records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1950 Census records. In such cases, he determined the 1950 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were in the 1956 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. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

In measuring the number of "lost" units, the enumerator located the specific address and determined the disposition of the 1950 dwelling unit. For example, if a 1950 unit had been changed to a store, the enumerator was to report "other loss"

(change to nonresidential use); however, if the 1950 unit had been demolished and a store erected in its place, the enumerator was to report "demolished."

Information on the 1959 characteristics of the components of change 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 characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

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 and where the FOSDIC schedules were microfilmed. In Washington, a card was punched for each unit enumerated on the conventional-type schedules; and on the microfilm of the FOSDIC schedules, the markings 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 characteristics of the components of change, 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 several items, including 1950 value and rent data for table 3, 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 units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

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. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

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 and the list of addresses,

i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics of the components, some were tabulated for the full sample and others were tabulated for the subsample cases (see table I).

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). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in 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

Components of Inventory Change

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 which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of 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.

All the 1959 data presented in this report and the 1950 data in all tables except table 1 are based on a sample of units. In table 1, the 1950 data on "year structure built" are based on the 20-percent sample and the data for the remaining items are based on the 100-percent enumeration.

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 $2\frac{1}{2}$ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 12,000 dwelling units, including the units in the 1,300 land area segments and the list of 2,300 specific addresses for measuring losses; the subsample for this area consists of approximately 3,500 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. 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.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	Full sample. Subsample.
Characteristics.....	
Table 1, 1950 data: Counts of all dwelling units.....	100 percent, 20 percent, 100 percent.
Characteristics: Year built.....	
All other.....	
Table 2, 1959 data: Counts of all dwelling units.....	Full sample. Subsample.
Characteristics.....	
Table 3, 1950 data: Counts of all dwelling units.....	Full sample. Subsample. Full sample.
Characteristics of same units.....	
Characteristics of remaining components.....	
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	2,327,800	60,000
Same units, 1950 and 1959.....	1,371,800	7,600
Units changed by--		
Conversion.....	25,400	4,700
Merger.....	8,000	1,500
Units added through--		
New construction.....	857,600	47,000
Other sources.....	65,000	18,500
1950 INVENTORY		
Units changed by--		
Conversion.....	11,300	1,800
Merger.....	15,700	2,900
Units lost through--		
Demolition.....	58,000	7,800
Other means.....	65,000	9,000
NET CHANGE		
Total.....	806,000	50,300
Units added through--		
Conversion.....	14,100	1,800
New construction.....	857,600	47,000
Other sources.....	65,000	18,500
Total added.....	936,600	48,800
Units lost through--		
Merger.....	7,700	1,500
Demolition.....	58,000	7,800
Other means.....	65,000	9,000
Total lost.....	130,700	12,000

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years 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 owner-occupied units is shown in table 4 as 735,827 in 1950 and as 690,676 in 1959, the standard error of the 45,151 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
5,000.....	2,700	3,100	100,000.....	...	13,200
10,000.....	3,800	4,400	250,000.....	...	21,900
25,000.....	5,600	6,400	500,000.....	...	29,900
50,000.....	8,000	9,200	1,000,000.....	...	40,300
75,000.....	9,500	10,900	2,000,000.....	...	57,500

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

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

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 such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 2,327,800 dwelling units¹ in the housing inventory in the Los Angeles-Long Beach SMSA. Approximately 1,324,400 of these units were occupied by their owners, 869,500 were occupied by renters, and the remaining 133,900 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.2 persons and the size of their units averaged 5.2 rooms; for renter households, the medians were 2.1 persons and 3.4 rooms. Approximately one-fifth (18 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was about one-half (55 percent).

Comparison with 1950 discloses a net gain of 806,000 dwelling units, or 53 percent over the 1950 inventory. Owner-occupied units increased from 54 percent of the occupied inventory in 1950 to 60 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 91 percent to 97 percent. The median size of units in 1950 was 4.3 rooms compared with 4.7 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$45 to \$77, and the median value of owner-occupied properties rose from \$9,900 to \$16,500.

Additional data on characteristics of the 1959 inventory and changes since 1950, which are helpful in the analysis of developments during the decade, are presented in tables 1 to 7. The counts and characteristics by components of change are summarized in tables A to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	2,327,800	100.0
Same units, 1950 and 1959.....	1,371,800	58.9
Units changed by--		
Conversion.....	25,400	1.1
Merger.....	8,000	0.4
Units added through--		
New construction.....	857,600	36.8
Other sources.....	65,000	2.8

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 60 percent of the dwelling units (1,371,800 units) in the Los Angeles-Long Beach area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 40 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 857,600 units, amounting to 37 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 25,400 converted units in the inventory in 1959 (table A) which had been produced by dividing 11,300 units that existed in 1950 (table B). Roughly, two units

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 2,369,151; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

were created from one. Merged units in 1959 amounted to about 8,000 units (table A). These were produced by combining an estimated 15,700 units that existed in 1950 (table B). Units involved in conversions and mergers represented a very small proportion (about 1.5 percent) of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	1,521,800	100.0
Same units, 1950 and 1959.....	1,371,800	90.1
Units changed by--		
Conversion.....	11,300	0.8
Merger.....	15,700	1.0
Units lost through--		
Demolition.....	58,000	3.8
Other means.....	65,000	4.3

Table B, which describes the disposition of the 1950 inventory, shows that the 1,371,800 "same" units represented about 90 percent of the 1950 inventory. Approximately 58,000 units, or 4 percent of the 1950 inventory, were demolished before 1959 and 65,000 units (around 4 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, were changed to nonresidential uses, rooming houses, or transient accommodations, or were moved from site. The remaining units in the 1950 inventory (2 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses and transient accommodations, and units moved to site) added about 936,600 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 130,700 dwelling units from the 1950 inventory. Thus, for every seven units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 806,000 units represents an average annual gain of approximately 83,000 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	2,327,800
April 1950.....	1,521,800
NET CHANGE	
Total.....	806,000
Percent.....	53.0
Units added through--	
Conversion.....	14,100
New construction.....	857,600
Other sources.....	65,000
Total added.....	936,600
Units lost through--	
Merger.....	7,700
Demolition.....	58,000
Other means.....	65,000
Total lost.....	130,700

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99.6 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Three out of ten were occupied by renters in 1959 and the median gross rent was \$98. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about one-third were dilapidated or lacked hot water, private toilet or bath, two-thirds (65 percent) were occupied by renters in 1950, and the gross rent at that time was \$36.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	857,600	1,371,800	58,000	1,371,800
Not dilapidated, with all facilities..	854,300	1,325,400	38,500	1,240,700
Percent of total.....	99.6	96.6	68.8	96.1
With 1.01 or more persons per room....	78,600	108,600	11,300	122,000
Percent of occupied.....	9.8	8.3	22.1	9.7
Owner occupied.....	570,600	731,000	17,900	735,800
Percent of occupied.....	71.0	55.8	35.0	58.7
Median:				
Number of rooms.....	4.9	4.6	3.8	4.6
Number of persons.....	3.3	2.4	2.8	2.8
Value.....	\$17,100	\$15,700	\$8,600	\$10,300
Gross rent.....	\$98	\$72	\$36	\$51
Contract rent.....	\$92	\$66	\$34	\$47

¹ Data on characteristics based on units with 1950 records available.

Comparison of the characteristics of new units with those existing in the inventory as "same" indicates that new units tended to be larger in terms of number of rooms and higher in rents than "same" units. In addition, new units contained larger households and were more frequently owner occupied.

Units involved in conversion or merger also affected the characteristics of the inventory, although the overall effect is limited because of the relatively small numbers of units involved. The process of conversion, for example, added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to non-white occupancy by 1959, and vice versa. Further, it shows that, of the units which were owner occupied in 1950, around 117,000 were occupied by renters in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at nearly the same level in both years.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 6 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
All dwelling units.....	2,327,820	...	857,581	...	1,521,849	...							
TENURE, COLOR, AND VACANCY STATUS													
All units.....	2,327,820	100.0	857,581	100.0	1,521,849	100.0							
Occupied.....	2,193,879	94.2	803,157	93.7	1,440,451	94.7							
Owner occupied.....	1,324,373	56.9	570,617	66.5	779,101	51.2							
White.....	1,239,329	53.2	554,187	64.6	749,657	49.3							
Nonwhite.....	85,044	3.7	16,430	1.9	29,444	1.9							
Renter occupied.....	869,506	37.4	232,540	27.1	661,350	43.5							
White.....	774,774	33.3	220,819	25.7	619,346	40.7							
Nonwhite.....	94,732	4.1	11,721	1.4	42,004	2.8							
Vacant.....	133,941	5.8	54,424	6.3	81,398	5.3							
Available for sale only.....	16,330	0.7	12,036	1.4	12,991	0.9							
Available for rent.....	86,326	3.7	30,959	3.6	32,243	2.1							
Other.....	31,285	1.3	11,429	1.3	36,164	2.4							
CONDITION AND PLUMBING													
All units.....	2,327,820	100.0	857,581	100.0	1,521,849	100.0							
Not dilapidated.....	2,289,533	98.4	856,076	99.8	1,468,866	96.5							
With all plumbing facilities.....	2,265,839	97.3	834,274	99.6	1,385,050	91.0							
Lacking only hot water.....	2,351	0.1	554	0.1	5,367	0.4							
Lack'g other plumbing facilities.....	21,343	0.9	1,248	0.1	78,449	5.2							
Dilapidated.....	38,287	1.6	1,505	0.2	52,983	3.5							
Owner occupied.....	1,324,373	100.0	570,617	100.0	779,101	100.0							
Not dilapidated.....	1,315,476	99.3	569,112	99.7	764,994	98.2							
With all plumbing facilities.....	1,306,359	98.6	567,336	99.4	740,344	95.0							
Lacking only hot water.....	554	0.0	554	0.1	5,367	0.3							
Lack'g other plumbing facilities.....	8,565	0.6	1,222	0.2	22,619	2.9							
Dilapidated.....	8,897	0.7	1,505	0.3	14,107	1.8							
Renter occupied.....	869,506	100.0	232,540	100.0	661,350	100.0							
Not dilapidated.....	845,543	97.2	232,540	100.0	626,798	94.8							
With all plumbing facilities.....	831,728	95.7	232,514	100.0	574,880	86.9							
Lacking only hot water.....	1,797	0.2	...	...	2,684	0.4						
Lack'g other plumbing facilities.....	12,018	1.4	26	...	49,234	7.4							
Dilapidated.....	23,963	2.8	...	...	34,552	5.2						
Vacant.....	133,941	...	54,424	...	81,398	...							
BATHROOMS													
All units.....	2,327,820	100.0	857,581	100.0	...	...					
1.....	1,661,382	71.4	445,242	51.9	...	...					
More than 1.....	636,023	27.3	410,537	47.9	...	...					
Shared or none.....	30,415	1.3	1,802	0.2	...	...					
Owner occupied.....	1,324,373	100.0	570,617	100.0	...	...					
1.....	743,907	56.2	198,844	34.8	...	...					
More than 1.....	570,853	43.1	369,997	64.8	...	...					
Shared or none.....	9,613	0.7	1,776	0.3	...	...					
Renter occupied.....	869,506	100.0	232,540	100.0	...	...					
1.....	805,677	92.7	206,704	88.9	...	...					
More than 1.....	45,882	5.3	25,810	11.1	...	...					
Shared or none.....	17,947	2.1	26	...	...	...				
Vacant.....	133,941	...	54,424	...	...	...				
ROOMS													
All units.....	2,327,820	100.0	857,581	100.0	1,521,849	100.0							
1 and 2 rooms.....	211,229	9.1	41,815	4.9	217,935	14.3							
3 rooms.....	395,079	17.0	133,268	15.5	273,836	18.0							
4 rooms.....	445,580	19.1	135,547	15.8	324,513	21.3							
5 rooms.....	685,150	29.4	311,825	36.4	381,138	25.0							
6 rooms.....	413,566	17.8	191,136	22.3	209,969	13.8							
7 rooms or more.....	177,216	7.6	43,990	5.1	114,458	7.5							
Median.....	4.7	...	4.9	...	4.3	...							
Owner occupied.....	1,324,373	100.0	570,617	100.0	779,101	100.0							
1 and 2 rooms.....	19,719	1.5	11,182	2.0	25,208	3.2							
3 rooms.....	57,576	4.3	20,700	3.6	53,406	6.9							
4 rooms.....	180,519	13.6	48,572	8.5	155,687	20.0							
5 rooms.....	543,365	41.0	276,201	48.4	272,465	35.0							
6 rooms.....	336,404	26.9	171,280	30.0	174,882	22.4							
7 rooms or more.....	166,790	12.6	42,682	7.5	97,453	12.5							
Median.....	5.2	...	5.2	...	5.1	...							
ROOMS—Con.													
Renter occupied.....	869,506	100.0	232,540	100.0	661,350	100.0							
1 and 2 rooms.....	158,326	18.2	23,211	10.0	172,192	26.0							
3 rooms.....	298,757	34.4	96,316	41.4	202,524	30.6							
4 rooms.....	235,534	27.1	73,671	31.7	149,933	22.7							
5 rooms.....	126,867	14.6	27,792	12.0	94,390	14.3							
6 rooms.....	41,450	4.8	11,038	4.7	28,815	4.4							
7 rooms or more.....	8,572	1.0	512	0.2	13,494	2.0							
Median.....	3.4	...	3.5	...	3.3	...							
Vacant.....	133,941	...	54,424	...	81,398	...							
UNITS IN STRUCTURE													
All units.....	2,327,820	100.0	857,581	100.0	1,521,849	100.0							
1.....	1,570,166	67.5	620,924	72.4	1,061,221	69.7							
2 to 4.....	340,603	14.6	56,284	6.6	224,456	14.7							
5 to 19.....	284,334	12.2	136,594	15.9	137,160	9.0							
20 or more.....	4,270	0.2	18,410	2.1	74,196	4.9							
Trailer.....	38,447	1.7	25,369	3.0	24,816	1.6							
Owner occupied.....	1,324,373	100.0	570,617	100.0	779,101	100.0							
1.....	1,224,210	92.4	537,497	94.2	710,521	91.2							
2 to 4.....	60,434	4.6	5,079	0.9	39,376	5.1							
5 or more.....	11,037	0.8	4,913	0.9	10,755	1.4							
Trailer.....	28,692	2.2	23,128	4.1	18,449	2.4							
Renter occupied.....	869,506	100.0	232,540	100.0	661,350	100.0							
1.....	292,474	33.6	58,955	25.4	200,322	45.4							
2 to 4.....	248,878	28.4	43,355	18.6	170,613	25.8							
5 to 19.....	246,572	28.4	113,769	48.9	...	...					
20 to 49.....	50,637	5.8	8,426	3.6	184,048	27.8							
50 or more.....	21,190	2.4	5,794	2.5	...	...					
Trailer.....	9,755	1.1	2,241	1.0	6,367	1.0							
Vacant.....	133,941	...	54,424	...	81,398	...							
YEAR STRUCTURE BUILT													
All units.....	2,327,820	100.0	857,581	100.0	1,521,849	100.0							
1957 to 1959.....	223,772	9.6	223,772	26.1	...	...					
April 1950 to 1956.....	633,809	27.2	633,809	73.9	...	...					
1940 to March 1950.....	514,855	22.1	...	...	515,315	33.9						
1939 or earlier.....	955,384	41.0	...	...	1,006,534	66.1						
Owner occupied.....	1,324,373	100.0	570,617	100.0	...	...					
1957 to 1959.....	104,761	7.9	104,761	18.4	...	...					
April 1950 to 1956.....	465,856	35.2	465,856	81.6	...	...					
1940 to March 1950.....	342,943	25.9	...	...	...	...			
1939 or earlier.....	410,813	31.0	...	...	...	...			
Renter occupied.....	869,506	100.0	232,540	100.0	...	...					
1957 to 1959.....	87,236	10.0	87,236	37.5	...	...					
April 1950 to 1956.....	145,304	16.7	145,304	62.5	...	...					
1940 to March 1950.....	150,689	17.3	...	...	...	...			
1939 or earlier.....	486,277	55.9	...	...	...	...			
Vacant.....	133,941	...	54,424	...	81,398	...							
PERSONS													
All occupied units.....	2,193,879	100.0	803,157										

Components of Inventory Change

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	2,193,879	100.0	803,157	100.0	1,440,451	100.0	All occupied units.....	2,193,879	100.0	803,157	100.0	...	...
0.50 or less.....	950,772	43.3	246,510	30.7	930,919	64.6	No children.....	1,160,075	52.9	295,357	36.8	...	...
0.51 to 0.75.....	531,417	24.2	237,175	29.5			1 child.....	322,482	14.7	139,578	17.4	...	...
0.76 to 1.00.....	509,674	23.2	240,859	30.0			2 children.....	369,714	16.9	196,708	24.5	...	...
1.01 to 1.50.....	142,489	6.5	56,753	7.1			3 children.....	220,787	10.1	119,122	14.8	...	...
1.51 or more.....	59,527	2.7	21,860	2.7			4 children.....	70,328	3.2	31,230	3.9	...	...
Owner occupied.....	1,324,373	100.0	570,617	100.0	5 children.....	30,138	1.4	11,511	1.4	...	...
0.50 or less.....	576,646	43.5	160,250	28.1	6 children or more.....	20,355	0.9	9,651	1.2	...	...
0.51 to 0.75.....	324,502	24.5	156,479	27.4	Owner occupied.....	1,324,373	100.0	570,617	100.0	...	...
0.76 to 1.00.....	319,874	24.2	197,376	34.6	No children.....	590,423	44.6	149,828	26.3	...	...
1.01 to 1.50.....	76,450	5.8	41,451	7.3	1 child.....	201,479	15.2	98,337	17.2	...	...
1.51 or more.....	26,901	2.0	15,061	2.6	2 children.....	286,923	21.7	173,905	30.5	...	...
Renter occupied.....	869,506	100.0	232,540	100.0	3 children.....	161,729	12.2	101,571	17.8	...	...
0.50 or less.....	374,126	43.0	86,260	37.1	4 children or more.....	83,819	6.3	46,976	8.2	...	...
0.51 to 0.75.....	206,915	23.8	80,696	34.7	Renter occupied.....	869,506	100.0	232,540	100.0	...	...
0.76 to 1.00.....	189,800	21.8	43,483	18.7	No children.....	569,652	65.5	145,529	62.6	...	...
1.01 to 1.50.....	66,039	7.6	15,302	6.6	1 child.....	121,003	13.9	41,241	17.7	...	...
1.51 or more.....	32,626	3.8	6,799	2.9	2 children.....	82,791	9.5	22,803	9.8	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	2,193,879	100.0	803,157	100.0	...	...	All occupied units.....	2,193,879	100.0	803,157	100.0	...	...
Male head, wife present, no non-relatives.....	1,534,635	70.0	651,334	81.1	...	...	No children.....	1,160,075	52.9	295,357	36.8	...	...
Under 45 years.....	856,080	39.0	460,728	57.4	...	...	Under 6 years only.....	268,788	12.3	146,784	18.3	...	...
45 to 64 years.....	536,871	24.5	170,320	21.2	...	...	1 child.....	1,35,086	6.2	70,663	8.8	...	...
65 years and over.....	141,984	6.5	20,286	2.5	...	...	2 children or more.....	1,33,702	6.1	76,121	9.5	...	...
Other male head.....	224,513	10.2	51,779	6.4	...	...	6 to 17 years only.....	469,790	21.4	200,538	25.0	...	...
Under 65 years.....	185,808	8.5	49,491	6.2	...	...	1 child.....	1,87,396	8.5	68,915	8.6	...	...
65 years and over.....	38,705	1.8	2,288	0.3	...	...	2 children.....	1,87,481	8.5	93,574	11.7	...	...
Female head.....	434,731	19.8	100,044	12.5	...	...	3 children or more.....	94,913	4.3	38,049	4.7	...	...
Under 65 years.....	299,442	13.6	84,636	10.5	...	...	Both age groups.....	295,226	13.5	160,478	20.0	...	...
65 years and over.....	135,289	6.2	15,408	1.9	...	...	2 children.....	86,604	3.9	48,325	6.0	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	2,193,879	100.0	803,157	100.0	...	...	All occupied units.....	2,193,879	100.0	803,157	100.0	...	...
1958 and 1959.....	716,881	32.7	315,235	39.2	...	...	No children.....	590,423	44.6	149,828	26.3	...	...
1955 to 1957.....	588,049	26.8	281,668	35.1	...	...	Under 6 years only.....	134,630	10.2	99,040	17.4	...	...
1950 to 1954.....	452,639	20.6	206,254	25.7	...	...	1 child.....	58,531	4.4	41,344	7.2	...	...
1945 to 1949.....	197,292	9.0	...	...	...	...	2 children or more.....	76,099	5.7	57,696	10.1	...	...
1944 or earlier.....	238,818	10.9	...	...	...	...	6 to 17 years only.....	379,583	28.7	179,753	31.5	...	...
Owner occupied.....	1,324,373	100.0	570,617	100.0	...	...	1 child.....	142,948	10.8	56,993	10.0	...	...
1958 and 1959.....	240,236	18.1	147,648	25.9	...	...	2 children.....	162,672	12.3	89,282	15.6	...	...
1955 to 1957.....	361,684	27.3	226,699	39.8	...	...	3 children or more.....	73,963	5.6	33,478	5.9	...	...
1950 to 1954.....	357,949	27.0	196,070	34.4	...	...	Both age groups.....	219,737	16.6	141,996	24.9	...	...
1945 to 1949.....	164,680	12.4	...	...	...	...	2 children.....	64,985	4.9	40,825	7.2	...	...
1944 or earlier.....	199,824	15.1	...	...	...	...	3 children.....	90,773	6.9	65,272	11.4	...	...
Renter occupied.....	869,506	100.0	232,540	100.0	...	...	4 children or more.....	63,979	4.8	35,899	6.3	...	...
1958 and 1959.....	476,645	54.8	167,587	72.1	...	...	No children.....	569,652	65.5	145,529	62.6	...	...
1955 to 1957.....	226,365	26.0	54,769	23.6	...	...	Under 6 years only.....	134,158	13.4	47,744	20.5	...	...
1950 to 1954.....	94,890	10.9	10,184	4.4	...	...	1 child.....	76,555	8.8	29,319	12.6	...	...
1945 to 1949.....	32,612	3.8	...	...	...	...	2 children or more.....	57,603	6.6	18,425	7.9	...	...
1944 or earlier.....	38,994	4.5	...	...	...	...	6 to 17 years only.....	90,207	10.4	20,785	8.9	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	2,193,879	100.0	803,157	100.0	...	...	All occupied units.....	2,193,879	100.0	803,157	100.0	...	...
None.....	1,805,988	82.3	738,649	92.0	...	...	No nonrelatives.....	2,116,254	96.5	785,768	97.8	...	...
1 person.....	279,783	12.8	52,082	6.5	...	...	With nonrelatives.....	77,625	3.5	17,389	2.2	...	...
2 persons.....	104,518	4.8	12,426	1.5	...	...	Owner occupied.....	1,324,373	100.0	570,617	100.0	...	...
3 persons or more.....	3,590	0.2	...	...	...	...	No nonrelatives.....	1,283,860	96.9	564,591	98.9	...	...
Owner occupied.....	1,324,373	100.0	570,617	100.0	...	...	With nonrelatives.....	40,513	3.1	6,026	1.1	...	...
None.....	1,080,830	81.6	528,939	92.7	...	...	Renter occupied.....	869,506	100.0	232,540	100.0	...	...
1 person.....	166,602	12.6	34,081	6.0	...	...	No nonrelatives.....	832,394	95.7	221,177	95.1	...	...
2 persons.....	73,859	5.6	7,597	1.3	...	...	With nonrelatives.....	37,112	4.3	11,363	4.9	...	...
3 persons or more.....	3,082	0.2	...	...	...	...	OWNER OF UNIT						
Renter occupied.....	869,506	100.0	232,540	100.0	...	...	Owner-occupied units.....	1,324,373	100.0	570,617	100.0	...	...
None.....	725,158	83.4	209,710	90.2	...	...	Head or wife.....	1,323,893	100.0	570,617	100.0	...	...
1 person.....	113,181	13.0	18,001	7.7	...	...	Other relative of head.....	480	...	...	...	...	...
2 persons.....	30,659	3.5	4,829	2.1	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	508	0.1	...	...	...	...	Footnote						

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION:
1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
AGE OF OWNER							Renter-occupied nonfarm units..	868,997	...	232,540	...	657,924	...
Owner-occupied units.....	1,324,373	100.0	570,617	100.0	...	...	GROSS RENT						
Under 25 years.....	15,300	1.2	8,279	1.5	...	...	Reporting.....	843,417	100.0	228,139	100.0	628,660	100.0
25 to 34 years.....	218,699	16.5	158,396	27.8	...	...	Less than \$40.....	26,883	3.2	...	...	252,062	40.1
35 to 44 years.....	383,100	28.9	219,937	38.5	...	...	\$40 to \$59.....	159,823	18.9	8,233	3.6	212,018	33.7
45 to 54 years.....	313,450	23.7	107,989	18.9	...	...	\$60 to \$79.....	270,147	32.0	38,557	16.9	140,829	22.4
55 to 64 years.....	200,914	15.2	55,929	9.8	...	...	\$80 to \$99.....	215,009	25.5	73,550	32.2	23,751	3.8
65 years and over.....	192,910	14.6	20,087	3.5	...	...	\$100 to \$119.....	97,901	11.6	51,211	22.4	...	...
							\$120 to \$149.....	49,744	5.9	39,438	17.3	...	...
							\$150 to \$199.....	22,745	2.7	16,105	7.1	...	...
VALUE							\$200 or more.....	1,165	0.1	1,045	0.5	...	...
Owner-occupied nonfarm units ² ..	1,155,474	100.0	515,503	100.0	617,607	100.0	No cash rent.....	25,580	...	4,401	...	29,264	...
Less than \$5,000.....	11,308	1.0	4,641	0.9	37,407	6.1	Median.....dollars..	77	...	98	...	45	...
\$5,000 to \$7,400.....	15,274	1.3	513	0.1	108,762	17.6							
\$7,500 to \$9,900.....	60,542	5.2	8,353	1.6	166,019	26.9	CONTRACT RENT						
\$10,000 to \$12,400.....	150,027	13.0	45,692	8.9	192,191	31.1	Reporting cash rent.....	843,417	...	228,139	...	628,660	...
\$12,500 to \$14,900.....	211,830	18.3	99,045	19.2	...	...	Median.....dollars..	71	...	92	...	43	...
\$15,000 to \$17,400.....	216,638	18.7	119,965	23.3	63,174	10.2							
\$17,500 to \$19,900.....	134,704	11.7	65,852	12.8	...	...					
\$20,000 to \$24,900.....	137,874	11.9	67,381	13.1	50,054	8.1							
\$25,000 to \$34,900.....	110,677	9.6	53,147	10.3	9,900	...							
\$35,000 or more.....	106,600	9.2	50,914	9.9	...	...					
Median.....dollars..	16,500	...	17,100	...	...	...				

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950
AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	857,581	...	64,972	...	25,417	...	8,043	...	1,371,807	...
TENURE, COLOR, AND VACANOV STATUS										
All units.....	857,581	100.0	64,972	100.0	25,417	100.0	8,043	...	1,371,807	100.0
Occupied.....	803,157	93.7	50,948	78.4	22,505	88.5	7,684	...	1,309,585	95.5
Owner occupied.....	570,617	66.5	10,962	16.9	6,430	25.3	5,387	...	730,977	53.3
White.....	554,187	64.6	9,792	15.1	6,081	23.9	3,602	...	665,667	48.5
Nonwhite.....	16,430	1.9	1,170	1.8	349	1.4	1,785	...	65,310	4.8
Renter occupied.....	232,540	27.1	39,986	61.5	16,075	63.2	2,297	...	578,608	42.2
White.....	220,819	25.7	37,436	57.6	15,010	59.1	1,446	...	500,063	36.5
Nonwhite.....	11,721	1.4	2,550	3.9	1,065	4.2	851	...	78,545	5.7
Vacant.....	54,424	6.3	14,024	21.6	2,912	11.5	359	...	62,222	4.5
Available for sale only.....	12,036	1.4	...	...	...	...	...	...	4,294	0.3
Available for rent.....	30,959	3.6	12,807	19.7	1,632	6.4	359	...	40,569	3.0
Other.....	11,429	1.3	1,217	1.9	1,280	5.0	...	...	17,359	1.3
CONDITION AND PLUMBING										
All units.....	857,581	100.0	64,972	100.0	25,417	100.0	8,043	...	1,371,807	100.0
Not dilapidated.....	856,076	99.8	63,755	98.1	25,417	100.0	8,043	...	1,336,242	97.4
With all plumbing facilities.....	854,274	99.6	56,832	87.5	21,287	83.8	8,043	...	1,325,403	96.6
Lacking some or all facilities.....	1,802	0.2	6,923	10.7	4,130	16.2	...	...	10,839	0.8
Dilapidated.....	1,505	0.2	1,217	1.9	...	...	...	...	35,565	2.6
Owner occupied.....	570,617	100.0	10,962	...	6,430	...	5,387	...	730,977	100.0
Not dilapidated.....	569,112	99.7	10,962	...	6,430	...	5,387	...	723,585	99.0
With all plumbing facilities.....	567,336	99.4	8,908	...	6,430	...	5,387	...	718,296	98.3
Lacking some or all facilities.....	1,776	0.3	2,054	...	...	...	...	...	5,289	0.7
Dilapidated.....	1,505	0.3	...	...	...	...	...	...	7,392	1.0
Renter occupied.....	232,540	100.0	39,986	100.0	16,075	100.0	2,297	...	578,608	100.0
Not dilapidated.....	232,540	100.0	39,986	100.0	16,075	100.0	2,297	...	554,645	95.9
With all plumbing facilities.....	232,514	100.0	35,117	87.8	12,585	78.3	2,297	...	549,215	94.9
Lacking some or all facilities.....	26	...	4,869	12.2	3,490	21.7	...	...	5,430	0.9
Dilapidated.....	...	...	...	...	...	...	...	...	23,963	4.1
Vacant.....	54,424	...	14,024	...	2,912	...	359	...	62,222	...
BATHROOMS										
All units.....	857,581	100.0	64,972	100.0	25,417	100.0	8,043	...	1,371,807	100.0
1.....	445,242	51.9	53,542	82.4	20,220	79.6	3,195	...	1,139,183	83.0
More than 1.....	410,537	47.9	4,507	6.9	1,067	4.2	4,848	...	215,064	15.7
Shared or none.....	1,802	0.2	6,923	10.7	4,130	16.2	...	...	17,560	1.3

Components of Inventory Change

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	857,581	100.0	64,972	100.0	25,417	100.0	8,043	...	1,371,807	100.0
1 and 2 rooms.....	41,815	4.9	34,740	53.5	10,601	41.7	662	...	123,411	9.0
3 and 4 rooms.....	268,815	31.3	22,351	34.4	10,904	42.9	382	...	538,207	39.2
5 and 6 rooms.....	502,961	58.6	4,450	6.8	3,912	15.4	4,731	...	582,662	42.5
7 rooms or more.....	43,990	5.1	3,431	5.3	...	...	2,268	...	127,527	9.3
Median.....	4.9	...	2.5	...	2.9	...	...	...	4.6	...
Owner occupied.....	570,617	100.0	10,962	...	6,430	...	5,387	...	730,977	100.0
1 and 2 rooms.....	11,182	2.0	2,740	...	639	...	...	...	5,158	0.7
3 and 4 rooms.....	69,272	12.1	2,361	...	3,745	...	...	...	162,717	22.3
5 and 6 rooms.....	447,481	78.4	2,935	...	2,046	...	3,119	...	444,188	60.8
7 rooms or more.....	42,682	7.5	2,926	...	...	...	2,268	...	118,914	16.3
Median.....	5.2	...	...	...	...	...	...	...	5.3	...
Renter occupied.....	232,540	100.0	39,986	100.0	16,075	100.0	2,297	...	578,608	100.0
1 and 2 rooms.....	23,211	10.0	22,047	55.1	7,584	47.2	662	...	104,822	18.1
3 and 4 rooms.....	169,987	73.1	15,919	39.8	7,159	44.5	382	...	340,844	59.9
5 and 6 rooms.....	38,830	16.7	1,515	3.8	1,332	8.3	1,253	...	125,387	21.7
7 rooms or more.....	512	0.2	505	1.3	...	...	...	...	7,555	1.3
Median.....	3.5	...	2.5	...	2.6	...	...	...	3.5	...
Vacant.....	54,424	...	14,024	...	2,912	...	359	...	62,222	...
UNITS IN STRUCTURE										
All units.....	857,581	100.0	64,972	100.0	25,417	100.0	8,043	...	1,371,807	100.0
1.....	646,293	75.4	24,894	38.3	...	...	5,862	...	931,564	67.9
2 to 4.....	56,284	6.6	7,201	11.1	21,220	83.5	2,181	...	253,717	18.5
5 or more.....	155,004	18.1	32,877	50.6	4,197	16.5	...	...	186,526	13.6
YEAR STRUCTURE BUILT										
All units.....	857,581	100.0	64,972	100.0	25,417	100.0	8,043	...	1,371,807	100.0
1957 to 1959.....	223,772	26.1	...	...	...	...	...	...	...	...
April 1950 to 1956.....	633,809	73.9	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	14,258	21.9	3,698	14.5	1,550	...	495,349	36.1
1939 or earlier.....	...	...	30,714	78.1	21,719	85.5	6,493	...	876,458	63.9
PERSONS										
Occupied units.....	803,157	100.0	50,948	100.0	22,505	100.0	7,684	...	1,309,585	100.0
1 person.....	77,331	9.6	26,414	51.8	9,321	41.4	1,578	...	269,153	20.6
2 persons.....	201,454	25.1	8,179	16.1	8,749	38.9	1,727	...	447,174	34.1
3 persons.....	147,844	18.4	1,578	3.1	2,568	11.4	958	...	205,005	15.7
4 persons.....	179,492	22.3	4,721	9.3	1,067	4.7	1,836	...	192,427	14.7
5 persons.....	126,348	15.7	3,668	7.2	800	3.6	692	...	107,489	8.2
6 persons or more.....	70,688	8.8	6,388	12.5	...	...	893	...	88,337	6.7
Median: All occupied.....	3.3	...	1.5	...	1.7	...	...	...	2.4	...
Owner.....	3.8	...	...	...	...	...	...	...	2.6	...
Renter.....	2.2	...	1.5	...	1.7	...	...	...	2.1	...
PERSONS PER ROOM										
Occupied units.....	803,157	100.0	50,948	100.0	22,505	100.0	7,684	...	1,309,585	100.0
0.50 or less.....	246,510	30.7	17,811	35.0	13,102	58.2	4,047	...	669,302	51.1
0.51 to 0.75.....	237,175	29.5	4,266	8.4	1,174	5.2	2,038	...	286,764	21.9
0.76 to 1.00.....	240,859	30.0	15,643	30.7	7,161	31.8	1,064	...	244,947	18.7
1.01 to 1.50.....	56,753	7.1	6,943	13.6	534	2.4	...	...	78,259	6.0
1.51 or more.....	21,860	2.7	6,285	12.3	534	2.4	535	...	30,313	2.3
VALUE										
Owner-occupied nonfarm units ¹	515,503	100.0	5,894	...	...	...	3,904	...	630,173	100.0
Less than \$5,000.....	4,641	0.9	...	...	...	...	...	...	6,667	1.1
\$5,000 to \$7,400.....	513	0.1	...	...	...	...	346	...	14,415	2.3
\$7,500 to \$9,900.....	8,353	1.6	608	...	...	...	...	...	51,581	8.2
\$10,000 to \$12,400.....	45,692	8.9	506	...	...	...	518	...	103,311	16.4
\$12,500 to \$14,900.....	99,045	19.2	606	...	...	...	699	...	111,480	17.7
\$15,000 or more.....	357,259	69.3	4,174	...	...	...	2,341	...	342,719	54.4
Median.....dollars..	17,100	...	...	...	...	...	...	...	15,700	...
Renter-occupied nonfarm units.....	232,540	...	39,986	...	16,075	...	2,297	...	578,099	...
GROSS RENT										
Reporting.....	228,139	100.0	39,481	100.0	16,075	100.0	2,297	...	577,425	100.0
Less than \$20.....	...	...	...	...	1,339	8.3	...	...	509	0.1
\$20 to \$29.....	...	...	2,645	6.7	1,535	9.5	...	...	20,819	3.7
\$30 to \$39.....	8,233	3.6	12,150	30.8	5,084	31.6	1,354	...	133,002	23.9
\$40 to \$49.....	38,597	16.9	20,341	51.5	4,809	29.9	360	...	206,080	37.0
\$50 to \$59.....	73,550	32.2	2,223	5.6	1,174	7.3	547	...	137,515	24.7
\$60 to \$69.....	107,799	47.3	2,122	5.4	2,134	13.3	...	...	59,500	10.7
\$70 to \$79.....	4,401	...	505	...	...	...	...	...	20,674	...
No cash rent.....	...	...	...	...	...	...	...	...	...	...
Median.....dollars..	98	...	65	...	60	...	...	...	72	...
CONTRACT RENT										
Reporting cash rent.....	228,139	...	39,481	...	16,075	...	2,297	...	577,425	...
Median.....dollars..	92	...	63	...	60	...	...	...	66	...

¹ Restricted to single-unit properties; see text.

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	57,999	...	64,997	...	11,331	...	15,712	...	1,371,807	...
Units with 1950 records available.....	55,880	96.3	62,236	95.8	11,322	99.9	14,357	91.4	1,291,618	94.2
TENURE, COLOR, AND VAGANCY STATUS										
All units.....	55,880	100.0	62,236	100.0	11,322	100.0	14,357	100.0	1,291,618	100.0
Occupied.....	51,173	91.6	57,449	92.3	10,541	93.1	12,711	88.5	1,253,776	97.1
Owner occupied.....	17,893	32.0	23,485	37.7	7,136	63.0	4,854	33.8	735,827	57.0
White.....	16,934	30.3	22,797	36.6	6,732	59.5	4,589	32.0	696,580	53.9
Nonwhite.....	959	1.7	688	1.1	404	3.6	265	1.8	39,247	3.0
Renter occupied.....	33,280	59.6	33,964	54.6	3,405	30.1	7,857	54.7	517,949	40.1
White.....	25,871	46.3	32,083	51.6	3,008	26.6	6,861	47.8	491,864	38.1
Nonwhite.....	7,409	13.3	1,881	3.0	397	3.5	996	6.9	26,085	2.0
Vacant.....	4,707	8.4	4,787	7.7	781	6.9	1,646	11.5	37,842	2.9
Available for sale only.....	...	...	811	1.3	...	...	...	...	2,972	0.2
Available for rent.....	1,874	3.4	1,671	2.7	696	6.1	1,190	8.3	18,482	1.4
Other.....	2,833	5.1	2,305	3.7	85	0.8	456	3.2	16,388	1.3
CONDITION AND PLUMBING										
All units.....	55,880	100.0	62,236	100.0	11,322	100.0	14,357	100.0	1,291,618	100.0
Not dilapidated.....	45,894	82.1	57,855	93.0	11,189	98.8	13,281	92.5	1,260,224	97.6
With all plumbing facilities.....	38,461	68.8	40,948	65.8	11,189	98.8	10,554	73.5	1,240,724	96.1
Lacking some or all facilities.....	7,433	13.3	16,907	27.2	...	...	2,727	19.0	19,500	1.5
Dilapidated.....	9,986	17.9	4,381	7.0	133	1.2	1,076	7.5	31,394	2.4
Owner occupied.....	17,893	100.0	23,485	100.0	7,136	...	4,854	...	735,827	100.0
Not dilapidated.....	15,655	87.5	22,860	97.3	7,136	...	4,674	...	725,750	98.6
With all plumbing facilities.....	15,655	87.5	15,450	65.8	7,136	...	3,758	...	717,866	97.6
Lacking some or all facilities.....	...	...	7,410	31.6	...	...	916	...	7,884	1.1
Dilapidated.....	2,238	12.5	625	2.7	...	...	180	...	10,077	1.4
Renter occupied.....	33,280	100.0	33,964	100.0	3,405	...	7,857	100.0	517,949	100.0
Not dilapidated.....	26,246	78.9	30,935	91.1	3,272	...	7,088	90.2	498,009	96.2
With all plumbing facilities.....	19,566	58.8	21,793	64.2	3,272	...	5,362	68.2	487,410	94.1
Lacking some or all facilities.....	6,680	20.1	9,142	26.9	...	...	1,726	22.0	10,599	2.0
Dilapidated.....	7,034	21.1	3,029	8.9	133	...	769	9.8	19,940	3.8
Vacant.....	4,707	...	4,787	...	781	...	1,646	...	37,842	...
ROOMS										
All units.....	55,880	100.0	62,236	100.0	11,322	100.0	14,357	100.0	1,291,618	100.0
1 and 2 rooms.....	15,775	28.2	22,988	36.9	439	3.9	5,792	40.3	131,955	10.2
3 and 4 rooms.....	21,325	38.2	23,986	38.5	3,286	29.0	5,048	35.2	463,920	35.9
5 and 6 rooms.....	15,283	27.3	12,473	20.0	4,492	39.7	2,973	20.7	570,934	44.2
7 rooms or more.....	3,497	6.3	2,789	4.5	3,105	27.4	544	3.8	124,809	9.7
Median.....	3.8	...	3.0	...	5.3	...	3.0	...	4.6	...
Owner occupied.....	17,893	100.0	23,485	100.0	7,136	...	4,854	...	735,827	100.0
1 and 2 rooms.....	3,108	17.4	8,194	34.9	354	...	350	...	12,846	1.7
3 and 4 rooms.....	5,640	31.5	6,086	25.9	1,551	...	1,624	...	152,093	20.7
5 and 6 rooms.....	6,966	38.9	7,110	30.3	2,822	...	2,336	...	459,740	62.5
7 rooms or more.....	2,179	12.2	2,095	8.9	2,409	...	544	...	111,148	15.1
Median.....	4.6	...	3.4	...	...	...	...	...	5.2	...
Renter occupied.....	33,280	100.0	33,964	100.0	3,405	...	7,857	100.0	517,949	100.0
1 and 2 rooms.....	10,511	31.6	12,373	36.4	...	...	4,337	55.2	113,044	21.8
3 and 4 rooms.....	13,246	45.8	16,668	49.1	1,725	...	2,883	36.7	290,238	56.0
5 and 6 rooms.....	6,205	18.6	4,229	12.5	1,406	...	637	8.1	102,906	19.9
7 rooms or more.....	1,318	4.0	694	2.0	264	...	...	...	11,761	2.3
Median.....	3.3	...	2.9	...	...	...	2.5	...	3.4	...
Vacant.....	4,707	...	4,787	...	781	...	1,646	...	37,842	...
UNITS IN STRUCTURE										
All units.....	55,880	100.0	62,236	100.0	11,322	100.0	14,357	100.0	1,291,618	100.0
1.....	34,779	62.2	54,831	88.1	8,872	78.4	...	...	907,976	70.3
2 to 4.....	11,719	21.0	3,015	4.8	1,495	13.2	13,664	95.2	213,725	16.5
5 or more.....	9,382	16.8	4,390	7.1	955	8.4	693	4.8	169,917	13.2
YEAR STRUCTURE BUILT										
All units.....	55,880	100.0	62,236	100.0	11,322	100.0	14,357	100.0	1,291,618	100.0
1940 to March 1950.....	15,633	28.0	11,768	18.9	2,313	20.4	1,867	13.0	464,059	35.9
1939 or earlier.....	40,247	72.0	50,468	81.1	9,009	79.6	12,490	87.0	827,559	64.1
PERSONS										
Occupied units.....	51,173	100.0	57,449	100.0	10,541	100.0	12,711	100.0	1,253,776	100.0
1 person.....	7,313	14.3	8,714	15.2	642	6.1	2,442	19.2	162,582	13.0
2 persons.....	12,168	23.8	13,396	23.3	3,631	34.4	4,251	33.4	377,711	30.1
3 persons.....	17,597	34.4	20,341	35.8	3,098	29.4	3,296	25.9	309,173	24.7
4 persons.....	6,363	12.4	11,849	20.6	1,207	11.5	974	7.7	215,757	17.2
5 persons.....	2,754	5.4	989	1.7	1,248	11.8	803	6.3	118,970	9.5
6 persons or more.....	4,978	9.7	1,960	3.4	715	6.8	945	7.4	69,583	5.5
Median.....	2.8	...	2.8	...	2.8	...	2.4	...	2.8	...
All occupied.....	2.8	...	2.8	...	2.8	...	2.4	...	2.8	...
Owner.....	2.7	...	3.0	...	...	...	...	...	3.1	...
Renter.....	2.9	...	2.7	...	...	...	2.3	...	2.3	...

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	51,173	100.0	57,449	100.0	10,541	100.0	12,711	100.0	1,253,776	100.0
0.50 or less.....	11,629	22.7	13,943	24.3	5,027	47.7	3,564	28.0	494,187	39.4
0.51 to 0.75.....	11,154	21.8	9,591	16.7	2,978	28.3	1,953	15.4	324,141	25.8
0.76 to 1.00.....	17,103	33.4	15,456	26.9	1,954	18.5	4,357	34.3	283,425	22.6
1.01 to 1.50.....	5,939	11.6	8,293	14.4	582	5.5	1,637	12.9	89,181	7.1
1.51 or more.....	5,348	10.5	10,166	17.7	...	...	1,200	9.4	32,842	2.6
VALUE										
Owner-occupied nonfarm units ¹	10,677	...	11,087	...	4,582	...	...	...	600,655	...
Reporting.....	10,137	100.0	10,865	100.0	4,235	...	...	...	584,915	100.0
Less than \$5,000.....	2,171	21.4	3,429	31.6	238	...	...	...	22,683	3.9
\$5,000 to \$7,400.....	1,534	15.1	2,064	19.0	584	...	...	...	91,536	15.6
\$7,500 to \$9,900.....	3,037	30.0	3,018	27.8	1,979	...	...	...	160,283	27.4
\$10,000 to \$12,400.....	532	5.2	1,749	16.1	1,095	...	...	...	155,401	26.6
\$12,500 to \$14,900.....	444	4.4	...	...	339	...	...	...	42,474	7.3
\$15,000 or more.....	2,419	23.9	605	5.6	...	...	...	...	112,538	19.2
Not reported.....	540	...	222	...	347	...	...	...	15,740	...
Median.....dollars..	8,600	...	7,400	...	...	...	...	...	10,300	...
Renter-occupied nonfarm units.....	32,896	...	33,794	...	3,405	...	7,857	...	515,872	...
GROSS RENT										
Reporting.....	24,441	100.0	23,971	100.0	3,405	...	6,071	100.0	467,892	100.0
Less than \$20.....	1,097	4.5	1,689	7.0	...	...	...	...	7,241	1.5
\$20 to \$39.....	13,892	56.8	11,283	47.5	199	...	2,004	33.0	136,179	29.1
\$40 to \$59.....	8,028	32.8	6,006	25.1	525	...	3,748	61.7	168,501	36.0
\$60 to \$79.....	1,424	5.8	4,178	17.4	688	...	255	4.2	88,376	18.9
\$80 to \$99.....	...	...	693	2.9	1,184	...	64	1.1	48,216	10.3
\$100 or more.....	...	...	22	0.1	809	...	...	...	19,379	4.1
Not reported.....	6,758	...	6,482	...	...	...	817	...	35,422	...
No cash rent.....	1,697	...	3,341	...	...	...	969	...	12,558	...
Median.....dollars..	36	...	38	...	...	...	46	...	51	...
CONTRACT RENT										
Reporting cash rent.....	30,330	...	29,289	...	3,405	...	6,888	...	485,403	...
Median.....dollars..	34	...	37	...	...	...	38	...	47	...

¹ Restricted to single-unit properties; see text.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959; With 1950 records available.....	1,291,618	1,233,426	1,100,672	132,754	690,676	629,063	61,613	542,750	471,609	71,141	58,192	42,588	15,604
Occupied.....	1,253,776	1,200,125	1,069,991	130,134	677,797	617,180	60,577	522,368	452,811	69,557	53,651	39,085	14,566
White.....	1,188,444	1,139,943	1,058,711	81,232	642,998	612,107	30,891	496,945	446,604	50,341	48,501	36,008	12,493
Nonwhite.....	65,332	60,182	11,280	48,902	34,799	5,073	29,686	25,423	6,207	19,216	5,150	3,077	2,073
Owner occupied.....	735,827	716,025	648,954	67,071	598,585	545,832	52,753	117,440	103,122	14,318	19,802	11,743	8,059
White.....	696,580	678,364	642,824	35,540	566,882	541,286	25,596	111,482	101,538	9,944	18,216	10,685	7,531
Nonwhite.....	39,247	37,661	6,130	31,531	31,703	4,546	27,157	5,958	1,584	4,374	1,586	1,058	528
Renter occupied.....	517,949	484,100	421,037	63,063	79,172	71,348	7,824	404,928	349,689	55,239	33,849	27,342	6,507
White.....	491,864	461,579	415,887	45,692	76,116	70,821	5,295	385,463	345,066	40,397	30,285	25,323	4,962
Nonwhite.....	26,085	22,521	5,150	17,371	3,056	527	2,529	19,465	4,623	14,842	3,564	2,019	1,545
Vacant.....	37,842	33,301	30,681	2,620	12,919	11,883	1,036	20,382	18,798	1,584	4,541	3,503	1,038
Available.....	21,454	19,007	17,931	1,056	3,834	3,834	...	15,173	14,117	1,056	2,447	1,409	1,038
Other.....	16,388	14,294	12,730	1,564	9,085	8,049	1,036	5,209	4,681	528	2,094	2,094	...

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic										
		Total				Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated		
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities			
Same units 1950 and 1959: With 1950 records available.....	1,291,618	1,252,931	8,805	29,882	679,523	5,289	5,864	518,508	3,396	20,846	58,192	
Not dilapidated:												
With all plumbing facilities.....	1,240,724	1,221,037	3,648	16,039	666,182	2,563	4,841	502,372	1,058	8,554	55,154	
Lacking some or all facilities.....	19,500	12,322	4,555	2,623	5,890	2,726	529	4,015	1,829	1,566	2,945	
Dilapidated.....	31,394	19,572	602	11,220	7,451	...	494	12,121	509	10,726	93	
Owner occupied.....	735,827	723,047	4,873	7,907	588,979	4,271	5,335	114,888	509	2,043	19,802	
Not dilapidated:												
With all plumbing facilities.....	717,866	709,927	2,054	5,885	577,710	2,054	4,841	113,037	...	515	19,709	
Lacking some or all facilities.....	7,884	5,667	2,217	...	5,382	2,217	...	285	...	...	...
Dilapidated.....	10,077	7,453	602	2,022	5,887	...	494	1,566	509	1,528	93	
Renter occupied.....	517,949	493,608	3,424	20,917	77,625	1,018	529	384,275	2,379	18,274	33,849	
Not dilapidated:												
With all plumbing facilities.....	487,410	476,720	1,594	9,096	76,061	509	...	371,368	1,058	7,510	30,904	
Lacking some or all facilities.....	10,599	6,146	1,830	2,623	5,08	509	529	3,221	1,321	1,566	2,945	
Dilapidated.....	19,940	10,742	...	9,198	1,056	...	...	9,686	...	9,198	...
Vacant.....	37,842	36,276	508	1,058	12,919	...	...	19,345	508	529	4,541

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$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
Owner-occupied nonfarm dwelling units ¹ ...	515,503	5,154	8,353	45,692	99,045	119,965	65,852	67,381	104,061
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	45,503	5,154	4,595	14,255	9,706	6,684	1,277	...	3,318
5 and 6 rooms.....	427,831	...	3,758	31,437	89,339	112,499	60,512	60,829	69,457
7 rooms or more.....	42,169	...	...	...	...	782	4,063	6,038	31,286
PERSONS									
1 and 2 persons.....	112,575	5,154	1,585	14,899	20,319	20,406	9,886	12,071	28,255
3 and 4 persons.....	236,708	...	2,364	12,059	46,907	65,842	25,284	38,587	45,665
5 and 6 persons.....	144,455	...	4,404	16,389	23,538	30,819	26,748	14,046	28,491
7 persons or more.....	21,765	...	...	2,345	8,261	2,898	3,934	2,677	1,650
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	461,082	513	8,353	36,490	87,571	110,999	62,017	63,605	91,534
Under 45 years.....	337,332	...	7,016	24,784	67,592	92,210	47,004	44,442	54,284
45 to 64 years.....	113,211	...	1,337	10,924	17,577	16,770	12,467	17,440	36,696
65 years and over.....	10,539	513	...	782	2,402	2,019	2,546	1,723	554
Other male head.....	19,058	4,641	...	555	3,219	2,288	1,546	1,912	4,897
Female head.....	35,363	...	...	8,647	8,255	6,678	2,289	1,864	7,630

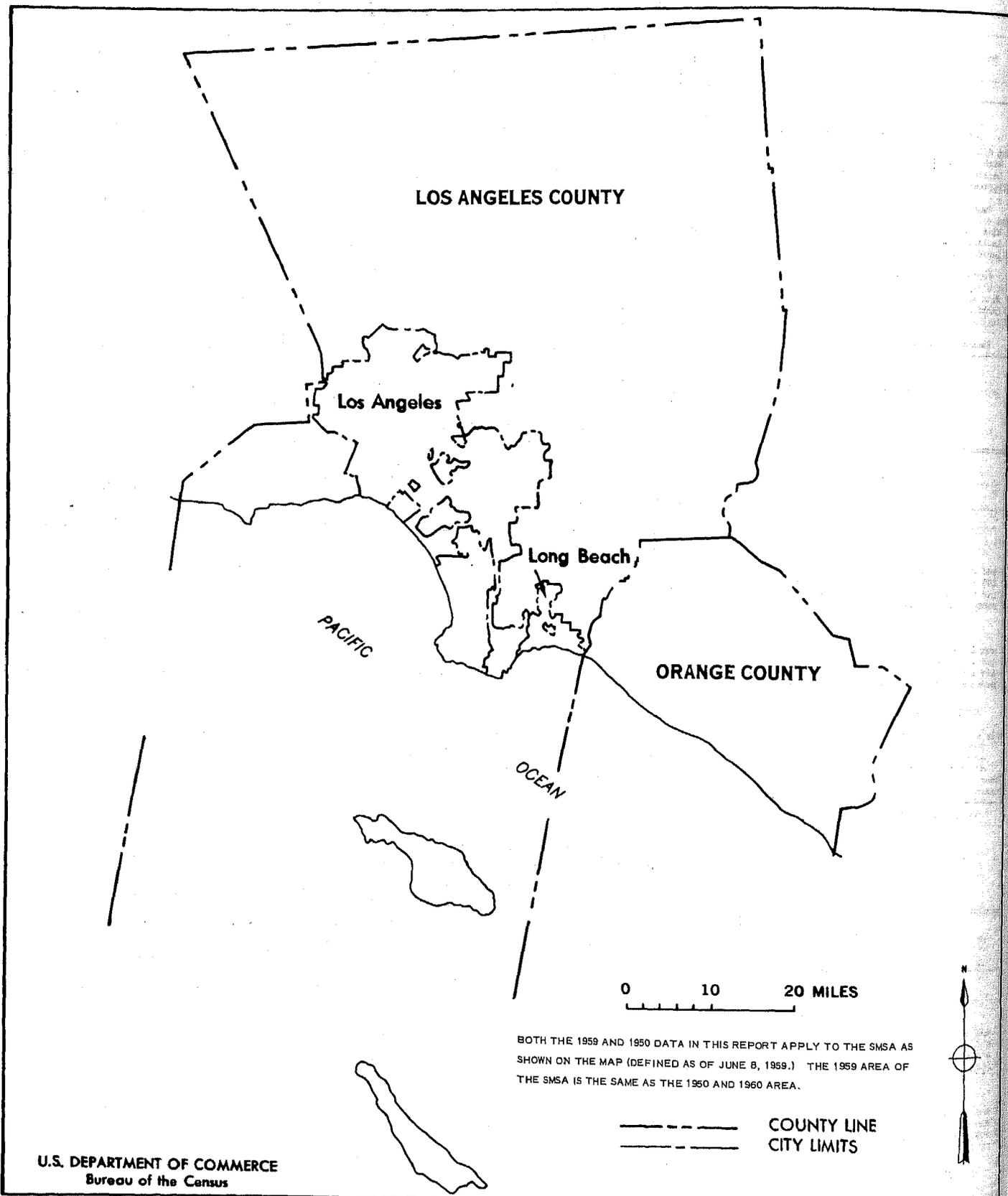
¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	232,540	...	8,233	38,557	73,550	90,649	17,150	4,401	
ROOMS									
1 and 2 rooms.....	23,211	...	5,051	5,532	6,747	5,881	...	...
3 and 4 rooms.....	169,987	...	3,182	30,817	53,729	66,167	11,691	4,401	
5 and 6 rooms.....	38,830	...	...	2,208	13,074	18,601	4,947	...
7 rooms or more.....	512	...	...	...	...	...	512	...
PERSONS									
1 and 2 persons.....	143,838	...	4,577	25,780	39,506	61,835	9,530	2,610	
3 and 4 persons.....	66,088	...	1,962	9,770	25,608	22,167	4,790	1,791	
5 and 6 persons.....	19,298	...	1,694	1,581	8,436	4,757	2,830	...	
7 persons or more.....	3,316	...	...	1,426	...	1,890	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	143,740	...	1,849	20,198	50,120	55,043	12,684	3,846	
Under 45 years.....	104,758	...	513	16,725	42,734	37,638	5,912	1,236	
45 to 64 years.....	33,316	...	1,336	2,653	6,299	14,160	6,772	2,096	
65 years and over.....	3,666	...	...	820	1,087	3,245	...	514
Other male head.....	30,221	...	579	3,738	7,027	16,929	1,948	...	
Female head.....	58,579	...	5,805	14,621	16,403	18,677	2,518	555	

Los Angeles-Long Beach, Calif. STANDARD METROPOLITAN STATISTICAL AREA



U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-8

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

New York—Northeastern New Jersey, Standard Consolidated Area

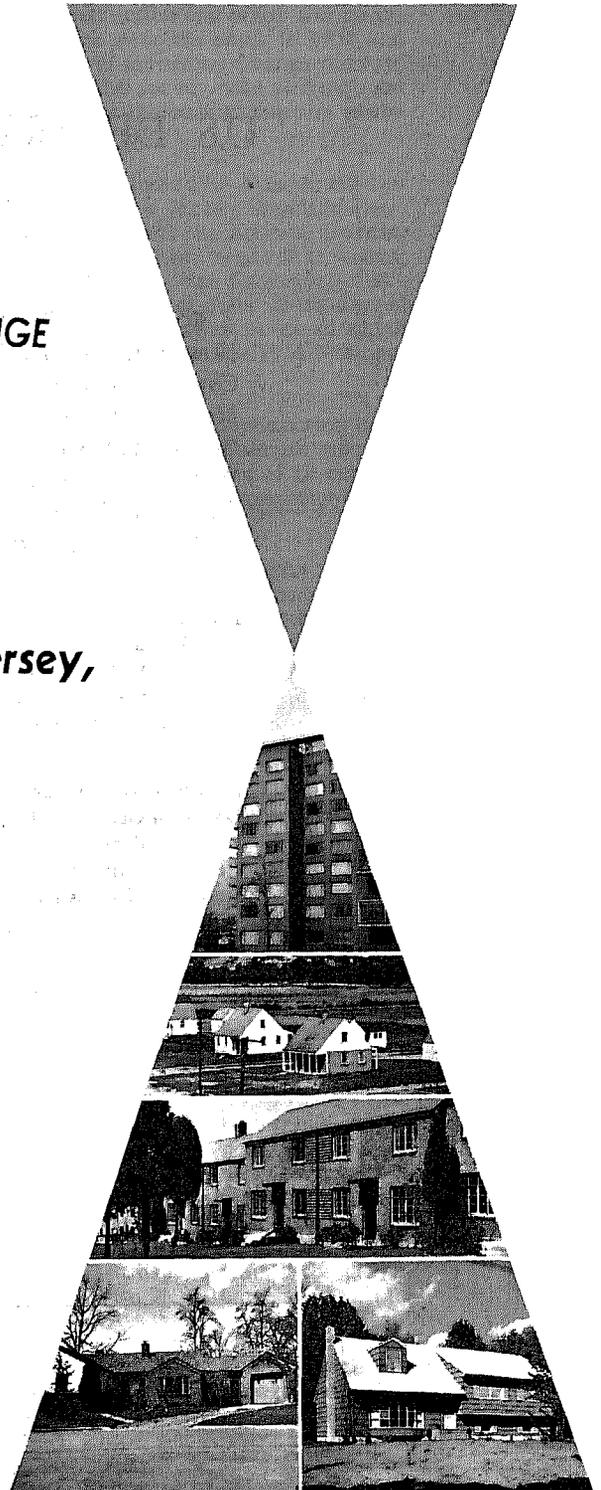
Prepared under the supervision of
DANIEL B. RATHBUN, Chief
Housing Division



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*

A. ROSS ECKLER, *Deputy Director*
HOWARD C. GRIEVES, *Assistant Director*
CONRAD TAEUBER, *Assistant Director*
MORRIS H. HANSEN, *Assistant Director for Research and Development*
CHARLES B. LAWRENCE, JR., *Assistant Director for Operations*
WALTER L. KEHRES, *Assistant Director for Administration*
CALVERT L. DEDRICK, *Chief, International Statistical Programs Office*
A. W. VON STRUVE, *Public Information Officer*

Housing Division—

DANIEL B. RATHBUN, *Chief*
BEULAH WASHABAUGH, *Special Assistant*
AARON JOSOWITZ, *Acting Chief, Occupancy and Utilization Branch*
J. HUGH ROSE, *Chief, Structural Statistics Branch*

Data Processing Systems Division—ROBERT F. DRURY, *Chief*
Decennial Operations Division—MORTON A. MEYER, *Chief*
Field Division—JEFFERSON D. MCPIKE, *Chief*
Geography Division—WILLIAM T. FAY, *Chief*
Statistical Methods Division—JOSEPH STEINBERG, *Chief*

Library of Congress Card Number: A61-9347

SUGGESTED CITATION

U.S. Bureau of the Census. *U.S. Census of Housing: 1960.*
Volume IV. *Components of Inventory Change.*
Final Report HC(4), Part 1A, No. 8.
U.S. Government Printing Office, Washington, D.C., 1962.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C.
or any of the Field Offices of the Department of Commerce - Price 30 cents.

PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. 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 1A 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 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, 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 1B, Inventory Characteristics.

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. An eighth volume 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 with 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.

CONTENTS

INTRODUCTION

	Page		Page
General	1	Definitions and explanations--Continued	
Description of tables.....	1	Occupancy characteristics--Continued	
Map	2	Owner of unit.....	7
Relation to April 1960 Census.....	2	Year moved into unit.....	7
Comparability with 1950 Census of Housing.....	2	Structural characteristics.....	8
Relation to 1956 National Housing Inventory	2	Rooms.....	8
Comparability with data from other sources.....	2	Units in structure.....	8
1960 publication program.....	2	Trailer.....	8
Availability of unpublished data.....	3	Year structure built.....	8
Definitions and explanations	3	Condition and plumbing facilities.....	8
Area classifications.....	3	Condition	8
Standard metropolitan statistical area (SMSA)	3	Plumbing facilities.....	9
Standard consolidated area (SCA)	3	Bathroom	9
Urban-rural and farm-nonfarm residence.....	3	Financial characteristics.....	9
Living quarters.....	4	Value	9
Dwelling unit	4	Contract rent.....	10
Quasi-unit.....	5	Gross rent	10
Components of change	5	Household characteristics.....	10
Same units	5	Household	10
Units changed by conversion.....	5	Head of household.....	10
Units changed by merger	5	Household composition	10
Units added through new construction.....	6	Presence of nonrelatives.....	10
Units added through other sources.....	6	Own children	10
Units lost through demolition.....	6	Persons 65 years and over	10
Units lost through other means	6	Collection and processing of data	11
Occupancy characteristics	6	Collection of data	11
Occupied dwelling unit.....	6	Processing of data	12
Vacant dwelling unit.....	6	Accuracy of data	13
Vacancy status.....	7	Sample design and sampling variability	13
Color	7	Sample design.....	13
Persons	7	Estimation procedure	13
Persons per room.....	7	Sampling variability.....	14
Tenure	7		

SUMMARY OF FINDINGS

Basic measures of change	16	Characteristics of units created or removed	17
Net change	16	Characteristics of same units.....	17

TABLES

Table		
1.--Characteristics of the housing inventory, total and new construction: 1959 and 1950.....		19
2.--1959 characteristics of dwelling units, for units created since 1950 and same units.....		21
3.--1950 characteristics of dwelling units, for units removed from the inventory since 1950 and same units		23
4.--Tenure, color, and vacancy status, for same units: 1959 by 1950.....		24
5.--Condition and plumbing facilities, for same units: 1959 by 1950.....		25
6.--New construction: 1959 value of property, by rooms, persons, and household composition, for owner-occupied nonfarm dwelling units.....		25
7.--New construction: 1959 gross rent, by rooms, persons, and household composition, for renter-occupied nonfarm dwelling units		25

Map of the area appears on the page following table 7.

LIST OF REPORTS IN VOLUME IV, PART 1A

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959	1950	1959 by 1950, same units	1959, new con- struction units
	Total units	New con- struction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units		
OCCUPANCY CHARACTERISTICS							
	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>
Color by tenure.....	1	1	1	2	3	4	...
Owner of unit.....	1	1	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...
Persons.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	...	...	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...
Persons per room.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...
Year moved into unit.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	2	3	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...
Units in structure.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	...	...	...	...
Trailers by tenure.....	1	1	1	...	...	...	...
Year structure built.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES							
Bathrooms.....	1	1	...	2	...	...	...
By tenure.....	1	1	...	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	5	...
By tenure.....	1	1	1	2	3	5	...
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	...
Gross rent.....	1	1	1	2	3	...	7
By rooms.....	...	...	...	...	...	...	7
By persons.....	...	...	...	...	...	...	7
By household composition and age of head..	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...
Value.....	1	1	1	2	3	...	6
By rooms.....	...	...	...	...	...	...	6
By persons.....	...	...	...	...	...	...	6
By household composition and age of head..	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	6, 7
Own children under 18 years old.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...

LIST OF REPORTS IN VOLUME IV, PART 1A

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

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. United States and Regions 2. Atlanta SMSA 3. Boston SMSA 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA 6. Detroit SMSA | <ul style="list-style-type: none"> 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA 11. Baltimore SMSA 12. Buffalo SMSA 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 PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959		1950		1959 by 1950, same units	1959, new con- struction units
	Total units	New con- struction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units				
OCCUPANCY CHARACTERISTICS									
	<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>
Color by tenure.....	1	1	1	2	3	4	...	...	...
Owner of unit.....	1	1	...	...	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...	...	...
Persons.....	1	1	1	2	3	...	...	...	6, 7
By tenure.....	1	1	1	...	...	...	...	...	...
Median by tenure.....	1	1	1	2	3	...	...	...	...
Persons per room.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...	...	...
Year moved into unit.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Vacancy status.....	1	1	1	2	3	4	...	...	...
STRUCTURAL CHARACTERISTICS									
Rooms.....	1	1	1	2	3	...	...	...	6, 7
By tenure.....	1	1	1	2	3	...	...	...	...
Median by tenure.....	1	1	1	2	3	...	...	...	...
Units in structure.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	...	...	...	...	...	...
Trailers by tenure.....	1	1	1	...	...	...	...	...	...
Year structure built.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES									
Bathrooms.....	1	1	...	2	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	5	...	...	...
By tenure.....	1	1	1	2	3	5	...	...	...
FINANCIAL CHARACTERISTICS									
Contract rent: Median.....	1	1	1	2	3	...	...	...	...
Gross rent.....	1	1	1	2	3	...	...	...	7
By rooms.....	...	...	...	...	...	...	...	...	7
By persons.....	...	...	...	...	...	...	...	...	7
By household composition and age of head.....	...	...	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...	...	...
Value.....	1	1	1	2	3	...	...	...	6
By rooms.....	...	...	...	...	...	...	...	...	6
By persons.....	...	...	...	...	...	...	...	...	6
By household composition and age of head.....	...	...	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...	...	...
HOUSEHOLD CHARACTERISTICS									
Household composition by age of head.....	1	1	...	...	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	...	...	6, 7
Own children under 18 years old.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. 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. 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, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, 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. Both the 1959 and 1950 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

Except for the 1950 data in table 1, which are based largely on the 100-percent enumeration, all the data in this report are based on a sample of dwelling units. Data on the counts of the components of change, and some of the characteristics of the components, are based on a larger sample than data for other characteristics (see "Sample design").

Table 1 presents 1959 data for the total inventory and separately for "new construction" units (units built during the period 1950 to 1959). The table also presents 1950 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item. Both the 1959 and 1950 statistics are shown for the following subjects: tenure, color, vacancy status, persons, and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. In addition, 1959 statistics are presented for: bathrooms; year moved into unit; household composition, persons 65 years and over, own children under 18 years old, own children by age group, and presence of nonrelatives; owner of unit and age of owner.

The 1959 data are based on a sample. The 1950 data in table 1, except for "year structure built," are based on the 100-percent enumeration in the 1950 Census of Housing. Statistics on year built are based on the 20-percent sample in 1950. To permit a direct comparison between the 1959 and 1950 statistics, the "not reported" category for a characteristic in 1950 was eliminated; the units in this category were distributed in the same proportion as the reporting units.

Table 2 presents 1959 data for units created since 1950 and for units classified as "same." The specific subjects presented are: tenure, color, and vacancy status; persons and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities and bathrooms; and value, gross rent, and contract rent. The components for which each subject is presented are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1950 data for units removed from the inventory since 1950 and for "same" units. The subjects are the same as those presented in table 2, with the exception of the item on bathrooms, which was not included in the 1950 Census. The number of categories shown for an item also is the same as for the 1959 data in table 2. The components for which each subject is presented are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1950 figures reflect the number of units that existed prior to the conversion or merger.

The 1950 data in table 3 are based on units in the sample for the December 1959 survey. The 1950 information was transcribed from the 1950 Census record for the sample unit and tabulated by the component of change. Because it was not possible to identify some of the units in the 1950 Census records, data on characteristics in table 3 are restricted to units for which information from the 1950 records was available. For this reason, and because the data in table 3 are based on a sample, the sum of the entries in the five columns for a category will differ from the 1950 figure for the corresponding category in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 will differ from the 1950 figure for number of units with "7 rooms or more" in table 1. As a result of the estimation procedure used, the sum of the figures on the "all dwelling units" line will be essentially identical with the 1950 figure for "all dwelling units" in table 1.

For "same" units, the total number of units in table 3 is identical with the total in table 2, but the distribution in table 3 represents the characteristics in 1950, and the distribution in table 2 represents the characteristics in 1959.

Tables 4 and 5 are cross tabulations of 1959 and 1950 characteristics for units classified as "same" in 1950 and 1959. The data in both tables are restricted to "same" units for which the 1950 Census records were available. The 1959 characteristic is cross tabulated by the 1950 characteristic for tenure, color, and vacancy status in table 4 and condition and plumbing facilities in table 5.

Tables 6 and 7 are cross tabulations of 1959 characteristics for "new construction" units. In table 6, value of owner-occupied units is tabulated by rooms, persons, and household composition. In table 7, gross rent of renter-occupied units is tabulated by the same three items.

Medians and percentages are not shown when the base comprises fewer than 25 sample cases. Percentages are not shown if they are less than 0.1 percent.

Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed, for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

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

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change 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"). 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. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

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. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

Comparability between 1960 and 1950 concepts and the availability of related data prior to 1950 are discussed in 1960 Census of Housing, Volume I, States and Small Areas.

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. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, 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. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory 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). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use 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 "year structure built" and 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 do not measure the same type of universe as measured by 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 volume consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports; Volumes I and II are later bound into volumes. Volumes V to VII are issued only as bound volumes.

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication, more data are tabulated than it is possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1950 Census. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1950 Census generally pertain to data in 1950 Census of Housing, Volume I, General Characteristics. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census as well as in the 1950 Census. In both the April 1960 Census and the 1950 Census, data are available for the total housing inventory, but not for components of change.

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. 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.

In the reports for the 15 SMSA's, the boundaries 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). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

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, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added).

In the reports for these two SCA's, the boundaries 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.

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,

Components of Inventory Change

(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.

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the 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.

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 (see "Trailer").

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.

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 in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1950 but as quasi-units in 1959 are considered losses from the 1950 housing inventory; conversely, quarters which were classified as quasi-units (nondwelling-unit quarters) in 1950 and as dwelling units in 1959 are considered additions to 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:

- Units added through new construction
- Units added through other sources
- Units changed by conversion
- Units changed by merger
- Same units

In terms of the 1950 inventory, the components of change consist of:

- Units lost through demolition
- Units lost through other means
- Units changed by conversion
- Units changed by merger
- Same units

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.

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.

Units changed by conversion.--Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1950 and 1959 inventories. For example, one dwelling unit in the 1950 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1950 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1950 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1950 and 1959 but had reverted to the 1950 status before the 1959 enumeration.

Units changed by merger.--Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling

units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1950 and 1959 inventories. For example, two dwelling units in the 1950 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1950 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1950 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1950 and had been converted to their 1950 status before December 1959 are not included in the figures on mergers.

Units added through 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.)

Units added through other sources.--Any dwelling unit added to the inventory between April 1950 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

1. Units created from living quarters classified as nondwelling-unit quarters, or quasi-units, in 1950; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
2. Units created from nonresidential space such as a store, garage, or barn.
3. Units moved to site during the period April 1950 to December 1959. Such units, if moved within the same area, do not result in a net addition to the total inventory since they represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, is a net addition if occupied as a dwelling unit in 1959 but not in 1950.

The additions from other sources do not include units which were added to the inventory after April 1950 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in April 1950 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means.--Any dwelling unit which existed in April 1950 and which was lost to the housing inventory

through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household. (The term "quasi-unit" in 1959 is comparable to "nondwelling-unit" quarters in 1950.)

2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").

3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.

4. Units lost by change to nonresidential use.

5. Units moved from site since April 1950. Such units, if moved within the same area, do not result in a net loss from the total inventory since they represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, resulted in a net loss if occupied as a dwelling unit in 1950 but not in 1959.

6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1950 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1950 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

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. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

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. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

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.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1950 Census.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1950 Census, the classification was obtained in most cases by

the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

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 median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

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

Persons per room.--The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the 1960 and 1950 Censuses.

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. "No cash rent" appears as a category in the rent tabulations.

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

Owner of unit.--The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1950 Census, no information was obtained on the identity of the owner of the unit.

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.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

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. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1960 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

Trailer--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1950, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory--the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1950, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

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. 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 median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

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.

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.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

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 median gross rent was computed in the same manner as the median contract rent. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

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 3, this same procedure was followed. For the 1950 data in table 1, 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.

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.

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.

Presence of nonrelatives.--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 in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Results of the 1950 Census also are available under "Type of household" in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics, except that the 1950 data for standard metropolitan areas exclude rural-farm units.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 and 1950 Censuses of Population.

Persons 65 years 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. 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 will seldom have more than 3 such persons.

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 processing 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.--Five basic survey techniques were used to obtain measures of the number of dwelling units by components of change.

In each of the 8 metropolitan areas for which separate statistics were not provided in the 1956 NHI, the estimates depended primarily on the first two techniques described below. For the relatively small number of segments which were also in the NHI, the third technique was used.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, certain types of losses, and units which were the "same" in 1950 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and the 1950 Census records for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in

relation to the situation in 1950. When recording each 1959 unit, the enumerator accounted for all dwelling units that existed in the structure in 1950 (or part of a structure when the segment consisted of only part of a structure, e.g., one floor of an apartment house). Thus, losses were reported in the "segment" sample for structures which contained at least one dwelling unit in 1959 (see technique 2 for losses of entire structures). In some instances, the 1950 Census records were not available or the enumerator could not match the units because of incomplete identification given in 1950; in these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

2. The second technique measured losses of units in situations where all the 1950 dwelling units in the structure were lost to the housing inventory. A sample of addresses in clusters of three was selected from the 1950 Census records. The enumerator located these specific addresses and, if the entire structure had been demolished, had changed to nonresidential use, had become vacant and unfit for human habitation, or was otherwise lost to the inventory since 1950, the enumerator reported as a loss each unit that existed in the structure in 1950.

In each of the 9 metropolitan areas for which separate estimates were provided in the 1956 NHI, techniques 3, 4, and 5 described below apply to segments that were used in the NHI and techniques 1 and 2 apply to the remainder of the sample.

3. The third technique provided estimates of new construction and other additions, conversions, mergers, and "same" units by utilizing segments that had been enumerated in the 1956 NHI. Information reported in 1956, for the period 1950 to 1956, was brought up to date so that the change for the entire period 1950 to 1959 could be determined. The enumerator was supplied with a map of the sample segments and the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1956 records. In the editing process, the component of change for the entire period 1950 to 1959 was determined from the information reported by the 1959 enumerator in relation to the information reported in the earlier survey.

The procedure for measuring losses in the 9 metropolitan areas is described below in techniques 4 and 5. These techniques also utilized results of the NHI survey. Estimates of losses were obtained as the sum of the losses from 1950 to 1956 reported in the NHI and the losses from 1957 to 1959 reported by the 1959 enumerator; however, it was necessary to incorporate a technique to adjust for units reported as lost between 1950 and 1956 which had since returned to the housing inventory or had changed their loss status. For the period 1950 to 1959, estimates of losses reflect the final status of the unit in 1959. Thus, for example, a 1950 dwelling unit reported as having been changed to nonresidential use by 1956 and back to a dwelling unit by 1959 was not included in the losses for 1950 to 1959. On the other hand, a 1950 dwelling unit reported as vacant and unfit for human habitation in 1956 (tabulated as lost through "other means") and demolished by 1959 was tabulated as "demolished."

4. The fourth technique measured losses since 1956 in segments that were in the 1956 sample. The enumerator was supplied with the address of each dwelling unit in the segment as reported in the NHI. The enumerator located each address and reported whether the unit was still a dwelling unit in 1959 or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.

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

² An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases, an enumeration district contains approximately 250 dwelling units.

5. The fifth technique measured the number of units withdrawn from the 1950 inventory by 1956 but which either had come back into the housing inventory by 1959 or had changed their loss status. In the NHI, a procedure similar to that described above in technique 2 had been used to measure losses of structures. The 1959 enumerator was given the addresses of units reported as lost in the NHI. The 1959 enumerator revisited these "lost" units (except the units reported as demolished or otherwise destroyed by 1956) and determined their status at the time of the 1959 enumeration.

The above five techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected for some of the components of change. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

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 described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. 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. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

If house numbers or street names had changed since 1950, the enumerator had to identify, from the 1950 Census records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1950 Census records. In such cases, he determined the 1950 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were in the 1956 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. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

In measuring the number of "lost" units, the enumerator located the specific address and determined the disposition of the 1950 dwelling unit. For example, if a 1950 unit had been changed to a store, the enumerator was to report "other loss"

(change to nonresidential use); however, if the 1950 unit had been demolished and a store erected in its place, the enumerator was to report "demolished."

Information on the 1959 characteristics of the components of change 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 characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

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 and where the FOSDIC schedules were microfilmed. In Washington, a card was punched for each unit enumerated on the conventional-type schedules; and on the microfilm of the FOSDIC schedules, the markings 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 characteristics of the components of change, 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 several items, including 1950 value and rent data for table 3, 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 units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

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. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

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 and the list of addresses,

i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics of the components, some were tabulated for the full sample and others were tabulated for the subsample cases (see table I).

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). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in 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

Components of Inventory Change

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 which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of 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.

All the 1959 data presented in this report and the 1950 data in all tables except table 1 are based on a sample of units. In table 1, the 1950 data on "year structure built" are based on the 20-percent sample and the data for the remaining items are based on the 100-percent enumeration.

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 2½ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 11,200 dwelling units, including the units in the 1,400 land area segments and the list of 2,800 specific addresses for measuring losses; the subsample for this area consists of approximately 3,700 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. 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.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	Full sample, Subsample.
Characteristics.....	
Table 1, 1950 data: Counts of all dwelling units.....	100 percent, 20 percent, 100 percent.
Characteristics: Year built.....	
All other.....	
Table 2, 1959 data: Counts of all dwelling units.....	Full sample, Subsample.
Characteristics.....	
Table 3, 1950 data: Counts of all dwelling units.....	Full sample, Subsample, Full sample.
Characteristics of same units.....	
Characteristics of remaining components.....	
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	4,843,200	89,000
Same units, 1950 and 1959.....	3,566,700	44,000
Units changed by--		
Conversion.....	172,400	27,000
Merger.....	43,400	6,000
Units added through--		
New construction.....	1,012,700	71,000
Other sources.....	48,000	17,000
1950 INVENTORY		
Units changed by--		
Conversion.....	95,200	19,000
Merger.....	91,600	14,000
Units lost through--		
Demolition.....	120,700	34,000
Other means.....	79,600	19,000
NET CHANGE		
Total.....	899,300	84,000
Units added through--		
Conversion.....	77,200	14,000
New construction.....	1,012,700	71,000
Other sources.....	48,000	17,000
Total added.....	1,137,900	75,000
Units lost through--		
Merger.....	48,200	8,000
Demolition.....	120,700	34,000
Other means.....	79,600	19,000
Total lost.....	248,600	40,000

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years 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 owner-occupied units is shown in table 4 as 1,102,800 in 1950 and as 1,150,200 in 1959, the standard error of the 47,400 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
5,000.....	4,000	5,000	250,000.....	32,000	37,000
10,000.....	6,000	7,000	500,000.....	...	58,000
25,000.....	10,000	11,600	1,000,000.....	...	85,000
50,000.....	14,000	17,000	2,500,000.....	...	142,000
100,000.....	21,000	24,000	4,000,000.....	...	180,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

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

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 such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 4,843,200 dwelling units¹ in the housing inventory in the New York-Northeastern New Jersey SCA. Approximately 1,923,500 of these units were occupied by their owners, 2,760,300 were occupied by renters, and the remaining 159,400 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.6 persons and the size of their units averaged 5.9 rooms; for renter households, the medians were 2.5 persons and 3.6 rooms. Approximately one-eighth (12 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was about one-fourth (23 percent).

Comparison with 1950 discloses a net gain of 889,300 dwelling units, or 22 percent over the 1950 inventory. Owner-occupied units increased from 32 percent of the occupied inventory in 1950 to 41 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 88 percent to 93 percent. The median gross rent for renter-occupied units increased during the decade from \$49 to \$74, and the median value of owner-occupied properties rose from \$12,300 to \$18,200.

Additional data on characteristics of the 1959 inventory and changes since 1950, which are helpful in the analysis of developments during the decade, are presented in tables 1 to 7. The counts and characteristics by components of change are summarized in tables A to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	4,843,200	100.0
Same units, 1950 and 1959.....	3,566,700	73.6
Units changed by--		
Conversion.....	172,400	3.6
Merger.....	43,400	0.9
Units added through--		
New construction.....	1,012,700	20.9
Other sources.....	48,000	1.0

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 74 percent of the dwelling units (3,566,700 units) in the New York-Northeastern New Jersey area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 26 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 1,012,700 units, amounting to 21 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 172,400 converted units in the inventory in 1959 (table A) which had been produced by dividing 95,200 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 4,922,977; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

43,400 units (table A). These were produced by combining an estimated 91,600 units that existed in 1950 (table B). Units involved in conversions and mergers represented 4 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	3,953,900	100.0
Same units, 1950 and 1959.....	3,566,700	90.2
Units changed by--		
Conversion.....	95,200	2.4
Merger.....	91,600	2.3
Units lost through--		
Demolition.....	120,700	3.1
Other means.....	79,600	2.0

Table B, which describes the disposition of the 1950 inventory, shows that the 3,566,700 "same" units represented about 90 percent of the 1950 inventory. Approximately 120,700 units, or 3 percent of the 1950 inventory, were demolished before 1959 and 79,600 units (around 2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (5 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, and transient accommodations) added about 1,137,900 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 248,600 dwelling units from the 1950 inventory. Thus, for every nine units that were added to the inventory during the 1950's, two units of the existing supply were removed. The resulting net increase of 889,300 units represents an average annual gain of approximately 91,000 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	4,843,200
April 1950.....	3,953,900
NET CHANGE	
Total.....	889,300
Percent.....	22.5
Units added through--	
Conversion.....	77,200
New construction.....	1,012,700
Other sources.....	48,000
Total added.....	1,137,900
Units lost through--	
Merger.....	48,200
Demolition.....	120,700
Other means.....	79,600
Total lost.....	248,600

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99.9 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.0 rooms. Of the occupied new units roughly one out of three was occupied by renters in 1959 and the median gross rent was \$112. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about one-third were dilapidated or lacked hot water, private toilet or bath, and the median size was 4.0 rooms. The bulk of the occupied units (about 96 percent) had been occupied by renters in 1950, and the gross rent at that time was \$38.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE:
1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	1,012,700	3,566,700	120,700	3,566,700
Not dilapidated, with all facilities..	1,011,700	3,267,000	74,000	3,009,900
Percent of total.....	99.9	91.6	63.6	91.1
With 1.01 or more persons per room....	68,900	352,600	17,500	470,400
Percent of occupied.....	7.1	10.2	17.7	14.6
Owner occupied.....	619,200	1,221,700	3,900	1,102,800
Percent of occupied.....	63.9	35.3	3.9	34.2
Median:				
Number of rooms.....	5.0	4.4	4.0	4.4
Number of persons.....	3.6	2.7	3.0	3.1
Value.....	\$19,100	\$17,600	...	\$11,900
Gross rent.....	\$112	\$71	\$38	\$51
Contract rent.....	\$106	\$62	\$30	\$44

¹ Data on characteristics based on units with 1950 records available.

Comparison of the characteristics of new units with those existing in the inventory as "same" indicates that new units tended to be higher in rents than "same" units. In addition, new units contained larger households and were more frequently owner occupied.

Units involved in conversion or merger also affected the characteristics of the inventory, although the overall effect is limited because of the relatively small numbers of units involved. The process of conversion, for example, added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were owner occupied in 1950, around 147,300 were occupied by renters in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at about the same level in both years.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 7 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

NEW YORK-NORTHEASTERN NEW JERSEY

STANDARD CONSOLIDATED AREA

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

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	4,843,198	...	1,012,706	...	3,953,876	...	ROOMS—Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....	2,760,336	100.0	349,641	100.0	2,576,015	100.0
All units.....	4,843,198	100.0	1,012,706	100.0	3,953,876	100.0	1 and 2 rooms.....	351,048	12.7	41,910	12.0	309,327	12.0
Occupied.....	4,683,787	96.7	968,850	95.7	3,774,306	95.5	3 rooms.....	918,938	33.3	106,141	30.4	767,561	29.8
Owner occupied.....	1,923,451	39.7	619,209	61.1	1,198,291	30.3	4 rooms.....	817,555	29.6	152,902	43.7	787,707	30.6
White.....	1,849,997	38.2	614,523	60.7	1,168,494	29.6	5 rooms.....	424,298	15.4	37,657	10.8	442,734	17.2
Nonwhite.....	73,454	1.5	4,686	0.5	29,797	0.8	6 rooms.....	183,207	6.6	7,699	2.2	190,905	7.4
Renter occupied.....	2,760,336	57.0	349,641	34.5	2,576,015	65.2	7 rooms or more.....	65,290	2.4	3,332	1.0	77,781	3.0
White.....	2,373,805	49.0	314,867	31.1	2,350,592	59.5	Median.....	3.6	...	3.7	...	3.8	...
Nonwhite.....	386,531	8.0	34,774	3.4	225,423	5.7	Vacant.....	159,411	...	43,856	...	179,570	...
Vacant.....	159,411	3.3	43,856	4.3	179,570	4.5	UNITS IN STRUCTURE						
Available for sale only.....	10,002	0.2	4,823	0.5	15,022	0.4	All units.....	4,843,198	100.0	1,012,706	100.0	3,953,876	100.0
Available for rent.....	78,046	1.6	24,180	2.4	34,807	0.9	1.....	1,511,275	31.2	576,412	56.9	21,166,183	29.5
Other.....	71,363	1.5	14,853	1.5	129,741	3.3	2 to 4.....	1,298,320	26.8	117,242	11.6	1,022,277	25.9
							5 to 19.....	785,035	16.2	14,900	1.5	717,473	18.1
CONDITION AND PLUMBING							20 or more.....	1,245,830	25.7	301,434	29.8	1,045,031	26.4
All units.....	4,843,198	100.0	1,012,706	100.0	3,953,876	100.0	Trailer.....	2,738	0.1	2,738	0.3	2,912	0.1
Not dilapidated.....	4,700,278	97.0	1,012,706	100.0	3,783,344	95.7	Owner occupied.....	1,923,451	100.0	619,209	100.0	1,198,291	100.0
With all plumbing facilities.....	4,487,163	92.6	1,011,680	99.9	3,471,139	87.8	1.....	1,363,532	70.9	544,841	88.0	852,284	71.1
Lacking only hot water.....	61,161	1.3	...	...	98,347	2.5	2 to 4.....	496,928	25.8	56,940	9.2	297,932	24.9
Lack other plumbing facilities.....	151,954	3.1	1,026	0.1	138,858	3.5	5 or more.....	60,253	3.1	14,690	2.4	46,245	3.9
Dilapidated.....	142,920	3.0	...	...	170,532	4.3	Trailer.....	2,738	0.1	2,738	0.4	1,830	0.2
Owner occupied.....	1,923,451	100.0	619,209	100.0	1,198,291	100.0	Renter occupied.....	2,760,336	100.0	349,641	100.0	2,576,015	100.0
Not dilapidated.....	1,903,535	99.0	619,209	100.0	1,180,623	98.5	1.....	98,800	3.6	18,691	5.3	209,891	8.1
With all plumbing facilities.....	1,880,711	97.8	619,209	100.0	1,138,734	95.0	2 to 4.....	752,253	27.3	53,053	15.2	698,825	27.1
Lacking only hot water.....	11,938	0.6	...	...	15,764	1.3	5 to 19.....	726,461	26.3	9,061	2.6	1,666,217	64.7
Lack other plumbing facilities.....	10,886	0.6	...	...	26,125	2.2	20 to 49.....	577,299	20.9	58,670	16.8	...	...
Dilapidated.....	19,916	1.0	...	...	17,668	1.5	50 or more.....	605,523	21.9	210,166	60.1	...	...
Renter occupied.....	2,760,336	100.0	349,641	100.0	2,576,015	100.0	Trailer.....	...	...	...	...	1,082	...
Not dilapidated.....	2,649,355	96.0	349,641	100.0	2,431,695	94.4	Vacant.....	159,411	...	43,856	...	179,570	...
With all plumbing facilities.....	2,476,998	89.7	348,615	99.7	2,200,007	85.4	YEAR STRUCTURE BUILT						
Lacking only hot water.....	42,363	1.5	...	...	73,043	2.8	All units.....	4,843,198	100.0	1,012,706	100.0	3,953,876	100.0
Lack other plumbing facilities.....	129,994	4.7	1,026	0.3	158,645	6.2	1957 to 1959.....	215,884	4.5	215,884	21.3	...	...
Dilapidated.....	110,981	4.0	...	...	144,320	5.6	April 1950 to 1956.....	796,822	16.5	796,822	78.7	...	...
Vacant.....	159,411	...	43,856	...	179,570	...	1940 to March 1950.....	472,724	9.8	...	...	480,463	12.2
							1939 or earlier.....	3,377,768	69.3	...	...	3,473,413	87.8
BATHROOMS							Owner occupied.....	1,923,451	100.0	619,209	100.0	...	...
All units.....	4,843,198	100.0	1,012,706	100.0	...	...	1957 to 1959.....	130,408	6.8	130,408	21.1	...	...
1.....	3,783,490	78.1	698,942	69.0	...	...	April 1950 to 1956.....	488,801	25.4	488,801	78.9	...	...
More than 1.....	809,224	16.7	312,738	30.9	...	...	1940 to March 1950.....	243,819	12.7	...	...	...	...
Shared or none.....	250,484	5.2	1,026	0.1	...	...	1939 or earlier.....	1,060,423	55.1	...	...	...	...
Owner occupied.....	1,923,451	100.0	619,209	100.0	...	...	Renter occupied.....	2,760,336	100.0	349,641	100.0	...	...
1.....	1,189,502	61.8	343,430	55.5	...	...	1957 to 1959.....	55,953	2.0	55,953	16.0	...	...
More than 1.....	700,467	36.4	275,779	44.5	...	...	April 1950 to 1956.....	293,688	10.6	293,688	84.0	...	...
Shared or none.....	33,542	1.7	...	...	...	...	1940 to March 1950.....	210,455	7.6	...	...	...	...
Renter occupied.....	2,760,336	100.0	349,641	100.0	...	...	1939 or earlier.....	2,200,240	79.7	...	...	...	...
1.....	2,472,008	89.6	321,628	92.0	...	...	Vacant.....	159,411	...	43,856	...	...	...
More than 1.....	94,886	3.4	26,987	7.7	...	...	PERSONS						
Shared or none.....	193,442	7.0	1,026	0.3	...	...	All occupied units.....	4,683,787	100.0	968,850	100.0	3,774,306	100.0
Vacant.....	159,411	...	43,856	...	...	...	1 person.....	620,417	13.2	56,374	5.8	342,928	9.1
							2 persons.....	1,358,275	29.0	230,698	23.8	1,025,851	27.2
ROOMS							3 persons.....	884,545	18.9	159,401	16.5	933,598	24.7
All units.....	4,843,198	100.0	1,012,706	100.0	3,953,876	100.0	4 persons.....	963,284	20.6	302,240	31.2	763,057	20.2
1 and 2 rooms.....	389,435	8.0	51,795	5.1	349,000	8.8	5 persons.....	528,810	11.3	150,712	15.6	396,401	10.5
3 rooms.....	1,001,442	20.7	122,394	12.1	851,083	21.5	6 persons or more.....	328,456	7.0	69,425	7.2	312,471	8.3
4 rooms.....	1,077,476	22.2	237,689	23.5	1,025,019	25.9	Median.....	2.9	...	3.6	...	3.1	
5 rooms.....	872,220	18.0	183,518	18.1	728,834	18.4	Owner occupied.....	1,923,451	100.0	619,209	100.0	1,198,291	100.0
6 rooms.....	849,578	17.5	231,589	22.9	563,108	14.2	1 person.....	129,774	6.7	15,092	2.4	52,181	4.4
7 rooms or more.....	653,047	13.5	185,721	18.3	436,832	11.0	2 persons.....	439,246	22.8	99,250	16.0	273,854	22.9
Median.....	4.5	...	5.0	...	4.3	...	3 persons.....	361,776	18.8	99,231	16.0	285,473	23.8
Owner occupied.....	1,923,451	100.0	619,209	100.0	1,198,291	100.0	4 persons.....	514,040	26.7	232,363	37.5	269,836	22.5
1 and 2 rooms.....	8,557	0.4	1,459	0.2	13,049	1.1	5 persons.....	310,795	16.2	122,838	19.8	169,692	14.2
3 rooms.....	49,419	2.6	4,855	0.8	46,991	3.9	6 persons or more.....	167,820	8.7	50,435	8.1	147,255	12.3
4 rooms.....	224,234	11.7	75,574	12.2	184,253	15.4	Median.....	3.6	...	3.9	...	3.5	
5 rooms.....	423,942	22.0	139,491	22.5	297,027	21.4	Renter occupied.....	2,760,336	100.0	349,641	100.0	2,576,015	100.0
6 rooms.....	644,172	33.5	220,328	35.6	353,726	29.5	1 person.....	490,643	17.8	41,282	11.8	290,747	11.3
7 rooms or more.....	573,127	29.8	177,502	28.7	343,245	28.6	2 persons.....	919,029	33.3	131,448	37.6	751,997	29.2
Median.....	5.9	...	5.9	...	5.8	...	3 persons.....	522,769	18.9	60,170	17.2	448,125	25.2

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Includes units in semidetached 2-unit structures; see text.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION:
1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	4,683,787	100.0	968,850	100.0	3,774,306	100.0	All occupied units.....	4,683,787	100.0	968,850	100.0	...	...
0.50 or less.....	1,706,130	36.4	276,553	28.5	2,189,829	58.0	No children.....	2,547,675	54.4	350,952	36.2	...	...
0.51 to 0.75.....	1,330,403	28.4	325,178	33.6			1 child.....	731,554	15.6	173,697	17.9	...	...
0.76 to 1.00.....	1,169,273	25.0	298,251	30.8			2 children.....	814,989	17.4	280,670	29.0	...	...
1.01 to 1.50.....	324,097	6.9	62,090	6.4			3 children.....	403,384	8.6	118,180	12.2	...	...
1.51 or more.....	153,884	3.3	6,778	0.7	4 children.....	116,456	2.5	27,335	2.8	...	...
Owner occupied.....	1,923,451	100.0	619,209	100.0	5 children.....	44,191	0.9	14,425	1.5	...	...
0.50 or less.....	839,130	43.6	193,397	31.2	6 children or more.....	25,538	0.5	3,591	0.4	...	...
0.51 to 0.75.....	376,247	30.0	216,349	34.9	Owner occupied.....	1,923,451	100.0	619,209	100.0	...	...
0.76 to 1.00.....	437,343	22.7	187,039	30.2	No children.....	861,782	44.8	157,974	25.5	...	...
1.01 to 1.50.....	62,425	3.2	19,506	3.2	1 child.....	321,950	16.7	121,162	19.6	...	...
1.51 or more.....	8,306	0.4	2,918	0.5	2 children.....	427,235	22.2	213,624	34.5	...	...
Renter occupied.....	2,760,336	100.0	349,641	100.0	3 children.....	221,696	11.5	95,729	15.5	...	...
0.50 or less.....	867,000	31.4	83,156	23.8	4 children or more.....	90,788	4.7	30,720	5.0	...	...
0.51 to 0.75.....	754,156	27.3	108,829	31.1	Renter occupied.....	2,760,336	100.0	349,641	100.0	...	...
0.76 to 1.00.....	731,930	26.5	111,212	31.8	No children.....	1,685,893	61.1	192,978	55.2	...	...
1.01 to 1.50.....	261,672	9.5	42,584	12.2	1 child.....	409,604	14.8	52,535	15.0	...	...
1.51 or more.....	145,978	5.3	3,860	1.1	2 children.....	387,754	14.0	67,046	19.2	...	...
					3 children.....	181,688	6.6	22,451	6.4	...	...
					4 children or more.....	95,397	3.5	14,631	4.2	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	4,683,787	100.0	968,850	100.0	...	...	All occupied units.....	4,683,787	100.0	968,850	100.0	...	...
Male head, wife present, no non- relatives.....	3,404,131	72.7	835,036	86.2	...	...	No children.....	2,547,675	54.4	350,952	36.2	...	...
Under 45 years.....	1,648,668	35.2	344,929	36.2	...	...	Under 6 years only.....	593,173	12.7	168,880	17.4	...	...
45 to 64 years.....	1,398,880	29.9	256,907	26.5	...	...	1 child.....	272,441	5.8	63,260	6.5	...	...
65 years and over.....	356,883	7.6	33,200	3.4	...	...	2 children or more.....	320,732	6.8	105,620	10.9	...	...
Other male head.....	440,048	9.4	57,380	5.9	...	...	6 to 17 years only.....	1,061,941	22.7	295,656	30.5	...	...
Under 65 years.....	322,145	6.9	48,921	5.1	...	...	1 child.....	439,113	9.8	110,437	11.4	...	...
65 years and over.....	118,903	2.5	8,449	0.9	...	...	2 children.....	422,717	9.0	144,974	15.0	...	...
Female head.....	839,608	17.9	76,434	7.9	...	...	3 children or more.....	180,111	3.8	40,245	4.2	...	...
Under 65 years.....	585,423	12.5	60,317	6.2	...	...	Both age groups.....	480,998	10.3	153,362	15.8	...	...
65 years and over.....	254,185	5.4	16,117	1.7	...	...	2 children.....	150,087	3.2	48,396	5.0	...	...
					...	...	3 children.....	191,811	4.1	72,592	7.5	...	...
					...	...	4 children or more.....	139,100	3.0	32,374	3.3	...	...
					...	...	Owner occupied.....	1,923,451	100.0	619,209	100.0	...	...
YEAR MOVED INTO UNIT						OWNER OF UNIT							
All occupied units.....	4,683,787	100.0	968,850	100.0	...	...	Owner-occupied units.....	1,923,451	100.0	619,209	100.0	...	...
1958 and 1959.....	880,967	18.8	272,834	28.2	...	...	Head or wife.....	1,907,725	99.2	616,819	99.6	...	...
1955 to 1957.....	1,215,333	25.9	355,995	36.7	...	...	Other relative of head.....	15,726	0.8	2,390	0.4	...	...
1950 to 1954.....	999,593	21.3	340,021	35.1	...	...	Nonrelative of head.....	...	...	...	...	...
1945 to 1949.....	386,382	8.3	...	...	...	...			
1944 or earlier.....	1,199,312	25.6	...	...	...	...			
Owner occupied.....	1,923,451	100.0	619,209	100.0	...	...					
1958 and 1959.....	235,088	12.2	128,750	20.8	...	...					
1955 to 1957.....	391,590	20.4	227,148	36.7	...	...					
1950 to 1954.....	527,313	27.4	263,311	42.5	...	...					
1945 to 1949.....	218,804	11.4	...	...	...	...			
1944 or earlier.....	550,656	28.6	...	...	...	...			
Renter occupied.....	2,760,336	100.0	349,641	100.0	...	...					
1958 and 1959.....	645,879	23.4	144,084	41.2	...	...					
1955 to 1957.....	823,743	29.8	128,847	36.9	...	...					
1950 to 1954.....	472,280	17.1	76,710	21.9	...	...					
1945 to 1949.....	169,778	6.2	...	...	...	...			
1944 or earlier.....	648,656	23.5	...	...	...	...			
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	4,683,787	100.0	968,850	100.0	...	...	All occupied units.....	4,683,787	100.0	968,850	100.0	...	...
None.....	3,710,061	79.2	877,303	90.6	...	...	No nonrelatives.....	4,498,142	96.0	947,016	97.7	...	...
1 person.....	688,793	14.7	68,713	7.1	...	...	With nonrelatives.....	185,645	4.0	21,834	2.3	...	...
2 persons.....	268,947	5.7	22,834	2.4	...	...	Owner occupied.....	1,923,451	100.0	619,209	100.0	...	...
3 persons or more.....	15,986	0.3	...	...	...	...	No nonrelatives.....	1,838,325	95.6	601,525	97.1	...	...
Owner occupied.....	1,923,451	100.0	619,209	100.0	...	...	With nonrelatives.....	85,126	4.4	17,684	2.9	...	...
None.....	1,508,096	78.4	576,015	93.0	...	...	Renter occupied.....	2,760,336	100.0	349,641	100.0	...	...
1 person.....	294,350	15.3	32,666	5.3	...	...	No nonrelatives.....	2,659,817	96.4	345,491	98.8	...	...
2 persons.....	111,415	5.8	10,528	1.7	...	...	With nonrelatives.....	100,519	3.6	4,150	1.2	...	...
3 persons or more.....	9,590	0.5	...	...	...	...			
Renter occupied.....	2,760,336	100.0	349,641	100.0	...	...					
None.....	2,201,965	79.8	301,288	86.2	...	...					
1 person.....	394,443	14.3	36,047	10.3	...	...					
2 persons.....	157,532	5.7	12,306	3.5	...	...					
3 persons or more.....	6,396	0.2	...	...	...	...			

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent		
AGE OF OWNER													
Owner-occupied units.....	1,923,451	100.0	619,209	100.0	Renter-occupied nonfarm units..	2,760,336	...	349,641	...	2,573,446	...
GROSS RENT													
Reporting.....	2,669,138	100.0	340,097	100.0	2,510,993	100.0	Less than \$40.....	155,506	5.8	6,743	2.0	656,983	26.2
\$40 to \$59.....	629,567	23.6	29,408	8.6	1,142,221	45.5	\$60 to \$79.....	789,852	29.6	36,896	10.8	570,752	22.7
\$80 to \$99.....	488,114	18.3	62,288	18.3	\$100 to \$119.....	266,617	10.0	27,986	17.0
\$120 to \$149.....	185,715	7.0	77,649	22.8	\$150 to \$199.....	100,693	3.8	44,332	13.0	141,037	5.6
\$200 or more.....	53,074	2.0	24,795	7.3	No cash rent.....	91,198	...	9,544	...	62,453	...
Median.....dollars..	74	...	112	...	49	...	CONTRACT RENT						
Reporting cash rent.....													
Median.....dollars..	66	...	106	...	42	...							
VALUE													
Owner-occupied nonfarm units ² ..	1,336,273	100.0	531,710	100.0	774,757	100.0							
Less than \$5,000.....	1,280	0.1	...	...	24,879	3.2						
\$5,000 to \$7,400.....	9,320	0.7	...	...	77,346	10.0						
\$7,500 to \$9,900.....	42,297	3.2	1,009	0.2	1,37,203	17.7							
\$10,000 to \$12,400.....	108,945	8.2	24,987	4.7	309,843	40.0							
\$12,500 to \$14,900.....	194,310	14.5	79,345	14.9	126,938	16.4							
\$15,000 to \$17,400.....	250,505	18.7	108,663	20.4	98,548	12.7							
\$17,500 to \$19,900.....	209,470	15.7	82,090	15.4	...	...					
\$20,000 to \$24,900.....	243,824	18.2	99,937	18.8	...	...					
\$25,000 to \$34,900.....	182,073	13.6	90,232	17.0	...	...					
\$35,000 or more.....	94,249	7.1	45,447	8.5	...	...					
Median.....dollars..	18,200	...	19,100	...	12,300	...							

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	1,012,706	...	48,004	...	172,370	...	43,369	...	3,566,749	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	1,012,706	100.0	48,004	100.0	172,370	100.0	43,369	100.0	3,566,749	100.0
Occupied.....	968,850	95.7	48,004	100.0	157,910	91.6	43,369	100.0	3,465,654	97.2
Owner occupied.....	619,209	61.1	9,698	20.2	39,945	23.2	32,884	75.8	1,221,715	34.3
White.....	614,523	60.7	8,174	17.0	35,742	20.7	29,201	67.6	1,162,257	32.6
Nonwhite.....	4,686	0.5	1,524	3.2	4,203	2.4	3,583	8.3	59,458	1.7
Renter occupied.....	349,641	34.5	38,306	79.8	117,965	68.4	10,485	24.2	2,243,939	62.9
White.....	314,867	31.1	21,198	44.2	92,973	53.9	9,310	21.5	1,935,457	54.3
Nonwhite.....	34,774	3.4	17,108	35.6	24,992	14.5	1,175	2.7	308,482	8.6
Vacant.....	43,856	4.3	...	...	14,460	8.4	...	...	101,095	2.8
Available for sale only.....	4,823	0.5	...	...	...	...	...	...	5,179	0.1
Available for rent.....	24,180	2.4	...	...	6,566	3.8	...	...	47,300	1.3
Other.....	14,853	1.5	...	...	7,894	4.6	...	...	48,616	1.4
CONDITION AND PLUMBING										
All units.....	1,012,706	100.0	48,004	100.0	172,370	100.0	43,369	100.0	3,566,749	100.0
Not dilapidated.....	1,012,706	100.0	46,480	96.8	170,821	99.1	42,724	98.5	3,427,547	96.1
With all plumbing facilities.....	1,011,680	99.9	26,948	56.1	141,146	81.9	40,374	93.1	3,267,015	91.6
Lacking some or all facilities.....	1,026	0.1	19,532	40.7	29,675	17.2	2,350	5.4	160,532	4.5
Dilapidated.....	...	...	1,524	3.2	1,549	0.9	645	1.5	139,202	3.9
Owner occupied.....	619,209	100.0	9,698	...	39,945	100.0	32,884	...	1,221,715	100.0
Not dilapidated.....	619,209	100.0	9,698	...	39,945	100.0	32,884	...	1,201,799	98.4
With all plumbing facilities.....	619,209	100.0	8,174	...	39,945	100.0	31,709	...	1,181,674	96.7
Lacking some or all facilities.....	...	...	1,524	...	...	...	1,175	...	20,125	1.6
Dilapidated.....	...	...	...	...	...	...	...	...	19,916	1.6
Renter occupied.....	349,641	100.0	38,306	100.0	117,965	100.0	10,485	...	2,243,939	100.0
Not dilapidated.....	349,641	100.0	36,782	96.0	116,416	98.7	9,840	...	2,136,676	95.2
With all plumbing facilities.....	348,615	99.7	18,774	49.0	89,983	76.3	8,665	...	2,010,961	89.6
Lacking some or all facilities.....	1,026	0.3	18,008	47.0	26,433	22.4	1,175	...	125,715	5.6
Dilapidated.....	...	...	1,524	4.0	1,549	1.3	645	...	107,263	4.8
Vacant.....	43,856	...	...	...	14,460	...	...	...	101,095	...
BATHROOMS										
All units.....	1,012,706	100.0	48,004	100.0	172,370	100.0	43,369	100.0	3,566,749	100.0
1.....	698,942	69.0	21,822	45.5	133,701	77.6	15,124	34.9	2,913,901	81.7
More than 1.....	312,738	30.9	5,126	10.7	8,994	5.2	25,895	59.7	456,471	12.8
Shared or none.....	1,026	0.1	21,056	43.9	29,675	17.2	2,350	5.4	196,377	5.5

Components of Inventory Change

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	1,012,706	100.0	48,004	100.0	172,370	100.0	43,369	100.0	3,566,749	100.0
1 and 2 rooms.....	51,795	5.1	23,966	49.9	56,393	32.7	2,350	5.4	254,931	7.1
3 and 4 rooms.....	360,083	35.6	15,854	33.0	79,290	46.0	1,820	4.2	1,621,861	45.5
5 and 6 rooms.....	415,107	41.0	3,048	6.3	31,824	18.5	18,708	43.1	1,253,111	35.1
7 rooms or more.....	185,721	18.3	5,126	10.7	4,863	2.8	20,491	47.2	436,846	12.2
Median.....	5.0	...	2.5	...	3.0	...	6.4	...	4.4	...
Owner occupied.....	619,209	100.0	9,698	...	39,945	100.0	32,884	...	1,221,715	100.0
1 and 2 rooms.....	1,459	0.2	...	...	3,244	8.1	1,175	...	2,679	0.2
3 and 4 rooms.....	80,429	13.0	3,048	...	20,803	52.1	...	...	169,373	13.9
5 and 6 rooms.....	359,819	58.1	1,524	...	12,656	31.7	13,626	...	680,489	55.7
7 rooms or more.....	177,502	28.7	5,126	...	3,242	8.1	18,083	...	369,174	30.2
Median.....	5.9	...	...	...	4.1	...	...	...	5.9	...
Renter occupied.....	349,641	100.0	38,306	100.0	117,965	100.0	10,485	...	2,243,939	100.0
1 and 2 rooms.....	41,910	12.0	23,966	62.6	45,032	38.2	1,175	...	238,965	10.6
3 and 4 rooms.....	259,043	74.1	12,816	33.5	55,315	46.9	1,820	...	1,407,499	62.7
5 and 6 rooms.....	45,356	13.0	1,524	4.0	15,997	13.6	5,082	...	539,546	24.0
7 rooms or more.....	3,332	1.0	...	...	1,621	1.4	2,408	...	57,929	2.6
Median.....	3.7	...	1.3	...	2.8	...	...	...	3.7	...
Vacant.....	43,856	...	...	...	14,460	...	...	...	101,095	...
UNITS IN STRUCTURE										
All units.....	1,012,706	100.0	48,004	100.0	172,370	100.0	43,369	100.0	3,566,749	100.0
1.....	579,150	57.2	6,650	13.9	...	...	20,013	46.1	908,200	25.5
2 to 4.....	117,242	11.6	11,430	23.8	101,628	59.0	17,686	40.8	1,050,334	29.4
5 or more.....	316,314	31.2	29,924	62.3	70,742	41.0	5,670	13.1	1,608,215	45.1
YEAR STRUCTURE BUILT										
All units.....	1,012,706	100.0	48,004	100.0	172,370	100.0	43,369	100.0	3,566,749	100.0
1957 to 1959.....	215,884	21.3	...	...	...	...	...	...	...	...
April 1950 to 1956.....	796,822	78.7	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	4,572	9.5	16,012	9.3	3,526	8.1	448,614	12.6
1939 or earlier.....	...	...	43,432	90.5	156,358	90.7	39,843	91.9	3,118,135	87.4
PERSONS										
Occupied units.....	968,850	100.0	48,004	100.0	157,910	100.0	43,369	100.0	3,465,654	100.0
1 person.....	56,374	5.8	4,572	9.5	37,021	23.4	2,995	6.9	519,455	15.0
2 persons.....	230,698	23.8	18,770	39.1	51,704	32.7	5,989	13.8	1,051,114	30.3
3 persons.....	159,401	16.5	5,820	12.1	30,772	19.5	12,125	28.0	676,427	19.5
4 persons.....	302,240	31.2	13,716	28.6	9,665	6.1	3,527	8.1	634,136	18.3
5 persons or more.....	150,712	15.6	1,524	3.2	17,472	11.1	13,274	30.6	345,828	10.0
Median: All occupied.....	69,425	7.2	3,602	7.5	11,276	7.1	5,459	12.6	238,694	6.9
Owner.....	3.6	...	2.6	...	2.3	...	3.7	...	2.7	...
Renter.....	3.9	...	...	...	2.4	...	...	...	3.3	...
Median.....	2.5	...	2.4	...	2.3	...	...	...	2.5	...
PERSONS PER ROOM										
Occupied units.....	968,850	100.0	48,004	100.0	157,910	100.0	43,369	100.0	3,465,654	100.0
0.50 or less.....	276,553	28.5	8,382	17.5	48,956	31.0	20,786	47.9	1,351,453	39.0
0.51 to 0.75.....	325,178	33.6	...	...	34,552	21.9	12,479	28.8	958,194	27.6
0.76 to 1.00.....	298,251	30.8	15,656	32.6	43,079	27.3	8,929	20.6	803,358	23.2
1.01 to 1.50.....	62,090	6.4	5,958	12.4	13,243	8.4	...	...	242,806	7.0
1.51 or more.....	6,778	0.7	18,008	37.5	18,080	11.4	1,175	2.7	109,843	3.2
VALUE										
Owner-occupied nonfarm units ¹	531,710	100.0	6,650	...	...	...	19,368	...	778,545	100.0
Less than \$5,000.....	...	...	...	...	...	...	...	...	1,280	0.2
\$5,000 to \$7,400.....	...	...	...	...	...	...	...	...	9,320	1.2
\$7,500 to \$9,900.....	1,009	0.2	...	...	...	...	...	...	41,288	5.3
\$10,000 to \$12,400.....	24,987	4.7	...	...	...	...	...	...	81,880	10.5
\$12,500 to \$14,900.....	79,345	14.9	2,078	...	...	...	...	...	110,451	14.2
\$15,000 or more.....	426,369	80.2	3,048	...	...	...	2,990	...	534,326	68.6
Median.....dollars.....	19,100	...	...	...	...	...	16,378	...	17,600	...
Renter-occupied nonfarm units.....	349,641	...	38,306	...	117,965	...	10,485	...	2,243,939	...
GROSS RENT										
Reporting.....	340,097	100.0	36,782	100.0	115,741	100.0	7,753	...	2,168,765	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	3,839	0.2
\$20 to \$39.....	6,743	2.0	...	...	...	...	...	...	131,368	6.1
\$40 to \$59.....	29,408	8.6	9,144	24.9	11,206	9.7	2,350	...	369,835	17.0
\$60 to \$79.....	36,896	10.8	16,763	45.6	21,180	18.3	...	...	699,321	32.2
\$80 to \$99.....	62,288	18.3	6,580	17.9	34,464	29.8	2,408	...	396,926	18.3
\$100 or more.....	204,762	60.2	4,295	11.7	21,675	18.7	...	...	367,476	16.9
No cash rent.....	9,544	...	1,524	...	27,216	23.5	2,350	...	75,174	...
Median.....dollars.....	112	...	71	...	75	...	2,732	...	71	...
CONTRACT RENT										
Reporting cash rent.....	340,097	...	36,782	...	115,741	...	7,753	...	2,168,765	...
Median.....dollars.....	106	...	71	...	71	...	...	...	62	...

¹ Restricted to single-unit properties; see text.

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	120,743	100.0	79,600	100.0	95,215	100.0	91,582	100.0	3,566,749	100.0
Units with 1950 records available.....	116,380	96.4	71,698	90.1	74,266	78.0	86,673	94.6	3,305,534	92.7
TENURE, COLOR, AND VACANCY STATUS										
All units.....	116,380	100.0	71,698	100.0	74,266	100.0	86,673	100.0	3,305,534	100.0
Occupied.....	98,691	84.8	62,508	87.2	70,630	95.1	79,758	92.0	3,225,873	97.6
Owner occupied.....	3,876	3.3	10,122	14.1	33,731	45.4	32,896	38.0	1,102,808	33.4
White.....	3,748	3.2	10,122	14.1	32,424	43.7	31,650	36.5	1,070,644	32.4
Nonwhite.....	128	0.1	...	...	1,307	1.8	1,246	1.4	32,164	1.0
Renter occupied.....	94,815	81.5	52,386	73.1	36,899	49.7	46,862	54.1	2,123,065	64.2
White.....	67,324	57.8	46,540	64.9	32,953	44.4	43,894	50.6	1,973,289	59.7
Nonwhite.....	27,491	23.6	5,846	8.2	3,946	5.3	2,968	3.4	149,776	4.5
Vacant.....	17,689	15.2	9,190	12.8	3,636	4.9	6,915	8.0	79,661	2.4
Available for sale only.....	684	0.6	...	...	...	...	...	...	5,363	0.2
Available for rent.....	6,075	5.2	252	0.4	623	0.8	...	...	25,126	0.8
Other.....	10,930	9.4	8,938	12.5	3,013	4.1	6,915	8.0	49,172	1.5
CONDITION AND PLUMBING										
All units.....	116,380	100.0	71,698	100.0	74,266	100.0	86,673	100.0	3,305,534	100.0
Not dilapidated.....	84,157	72.3	55,368	77.2	72,959	98.2	83,524	96.4	3,194,864	96.7
With all plumbing facilities.....	73,965	63.6	39,433	55.0	66,969	90.2	71,939	83.0	3,009,879	91.1
Lacking some or all facilities.....	10,192	8.8	15,935	22.2	5,990	8.1	11,585	13.4	184,985	5.6
Dilapidated.....	32,223	27.7	16,330	22.8	1,307	1.8	3,149	3.6	110,670	3.3
Owner occupied.....	3,876	...	10,122	...	33,731	100.0	32,896	100.0	1,102,808	100.0
Not dilapidated.....	2,276	...	9,499	...	33,047	98.0	31,650	96.2	1,093,126	99.1
With all plumbing facilities.....	2,276	...	8,876	...	33,047	98.0	27,887	84.8	1,063,515	96.4
Lacking some or all facilities.....	...	...	623	...	...	...	3,763	11.4	29,611	2.7
Dilapidated.....	1,600	...	623	...	684	2.0	1,246	3.8	9,682	0.9
Renter occupied.....	94,815	100.0	52,386	100.0	36,899	100.0	46,862	100.0	2,123,065	100.0
Not dilapidated.....	73,522	77.5	39,172	74.8	36,276	98.3	44,959	95.9	2,025,976	95.4
With all plumbing facilities.....	63,330	66.8	29,157	55.7	30,908	83.8	37,821	80.7	1,877,726	88.4
Lacking some or all facilities.....	10,192	10.7	10,015	19.1	5,368	14.5	7,138	15.2	148,250	7.0
Dilapidated.....	21,293	22.5	13,214	25.2	623	1.7	1,903	4.1	97,089	4.6
Vacant.....	17,689	...	9,190	...	3,636	...	6,915	...	79,661	...
ROOMS										
All units.....	116,380	100.0	71,698	100.0	74,266	100.0	86,673	100.0	3,305,534	100.0
1 and 2 rooms.....	4,219	3.6	20,639	28.8	1,321	1.8	15,087	17.4	245,582	7.4
3 and 4 rooms.....	91,792	78.9	23,479	32.7	11,623	15.7	11,280	47.6	1,487,029	45.0
5 and 6 rooms.....	15,554	13.4	19,923	27.8	36,386	49.0	26,136	30.2	1,198,345	36.3
7 rooms or more.....	4,815	4.1	7,657	10.7	24,936	33.6	4,170	4.8	374,578	11.3
Median.....	4.0	...	3.9	...	5.8	...	3.7	...	4.4	...
Owner occupied.....	3,876	...	10,122	...	33,731	100.0	32,896	100.0	1,102,808	100.0
1 and 2 rooms.....	...	...	...	...	...	...	2,614	7.9	9,286	0.8
3 and 4 rooms.....	1,728	...	1,976	...	1,235	3.7	14,845	45.1	188,386	17.1
5 and 6 rooms.....	1,991	...	4,694	...	14,562	43.2	11,267	34.3	600,747	54.5
7 rooms or more.....	157	...	3,452	...	17,934	53.2	4,170	12.7	304,389	27.6
Median.....	...	...	...	...	6.5+	...	4.4	...	5.8	...
Renter occupied.....	94,815	100.0	52,386	100.0	36,899	100.0	46,862	100.0	2,123,065	100.0
1 and 2 rooms.....	3,977	4.2	13,883	26.5	1,321	3.6	12,473	26.6	235,017	11.1
3 and 4 rooms.....	75,817	80.0	21,562	41.2	9,082	24.6	24,566	52.4	1,263,163	59.5
5 and 6 rooms.....	13,563	14.3	12,736	24.3	21,142	57.3	9,823	21.0	566,775	26.7
7 rooms or more.....	1,458	1.5	4,205	8.0	5,354	14.5	...	...	58,110	2.7
Median.....	3.9	...	3.8	...	5.2	...	3.2	...	3.8	...
Vacant.....	17,689	...	9,190	...	3,636	...	6,915	...	79,661	...
UNITS IN STRUCTURE										
All units.....	116,380	100.0	71,698	100.0	74,266	100.0	86,673	100.0	3,305,534	100.0
1.....	19,664	16.9	9,389	13.1	33,231	44.7	...	...	833,394	25.2
2 to 4.....	29,801	25.6	33,713	47.0	22,575	30.4	79,564	91.8	1,005,205	30.4
5 or more.....	66,915	57.5	28,596	39.9	18,460	24.9	7,109	8.2	1,466,935	44.4
YEAR STRUCTURE BUILT										
All units.....	116,380	100.0	71,698	100.0	74,266	100.0	86,673	100.0	3,305,534	100.0
1940 to March 1950.....	20,063	17.2	37,538	52.4	4,306	5.8	5,608	6.5	387,532	11.7
1939 or earlier.....	96,317	82.8	34,160	47.6	69,960	94.2	81,065	93.5	2,918,002	88.3
PERSONS										
Occupied units.....	98,691	100.0	62,508	100.0	70,630	100.0	79,758	100.0	3,225,873	100.0
1 person.....	12,779	12.9	9,678	15.5	4,115	5.8	10,446	13.1	244,416	7.6
2 persons.....	18,066	18.3	22,527	36.0	11,519	16.3	26,502	33.2	837,077	25.9
3 persons.....	37,595	38.1	13,258	21.2	19,016	26.9	19,032	23.9	887,814	27.5
4 persons.....	17,421	17.7	11,680	18.7	15,553	22.0	14,284	17.9	638,643	19.8
5 persons.....	3,752	3.8	3,377	5.4	11,644	16.5	6,038	7.6	353,833	11.0
6 persons or more.....	9,078	9.2	1,988	3.2	8,783	12.4	3,456	4.3	264,088	8.2
Median:										
All occupied.....	3.0	...	2.5	...	3.5	...	2.7	...	3.1	...
Owner.....	...	...	...	...	3.9	...	2.6	...	3.4	...
Renter.....	3.0	...	2.5	...	3.3	...	2.7	...	3.0	...

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	98,691	100.0	62,508	100.0	70,630	100.0	79,758	100.0	3,225,873	100.0
0.50 or less.....	28,937	29.3	20,002	32.0	28,692	40.6	20,930	26.2	941,296	29.2
0.51 to 0.75.....	36,783	37.3	11,570	18.5	21,206	30.0	21,360	26.8	963,808	29.9
0.76 to 1.00.....	15,476	15.7	22,976	36.8	15,774	22.3	25,981	32.6	850,393	26.4
1.01 to 1.50.....	13,182	13.4	6,258	10.0	4,052	5.7	8,063	10.1	356,190	11.0
1.51 or more.....	4,313	4.4	1,702	2.7	906	1.3	3,424	4.3	114,186	3.5
VALUE										
Owner-occupied nonfarm units ¹	1,991	...	2,674	...	21,840	...	...	...	629,923	...
Reporting.....	1,991	...	2,674	...	20,473	100.0	...	...	623,283	100.0
Less than \$5,000.....	...	...	684	...	1,306	6.4	...	...	14,554	2.3
\$5,000 to \$7,400.....	...	...	683	...	...	...	...	...	54,130	8.7
\$7,500 to \$9,900.....	...	...	...	...	1,089	5.3	...	...	98,312	15.8
\$10,000 to \$12,400.....	1,307	...	684	...	8,771	42.8	...	...	190,465	30.6
\$12,500 to \$14,900.....	...	...	...	...	1,246	6.1	...	...	59,374	9.5
\$15,000 or more.....	684	...	623	...	8,061	39.4	...	...	206,448	33.1
Not reported.....	...	...	...	...	1,367	...	...	...	6,640	...
Median.....dollars..	...	...	...	...	12,200	...	...	...	11,900	...
Renter-occupied nonfarm units.....	94,815	...	52,386	...	36,899	...	46,862	...	2,123,065	...
GROSS RENT										
Reporting.....	70,279	100.0	42,628	100.0	34,761	100.0	37,525	100.0	1,925,789	100.0
Less than \$20.....	1,662	2.4	385	0.9	...	...	995	2.7	15,475	0.8
\$20 to \$39.....	37,563	53.4	21,563	50.6	3,043	8.8	5,561	14.8	433,534	22.5
\$40 to \$59.....	24,668	35.1	9,488	22.3	19,062	54.8	26,319	70.1	926,856	48.1
\$60 to \$79.....	5,011	7.1	8,035	18.8	10,042	28.9	3,010	8.0	321,313	16.7
\$80 to \$99.....	624	0.9	975	2.3	2,614	7.5	...	...	115,647	6.0
\$100 or more.....	751	1.1	2,182	5.1	...	...	1,640	4.4	112,964	5.9
Not reported.....	20,343	...	4,227	...	1,930	...	2,614	...	160,986	...
No cash rent.....	4,193	...	5,531	...	208	...	6,723	...	36,290	...
Median.....dollars..	38	...	39	...	55	...	49	...	51	...
CONTRACT RENT										
Reporting cash rent.....	87,705	...	45,862	...	35,445	...	38,832	...	2,012,699	...
Median.....dollars..	30	...	38	...	51	...	46	...	44	...

¹ Restricted to single-unit properties; see text.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Avail-able	Other
	Total	White	Non-white	Total	White	Non-white	Total	White	Non-white				
Same units 1950 and 1959: With 1950 records available.....	3,305,534	3,225,329	2,888,136	337,193	1,150,206	1,090,748	59,458	2,075,123	1,797,388	277,735	80,205	38,700	41,505
Occupied.....	3,225,873	3,163,570	2,835,394	328,176	1,119,120	1,062,223	56,897	2,044,450	1,773,171	271,279	62,303	37,359	24,944
White.....	3,043,933	2,982,909	2,817,025	165,884	1,085,615	1,058,386	27,229	1,897,294	1,758,639	138,655	61,024	36,080	24,944
Nonwhite.....	181,940	180,661	18,369	162,292	33,505	3,837	29,668	147,156	14,532	132,624	1,279	1,279	...
Owner occupied.....	1,102,808	1,093,551	1,033,941	59,610	946,267	911,302	34,965	147,284	122,639	24,645	9,257	6,576	2,681
White.....	1,070,644	1,062,666	1,030,104	32,562	921,780	907,465	14,315	140,886	122,639	18,247	7,978	5,297	2,681
Nonwhite.....	32,164	30,885	3,837	27,048	24,487	3,837	20,650	6,398	...	6,398	1,279	1,279	...
Renter occupied.....	2,123,065	2,070,019	1,801,453	268,566	172,853	150,921	21,932	1,897,166	1,650,532	246,634	53,046	30,783	22,263
White.....	1,973,289	1,920,243	1,786,921	133,322	163,835	150,921	12,914	1,756,408	1,636,000	120,408	53,046	30,783	22,263
Nonwhite.....	149,776	149,776	14,532	135,244	9,018	...	9,018	140,758	14,532	126,226	...	...	...
Vacant.....	79,661	61,759	52,742	9,017	31,086	28,525	2,561	30,673	24,217	6,456	17,902	1,341	16,561
Available.....	30,489	27,809	22,632	5,177	9,139	9,139	...	18,670	13,493	5,177	2,680	...	2,680
Other.....	49,172	33,950	30,110	3,840	21,947	19,386	2,561	12,003	10,724	1,279	15,222	1,341	13,881

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic									Vacant
		Total			Owner occupied			Renter occupied			
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	3,305,534	3,055,240	130,714	119,580	1,121,210	9,080	19,916	1,876,335	111,147	87,641	80,205
Not dilapidated:											
With all plumbing facilities.....	3,009,879	2,893,221	49,793	66,865	1,090,266	5,180	11,935	1,752,445	42,045	49,752	58,256
Lacking some or all facilities.....	184,985	99,601	64,040	21,344	17,362	3,900	6,701	76,334	53,625	11,696	15,367
Dilapidated.....	110,670	62,418	16,881	13,371	13,582	...	1,280	47,556	15,477	26,193	6,582
Owner occupied.....	1,102,808	1,077,830	10,304	14,674	927,873	6,398	11,996	142,039	2,567	2,678	9,257
Not dilapidated:											
With all plumbing facilities.....	1,063,515	1,045,063	5,119	13,333	902,108	3,839	10,655	135,037	1,280	2,678	7,918
Lacking some or all facilities.....	29,611	23,085	5,185	1,341	16,083	2,559	1,341	7,002	1,287	...	1,339
Dilapidated.....	9,682	9,682	...	...	9,682	...	...	...	...	...	...
Renter occupied.....	2,123,065	1,902,925	119,071	101,669	162,251	2,682	7,920	1,706,181	108,580	82,405	53,046
Not dilapidated:											
With all plumbing facilities.....	1,877,726	1,780,799	44,674	52,253	158,413	1,341	1,280	1,591,851	40,765	47,074	37,002
Lacking some or all facilities.....	148,250	70,731	57,516	20,003	1,279	1,341	5,360	66,774	52,338	11,696	9,462
Dilapidated.....	97,089	51,395	16,881	28,813	2,559	...	1,280	47,556	15,477	23,635	6,582
Vacant.....	79,661	74,485	1,339	3,837	31,086	...	...	28,115	...	2,558	17,902

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$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
Owner-occupied nonfarm dwelling units ¹ ...	531,710	...	1,009	24,987	79,345	108,663	82,090	99,937	135,679
ROOMS									
1 and 2 rooms.....	1,459	...	...	...	...	...	...	1,459	...
3 and 4 rooms.....	43,296	...	1,009	11,956	10,618	10,852	3,925	3,477	1,459
5 and 6 rooms.....	313,832	...	...	13,031	49,980	79,517	59,338	59,210	52,756
7 rooms or more.....	173,123	...	...	...	18,747	18,294	18,827	35,791	81,464
PERSONS									
1 and 2 persons.....	89,823	...	1,009	4,562	11,445	19,437	11,656	11,450	30,264
3 and 4 persons.....	282,175	...	...	15,012	32,133	55,457	44,679	61,619	73,275
5 and 6 persons.....	134,781	...	...	4,404	28,243	31,009	24,410	21,795	24,920
7 persons or more.....	24,931	...	...	1,009	7,524	2,760	1,345	5,073	7,220
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	489,633	...	...	24,987	67,730	104,343	73,411	96,460	122,902
Under 45 years.....	330,054	...	...	20,425	45,825	65,907	49,052	73,398	75,447
45 to 64 years.....	145,144	...	...	3,103	19,141	35,430	24,359	19,663	43,448
65 years and over.....	14,435	...	...	1,459	2,764	2,806	...	3,399	4,007
Other male head.....	29,144	...	...	...	10,606	1,009	8,679	...	8,850
Female head.....	12,933	...	1,009	...	1,009	3,511	...	3,477	3,927

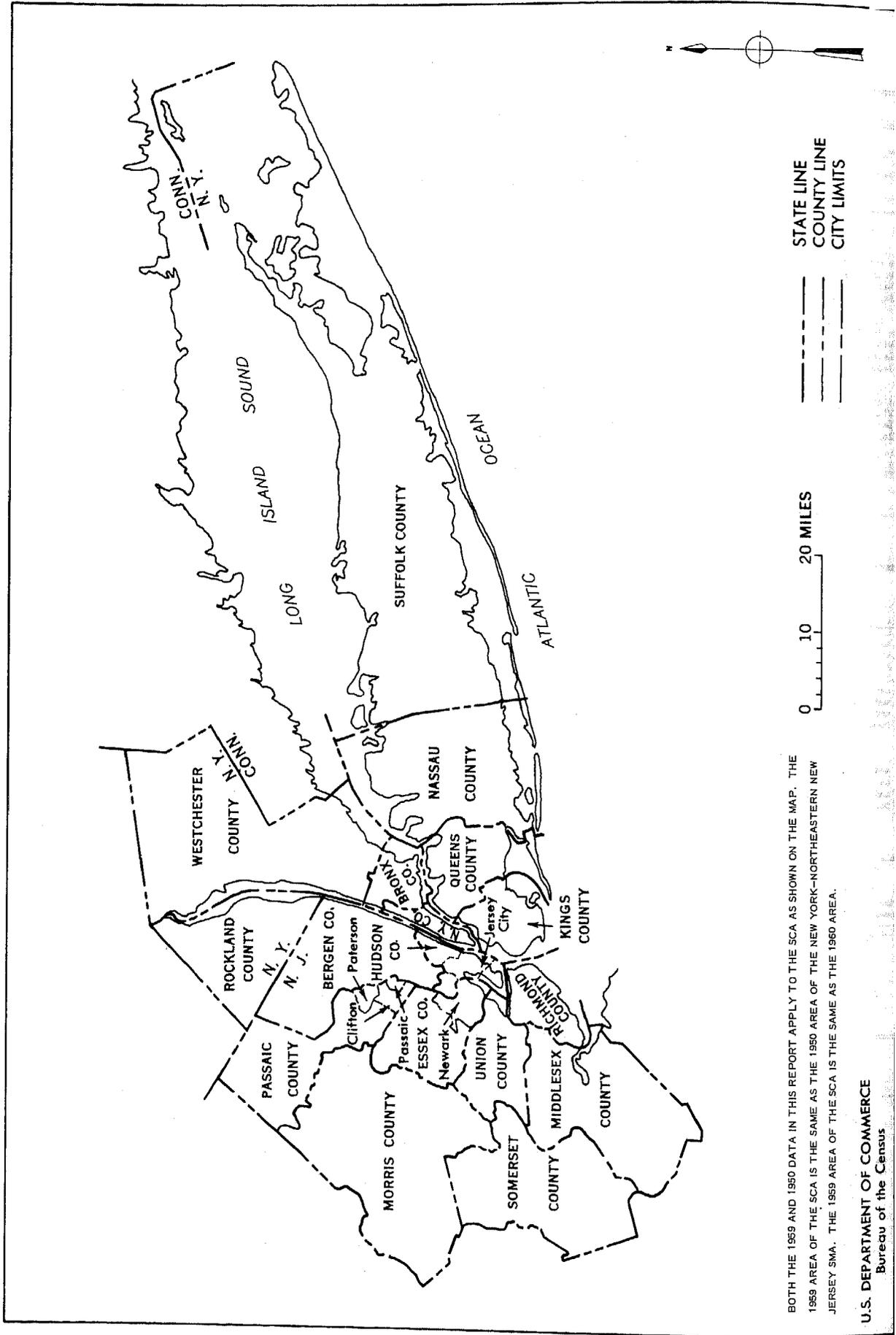
¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	349,641	6,743	29,408	36,896	62,288	135,635	69,127	9,544	
ROOMS									
1 and 2 rooms.....	41,910	955	2,258	2,416	14,669	14,892	4,055	2,665	
3 and 4 rooms.....	259,043	5,788	18,023	29,926	41,651	111,273	49,991	2,391	
5 and 6 rooms.....	45,356	...	9,127	4,554	5,013	9,470	12,704	4,488	
7 rooms or more.....	3,332	...	...	...	955	...	2,377	...
PERSONS									
1 and 2 persons.....	172,730	4,832	6,579	10,523	24,794	80,803	38,382	6,817	
3 and 4 persons.....	130,047	1,911	11,791	17,972	28,660	47,642	20,804	1,267	
5 and 6 persons.....	40,860	...	7,824	7,521	6,924	7,190	9,941	1,460	
7 persons or more.....	6,004	...	3,214	880	1,910	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	272,520	2,920	20,256	27,043	50,316	114,689	52,435	4,861	
Under 45 years.....	166,976	1,965	16,088	20,061	43,033	65,985	17,374	2,470	
45 to 64 years.....	89,542	...	3,821	6,027	7,002	44,318	26,992	1,382	
65 years and over.....	16,002	955	347	955	281	4,386	8,069	1,009	
Other male head.....	24,903	957	...	3,372	5,412	4,872	9,007	1,283	
Female head.....	52,218	2,866	9,152	6,481	6,560	16,074	7,685	3,400	

New York-Northeastern New Jersey STANDARD CONSOLIDATED AREA



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

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-9

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Philadelphia Pa.—N.J.,

Standard Metropolitan Statistical Area

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



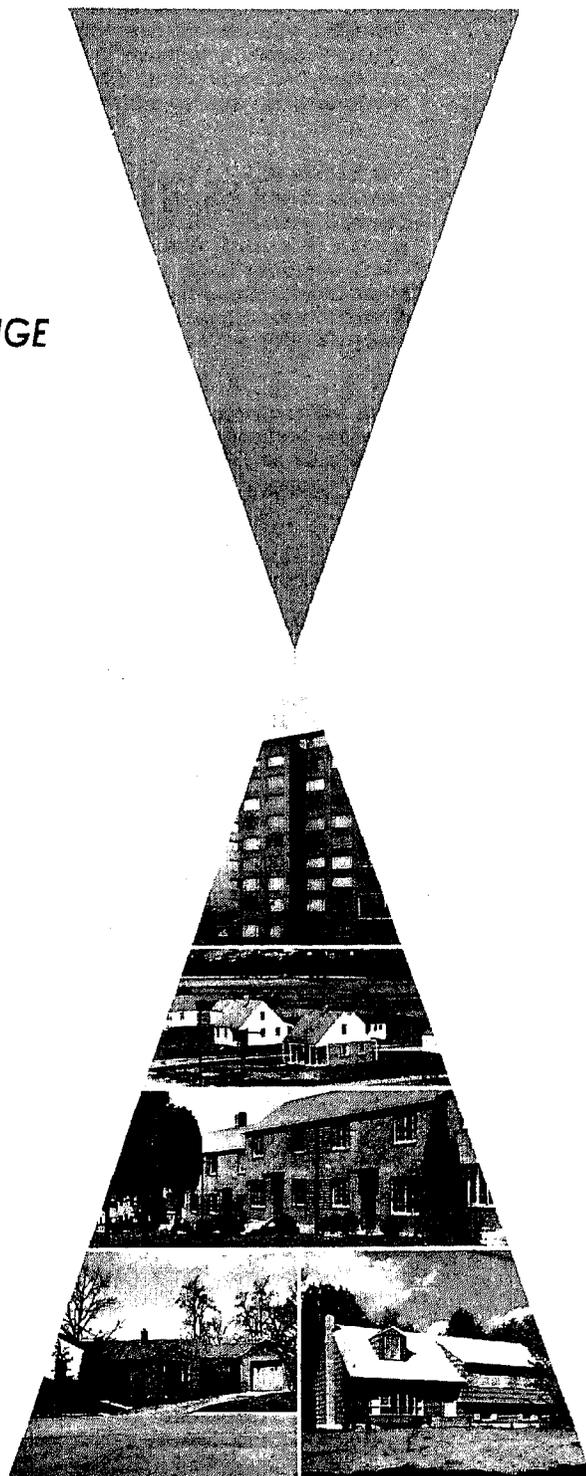
U.S. DEPARTMENT OF COMMERCE

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*

A. ROSS ECKLER, *Deputy Director*
HOWARD C. GRIEVES, *Assistant Director*
CONRAD TAEUBER, *Assistant Director*
MORRIS H. HANSEN, *Assistant Director for Research and Development*
CHARLES B. LAWRENCE, JR., *Assistant Director for Operations*
WALTER L. KEHRES, *Assistant Director for Administration*
CALVERT L. DEDRICK, *Chief, International Statistical Programs Office*
A. W. VON STRUVE, *Public Information Officer*

Housing Division—

DANIEL B. RATHBUN, *Chief*
BEULAH WASHABAUGH, *Special Assistant*
AARON JOSOWITZ, *Acting Chief, Occupancy and Utilization Branch*
J. HUGH ROSE, *Chief, Structural Statistics Branch*

Data Processing Systems Division—ROBERT F. DRURY, *Chief*
Decennial Operations Division—MORTON A. MEYER, *Chief*
Field Division—JEFFERSON D. MCPIKE, *Chief*
Geography Division—WILLIAM T. FAY, *Chief*
Statistical Methods Division—JOSEPH STEINBERG, *Chief*

Library of Congress Card Number: A61-9347

SUGGESTED CITATION

U.S. Bureau of the Census. *U.S. Census of Housing: 1960.*
Volume IV. *Components of Inventory Change.*
Final Report HC(4), Part 1A, No. 9.
U.S. Government Printing Office, Washington, D.C., 1962.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C.
or any of the Field Offices of the Department of Commerce - Price 30 cents.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. An eighth volume 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 with 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.

CONTENTS

INTRODUCTION

	Page		Page
General	1	Definitions and explanations--Continued	
Description of tables.....	1	Occupancy characteristics--Continued	
Map	2	Owner of unit.....	7
Relation to April 1960 Census.....	2	Year moved into unit.....	7
Comparability with 1950 Census of Housing.....	2	Structural characteristics.....	8
Relation to 1956 National Housing Inventory	2	Rooms.....	8
Comparability with data from other sources.....	2	Units in structure.....	8
1960 publication program.....	2	Trailer.....	8
Availability of unpublished data.....	3	Year structure built.....	8
Definitions and explanations	3	Condition and plumbing facilities.....	8
Area classifications.....	3	Condition	8
Standard metropolitan statistical area (SMSA)	3	Plumbing facilities.....	9
Standard consolidated area (SCA)	3	Bathroom	9
Urban-rural and farm-nonfarm residence.....	3	Financial characteristics.....	9
Living quarters.....	4	Value	9
Dwelling unit	4	Contract rent.....	10
Quasi-unit.....	5	Gross rent	10
Components of change	5	Household characteristics.....	10
Same units	5	Household	10
Units changed by conversion.....	5	Head of household.....	10
Units changed by merger	5	Household composition.....	10
Units added through new construction.....	6	Presence of nonrelatives.....	10
Units added through other sources.....	6	Own children	10
Units lost through demolition.....	6	Persons 65 years and over	10
Units lost through other means	6	Collection and processing of data	11
Occupancy characteristics	6	Collection of data	11
Occupied dwelling unit.....	6	Processing of data	12
Vacant dwelling unit.....	6	Accuracy of data	13
Vacancy status.....	7	Sample design and sampling variability.....	13
Color	7	Sample design.....	13
Persons	7	Estimation procedure	13
Persons per room.....	7	Sampling variability.....	14
Tenure	7		

SUMMARY OF FINDINGS

Basic measures of change	16	Characteristics of units created or removed	17
Net change	16	Characteristics of same units.....	17

TABLES

Table	
1.--Characteristics of the housing inventory; total and new construction: 1959 and 1950.....	19
2.--1959 characteristics of dwelling units, for units created since 1950 and same units.....	21
3.--1950 characteristics of dwelling units, for units removed from the inventory since 1950 and same units	23
4.--Tenure, color, and vacancy status, for same units: 1959 by 1950	24
5.--Condition and plumbing facilities, for same units: 1959 by 1950.....	25
6.--New construction: 1959 value of property, by rooms, persons, and household composition, for owner-occupied nonfarm dwelling units.....	25
7.--New construction: 1959 gross rent, by rooms, persons, and household composition, for renter-occupied nonfarm dwelling units	25

Map of the area appears on the page following table 7.

LIST OF REPORTS IN VOLUME IV, PART 1A

(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 PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959		1950		1959 by 1950, same units	1959, new construction units
	Total units	New construction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units				
OCCUPANCY CHARACTERISTICS									
Color by tenure.....	Table 1	Table 1	Table 1	Table 2	Table 3	Table 4			Table
Owner of unit.....	1	1	...	...	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...	...	...
Persons.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	...	...	...	...	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...	...	...
Persons per room.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...	...	...
Year moved into unit.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Vacancy status.....	1	1	1	2	3	4	...	...	...
STRUCTURAL CHARACTERISTICS									
Rooms.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...	...	...
Units in structure.....	1	1	1	2	3	...	...	...	...
By tenure.....	1	1	1	2	3	...	...	...	...
Trailers by tenure.....	1	1	1	...	...	...	...	...	...
Year structure built.....	1	1	1	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES									
Bathrooms.....	1	1	...	2	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	5	...	...	...
By tenure.....	1	1	1	2	3	5	...	...	...
FINANCIAL CHARACTERISTICS									
Contract rent: Median.....	1	1	1	...	...	...	...	...	...
Gross rent.....	1	1	1	2	3	...	...	...	7
By rooms.....	...	...	...	...	...	...	...	...	7
By persons.....	...	...	...	...	...	...	...	...	7
By household composition and age of head.....	...	...	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...	...	...
Value.....	1	1	1	2	3	...	...	...	6
By rooms.....	...	...	...	...	...	...	...	...	6
By persons.....	...	...	...	...	...	...	...	...	6
By household composition and age of head.....	...	...	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...	...	...
HOUSEHOLD CHARACTERISTICS									
Household composition by age of head.....	1	1	...	...	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	...	...	6, 7
Own children under 18 years old.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. 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. 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, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, 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. Both the 1959 and 1950 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

Except for the 1950 data in table 1, which are based largely on the 100-percent enumeration, all the data in this report are based on a sample of dwelling units. Data on the counts of the components of change, and some of the characteristics of the components, are based on a larger sample than data for other characteristics (see "Sample design").

Table 1 presents 1959 data for the total inventory and separately for "new construction" units (units built during the period 1950 to 1959). The table also presents 1950 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item. Both the 1959 and 1950 statistics are shown for the following subjects: tenure, color, vacancy status, persons, and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. In addition, 1959 statistics are presented for: bathrooms; year moved into unit; household composition, persons 65 years and over, own children under 18 years old, own children by age group, and presence of nonrelatives; owner of unit and age of owner.

The 1959 data are based on a sample. The 1950 data in table 1, except for "year structure built," are based on the 100-percent enumeration in the 1950 Census of Housing. Statistics on year built are based on the 20-percent sample in 1950. To permit a direct comparison between the 1959 and 1950 statistics, the "not reported" category for a characteristic in 1950 was eliminated; the units in this category were distributed in the same proportion as the reporting units.

Table 2 presents 1959 data for units created since 1950 and for units classified as "same." The specific subjects presented are: tenure, color, and vacancy status; persons and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities and bathrooms; and value, gross rent, and contract rent. The components for which each subject is presented are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1950 data for units removed from the inventory since 1950 and for "same" units. The subjects are the same as those presented in table 2, with the exception of the item on bathrooms, which was not included in the 1950 Census. The number of categories shown for an item also is the same as for the 1959 data in table 2. The components for which each subject is presented are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1950 figures reflect the number of units that existed prior to the conversion or merger.

The 1950 data in table 3 are based on units in the sample for the December 1959 survey. The 1950 information was transcribed from the 1950 Census record for the sample unit and tabulated by the component of change. Because it was not possible to identify some of the units in the 1950 Census records, data on characteristics in table 3 are restricted to units for which information from the 1950 records was available. For this reason, and because the data in table 3 are based on a sample, the sum of the entries in the five columns for a category will differ from the 1950 figure for the corresponding category in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 will differ from the 1950 figure for number of units with "7 rooms or more" in table 1. As a result of the estimation procedure used, the sum of the figures on the "all dwelling units" line will be essentially identical with the 1950 figure for "all dwelling units" in table 1.

For "same" units, the total number of units in table 3 is identical with the total in table 2, but the distribution in table 3 represents the characteristics in 1950, and the distribution in table 2 represents the characteristics in 1959.

Tables 4 and 5 are cross tabulations of 1959 and 1950 characteristics for units classified as "same" in 1950 and 1959. The data in both tables are restricted to "same" units for which the 1950 Census records were available. The 1959 characteristic is cross tabulated by the 1950 characteristic for tenure, color, and vacancy status in table 4 and condition and plumbing facilities in table 5.

Tables 6 and 7 are cross tabulations of 1959 characteristics for "new construction" units. In table 6, value of owner-occupied units is tabulated by rooms, persons, and household composition. In table 7, gross rent of renter-occupied units is tabulated by the same three items.

Medians and percentages are not shown when the base comprises fewer than 25 sample cases. Percentages are not shown if they are less than 0.1 percent.

Components of Inventory Change

Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed, for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

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

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change 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"). 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. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

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. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

Comparability between 1960 and 1950 concepts and the availability of related data prior to 1950 are discussed in 1960 Census of Housing, Volume I, States and Small Areas.

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. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, 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. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory 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). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use 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 "year structure built" and 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 do not measure the same type of universe as measured by 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 volume 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 unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1950 Census. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1950 Census generally pertain to data in 1950 Census of Housing, Volume I, General Characteristics. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census as well as in the 1950 Census. In both the April 1960 Census and the 1950 Census, data are available for the total housing inventory, but not for components of change.

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. 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.

In the reports for the 15 SMSA's, the boundaries 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). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

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, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added).

In the reports for these two SCA's, the boundaries 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.

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,

Components of Inventory Change

(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.

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the 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.

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 (see "Trailer").

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.

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 in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1950 but as quasi-units in 1959 are considered losses from the 1950 housing inventory; conversely, quarters which were classified as quasi-units (nondwelling-unit quarters) in 1950 and as dwelling units in 1959 are considered additions to 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:

- Units added through new construction
- Units added through other sources
- Units changed by conversion
- Units changed by merger
- Same units

In terms of the 1950 inventory, the components of change consist of:

- Units lost through demolition
- Units lost through other means
- Units changed by conversion
- Units changed by merger
- Same units

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.

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.

Units changed by conversion.--Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1950 and 1959 inventories. For example, one dwelling unit in the 1950 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1950 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1950 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1950 and 1959 but had reverted to the 1950 status before the 1959 enumeration.

Units changed by merger.--Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling

Components of Inventory Change

units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1950 and 1959 inventories. For example, two dwelling units in the 1950 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1950 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1950 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1950 and had been converted to their 1950 status before December 1959 are not included in the figures on mergers.

Units added through 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.)

Units added through other sources.--Any dwelling unit added to the inventory between April 1950 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

1. Units created from living quarters classified as nondwelling-unit quarters, or quasi-units, in 1950; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
2. Units created from nonresidential space such as a store, garage, or barn.
3. Units moved to site during the period April 1950 to December 1959. Such units, if moved within the same area, do not result in a net addition to the total inventory since they represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, is a net addition if occupied as a dwelling unit in 1959 but not in 1950.

The additions from other sources do not include units which were added to the inventory after April 1950 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in April 1950 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means.--Any dwelling unit which existed in April 1950 and which was lost to the housing inventory

through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household. (The term "quasi-unit" in 1959 is comparable to "nondwelling-unit" quarters in 1950.)
2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
4. Units lost by change to nonresidential use.
5. Units moved from site since April 1950. Such units, if moved within the same area, do not result in a net loss from the total inventory since they represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, resulted in a net loss if occupied as a dwelling unit in 1950 but not in 1959.
6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1950 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1950 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

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. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

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. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

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.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1950 Census.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1950 Census, the classification was obtained in most cases by

the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

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 median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

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

Persons per room.--The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the 1960 and 1950 Censuses.

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. "No cash rent" appears as a category in the rent tabulations.

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

Owner of unit.--The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1950 Census, no information was obtained on the identity of the owner of the unit.

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.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

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. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

Trailer.--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1950, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory--the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1950, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

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. 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 median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

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.

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.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

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 median gross rent was computed in the same manner as the median contract rent. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

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 3, this same procedure was followed. For the 1950 data in table 1, 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.

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.

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.

Presence of nonrelatives.--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 in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Results of the 1950 Census also are available under "Type of household" in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics, except that the 1950 data for standard metropolitan areas exclude rural-farm units.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 and 1950 Censuses of Population.

Persons 65 years 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. 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 will seldom have more than 3 such persons.

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 processing 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.--Five basic survey techniques were used to obtain measures of the number of dwelling units by components of change.

In each of the 8 metropolitan areas for which separate statistics were not provided in the 1956 NHI, the estimates depended primarily on the first two techniques described below. For the relatively small number of segments which were also in the NHI, the third technique was used.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, certain types of losses, and units which were the "same" in 1950 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and the 1950 Census records for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in

relation to the situation in 1950. When recording each 1959 unit, the enumerator accounted for all dwelling units that existed in the structure in 1950 (or part of a structure when the segment consisted of only part of a structure, e.g., one floor of an apartment house). Thus, losses were reported in the "segment" sample for structures which contained at least one dwelling unit in 1959 (see technique 2 for losses of entire structures). In some instances, the 1950 Census records were not available or the enumerator could not match the units because of incomplete identification given in 1950; in these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

2. The second technique measured losses of units in situations where all the 1950 dwelling units in the structure were lost to the housing inventory. A sample of addresses in clusters of three was selected from the 1950 Census records. The enumerator located these specific addresses and, if the entire structure had been demolished, had changed to nonresidential use, had become vacant and unfit for human habitation, or was otherwise lost to the inventory since 1950, the enumerator reported as a loss each unit that existed in the structure in 1950.

In each of the 9 metropolitan areas for which separate estimates were provided in the 1956 NHI, techniques 3, 4, and 5 described below apply to segments that were used in the NHI and techniques 1 and 2 apply to the remainder of the sample.

3. The third technique provided estimates of new construction and other additions, conversions, mergers, and "same" units by utilizing segments that had been enumerated in the 1956 NHI. Information reported in 1956, for the period 1950 to 1956, was brought up to date so that the change for the entire period 1950 to 1959 could be determined. The enumerator was supplied with a map of the sample segments and the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1956 records. In the editing process, the component of change for the entire period 1950 to 1959 was determined from the information reported by the 1959 enumerator in relation to the information reported in the earlier survey.

The procedure for measuring losses in the 9 metropolitan areas is described below in techniques 4 and 5. These techniques also utilized results of the NHI survey. Estimates of losses were obtained as the sum of the losses from 1950 to 1956 reported in the NHI and the losses from 1957 to 1959 reported by the 1959 enumerator; however, it was necessary to incorporate a technique to adjust for units reported as lost between 1950 and 1956 which had since returned to the housing inventory or had changed their loss status. For the period 1950 to 1959, estimates of losses reflect the final status of the unit in 1959. Thus, for example, a 1950 dwelling unit reported as having been changed to nonresidential use by 1956 and back to a dwelling unit by 1959 was not included in the losses for 1950 to 1959. On the other hand, a 1950 dwelling unit reported as vacant and unfit for human habitation in 1956 (tabulated as lost through "other means") and demolished by 1959 was tabulated as "demolished."

4. The fourth technique measured losses since 1956 in segments that were in the 1956 sample. The enumerator was supplied with the address of each dwelling unit in the segment as reported in the NHI. The enumerator located each address and reported whether the unit was still a dwelling unit in 1959 or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.

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

² An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases, an enumeration district contains approximately 250 dwelling units.

Components of Inventory Change

5. The fifth technique measured the number of units withdrawn from the 1950 inventory by 1956 but which either had come back into the housing inventory by 1959 or had changed their loss status. In the NHI, a procedure similar to that described above in technique 2 had been used to measure losses of structures. The 1959 enumerator was given the addresses of units reported as lost in the NHI. The 1959 enumerator revisited these "lost" units (except the units reported as demolished or otherwise destroyed by 1956) and determined their status at the time of the 1959 enumeration.

The above five techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected for some of the components of change. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

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 described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. 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. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

If house numbers or street names had changed since 1950, the enumerator had to identify, from the 1950 Census records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1950 Census records. In such cases, he determined the 1950 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were in the 1956 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. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

In measuring the number of "lost" units, the enumerator located the specific address and determined the disposition of the 1950 dwelling unit. For example, if a 1950 unit had been changed to a store, the enumerator was to report "other loss"

(change to nonresidential use); however, if the 1950 unit had been demolished and a store erected in its place, the enumerator was to report "demolished."

Information on the 1959 characteristics of the components of change 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 characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

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 and where the FOSDIC schedules were microfilmed. In Washington, a card was punched for each unit enumerated on the conventional-type schedules; and on the microfilm of the FOSDIC schedules, the markings 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 characteristics of the components of change, 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 several items, including 1950 value and rent data for table 3, 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 units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

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. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

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 and the list of addresses,

i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics of the components, some were tabulated for the full sample and others were tabulated for the subsample cases (see table I).

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). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in 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 which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of 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.

All the 1959 data presented in this report and the 1950 data in all tables except table 1 are based on a sample of units. In table 1, the 1950 data on "year structure built" are based on the 20-percent sample and the data for the remaining items are based on the 100-percent enumeration.

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 2½ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 11,000 dwelling units, including the units in the 1,400 land area segments and the list of 4,000 specific addresses for measuring losses; the subsample for this area consists of approximately 3,800 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. 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.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data:	
Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 1, 1950 data:	
Counts of all dwelling units.....	100 percent.
Characteristics: Year built.....	20 percent.
All other.....	100 percent.
Table 2, 1959 data:	
Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 3, 1950 data:	
Counts of all dwelling units.....	Full sample.
Characteristics of same units.....	Subsample.
Characteristics of remaining components.....	Full sample.
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	1,328,400	14,600
Same units, 1950 and 1959.....	952,600	6,700
Units changed by--		
Conversion.....	57,800	7,100
Merger.....	19,100	2,300
Units added through--		
New construction.....	292,800	11,100
Other sources.....	6,100	900
1950 INVENTORY		
Units changed by--		
Conversion.....	29,300	3,600
Merger.....	38,400	4,900
Units lost through--		
Demolition.....	14,200	1,800
Other means.....	18,000	2,800
NET CHANGE		
Total.....	275,900	13,200
Units added through--		
Conversion.....	28,500	4,000
New construction.....	292,800	11,100
Other sources.....	6,100	900
Total added.....	327,300	11,800
Units lost through--		
Merger.....	19,300	2,700
Demolition.....	14,200	1,800
Other means.....	18,000	2,800
Total lost.....	51,500	4,300

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years 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 owner-occupied units is shown in table 4 as 538,400 in 1950 and as 553,500 in 1959, the standard error of the 15,100 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
1,000.....	600	700	75,000.....	6,000	7,000
5,000.....	1,500	2,000	100,000.....	...	8,000
10,000.....	2,000	2,500	250,000.....	...	13,500
25,000.....	3,500	4,000	500,000.....	...	19,000
50,000.....	5,000	5,500	1,000,000.....	...	28,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	500,000	1,328,000
2 or 98.....	1.9	0.9	0.6	0.5	0.3
5 or 95.....	2.9	1.6	1.0	0.8	0.5
10 or 90.....	3.8	2.2	1.5	1.0	0.7
25 or 75.....	5.9	3.3	2.2	1.5	1.0
50.....	6.6	3.8	2.4	1.8	1.2

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 such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 1,328,400 dwelling units¹ in the housing inventory in the Philadelphia SMSA. Approximately 894,100 of these units were occupied by their owners, 364,900 were occupied by renters, and the remaining 89,400 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.3 persons and the size of their units averaged 6.1 rooms; for renter households, the medians were 2.4 persons and 4.0 rooms. Approximately one-tenth (11 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was about two-fifths (38 percent).

Comparison with 1950 discloses a net gain of 275,900 dwelling units, or 26 percent over the 1950 inventory. Owner-occupied units increased from 62 percent of the occupied inventory in 1950 to 71 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 86 percent to 93 percent. The median gross rent for renter-occupied units increased during the decade from \$45 to \$67, and the median value of owner-occupied properties rose from \$7,800 to \$11,200.

Additional data on characteristics of the 1959 inventory and changes since 1950, which are helpful in the analysis of developments during the decade, are presented in tables 1 to 7. The counts and characteristics by components of change are summarized in tables A to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	1,328,400	100.0
Same units, 1950 and 1959.....	952,600	71.7
Units changed by--		
Conversion.....	57,800	4.4
Merger.....	19,100	1.4
Units added through--		
New construction.....	292,800	22.0
Other sources.....	6,100	0.5

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 72 percent of the dwelling units (952,600 units) in the Philadelphia area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 28 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 292,800 units, amounting to 22 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 57,800 converted units in the inventory in 1959 (table A) which had been produced by dividing 29,300 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 1,333,821; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

about 19,100 units (table A). These were produced by combining an estimated 38,400 units that existed in 1950 (table B). Units involved in conversions and mergers represented 6 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	1,052,500	100.0
Same units, 1950 and 1959.....	952,600	90.5
Units changed by--		
Conversion.....	29,300	2.8
Merger.....	38,400	3.7
Units lost through--		
Demolition.....	14,200	1.3
Other means.....	18,000	1.7

Table B, which describes the disposition of the 1950 inventory, shows that the 952,600 "same" units represented about 91 percent of the 1950 inventory. Approximately 14,200 units, or one percent of the 1950 inventory, were demolished before 1959 and 18,000 units (around 2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (6 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses and transient accommodations) added about 327,300 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 51,500 dwelling units from the 1950 inventory. Thus, for every six units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 275,900 units represents an average annual gain of approximately 28,000 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	1,328,400
April 1950.....	1,052,500
NET CHANGE	
Total.....	275,900
Percent.....	26.2
Units added through--	
Conversion.....	28,500
New construction.....	292,800
Other sources.....	6,100
Total added.....	327,300
Units lost through--	
Merger.....	19,300
Demolition.....	14,200
Other means.....	18,000
Total lost.....	51,500

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.8 rooms. Of the occupied new units roughly one out of six was renter-occupied in 1959 and the median gross rent was \$103. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about two-thirds were dilapidated or lacked hot water, private toilet or bath, and the median size was 4.1 rooms. The bulk of the occupied units (about 64 percent) had been occupied by renters in 1950, and the gross rent at that time was \$37.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	292,800	952,600	14,200	952,600
Not dilapidated, with all facilities..	290,400	873,100	4,400	741,400
Percent of total.....	99.2	91.6	32.7	89.8
With 1.01 or more persons per room....	19,400	60,300	2,300	59,500
Percent of occupied.....	6.8	6.7	17.8	7.3
Owner occupied.....	239,800	624,400	4,700	538,400
Percent of occupied.....	84.6	69.5	36.5	66.2
Median:				
Number of rooms.....	5.8	5.8	4.1	5.9
Number of persons.....	3.5	2.9	3.2	3.3
Value.....	\$15,100	\$9,600	...	\$7,800
Gross rent.....	\$103	\$64	\$37	\$48
Contract rent.....	\$90	\$54	\$29	\$39

¹ Data on characteristics based on units with 1950 records available.

Comparison of the characteristics of new units with those existing in the inventory as "same" indicates that new units tended to be higher in rents and values than "same" units. In addition, new units contained larger households and were more frequently owner occupied.

Units involved in conversion or merger also affected the characteristics of the inventory, although the overall effect is limited because of the relatively small numbers of units involved. The process of conversion, for example, added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to non-white occupancy by 1959, and vice versa. Further, it shows that, of the units which were renter occupied in 1950, around 63,600 were occupied by owners in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at about the same level in both years.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 13 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	1,328,393	...	292,786	...	1,052,537	...	ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	1,328,393	100.0	292,786	100.0	1,052,537	100.0	1 apt 2 rooms.....	364,860	100.0	43,667	100.0	388,099	100.0
Occupied.....	1,258,988	94.8	283,455	96.8	1,017,729	96.7	2 to 4.....	21,793	14.2	2,297	5.3	72,843	18.8
Owner occupied.....	894,128	67.3	239,788	81.9	629,630	59.8	3 rooms.....	91,078	25.0	8,777	20.1	92,464	23.8
White.....	812,692	61.2	236,704	80.8	589,561	56.0	4 rooms.....	81,562	22.4	15,546	35.6	75,387	19.4
Nonwhite.....	81,436	6.1	3,084	1.1	40,069	3.8	5 rooms.....	58,657	16.1	9,975	22.8	55,658	13.8
Renter occupied.....	364,860	27.5	43,667	14.9	388,099	36.9	6 rooms.....	48,056	13.2	4,833	11.1	57,723	14.9
White.....	273,897	20.6	38,458	13.1	304,892	29.0	7 rooms or more.....	33,804	9.3	2,339	5.1	35,964	9.3
Nonwhite.....	90,963	6.8	5,209	1.8	83,207	7.9	Median.....	4.0	...	4.2	...	3.9	...
Vacant.....	69,405	5.2	9,331	3.2	34,808	3.3	Vacant.....						
Available for sale only.....	14,269	1.1	4,109	1.4	5,720	0.5	69,405						
Available for rent.....	26,844	2.0	1,924	0.7	7,405	0.7	9,331						
Other.....	28,292	2.1	3,298	1.1	21,683	2.1	34,808						
CONDITION AND PLUMBING							UNITS IN STRUCTURE						
All units.....	1,328,393	100.0	292,786	100.0	1,052,537	100.0	All units.....	1,328,393	100.0	292,786	100.0	1,052,537	100.0
Not dilapidated.....	1,278,426	96.2	291,411	99.5	1,010,267	96.0	1.....	1,098,265	75.9	255,784	87.4	788,608	74.9
With all plumbing facilities.....	1,230,767	92.7	290,373	99.2	901,086	85.6	2 to 4.....	221,192	16.7	18,217	6.2	169,318	16.1
Lacking only hot water.....	8,564	0.6	368	0.1	15,000	1.4	5 to 19.....	68,753	5.2	5,447	1.9	69,673	6.6
Lack'g other plumbing facilities.....	39,095	2.9	670	0.2	94,181	8.9	20 or more.....	27,154	2.0	10,439	3.6	22,500	2.1
Dilapidated.....	49,967	3.8	1,375	0.5	42,270	4.0	Trailer.....	3,034	0.2	2,701	0.9	2,438	0.2
Owner occupied.....	894,128	100.0	239,788	100.0	629,630	100.0	Owner occupied.....						
Not dilapidated.....	882,030	98.6	238,748	99.6	620,111	98.5	1.....	894,128	100.0	239,788	100.0	629,630	100.0
With all plumbing facilities.....	868,867	97.2	238,380	99.4	585,998	93.1	2 to 4.....	836,734	93.5	230,841	96.3	581,928	92.4
Lacking only hot water.....	4,099	0.5	368	0.2	5,924	0.9	5 to 19.....	49,963	5.6	6,008	2.5	39,975	6.3
Lack'g other plumbing facilities.....	9,064	1.0	...	...	28,189	4.5	20 or more.....	5,733	0.6	238	0.1	5,496	0.9
Dilapidated.....	12,098	1.4	1,040	0.4	9,519	1.5	Trailer.....	2,701	0.3	2,701	1.1	2,171	0.3
Renter occupied.....	364,860	100.0	43,667	100.0	388,099	100.0	Renter occupied.....						
Not dilapidated.....	333,900	91.5	43,332	99.2	358,235	92.3	1.....	364,860	100.0	43,667	100.0	388,099	100.0
With all plumbing facilities.....	309,974	83.9	42,662	97.7	289,781	74.7	2 to 4.....	134,182	36.8	17,471	40.6	181,152	46.7
Lacking only hot water.....	3,133	0.9	...	...	8,249	2.1	5 to 19.....	149,197	40.9	11,537	26.4	123,606	31.8
Lack'g other plumbing facilities.....	24,793	6.8	670	1.5	60,205	15.5	20 to 49.....	58,273	16.0	5,643	11.5	83,074	21.4
Dilapidated.....	30,960	8.5	335	0.8	29,864	7.7	50 or more.....	5,542	1.5	151	0.3	...	...
Vacant.....							Trailer.....						
69,405							333						
9,331							17,333						
34,808							333						
							Vacant.....						
							69,405						
							9,331						
							34,808						
BATHROOMS							YEAR STRUCTURE BUILT						
All units.....	1,328,393	100.0	292,786	100.0	...	...	All units.....	1,328,393	100.0	292,786	100.0	1,052,537	100.0
1.....	1,005,853	75.7	165,028	56.4	...	...	1957 to 1959.....	69,812	5.3	69,812	23.8	...	...
More than 1.....	257,456	19.4	125,714	42.9	...	...	April 1950 to 1956.....	222,974	16.8	222,974	76.2	...	...
Shared or none.....	65,084	4.9	2,044	0.7	...	...	1940 to March 1950.....	124,941	9.4	...	...	140,670	13.4
Owner occupied.....	894,128	100.0	239,788	100.0	...	...	1939 or earlier.....	910,666	68.6	...	...	911,867	86.6
1.....	643,035	71.9	121,687	50.7	...	...	Owner occupied.....						
More than 1.....	234,047	26.2	117,062	48.8	...	...	894,128	100.0	239,788	100.0	...	...
Shared or none.....	17,046	1.9	1,039	0.4	...	...	1957 to 1959.....	48,865	5.5	48,865	20.4	...	...
Renter occupied.....	364,860	100.0	43,667	100.0	...	...	April 1950 to 1956.....	190,923	21.4	190,923	79.6	...	...
1.....	310,771	85.2	39,177	89.7	...	...	1940 to March 1950.....	95,346	10.7	...	...	...	...
More than 1.....	15,049	4.1	3,485	8.0	...	...	1939 or earlier.....	558,994	62.5	...	...	...	...
Shared or none.....	39,040	10.7	1,005	2.3	...	...	Renter occupied.....						
Vacant.....	69,405	...	9,331	...	...	...	364,860	100.0	43,667	100.0	...	...
ROOMS							PERSONS						
All units.....	1,328,393	100.0	292,786	100.0	1,052,537	100.0	All occupied units.....	1,258,988	100.0	283,455	100.0	1,017,729	100.0
1 and 2 rooms.....	62,020	4.7	2,798	1.0	82,599	7.9	1 person.....	149,715	11.9	13,833	4.9	83,819	8.2
3 rooms.....	120,643	9.1	10,236	3.5	113,452	10.6	2 persons.....	348,662	27.7	71,010	25.1	238,216	26.1
4 rooms.....	155,973	11.7	35,107	12.0	120,040	11.4	3 persons.....	248,425	19.7	57,882	20.4	238,317	23.4
5 rooms.....	207,814	15.6	66,389	22.7	137,192	13.0	4 persons.....	230,842	18.3	72,934	25.7	204,132	20.1
6 rooms.....	436,703	32.9	111,314	38.0	346,220	32.9	5 persons.....	141,365	11.2	38,535	13.6	115,062	11.3
7 rooms or more.....	345,240	26.0	66,942	22.9	255,034	24.2	6 persons or more.....	139,979	11.1	29,261	10.3	111,183	10.9
Median.....	5.8	...	5.8	...	5.7	...	Median.....	3.0	...	3.5	...	3.2	...
Owner occupied.....	894,128	100.0	239,788	100.0	629,630	100.0	Owner occupied.....						
1 and 2 rooms.....	2,434	0.3	...	...	5,430	0.9	1 person.....	89,898	22.2	6,374	14.6	53,579	13.8
3 rooms.....	14,228	1.6	1,048	0.4	14,289	2.3	2 persons.....	113,645	31.0	14,893	34.1	120,916	31.1
4 rooms.....	60,979	6.8	18,321	7.6	38,947	6.2	3 persons.....	70,220	19.2	10,429	23.9	87,328	22.5
5 rooms.....	141,329	15.8	54,773	22.8	78,513	12.5	4 persons.....	42,767	11.7	6,460	14.8	60,709	15.6
6 rooms.....	374,902	41.9	103,338	43.1	279,516	44.4	5 persons.....	24,087	6.6	2,330	5.3	31,726	8.2
7 rooms or more.....	300,256	33.6	62,308	26.0	212,935	33.8	6 persons or more.....	33,843	9.3	3,181	7.3	34,196	8.8
Median.....	6.1	...	5.9	...	6.1	...	Median.....	2.4	...	2.6	...	2.7	...
Renter occupied.....							Renter occupied.....						
894,128							80,898						
239,788							113,645						
629,630							70,220						
100.0							42,767						
100.0							24,087						
100.0							33,843						
100.0							2.4						
100.0							22.2						
100.0							31.0						
100.0							19.2						
100.0							11.7						
100.0							6.6						
100.0							9.3						
100.0							2.4						
100.0							43,667						
100.0							6,374						
100.0							14,893						
100.0							10,429						
100.0							6,460						
100.0							2,330						
100.0							3,181						
100.0							2.6						
100.0							43,667						
100.0							388,099						
100.0							53,579						
100.0							120,916						
100.0							87,328						
100.0							60,709						
100.0							31,726						
100.0							34,196						
100.0							2.7						

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Includes units in semidetached 2-unit structures; see text.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	1,258,988	100.0	283,455	100.0	1,017,729	100.0	All occupied units.....	1,258,988	100.0	283,455	100.0	...	...
0.50 or less.....	679,335	50.0	119,314	42.1	703,950	69.2	No children.....	679,337	54.0	106,079	37.4	...	...
0.51 to 0.75.....	323,005	25.7	88,121	31.1			1 child.....	195,942	15.6	48,587	17.1	...	...
0.76 to 1.00.....	222,196	17.6	56,643	20.0			2 children.....	184,907	14.7	71,129	25.1	...	...
1.01 to 1.50.....	64,726	5.1	16,448	5.8			3 children.....	104,434	8.3	34,362	12.1	...	...
1.51 or more.....	19,732	1.6	2,929	1.0			4 children.....	51,327	4.1	15,409	5.4	...	...
Owner occupied.....	894,128	100.0	239,788	100.0	...	...	5 children.....	24,456	1.9	3,811	1.3	...	...
0.50 or less.....	471,736	52.8	101,641	42.4	...	...	6 children or more.....	18,585	1.5	4,078	1.4	...	...
0.51 to 0.75.....	230,297	25.8	74,531	31.1	...	...	Owner occupied.....	894,128	100.0	239,788	100.0	...	...
0.76 to 1.00.....	146,815	16.4	49,255	20.5	...	...	No children.....	463,202	51.8	84,292	35.2	...	...
1.01 to 1.50.....	39,070	4.4	12,487	5.2	...	...	1 child.....	135,054	15.1	38,922	16.2	...	...
1.51 or more.....	6,216	0.7	1,924	0.8	...	...	2 children.....	148,971	16.7	65,457	27.3	...	...
Renter occupied.....	364,860	100.0	43,667	100.0	...	...	3 children.....	81,750	9.1	30,770	12.8	...	...
0.50 or less.....	187,665	43.2	17,673	40.5	...	...	4 children or more.....	65,151	7.3	20,347	8.5	...	...
0.51 to 0.75.....	92,708	24.4	13,990	31.1	...	...	Renter occupied.....	364,860	100.0	43,667	100.0	...	...
0.76 to 1.00.....	75,375	20.7	7,438	17.0	...	...	No children.....	216,135	59.2	21,787	49.9	...	...
1.01 to 1.50.....	29,656	7.0	3,961	9.0	...	...	1 child.....	60,888	16.7	9,665	22.1	...	...
1.51 or more.....	13,516	3.7	1,005	2.3	...	...	2 children.....	35,936	9.8	5,672	13.0	...	...
					...	...	3 children.....	22,684	6.2	3,592	8.2	...	...
					...	...	4 children or more.....	29,217	8.0	2,951	6.8	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	1,258,988	100.0	283,455	100.0	...	...	All occupied units.....	1,258,988	100.0	283,455	100.0	...	...
Male head, wife present, no non-relatives.....	928,659	73.8	253,836	89.6	...	...	No children.....	679,337	54.0	106,079	37.4	...	...
Under 45 years.....	476,797	37.9	167,795	59.2	...	...	Under 6 years only.....	139,811	11.1	45,130	15.9	...	...
45 to 64 years.....	366,201	28.6	71,892	25.4	...	...	1 child.....	68,986	5.5	18,622	6.6	...	...
65 years and over.....	91,661	7.2	14,149	5.0	...	...	2 children or more.....	70,925	5.6	26,508	9.4	...	...
Other male head.....	110,955	8.8	7,373	2.6	...	...	6 to 17 years only.....	264,044	21.0	68,190	24.1	...	...
Under 45 years.....	80,294	6.4	6,066	2.1	...	...	1 child.....	126,956	10.1	29,965	10.6	...	...
45 to 64 years.....	30,749	2.4	1,307	0.5	...	...	2 children.....	89,571	7.1	29,623	10.5	...	...
65 years and over.....	23,976	17.4	22,246	7.8	...	...	3 children or more.....	47,517	3.8	8,602	3.0	...	...
Female head.....	150,196	11.9	17,804	6.3	...	...	Both age groups.....	173,696	14.0	64,056	22.6	...	...
Under 45 years.....	69,270	5.5	4,442	1.6	...	...	2 children.....	46,967	3.7	22,193	7.8	...	...
45 to 64 years.....	...	...	...	...	...	...	3 children.....	60,069	4.8	23,118	8.2	...	...
65 years and over.....	...	...	...	...	...	...	4 children or more.....	68,660	5.5	18,745	6.6	...	...
Owner occupied.....	894,128	100.0	239,788	100.0	...	...	Owner occupied.....	894,128	100.0	239,788	100.0	...	...
1958 and 1959.....	239,529	19.0	76,136	26.9	...	...	No children.....	463,202	51.8	84,292	35.2	...	...
1955 to 1957.....	302,135	24.0	100,873	35.6	...	...	Under 6 years only.....	86,110	9.6	37,390	15.6	...	...
1950 to 1954.....	272,062	21.6	106,446	37.6	...	...	1 child.....	37,540	4.2	14,696	6.1	...	...
1945 to 1949.....	131,685	10.5	...	...	...	...	2 children or more.....	48,570	5.4	22,694	9.5	...	...
1944 or earlier.....	313,577	24.9	...	...	...	...	6 to 17 years only.....	210,375	23.5	60,174	25.1	...	...
Renter occupied.....	364,860	100.0	43,667	100.0	...	...	1 child.....	97,514	10.9	24,226	10.1	...	...
1958 and 1959.....	138,174	37.9	20,020	45.8	...	...	2 children.....	76,755	8.6	27,496	11.5	...	...
1955 to 1957.....	139,783	36.8	18,950	43.4	...	...	3 children or more.....	36,106	4.0	8,452	3.5	...	...
1950 to 1954.....	45,487	12.5	4,697	10.8	...	...	Both age groups.....	134,441	15.0	57,932	24.2	...	...
1945 to 1949.....	17,735	4.9	...	...	...	...	2 children.....	39,034	4.4	20,738	8.6	...	...
1944 or earlier.....	32,681	9.0	...	...	...	...	3 children.....	47,474	5.3	21,169	8.8	...	...
					...	...	4 children or more.....	47,933	5.4	16,025	6.7	...	...
					...	...	Renter occupied.....	364,860	100.0	43,667	100.0	...	...
					...	...	No children.....	216,135	59.2	21,787	49.9	...	...
					...	...	Under 6 years only.....	53,801	14.7	7,740	17.7	...	...
					...	...	1 child.....	31,446	8.6	3,926	9.0	...	...
					...	...	2 children or more.....	22,355	6.1	3,814	8.7	...	...
					...	...	6 to 17 years only.....	53,669	6.7	18,016	18.4	...	...
					...	...	1 child.....	29,442	8.1	5,739	13.1	...	...
					...	...	2 children.....	12,616	3.5	2,127	4.9	...	...
					...	...	3 children or more.....	11,411	3.1	150	0.3	...	...
					...	...	Both age groups.....	41,253	11.3	6,124	14.0	...	...
					...	...	2 children.....	7,933	2.2	1,455	3.3	...	...
					...	...	3 children.....	12,595	3.5	1,949	4.5	...	...
					...	...	4 children or more.....	20,727	5.7	2,720	6.2	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	1,258,988	100.0	283,455	100.0	...	...	All occupied units.....	1,258,988	100.0	283,455	100.0	...	...
None.....	997,254	79.2	249,395	88.0	...	...	No nonrelatives.....	1,217,888	96.7	280,941	99.1	...	...
1 person.....	196,703	15.6	26,117	9.2	...	...	With nonrelatives.....	41,100	3.3	2,514	0.9	...	...
2 persons.....	62,143	4.9	7,943	2.8	...	...	Owner occupied.....	894,128	100.0	239,788	100.0	...	...
3 persons or more.....	2,888	0.2	...	...	...	...	No nonrelatives.....	865,352	96.8	237,609	99.1	...	...
Owner occupied.....	894,128	100.0	239,788	100.0	...	...	With nonrelatives.....	28,776	3.2	2,179	0.9	...	...
None.....	685,697	76.7	210,061	87.6	...	...	Renter occupied.....	364,860	100.0	43,667	100.0	...	...
1 person.....	153,461	17.2	22,732	9.5	...	...	No nonrelatives.....	352,536	96.6	43,332	99.2	...	...
2 persons.....	52,682	5.8	6,995	2.9	...	...	With nonrelatives.....	12,324	3.4	335	0.8	...	...
3 persons or more.....	2,888	0.3	...	...	...	...	OWNER OF UNIT	...	...	...	...	...	...
Renter occupied.....	364,860	100.0	43,667	100.0	...	...	Owner-occupied units.....	894,128	100.0	239,788	100.0	...	...
None.....	311,577	85.4	39,334	90.1	...	...	Head or wife.....	889,498	99.5	239,413	99.8	...	...
1 person.....	43,842	11.9	3,385	7.8	...	...	Other relative of head.....	4,630	0.5	375	0.2	...	...
2 persons.....	16,063	4.4	948	2.2	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	...	...	...	...	...	...	...	...	...	...	...	...	...

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 25-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹		
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent	
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent			
AGE OF OWNER						Renter-occupied nonfarm units...						321,407	...	
Owner-occupied units.....	894,128	100.0	239,788	100.0	GROSS RENT					
Under 25 years.....	11,301	1.3	3,513	1.5	...	...	Reporting.....	348,251	100.0	42,129	100.0	367,114	100.0
25 to 34 years.....	132,487	14.8	61,544	25.7	...	...	Less than \$40.....	28,925	8.3	1,821	4.3	137,516	37.5
35 to 44 years.....	227,971	25.5	86,153	35.9	...	...	\$40 to \$59.....	105,334	30.2	3,896	9.5	150,046	40.9
45 to 54 years.....	193,663	21.7	48,474	20.2	...	...	\$60 to \$79.....	115,429	33.1	6,182	14.7	67,864	18.5
55 to 64 years.....	183,353	20.5	23,850	9.9	...	...	\$80 to \$99.....	51,754	14.9	2,257	5.3	...	...
65 years and over.....	145,353	16.3	16,254	6.8	...	...	\$100 to \$119.....	24,880	7.1	6,729	16.0	...	...
VALUE						CONTRACT RENT						...	...
Owner-occupied nonfarm units ² ..	796,606	100.0	226,252	100.0	529,511	100.0	Reporting cash rent.....	348,251	...	42,129	...	367,114	...	
Less than \$5,000.....	53,210	6.7	671	0.3	88,090	16.6	Median.....dollars..	57	...	90	...	37	...	
\$5,000 to \$7,499.....	117,239	14.7	671	0.3	157,178	29.7	CONTRACT RENT						...	
\$7,500 to \$9,900.....	145,239	18.2	7,183	3.2	132,522	25.0	Reporting cash rent.....	348,251	...	42,129	...	367,114	...	
\$10,000 to \$12,400.....	165,874	20.8	50,912	22.5	100,140	18.9	Median.....dollars..	57	...	90	...	37	...	
\$12,500 to \$14,900.....	110,239	13.8	52,480	23.2	28,128	5.3	CONTRACT RENT						...	
\$15,000 to \$17,400.....	82,200	10.3	41,408	18.3	23,453	4.4	Reporting cash rent.....	348,251	...	42,129	...	367,114	...	
\$17,500 to \$19,900.....	40,925	5.1	27,067	12.0	7,800	1.5	Median.....dollars..	57	...	90	...	37	...	
\$20,000 to \$24,900.....	41,131	5.2	24,633	10.9	...	...	CONTRACT RENT						...
\$25,000 to \$34,900.....	22,054	2.8	9,928	4.4	...	...	Reporting cash rent.....	348,251	...	42,129	...	367,114	...
\$35,000 or more.....	18,495	2.3	11,299	5.0	...	...	Median.....dollars..	57	...	90	...	37	...
Median.....dollars..	11,200	...	15,100	...	7,800	...	CONTRACT RENT						...	

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	292,786	...	6,060	...	57,807	...	19,098	...	952,642	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	292,786	100.0	6,060	...	57,807	100.0	19,098	100.0	952,642	100.0
Occupied.....	283,455	96.8	5,289	...	53,012	91.7	18,430	96.5	898,702	94.3
Owner occupied.....	239,788	81.9	1,465	...	16,051	27.8	12,412	65.0	624,412	65.5
White.....	236,704	80.8	793	...	12,734	22.0	9,234	48.7	553,157	58.1
Nonwhite.....	3,084	1.1	672	...	3,317	5.7	3,188	16.3	71,255	7.5
Renter occupied.....	43,667	14.9	3,924	...	36,961	63.9	6,018	31.5	274,290	28.8
White.....	38,458	13.1	3,253	...	24,903	43.1	1,943	10.3	266,320	27.9
Nonwhite.....	5,209	1.8	671	...	12,058	20.9	4,055	21.2	68,970	7.2
Vacant.....	9,331	3.2	671	...	4,795	8.3	668	3.5	53,940	5.7
Available for sale only.....	4,109	1.4	...	...	...	...	...	...	10,160	1.1
Available for rent.....	1,924	0.7	671	...	3,683	6.4	360	1.9	20,206	2.1
Other.....	3,298	1.1	...	...	1,112	1.9	308	1.6	23,574	2.5
CONDITION AND PLUMBING										
All units.....	292,786	100.0	6,060	...	57,807	100.0	19,098	100.0	952,642	100.0
Not dilapidated.....	291,411	99.5	6,060	...	53,838	93.1	17,426	91.2	909,091	95.5
With all plumbing facilities.....	290,373	99.2	4,282	...	46,978	81.3	15,984	83.7	873,050	91.6
Lacking some or all facilities.....	1,038	0.4	1,678	...	6,860	11.9	1,442	7.6	36,641	3.8
Dilapidated.....	1,375	0.5	...	...	3,969	6.9	1,672	8.8	42,951	4.5
Owner occupied.....	239,788	100.0	1,465	...	16,051	100.0	12,412	100.0	624,412	100.0
Not dilapidated.....	238,748	99.6	1,465	...	15,673	97.6	12,128	97.7	614,016	98.3
With all plumbing facilities.....	238,380	99.4	1,465	...	14,192	88.4	11,455	92.3	603,375	96.6
Lacking some or all facilities.....	368	0.2	...	...	1,421	9.2	673	5.4	16,641	1.7
Dilapidated.....	1,040	0.4	...	...	378	2.4	284	2.3	16,396	1.7
Renter occupied.....	43,667	100.0	3,924	...	26,961	100.0	6,018	...	274,290	100.0
Not dilapidated.....	43,332	99.2	3,924	...	33,737	91.3	4,630	...	248,277	90.5
With all plumbing facilities.....	42,662	97.7	2,246	...	29,481	79.8	3,861	...	229,724	83.0
Lacking some or all facilities.....	670	1.5	1,678	...	4,256	11.5	769	...	20,553	7.5
Dilapidated.....	335	0.8	...	...	3,224	8.7	1,388	...	26,013	9.5
Vacant.....	9,331	...	671	...	4,795	...	668	...	53,940	...
BATHROOMS										
All units.....	292,786	100.0	6,060	...	57,807	100.0	19,098	100.0	952,642	100.0
1.....	165,028	56.4	3,589	...	49,213	85.1	13,512	70.8	774,511	81.3
More than 1.....	125,714	42.9	793	...	977	1.7	4,144	21.7	125,828	13.2
Shared or none.....	2,044	0.7	1,678	...	7,617	13.2	1,442	7.6	52,303	5.5

Components of Inventory Change

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	292,786	100.0	6,060	...	57,807	100.0	19,098	100.0	952,642	100.0
1 and 2 rooms.....	2,792	1.0	1,909	...	8,077	14.0	616	3.2	48,620	5.1
3 and 4 rooms.....	45,343	15.5	2,350	...	36,195	62.6	1,387	7.3	191,341	20.1
5 and 6 rooms.....	177,703	60.7	672	...	10,690	18.5	6,991	34.5	448,861	47.1
7 rooms or more.....	66,942	22.9	1,129	...	2,845	4.9	10,504	55.0	263,820	27.7
Median.....	5.2	...	...	...	3.4	...	6.5+	...	5.8	...
Owner occupied.....	239,728	100.0	1,465	...	16,051	100.0	12,412	100.0	624,412	100.0
1 and 2 rooms.....	...	...	...	...	378	2.4	...	...	2,056	0.3
3 and 4 rooms.....	19,369	8.1	326	...	8,151	50.8	...	...	47,351	7.6
5 and 6 rooms.....	158,111	65.9	...	...	4,920	30.7	3,274	26.4	349,926	56.0
7 rooms or more.....	62,308	26.0	1,129	...	2,602	16.2	9,138	73.6	225,079	36.0
Median.....	5.9	...	...	...	4.4	...	6.5+	...	6.2	...
Renter occupied.....	43,667	100.0	3,924	...	36,961	100.0	6,018	...	274,290	100.0
1 and 2 rooms.....	2,297	5.3	1,909	...	6,954	18.8	616	...	39,927	14.6
3 and 4 rooms.....	24,323	55.7	1,679	...	23,994	64.9	1,387	...	121,257	44.2
5 and 6 rooms.....	14,808	33.9	336	...	5,770	15.6	3,217	...	82,482	30.1
7 rooms or more.....	2,239	5.1	...	...	243	0.7	698	...	30,624	11.2
Median.....	4.2	...	...	...	3.2	...	...	...	4.1	...
Vacant.....	9,331	...	671	...	4,795	...	668	...	53,940	...
UNITS IN STRUCTURE										
All units.....	292,786	100.0	6,060	...	57,807	100.0	19,098	100.0	952,642	100.0
1.....	258,485	88.3	2,704	...	...	...	15,119	79.2	734,986	77.2
2 to 4.....	18,217	6.2	1,678	...	52,308	90.5	3,209	16.8	145,780	15.3
5 or more.....	16,084	5.5	1,678	...	5,499	9.5	770	4.0	71,876	7.5
YEAR STRUCTURE BUILT										
All units.....	292,786	100.0	6,060	...	57,807	100.0	19,098	100.0	952,642	100.0
1957 to 1959.....	69,812	23.8	...	...	...	...	...	...	...	...
April 1950 to 1956.....	222,974	76.2	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	902	...	...	...	...	...	124,039	13.0
1939 or earlier.....	...	...	5,158	...	57,807	100.0	19,098	100.0	828,603	87.0
PERSONS										
Occupied units.....	283,455	100.0	5,389	...	53,012	100.0	18,430	100.0	898,702	100.0
1 person.....	13,833	4.9	2,245	...	14,314	27.0	1,702	9.2	117,621	13.1
2 persons.....	71,010	25.1	1,008	...	19,389	36.6	4,973	27.0	252,282	28.1
3 persons.....	57,882	20.4	671	...	11,168	21.1	1,385	7.5	177,319	19.7
4 persons.....	72,954	25.7	457	...	4,470	8.4	2,450	13.3	150,531	16.7
5 persons.....	38,535	13.6	336	...	2,395	4.5	3,787	20.5	96,312	10.7
6 persons or more.....	29,261	10.3	672	...	1,276	2.4	4,133	22.4	104,637	11.6
Median: All occupied.....	3.5	...	...	...	2.1	...	4.0	...	2.9	...
Owner.....	3.6	...	...	...	2.5	...	4.2	...	3.2	...
Renter.....	2.6	...	...	...	2.0	...	...	...	2.4	...
PERSONS PER ROOM										
Occupied units.....	283,455	100.0	5,389	...	53,012	100.0	18,430	100.0	898,702	100.0
0.50 or less.....	119,314	42.1	2,351	...	24,037	45.3	10,062	54.6	473,571	52.7
0.51 to 0.75.....	88,121	31.1	1,128	...	16,726	31.6	2,810	15.2	214,220	23.8
0.76 to 1.00.....	56,643	20.0	1,574	...	10,114	19.1	3,215	17.4	150,644	16.8
1.01 to 1.50.....	16,448	5.8	336	...	1,033	1.9	1,574	8.5	45,335	5.0
1.51 or more.....	2,929	1.0	...	...	1,102	2.1	769	4.2	14,932	1.7
VALUE										
Owner-occupied nonfarm units ¹	226,252	100.0	1,129	...	...	...	10,687	100.0	558,538	100.0
Less than \$5,000.....	671	0.3	336	...	...	...	1,207	11.3	50,996	9.1
\$5,000 to \$7,499.....	671	0.3	...	...	...	...	3,039	28.4	113,529	20.3
\$7,500 to \$9,999.....	7,183	3.2	336	...	...	...	2,214	20.7	135,506	24.3
\$10,000 to \$12,499.....	50,912	22.5	...	...	...	...	1,702	15.9	113,260	20.3
\$12,500 to \$14,999.....	52,480	23.2	...	...	...	...	1,876	17.6	55,883	10.0
\$15,000 or more.....	114,335	50.5	457	...	...	...	649	6.1	89,364	16.0
Median.....dollars.....	15,100	...	...	...	...	...	8,700	...	9,600	...
Renter-occupied nonfarm units.....	43,667	...	3,924	...	36,961	...	6,018	...	271,960	...
GROSS RENT										
Reporting.....	42,129	100.0	3,924	...	35,839	100.0	5,758	...	260,601	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	...	...
\$20 to \$39.....	1,821	4.3	335	...	2,367	1.0	...	...	353	0.1
\$40 to \$59.....	3,806	9.0	1,344	...	2,214	6.2	616	...	23,199	8.9
\$60 to \$79.....	6,182	14.7	1,678	...	11,839	33.0	1,230	...	87,085	33.4
\$80 to \$99.....	8,257	19.6	567	...	14,247	39.8	2,232	...	91,090	35.0
\$100 or more.....	22,663	52.4	...	...	5,105	14.2	1,550	...	36,275	13.9
No cash rent.....	1,538	...	...	...	2,067	5.8	130	...	22,599	8.7
Median.....dollars.....	103	...	...	...	1,122	...	260	...	11,359	...
CONTRACT RENT										
Reporting cash rent.....	42,129	...	3,924	...	35,839	...	5,758	...	260,601	...
Median.....dollars.....	90	...	...	...	63	...	...	...	54	...

¹ Restricted to single-unit properties; see text.

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available.]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	14,153	100.0	18,040	100.0	29,332	100.0	36,647	100.0	825,516	100.0
Units with 1950 records available.....	13,603	96.1	17,098	94.8	26,332	89.8	36,647	94.6	825,516	86.7
TENURE, COLOR, AND VACANCY STATUS										
All units.....	13,603	100.0	17,098	100.0	26,332	100.0	36,647	100.0	825,516	100.0
Occupied.....	12,876	94.7	13,994	81.8	25,523	97.2	35,213	97.7	813,736	98.6
Owner occupied.....	4,700	34.6	4,183	24.5	16,022	60.8	10,852	30.1	538,377	65.2
White.....	2,837	20.9	3,657	21.4	14,444	54.9	9,568	26.2	505,498	61.3
Nonwhite.....	1,863	13.7	526	3.1	1,598	5.9	1,284	3.9	32,879	4.0
Renter occupied.....	8,176	60.1	9,811	57.4	9,561	36.3	24,361	67.6	275,359	33.4
White.....	3,677	27.0	5,705	33.4	7,281	27.7	16,040	44.5	224,641	27.1
Nonwhite.....	4,499	33.1	4,106	24.0	2,280	8.7	8,321	23.1	51,318	6.2
Vacant.....	727	5.3	3,104	18.2	749	2.8	834	2.3	11,780	1.4
Available for sale only.....	...	...	...	...	349	1.3	...	...	2,696	0.3
Available for rent.....	175	1.3	1,093	6.4	344	1.3	594	1.6	2,388	0.3
Other.....	552	4.1	2,011	11.8	56	0.2	260	0.7	4,696	0.6
CONDITION AND PLUMBING										
All units.....	13,603	100.0	17,098	100.0	26,332	100.0	36,647	100.0	825,516	100.0
Not dilapidated.....	8,346	61.4	13,792	80.4	25,269	96.0	31,363	87.6	805,865	97.6
With all plumbing facilities.....	4,444	32.7	8,135	47.6	22,562	85.7	16,894	46.5	741,351	89.8
Lacking some or all facilities.....	3,902	28.7	5,617	32.9	2,707	10.3	14,489	40.2	59,514	7.2
Dilapidated.....	5,257	38.6	3,346	19.6	1,063	4.0	4,684	13.5	24,651	3.0
Owner occupied.....	4,700	100.0	4,183	...	16,022	100.0	10,852	100.0	538,377	100.0
Not dilapidated.....	2,792	59.4	3,380	...	16,022	100.0	10,521	96.9	530,654	92.6
With all plumbing facilities.....	2,207	47.0	1,815	...	15,699	94.2	6,168	56.8	509,456	94.6
Lacking some or all facilities.....	585	12.4	1,568	...	923	5.8	4,333	40.1	21,182	3.9
Dilapidated.....	1,908	40.6	803	...	...	...	331	3.1	7,733	1.4
Renter occupied.....	8,176	100.0	9,811	100.0	9,561	100.0	24,361	100.0	275,359	100.0
Not dilapidated.....	5,242	64.1	8,268	84.3	8,493	88.9	20,038	82.1	239,126	94.1
With all plumbing facilities.....	1,925	23.5	5,175	52.7	7,232	75.6	10,527	43.3	223,521	81.2
Lacking some or all facilities.....	3,317	40.6	3,093	31.5	1,266	13.2	9,471	38.9	35,635	12.9
Dilapidated.....	2,934	35.9	1,543	15.7	1,063	11.1	4,353	17.9	16,233	5.9
Vacant.....	727	...	3,104	...	749	...	834	...	11,780	...
ROOMS										
All units.....	13,603	100.0	17,098	100.0	26,332	100.0	36,647	100.0	825,516	100.0
1 and 2 rooms.....	4,093	30.1	4,720	27.6	1,562	5.9	11,942	33.1	46,822	5.6
3 and 4 rooms.....	3,709	27.3	5,963	34.9	3,774	14.3	15,119	42.1	150,159	18.2
5 and 6 rooms.....	1,925	14.2	2,788	16.3	6,732	25.6	6,242	17.3	400,333	48.5
7 rooms or more.....	1,780	13.1	3,627	21.2	14,264	54.2	8,694	24.5	228,342	27.7
Median.....	4.1	...	3.7	...	6.5+	...	3.1	...	5.9	...
Owner occupied.....	4,700	100.0	4,183	...	16,022	100.0	10,852	100.0	538,377	100.0
1 and 2 rooms.....	...	...	626	...	...	...	854	7.9	5,813	1.1
3 and 4 rooms.....	953	20.3	1,286	...	868	5.4	3,869	35.7	32,703	6.1
5 and 6 rooms.....	2,746	58.4	751	...	4,178	26.1	3,918	36.1	305,028	56.7
7 rooms or more.....	1,001	21.3	1,520	...	10,976	68.5	2,211	20.4	194,833	36.2
Median.....	5.8	...	...	...	6.5+	...	5.1	...	6.2	...
Renter occupied.....	8,176	100.0	9,811	100.0	9,561	100.0	24,361	100.0	275,359	100.0
1 and 2 rooms.....	3,897	47.7	3,477	35.4	1,213	12.7	10,738	44.1	39,437	14.3
3 and 4 rooms.....	2,362	28.9	3,439	35.1	2,906	30.4	11,070	45.4	113,190	41.1
5 and 6 rooms.....	1,275	15.6	1,690	17.2	2,554	26.7	2,155	8.8	90,241	32.8
7 rooms or more.....	642	7.9	1,205	12.3	2,388	24.9	398	1.6	32,491	11.8
Median.....	2.7	...	3.2	...	5.5	...	2.7	...	4.2	...
Vacant.....	727	...	3,104	...	749	...	834	...	11,780	...
UNITS IN STRUCTURE										
All units.....	13,603	100.0	17,098	100.0	26,332	100.0	36,647	100.0	825,516	100.0
1.....	8,236	60.5	10,168	59.5	19,277	73.2	...	...	632,293	76.6
2 to 4.....	1,514	11.1	4,177	24.4	5,853	22.0	32,413	89.9	136,133	16.5
5 or more.....	3,853	28.3	2,753	16.1	1,252	4.8	3,634	10.1	97,100	11.9
YEAR STRUCTURE BUILT										
All units.....	13,603	100.0	17,098	100.0	26,332	100.0	36,647	100.0	825,516	100.0
1940 to March 1950.....	1,429	10.5	5,774	33.8	693	2.6	306	1.0	97,664	11.8
1939 or earlier.....	12,174	89.5	11,324	66.2	25,639	97.4	35,681	99.0	727,852	88.2
PERSONS										
Occupied units.....	12,876	100.0	13,994	100.0	25,523	100.0	35,213	100.0	813,736	100.0
1 person.....	2,609	20.3	782	5.6	2,157	8.4	6,592	18.6	49,990	6.1
2 persons.....	1,283	10.0	2,190	15.6	6,512	25.5	10,855	30.8	194,399	24.1
3 persons.....	3,692	28.7	6,319	45.2	4,893	19.1	9,448	26.8	219,437	27.3
4 persons.....	1,874	14.6	3,394	24.3	5,209	20.4	3,077	8.7	170,246	21.0
5 persons.....	998	7.6	548	3.9	2,710	10.6	2,935	8.3	99,299	12.2
6 persons or more.....	2,440	18.9	761	5.4	4,102	16.0	2,366	6.7	93,384	11.5
Median.....	3.2	...	3.1	...	3.3	...	2.5	...	3.3	...
Owner.....	4.6	...	...	...	3.3	...	2.5	...	3.5	...
Renter.....	2.6	...	3.1	...	3.4	...	2.9	...	2.9	...

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	13,376	100.0	13,994	100.0	25,583	100.0	35,213	100.0	813,736	100.0
0.99 or less.....	1,440	11.2	3,837	27.4	13,477	52.7	10,002	28.4	350,879	43.1
0.51 to 0.75.....	4,049	31.4	1,828	13.5	6,822	26.7	6,446	18.3	236,423	29.1
0.76 to 1.00.....	5,089	39.5	3,324	23.8	3,100	12.1	10,415	29.6	166,899	20.5
1.01 to 1.50.....	1,426	11.1	3,824	27.3	1,146	4.5	5,842	16.6	43,838	5.4
1.51 or more.....	272	2.0	1,121	8.0	1,038	4.1	2,508	7.1	15,697	1.9
VALUE										
Owner-occupied nonfarm units ¹	4,106	...	1,841	...	12,221	...	...	...	451,363	...
Reporting.....	4,106	...	1,321	...	12,046	100.0	...	...	442,749	100.0
Less than \$5,000.....	2,977	...	522	...	3,675	30.5	...	...	67,455	15.2
\$5,000 to \$7,499.....	435	...	274	...	1,383	11.5	...	...	139,724	31.6
\$7,500 to \$9,999.....	618	...	...	...	3,402	28.2	...	...	103,246	23.8
\$10,000 to \$12,499.....	56	...	176	...	2,038	16.9	...	...	66,683	15.1
\$12,500 to \$14,999.....	...	...	...	...	784	6.5	...	...	19,177	4.3
\$15,000 or more.....	...	...	349	...	764	6.3	...	...	44,464	10.0
Not reported.....	...	...	520	...	175	...	...	...	8,614	...
Median.....dollars.....	...	...	...	...	8,200	...	...	...	7,800	...
Renter-occupied nonfarm units.....	8,176	...	9,811	...	9,561	...	23,770	...	270,362	...
GROSS RENT										
Reporting.....	6,654	100.0	5,651	100.0	8,303	100.0	21,489	100.0	246,194	100.0
Less than \$20.....	1,609	15.2	437	7.7	...	...	1,573	7.3	2,762	1.1
\$20 to \$29.....	2,786	41.9	2,326	41.2	1,591	18.1	9,497	44.2	73,440	29.8
\$30 to \$39.....	2,354	35.4	1,888	33.4	4,400	50.0	7,783	36.2	113,751	46.2
\$40 to \$49.....	505	7.6	945	16.7	1,877	21.3	1,665	7.7	34,883	14.2
\$50 or more.....	...	...	...	...	378	4.5	596	2.8	11,292	4.6
\$100 or more.....	...	...	55	1.0	57	...	375	1.7	10,066	4.1
Not reported.....	1,330	...	3,922	...	291	...	1,846	...	18,914	...
No cash rent.....	192	...	238	...	467	...	435	...	5,254	...
Median.....dollars.....	37	...	41	...	53	...	39	...	48	...
CONTRACT RENT										
Reporting cash rent.....	7,825	...	8,527	...	8,977	...	22,771	...	256,750	...
Median.....dollars.....	29	...	33	...	39	...	35	...	39	...

¹ Restricted to single-unit properties; see text.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Avail-able	Other
	Total	White	Non-white	Total	White	Non-white	Total	White	Non-white				
Same units 1950 and 1959: With 1950 records available.....	825,516	781,432	653,559	127,933	523,489	485,590	67,899	228,003	167,969	60,034	44,024	26,640	17,384
Occupied.....	813,736	772,432	647,082	125,350	548,190	481,504	66,686	224,242	165,578	58,664	41,304	25,936	15,368
White.....	729,739	694,829	644,970	49,859	511,712	481,504	30,208	183,117	163,466	19,651	34,910	22,509	12,401
Nonwhite.....	83,997	77,603	2,112	75,491	36,478	...	36,478	41,125	2,112	39,013	6,394	3,427	2,967
Owner occupied.....	538,377	524,440	463,961	60,479	484,635	431,850	52,785	39,805	32,111	7,694	13,937	8,083	5,854
White.....	393,698	383,484	463,609	29,275	457,144	431,850	25,294	36,340	31,759	4,581	12,214	7,398	4,816
Nonwhite.....	39,959	39,956	352	30,604	27,491	...	27,491	3,465	352	3,113	1,723	685	1,038
Renter occupied.....	279,359	247,992	183,121	64,871	63,555	49,654	13,901	184,437	133,467	50,970	27,367	17,853	9,514
White.....	226,141	201,345	121,361	19,984	54,568	49,654	4,914	146,777	131,707	15,070	22,696	15,111	7,585
Nonwhite.....	51,318	46,647	1,760	44,887	8,987	...	8,987	37,660	1,760	35,900	4,671	2,742	1,929
Vacant.....	11,780	9,000	6,477	2,523	5,299	4,086	1,213	3,761	2,391	1,370	2,720	704	2,016
Available.....	5,184	3,734	3,029	665	1,696	1,364	332	2,038	1,705	333	1,350	352	998
Other.....	6,596	5,266	3,448	1,818	3,603	2,722	881	1,723	686	1,037	1,370	352	1,018

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950
[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic									Vacant
		Total			Owner occupied			Renter occupied			
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	825,516	761,719	25,674	38,123	534,166	2,937	10,386	193,092	15,013	22,898	44,024
Not dilapidated:											
With all plumbing facilities.....	741,351	715,861	7,204	18,286	512,342	2,390	5,130	171,061	4,168	10,413	35,887
Lacking some or all facilities.....	59,514	32,076	15,564	11,874	14,639	5,422	2,555	13,453	9,104	8,286	6,081
Dilapidated.....	24,651	13,782	2,908	7,963	7,185	1,165	2,701	5,598	1,741	4,205	2,056
Owner occupied.....	538,377	517,907	8,456	12,014	469,961	6,734	7,940	35,714	1,389	2,702	13,937
Not dilapidated:											
With all plumbing facilities.....	509,456	498,549	3,739	7,168	453,345	2,350	4,428	32,324	1,056	1,370	13,585
Lacking some or all facilities.....	21,188	14,287	4,051	2,850	11,898	3,713	1,512	2,437	333	1,332	352
Dilapidated.....	7,733	5,071	666	1,996	4,718	666	1,996	253	...	...	...
Renter occupied.....	275,359	234,734	16,220	24,405	59,924	1,871	1,760	151,635	13,291	19,511	20,367
Not dilapidated:											
With all plumbing facilities.....	223,521	209,291	3,465	10,765	54,716	...	704	135,347	3,112	3,690	20,952
Lacking some or all facilities.....	35,605	16,732	10,515	8,358	2,741	1,372	704	11,643	8,438	6,948	4,359
Dilapidated.....	16,233	8,711	2,240	5,282	2,467	499	352	5,245	1,741	2,873	2,056
Vacant.....	11,780	9,078	998	1,704	4,281	332	686	2,743	333	685	2,720

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$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
Owner-occupied nonfarm dwelling units ¹ ...	226,252	1,342	7,183	50,912	52,480	41,408	27,007	24,633	21,227
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	15,046	671	3,054	7,781	2,242	1,298	...	...	...
5 and 6 rooms.....	149,904	671	4,129	38,804	41,387	26,413	18,832	13,201	6,447
7 rooms or more.....	61,302	...	...	4,327	8,851	13,697	2,235	11,432	14,760
PERSONS									
1 and 2 persons.....	56,485	335	2,539	11,266	12,374	10,590	9,711	6,486	3,174
3 and 4 persons.....	109,413	1,007	2,982	24,154	26,984	22,309	11,023	10,094	10,254
5 and 6 persons.....	51,215	...	1,427	13,212	10,725	6,893	5,733	6,455	6,710
7 persons or more.....	9,139	...	229	2,280	2,337	1,616	...	1,582	1,089
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	210,478	1,342	6,249	48,004	47,339	37,991	24,273	24,633	20,647
Under 45 years.....	139,259	1,036	3,365	35,240	34,766	22,932	14,172	15,311	12,467
45 to 64 years.....	62,165	336	1,360	10,466	11,984	13,551	9,501	7,502	7,065
65 years and over.....	9,054	...	1,524	2,298	589	1,168	620	1,820	1,115
Other male head.....	3,465	...	...	130	2,145	484	461	...	245
Female head.....	12,309	...	934	2,778	2,996	2,933	2,333	...	336

¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	43,667	1,821	3,806	6,122	8,257	16,125	5,938	1,538	
ROOMS									
1 and 2 rooms.....	2,297	...	670	...	293	826	193	335	
3 and 4 rooms.....	24,323	1,821	2,629	2,667	5,781	8,129	2,428	868	
5 and 6 rooms.....	14,803	...	254	3,515	1,952	6,730	2,622	339	
7 rooms or more.....	2,239	...	253	...	231	460	1,295	...	
PERSONS									
1 and 2 persons.....	21,267	640	797	1,671	4,791	8,362	3,738	1,308	
3 and 4 persons.....	16,889	1,181	2,313	3,522	2,624	5,379	1,640	230	
5 and 6 persons.....	4,040	...	483	...	842	2,155	560	...	
7 persons or more.....	1,471	...	253	989	...	229	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	32,291	469	2,110	5,847	7,047	11,411	4,457	950	
Under 45 years.....	24,010	469	1,898	5,363	6,320	8,054	1,716	230	
45 to 64 years.....	5,957	...	292	484	358	2,686	1,742	285	
65 years and over.....	2,324	...	...	...	309	671	349	336
Other male head.....	2,800	133	...	...	...	1,640	692	339
Female head.....	8,576	1,219	1,696	395	1,210	3,074	789	253	

Philadelphia, Pa.-N.J.

STANDARD METROPOLITAN STATISTICAL AREA

