

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-2

COMPONENTS OF INVENTORY CHANGE Part 2: 1957-1959 Components

Atlanta, Ga.,

Standard Metropolitan Statistical Area

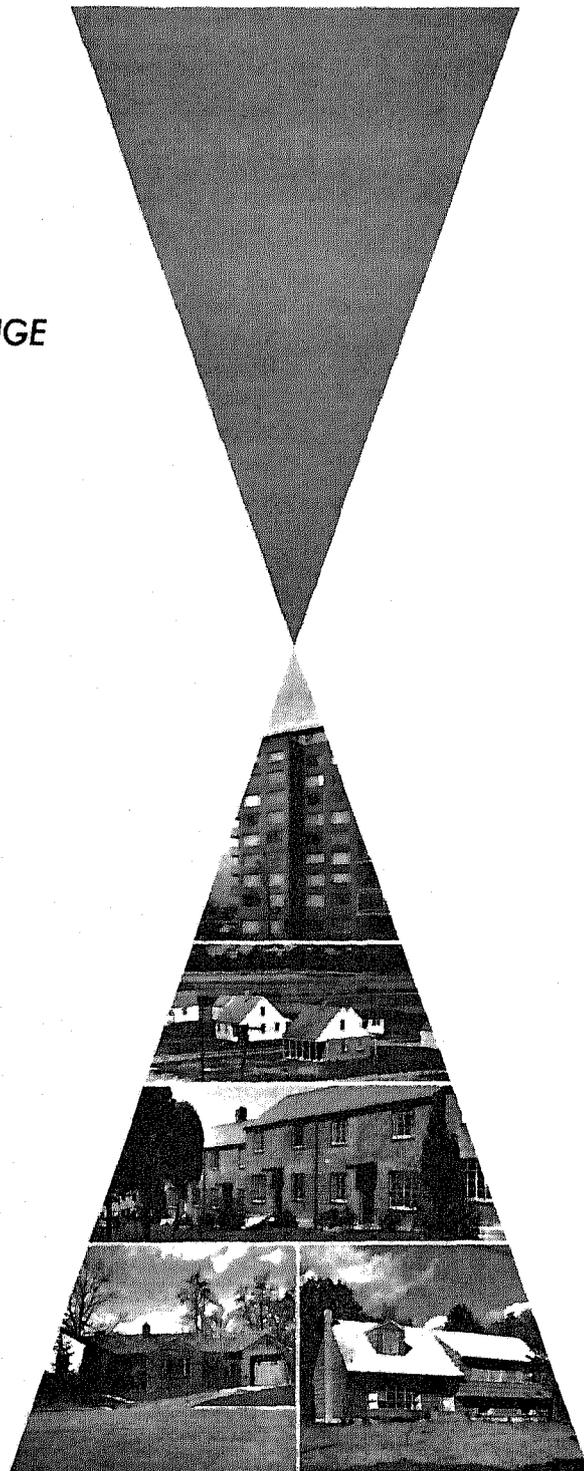
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PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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 Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief,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

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

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

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 466 cities and localities in the United States and Puerto Rico are published in 420 separate reports.

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

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

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

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

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

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

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LIST OF REPORTS IN VOLUME IV, PART 2

(The boundaries of the areas listed below are the same as those defined for the 1956 National Housing Inventory)

- | | |
|---|---|
| <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 | <ul style="list-style-type: none"> 6. Detroit SMSA 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA |
|---|---|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1956, total units	1959		1956		1959 by 1956, 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	1959 by 1956, same units	1959, new con- struction 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	...	...	...	...	...	...	8
Persons.....	1	1	1	2	3	...	...	...	8
By tenure.....	1	1	1	...	...	...	...	...	8, 9, 10
Median by tenure.....	1	1	1	2	3	...	...	...	...
Persons per room.....	1	1	...	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...	...	...
Vacancy status.....	1	1	1	2	3	4	...	...	...
STRUCTURAL CHARACTERISTICS									
Rooms.....	1	1	1	2	3	...	...	...	8
By tenure.....	1	1	1	2	3	...	...	...	8, 9, 10
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	...	...	...	...	8
By tenure.....	1	1	...	...	...	...	...	...	8
Condition and plumbing.....	1	1	1	2	3	5	...	...	8
By tenure.....	1	1	1	2	3	5	...	...	8
FINANCIAL CHARACTERISTICS									
Contract rent: Median.....	1	1	1	2	3	...	...	...	...
Gross rent.....	1	1	1	2	3	7	...	...	10
By rooms.....	...	...	...	...	...	...	...	...	10
By persons.....	...	...	...	...	...	...	...	...	10
By household composition and age of head..	...	...	...	...	...	...	...	...	10
Median.....	1	1	1	2	3	...	...	...	...
Value.....	4	1	1	2	3	6	...	...	9
By rooms.....	...	...	...	...	...	...	...	...	9
By persons.....	...	...	...	...	...	...	...	...	9
By household composition and age of head..	...	...	...	...	...	...	...	...	9
Median.....	1	1	1	2	3	...	...	...	...
HOUSEHOLD CHARACTERISTICS									
Household composition by age of head.....	1	1	1	...	...	...	...	...	8
By tenure.....	...	...	...	...	...	...	...	...	8, 9, 10
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

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 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 for the 1957-1959 period. 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 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 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 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 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 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

Components of Inventory Change—1957 to 1959 Components

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure 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 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column 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

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these

boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change 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 used 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 with 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 systematic 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 the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (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.

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 conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, 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 (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

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. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

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 series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound 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 and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those 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 of Volume IV, more data were tabulated than it was 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 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 1956 survey. 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 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 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 1956 survey. In the April 1960 Census reports, 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

Components of Inventory Change—1957 to 1959 Components

interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, 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. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

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

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

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.¹ 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.

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 (as designated for 1960) 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 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

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

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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 the 1956 and 1959 survey, urban areas were 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 1956 or 1959, and vice versa.

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

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

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" 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 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and 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 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

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

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

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. 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 is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 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 1956 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 1956 survey 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 1956 survey records (see "Collection and processing of data"). In instances where the 1956 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 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 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 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 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 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 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 1956 and 1959 but had reverted to the 1956 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 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between December 1956 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.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.--Any dwelling unit added to the inventory between December 1956 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 quasi-units in 1956; 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 December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably 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 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 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 December 1956 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.

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 December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably 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 1956, resulted in a net loss if occupied as a dwelling unit in 1956 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 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 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 1956 survey.

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 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 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 vacant mobile trailers and 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 1956, are reported as losses from the 1956 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 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, 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, units temporarily occupied entirely by persons having a usual residence elsewhere, 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 1956 survey also were the same as those used in the 1959 survey.

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 "non-white" 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 1956 survey.

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 1956 survey, 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 1956 survey.

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 April 1960 Census. The number of persons per room was not computed for the 1956 survey.

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 1956 survey.

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 1956 survey, no information was obtained on the identity of the owner of the unit.

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 1956 survey.

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.

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 1956, 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 1956, 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 1956 survey. 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, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

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 material 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 1956 survey. 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 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 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 1956, 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) and hot running water.

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 units) 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 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

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 1956 survey.

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 the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. 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 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 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.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

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 was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

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 both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is 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 head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

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 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

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." Comparable data are not available from the 1956 survey reports.

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 Census of Population. Similar data are not presented in the 1956 reports.

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 1956 survey.

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. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. 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. Further detail on procedures will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the

NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. 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.

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.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, 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.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration 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 1950.

The above three 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. 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 1956 survey 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.

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.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 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 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 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 and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

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 and a minimum review of all questionnaires was retained.

PROCESSING OF DATA

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

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

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

ACCURACY OF DATA

As in any sample 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 map. 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.

Figures from the 100-percent tabulations of the 1950 Census 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. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

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 that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. 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. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. 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. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

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 units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

Components of Inventory Change—1957 to 1959 Components

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

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. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

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 11,500 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,300 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 used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the

remainder of the tables are based on the subsample. In tables 4 to 10 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 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I.—SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units..... Characteristics.....	1956 full sample. ¹ 1956 subsample. ¹
Table 2, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Tables 4 to 7, 1956 and 1959 data.....	1959 subsample.
Tables 8 to 10, 1959 data.....	1959 subsample.

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

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.....	292,200	6,100
Same units, 1956 and 1959.....	257,400	5,400
Units changed by--		
Conversion.....	5,300	500
Merger.....	2,700	200
Units added through--		
New construction.....	24,500	2,700
Other sources.....	2,400	600
1956 INVENTORY		
Units changed by--		
Conversion.....	2,500	200
Merger.....	5,800	500
Units lost through--		
Demolition.....	4,200	400
Other means.....	7,300	1,000
NET CHANGE		
Total.....	15,100	3,000
Units added through--		
Conversion.....	2,800	500
New construction.....	24,500	2,700
Other sources.....	2,400	600
Total added.....	29,700	2,800
Units lost through--		
Merger.....	3,100	500
Demolition.....	4,200	400
Other means.....	7,300	1,000
Total lost.....	14,600	1,200

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 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

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

(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
500.....	700	25,000.....	2,300
1,000.....	900	50,000.....	2,800
5,000.....	1,400	75,000.....	3,200
10,000.....	1,700	100,000.....	3,500
15,000.....	2,000	250,000.....	4,800

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	5,000	15,000	50,000	100,000	290,000
2 or 98.....	7.7	3.7	1.6	1.0	0.5
5 or 95.....	10.5	4.8	2.2	1.4	0.7
10 or 90.....	12.9	6.1	2.7	1.7	0.8
25 or 75.....	16.3	7.6	3.4	2.1	1.0
50.....	16.9	8.0	3.6	2.2	1.1

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 the upper portion of table 4 as 141,100 in 1956 and as 142,600 in 1959, the standard error of the 1,500 change is read from table III.

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 of dwelling units.

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

Between December 1956 and December 1959, there was a net gain of 15,100 dwelling units (5 percent) in the Atlanta SMSA. During this period, the number of dwelling units increased from 277,200 units¹ to 292,200 units. The proportion of units "not dilapidated, with all plumbing facilities," the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$53 to \$63, and the median value of owner-occupied properties rose from \$11,400 to \$12,900.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. Both the 1959 and 1956 data in this report apply to the 1956 boundaries of the Atlanta metropolitan area as defined for the 1956 National Housing Inventory. (Counts of 1950-1959 components for the 1956 boundaries of the area² are available upon request; see section on "Availability of unpublished data.")

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

Component of change	Number	Percent
All dwelling units, 1959.....	292,200	100.0
Same units, 1956 and 1959.....	257,400	88.1
Units changed by--		
Conversion.....	5,300	1.8
Merger.....	2,700	0.9
Units added through--		
New construction.....	24,500	8.4
Other sources.....	2,400	0.8

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 257,400 units, or 88 percent of the dwelling units in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 12 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 24,500 units, amounting to 8 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 2,400 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 5,300 converted units in the inventory in 1959 (table A) which had been produced by dividing 2,500 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 2,700 units (table A). These were produced by combining an estimated 5,800 units that existed in 1956 (table B). Units involved in conversions and mergers represented 3 percent of the 1959 inventory.

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

² For 1950-1959 data relating to 1959 boundaries of the area, see Parts 1A-2 and 1B-2 of Volume IV.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	277,200	100.0
Same units, 1956 and 1959.....	257,400	92.9
Units changed by--		
Conversion.....	2,500	0.9
Merger.....	5,800	2.1
Units lost through--		
Demolition.....	4,200	1.5
Other means.....	7,300	2.6

Table B, which describes the disposition of the 1956 inventory, shows that the 257,400 "same" units represented about 93 percent of the 1956 inventory. Approximately 4,200 units, or 1.5 percent of the 1956 inventory, were demolished before 1959 and 7,300 units (2.6 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 1956 inventory (3 percent) were involved in conversion or merger during the 3-year period.

Table C.--NET CHANGES IN THE HOUSING INVENTORY, 1956 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1956	
All dwelling units: December 1959.....	292,200
December 1956.....	277,200
NET CHANGE	
Total.....	15,100
Percent.....	5.4
Units added through--	
Conversion.....	2,800
New construction.....	24,500
Other sources.....	2,400
Total added.....	29,700
Units lost through--	
Merger.....	3,100
Demolition.....	4,200
Other means.....	7,300
Total lost.....	14,600

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 added about 29,700 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 14,600 dwelling units from the 1956 inventory. Thus, for every two units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 15,100 units represents an average annual gain of approximately 5,000 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 10,000.³ The smaller average for the 3-year period

³ Average annual gain is based on unpublished counts of 1950-1959 components for the area defined in this report; this figure may differ from the corresponding average annual gain shown in Part 1A-2 of Volume IV for the 1959 boundaries of the area.

reflects, among other factors, a decrease in the average annual construction of new units and an increase in losses during the latter part of the decade.

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition" (table D). Typically, units constructed during the 1957-1959 period tended to be of better quality than units which were demolished during this period. Virtually all the new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Of the occupied new units, roughly 18 percent were occupied by renters in 1959 and the median gross rent was \$88. 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 1956, about two-thirds of the demolished units were dilapidated or lacked hot water, private toilet or bath. About 71 percent of the occupied units had been occupied by renters in 1956 and the median gross rent at that time was \$37.

Comparison of the characteristics of "new construction" units with those existing in the inventory as "same" indicates that new units were larger in terms of number of rooms and higher in values than "same" units. In addition, new units were more frequently owner occupied (table D).

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. Characteristics of units involved in conversion and merger as well as other units created or removed are given in tables 2 and 3.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE, 1959 AND 1956

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

Subject	1959		1956 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	24,500	257,400	4,200	257,400
Not dilapidated, with all facilities..	24,000	218,000	1,500	203,800
Percent of total.....	98.2	84.7	35.1	84.3
With 1.01 or more persons per room....	1,100	31,700	1,500	28,800
Percent of occupied.....	5.2	12.8	39.9	12.5
Owner occupied.....	17,400	152,400	1,100	141,100
Percent of occupied.....	81.7	61.7	29.3	61.5
Median:				
Number of rooms.....	5.8	4.9	3.1	4.9
Number of persons.....	3.7	3.1	2.8	3.1
Value.....	\$17,500	\$12,400	..	\$11,300
Gross rent.....	\$88	\$63	\$37	\$57
Contract rent.....	\$76	\$53	\$33	\$50

¹ Data on characteristics based on units with 1956 records available.

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 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics, permit an examination of shifts in tenure and color, condition and plumbing facilities, values and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper and lower portions of table 4 show that shifts in tenure and color in the Atlanta metropolitan area occurred in both the newer and older "same" units.

The upper portion of table 4 shows that, although there were individual shifts in tenure among "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 10,200 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 7,700 shifted in the opposite direction. However, the overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$56 in 1956 and \$59 in 1959. The data on value of owner-occupied properties showed an overall increase. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) increased about 10 percent--from \$11,300 to \$12,400.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 6 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

ATLANTA

GEORGIA

STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the SMSA as shown on the map, defined for the 1956 National Housing Inventory; the SMSA consists of Clayton, Cobb, De Kalb, and Fulton Counties in Georgia.

The 1956 area does not include Gwinnett County added to the area to constitute the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1959 boundaries are the same as the 1960 boundaries.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[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				December 1956, total ¹		Subject	December 1959				December 1956, 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.....	292,235	...	24,477	...	275,086	...	UNITS IN STRUCTURE						
TENURE, COLOR, AND VACANCY STATUS							All units.....	292,235	100.0	24,477	100.0	275,086	100.0
All units.....	292,235	100.0	24,477	100.0	275,086	100.0	1.....	191,961	65.7	19,837	81.0	174,131	63.3
Occupied.....	278,096	95.2	21,302	87.0	257,239	93.5	2 to 4.....	61,802	21.1	1,382	5.6	62,906	22.9
Owner occupied.....	173,802	59.5	17,410	71.1	154,311	56.1	5 to 19.....	31,628	10.8	1,952	8.0	30,451	11.1
White.....	155,940	53.4	16,353	66.8	139,503	50.7	20 or more.....	4,885	1.7	409	1.7	5,407	2.0
Nonwhite.....	17,862	6.1	1,057	4.3	14,808	5.4	Trailer.....	1,999	0.7	897	3.7	2,191	0.8
Renter occupied.....	104,294	35.7	3,892	15.9	102,928	37.4	Owner occupied.....	173,802	100.0	17,410	100.0	154,311	100.0
White.....	67,671	23.2	2,751	11.2	66,990	24.4	1.....	157,430	90.6	16,386	94.1	136,028	88.2
Nonwhite.....	36,623	12.5	1,141	4.7	35,938	13.1	2 to 4.....	13,913	8.0	127	0.7	15,739	10.2
Vacant.....	14,139	4.8	3,175	13.0	17,847	6.5	5 or more.....	500	0.3	...	...	353	0.2
Available for sale only.....	3,240	1.1	1,970	8.0	6,424	2.3	Trailer.....	1,999	1.1	897	5.2	2,191	1.4
Available for rent.....	7,021	2.4	801	3.3	6,962	2.5	Renter occupied.....	104,294	100.0	3,892	100.0	102,928	100.0
Other.....	3,878	1.3	404	1.7	4,461	1.6	1.....	27,551	26.4	1,076	27.6	27,475	26.7
CONDITION AND PLUMBING							2 to 4.....	43,860	42.1	1,192	30.6	43,707	42.5
All units.....	292,235	100.0	24,477	100.0	275,086	100.0	5 to 19.....	28,279	27.1	1,215	31.2	26,819	26.1
Not dilapidated.....	276,089	94.5	24,477	100.0	262,803	95.5	20 to 49.....	3,198	3.1	317	8.1	4,927	4.8
With all plumbing facilities.....	249,301	85.3	24,048	98.2	222,482	80.9	50 or more.....	1,406	1.3	92	2.4	...	...
Lacking only hot water.....	5,790	2.0	...	...	6,493	2.4	Trailer.....	...	...	...	...	...	...
Lack'g other plumbing facilities.....	20,998	7.2	429	1.8	33,828	12.3	Vacant.....	14,139	...	3,175	...	17,847	...
Dilapidated.....	16,146	5.5	...	...	12,283	4.5	YEAR STRUCTURE BUILT						
Owner occupied.....	173,802	100.0	17,410	100.0	154,311	100.0	All units.....	292,235	100.0	24,477	100.0	275,086	100.0
Not dilapidated.....	171,058	98.4	17,410	100.0	153,247	99.3	1957 to 1959.....	24,477	8.4	24,477	100.0	...	...
With all plumbing facilities.....	160,230	92.2	17,221	98.9	137,705	89.2	April 1950 to 1956.....	87,425	29.9	...	...	85,435	31.1
Lacking only hot water.....	2,095	1.2	...	...	2,412	1.6	1940 to March 1950.....	54,626	18.7	...	...	66,442	24.2
Lack'g other plumbing facilities.....	8,733	5.0	189	1.1	13,130	8.5	1939 or earlier.....	125,707	43.0	...	...	123,209	44.8
Dilapidated.....	2,744	1.6	...	...	1,064	0.7	Owner occupied.....	173,802	100.0	17,410	100.0	...	...
Renter occupied.....	104,294	100.0	3,892	100.0	102,928	100.0	1957 to 1959.....	17,410	10.0	17,410	100.0	...	...
Not dilapidated.....	92,009	88.2	3,892	100.0	93,155	90.5	April 1950 to 1956.....	61,342	35.3	...	...	...	...
With all plumbing facilities.....	77,255	74.1	3,715	95.5	70,481	68.5	1940 to March 1950.....	33,972	19.3	...	...	...	...
Lacking only hot water.....	3,409	3.3	...	...	3,863	3.8	1939 or earlier.....	61,478	35.4	...	...	...	...
Lack'g other plumbing facilities.....	11,345	10.9	177	4.5	18,611	18.3	Renter occupied.....	104,294	100.0	3,892	100.0	...	...
Dilapidated.....	12,285	11.8	...	...	9,773	9.5	1957 to 1959.....	3,892	3.7	3,892	100.0	...	...
Vacant.....	14,139	...	3,175	...	17,847	...	April 1950 to 1956.....	23,987	23.0	...	...	...	...
BATHROOMS							1940 to March 1950.....	18,943	18.2	...	...	...	...
All units.....	292,235	100.0	24,477	100.0	...	...	1939 or earlier.....	57,472	55.1	...	...	...	...
1.....	200,207	68.5	11,263	46.0	...	...	Vacant.....	14,139	...	3,175	...	...	...
More than 1.....	53,711	18.4	12,785	52.2	...	...	PERSONS						
Shared or none.....	38,317	13.1	429	1.8	...	...	All occupied units.....	278,096	100.0	21,302	100.0	257,239	100.0
Owner occupied.....	173,802	100.0	17,410	100.0	...	...	1 person.....	28,968	10.4	1,671	7.8	19,570	7.6
1.....	113,092	65.1	6,514	37.4	...	...	2 persons.....	79,375	28.5	4,261	20.0	72,019	28.0
More than 1.....	48,604	28.0	10,707	61.5	...	...	3 persons.....	52,063	18.7	3,405	16.0	58,251	22.6
Shared or none.....	12,106	7.0	189	1.1	...	...	4 persons.....	56,346	20.3	6,551	30.8	51,885	20.2
Renter occupied.....	104,294	100.0	3,892	100.0	...	...	5 persons.....	32,207	11.6	3,205	15.0	29,143	11.3
1.....	77,240	74.1	3,335	85.7	...	...	6 persons or more.....	29,137	10.5	2,209	10.4	26,371	10.3
More than 1.....	2,815	2.7	380	9.8	...	...	Median.....	3.1	...	3.7	...	...
Shared or none.....	24,239	23.2	177	4.5	...	...	Owner occupied.....	173,802	100.0	17,410	100.0	154,311	100.0
Vacant.....	14,139	...	3,175	...	...	...	1 person.....	13,531	7.8	1,152	6.6	8,640	5.6
ROOMS							2 persons.....	47,860	27.5	2,911	16.7	38,334	24.8
All units.....	292,235	100.0	24,477	100.0	275,086	100.0	3 persons.....	31,518	18.1	2,684	15.4	36,600	23.7
1 and 2 rooms.....	15,243	5.2	291	1.2	21,640	7.9	4 persons.....	43,023	24.8	5,742	33.0	36,813	23.9
3 rooms.....	46,678	16.0	1,417	5.8	41,672	15.1	5 persons.....	20,956	12.1	2,972	17.1	19,667	12.7
4 rooms.....	50,986	17.4	3,250	13.3	53,020	19.3	6 persons or more.....	16,914	9.7	1,949	11.2	14,257	9.2
5 rooms.....	68,486	23.4	4,771	19.5	68,477	24.9	Median.....	3.1	...	3.8	...	...
6 rooms.....	71,407	24.4	7,486	30.6	60,488	22.0	Renter occupied.....	104,294	100.0	3,892	100.0	102,928	100.0
7 rooms or more.....	39,435	13.5	7,262	29.7	29,789	10.8	1 person.....	15,437	14.8	519	13.3	10,930	10.6
Median.....	5.0	...	5.8	...	4.8	...	2 persons.....	31,515	30.2	1,350	34.7	33,685	32.7
Owner occupied.....	173,802	100.0	17,410	100.0	154,311	100.0	3 persons.....	20,549	19.7	721	18.5	21,651	21.0
1 and 2 rooms.....	1,185	0.7	291	1.7	1,323	0.9	4 persons.....	13,323	12.8	809	20.8	15,072	14.6
3 rooms.....	9,371	5.4	344	2.0	5,740	3.9	5 persons.....	11,251	10.8	233	6.0	9,476	9.2
4 rooms.....	17,955	10.3	948	5.4	23,922	15.4	6 persons or more.....	12,223	11.7	260	6.7	12,114	11.8
5 rooms.....	48,558	27.9	3,325	19.1	48,951	31.7	Median.....	2.8	...	...	...	...
6 rooms.....	61,295	35.3	5,940	34.1	49,939	32.4	PERSONS PER ROOM						
7 rooms or more.....	35,438	20.4	6,562	37.7	24,666	16.0	All occupied units.....	278,096	100.0	21,302	100.0	...	...
Median.....	5.7	...	6.1	...	5.4	...	0.50 or less.....	108,615	39.1	7,999	37.6	...	...
Renter occupied.....	104,294	100.0	3,892	100.0	102,928	100.0	0.51 to 0.75.....	69,937	25.1	7,307	34.3	...	...
1 and 2 rooms.....	12,517	12.0	...	...	17,105	16.6	0.76 to 1.00.....	64,976	23.4	4,898	23.0	...	...
3 rooms.....	34,383	33.0	1,073	27.6	33,311	32.4	1.01 to 1.50.....	22,236	8.0	707	3.3	...	...
4 rooms.....	29,773	28.5	1,726	44.3	26,835	26.1	1.51 or more.....	12,332	4.4	391	1.8	...	...
5 rooms.....	17,530	16.8	781	20.0	16,556	16.1	Owner occupied.....	173,802	100.0	17,410	100.0	...	...
6 rooms.....	7,376	7.1	126	3.2	6,628	6.6	0.50 or less.....	78,792	45.3	6,653	38.2	...	...
7 rooms or more.....	2,715	2.6	186	4.8	2,293	2.2	0.51 to 0.75.....	44,062	25.4	6,011	34.5	...	...
Median.....	3.7	...	4.0	...	3.5	...	0.76 to 1.00.....	39,356	22.6	4,069	23.4	...	...
Vacant.....	14,139	...	3,175	...	17,847	...	1.01 to 1.50.....	9,232	5.3	483	2.8	...	...
							1.51 or more.....	2,360	1.4	194	1.1	...	...
							Renter occupied.....	104,294	100.0	3,892	100.0	...	...
							0.50 or less.....	29,823	28.6	1,346	34.6	...	...
							0.51 to 0.75.....	25,875	24.8	1,296	33.3	...	...
							0.76 to 1.00.....	25,620	24.6	829	21.3	...	...
							1.01 to 1.50.....	13,004	12.5	224	5.8	...	...
							1.51 or more.....	9,972	9.6	197	5.1	...	...

¹ Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."

Components of Inventory Change—1957 to 1959 Components

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[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				December 1956, total ¹		Subject	December 1959				December 1956, 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			
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP								
Occupied units.....	278,096	100.0	21,302	100.0	257,239	100.0	OWN CHILDREN BY AGE GROUP							
Male head, wife present, no non-relatives.....						Owner occupied.....								
Under 45 years.....	209,349	75.3	18,812	88.3	202,792	78.8	1 child.....							
45 to 64 years.....	119,324	42.9	14,804	69.5	129,317	46.8	2 children or more.....							
65 years and over.....	73,818	26.8	3,421	16.1	65,985	25.4	6 to 17 years only.....							
Other male head.....	16,107	5.8	277	1.3	17,090	6.6	1 child.....							
Under 65 years.....	16,548	6.0	480	2.3	17,548	6.7	2 children.....							
65 years and over.....	11,966	4.3	480	2.3	7,328	2.8	3 children or more.....							
Female head.....	4,282	1.6	...	...	2,220	0.9	Both age groups.....							
Under 65 years.....	52,299	18.8	2,010	9.4	44,899	17.5	2 children.....							
65 years and over.....	36,522	13.1	1,511	7.1	32,196	12.5	3 children.....							
	15,777	5.7	499	2.3	12,703	4.9	4 children or more.....							
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES								
All occupied units.....	278,096	100.0	21,302	100.0	...	...	All occupied units.....							
None.....	230,359	82.8	19,670	92.3	...	...	No nonrelatives.....							
1 person.....	36,599	13.2	1,243	5.8	...	...	With nonrelatives.....							
2 persons.....	10,574	3.8	381	1.8	...	...	Owner occupied.....							
3 persons or more.....	564	0.2	8	...	...	...	No nonrelatives.....							
Owner occupied.....	173,802	100.0	17,410	100.0	...	...	With nonrelatives.....							
None.....	141,596	81.5	16,057	92.5	...	...	Renter occupied.....							
1 person.....	23,667	13.6	1,098	6.3	...	...	No nonrelatives.....							
2 persons.....	8,045	4.6	247	1.4	...	...	With nonrelatives.....							
3 persons or more.....	494	0.3	8	...	...	...	Renter occupied.....							
Henter occupied.....	104,294	100.0	3,892	100.0	...	...	No nonrelatives.....							
1 person.....	82,763	82.1	3,613	92.8	...	...	With nonrelatives.....							
2 persons.....	12,932	12.4	145	3.7	...	...	Owner of unit							
3 persons or more.....	7,529	7.4	134	3.4	...	...	Owner-occupied units.....							
	70	0.1	...	...	...	...	Head or wife.....							
	...	...	...	...	...	...	Other relative of head.....							
	...	...	...	...	...	...	Nonrelative of head.....							
OWN CHILDREN UNDER 18 YEARS OLD						AGE OF OWNER								
All occupied units.....	278,096	100.0	21,302	100.0	...	...	Owner-occupied units.....							
No children.....	134,689	48.4	7,065	33.2	...	...	Under 25 years.....							
1 child.....	45,208	16.3	3,167	14.9	...	...	25 to 34 years.....							
2 children.....	53,040	19.1	6,480	30.4	...	...	35 to 44 years.....							
3 children.....	25,118	9.0	2,949	13.8	...	...	45 to 64 years.....							
4 children.....	11,099	4.0	745	3.5	...	...	55 to 64 years.....							
5 children.....	3,783	1.4	285	1.3	...	...	65 years and over.....							
6 children or more.....	5,199	1.9	611	2.9	...	...						
Owner occupied.....	173,802	100.0	17,410	100.0	...	...	VALUE							
No children.....	79,660	45.8	4,985	28.6	...	...	Owner-occupied nonfarm units²..							
1 child.....	28,392	16.3	2,533	14.5	...	...	Less than \$5,000.....							
2 children.....	38,621	22.2	5,668	32.6	...	...	\$5,000 to \$7,400.....							
3 children.....	16,406	9.4	2,845	16.3	...	...	\$7,500 to \$9,900.....							
4 children or more.....	10,720	6.2	1,381	7.9	...	...	\$10,000 to \$12,400.....							
Henter occupied.....	104,294	100.0	3,892	100.0	...	...	\$12,500 to \$14,900.....							
No children.....	55,029	52.8	2,080	53.4	...	...	\$15,000 to \$17,400.....							
1 child.....	16,813	16.1	834	21.3	...	...	\$17,500 to \$19,900.....							
2 children.....	14,419	13.9	813	20.9	...	...	\$20,000 to \$24,900.....							
3 children.....	8,712	8.4	106	2.7	...	...	\$25,000 to \$34,900.....							
4 children or more.....	9,321	8.9	260	6.7	...	...	\$35,000 or more.....							
OWN CHILDREN BY AGE GROUP						Median.....dollars..								
All occupied units.....	278,096	100.0	21,302	100.0	...	...	12,900							
No children.....	134,689	48.4	7,065	33.2	...	...	17,500							
Under 6 years only.....	34,562	12.4	3,763	17.7	...	...	11,400							
1 child.....	16,065	5.8	1,311	6.2	...	...						
2 children or more.....	18,497	6.7	2,452	11.5	...	...						
6 to 17 years only.....	6,711	2.4	6,914	32.2	...	...						
1 child.....	29,163	10.5	1,856	8.7	...	...						
2 children.....	25,811	9.3	2,918	13.7	...	...						
3 children or more.....	10,757	3.9	1,240	5.8	...	...						
Both age groups.....	43,134	15.5	4,460	20.9	...	...						
2 children.....	12,818	4.6	1,482	7.0	...	...						
3 children.....	14,028	5.0	1,779	8.3	...	...						
4 children or more.....	16,288	5.9	1,208	5.7	...	...						
Owner occupied.....	173,802	100.0	17,410	100.0	...	...						
No children.....	79,660	45.8	4,985	28.6	...	...						
Under 6 years only.....	18,016	10.4	3,067	17.4	...	...						
1 child.....	6,549	3.8	1,032	5.9	...	...						
2 children or more.....	11,467	6.6	2,035	11.7	...	...						
6 to 17 years only.....	48,441	27.9	5,321	30.6	...	...						
1 child.....	21,846	12.6	1,511	8.7	...	...						
2 children.....	20,790	11.7	2,696	15.5	...	...						
3 children or more.....	6,205	3.6	1,114	6.4	...	...						
Both age groups.....	27,685	15.9	4,037	23.2	...	...						
2 children.....	8,712	5.0	1,299	7.5	...	...						
3 children.....	9,817	5.6	1,727	9.9	...	...						
4 children or more.....	9,156	5.3	1,011	5.8	...	...						
Renter-occupied nonfarm units..						GROSS RENT								
	103,568	...	3,892	...	100,140	...	Reporting.....							
CONTRACT RENT						Reporting cash rent.....								
	99,220	100.0	3,658	100.0	97,546	100.0	Less than \$40.....							
	18,049	18.2	189	5.2	26,781	27.5	\$40 to \$59.....							
	26,968	27.2	272	7.4	30,854	31.6	\$60 to \$79.....							
	29,594	29.8	1,038	28.4	22,678	23.2	\$80 to \$99.....							
	14,114	14.2	878	24.0	9,719	10.0	\$100 to \$119.....							
	6,338	6.4	421	11.5	4,807	4.9	\$120 to \$149.....							
	3,255	3.3	384	10.5	2,707	2.8	\$150 to \$199.....							
	689	0.7	339	9.3	...	...	\$200 or more.....							
	213	0.2	137	3.7	...	...	No cash rent.....							
	4,348	...	234	...	2,594	...	Median.....dollars..							
	63	...	88	...	53	...								
CONTRACT RENT						Reporting cash rent.....								
	99,220	...	3,658	...	97,546	...	Less than \$40.....							
	53	...	76	...	47	...	\$40 to \$59.....							

¹ Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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
All dwelling units, 1959.....	24,477	2,381	5,321	2,704	257,352	...
TENURE, COLOR, AND VACANCY STATUS						
All units.....	24,477	2,381	5,321	2,704	257,352	100.0
Occupied.....	21,302	2,381	4,855	2,630	246,928	95.9
Owner occupied.....	17,410	1,005	1,486	1,471	152,430	59.2
White.....	16,353	925	1,343	1,053	136,266	52.9
Nonwhite.....	1,057	80	143	418	16,164	6.3
Renter occupied.....	3,892	1,376	3,369	1,159	94,498	36.7
White.....	2,751	922	2,547	711	60,740	23.6
Nonwhite.....	1,141	454	822	448	33,758	13.1
Vacant.....	3,175	...	466	74	10,424	4.1
Available for sale only.....	1,970	...	...	...	1,270	0.5
Available for rent.....	801	...	394	74	5,752	2.2
Other.....	404	...	72	...	3,402	1.3
CONDITION AND PLUMBING						
All units.....	24,477	2,381	5,321	2,704	257,352	100.0
Not dilapidated.....	24,477	2,299	4,608	2,452	242,253	94.1
With all plumbing facilities.....	24,048	1,889	3,424	1,911	218,029	84.7
Lacking some or all facilities.....	429	410	1,184	541	24,224	9.4
Dilapidated.....	...	82	71.3	252	15,099	5.9
Owner occupied.....	17,410	1,005	1,486	1,471	152,430	100.0
Not dilapidated.....	17,410	1,005	1,415	1,433	149,795	98.3
With all plumbing facilities.....	17,221	829	1,025	1,187	139,968	91.8
Lacking some or all facilities.....	189	176	390	246	9,827	6.4
Dilapidated.....	...	...	71	38	2,635	1.7
Renter occupied.....	3,892	1,376	3,369	1,159	94,498	100.0
Not dilapidated.....	3,892	1,294	3,727	945	83,151	88.0
With all plumbing facilities.....	3,715	1,060	1,933	960	69,897	74.0
Lacking some or all facilities.....	177	234	794	295	13,254	14.0
Dilapidated.....	...	82	642	214	11,347	12.0
Vacant.....	3,175	...	466	74	10,424	...
BATHROOMS						
All units.....	24,477	2,381	5,321	2,704	257,352	100.0
1.....	11,263	1,971	3,085	1,013	182,875	71.1
More than 1.....	12,785	...	339	935	39,652	15.4
Shared or none.....	429	410	1,897	756	34,825	13.5
ROOMS						
All units.....	24,477	2,381	5,321	2,704	257,352	100.0
1 and 2 rooms.....	291	295	1,235	36	13,386	5.2
3 and 4 rooms.....	4,667	1,075	3,331	475	88,116	34.2
5 and 6 rooms.....	12,257	931	498	1,359	124,848	48.5
7 rooms or more.....	7,262	80	257	834	31,002	12.0
Median.....	5.8	4.1	3.1	5.9	4.9	...
Owner occupied.....	17,410	1,005	1,486	1,471	152,430	100.0
1 and 2 rooms.....	291	82	71	36	705	0.5
3 and 4 rooms.....	1,292	729	730	105	24,470	16.1
5 and 6 rooms.....	9,265	194	428	616	99,350	65.2
7 rooms or more.....	6,562	...	257	714	27,905	18.3
Median.....	6.1	...	...	6.4	5.6	...
Renter occupied.....	3,892	1,376	3,369	1,159	94,498	100.0
1 and 2 rooms.....	...	213	1,164	...	11,140	11.8
3 and 4 rooms.....	2,799	346	2,205	333	58,473	61.9
5 and 6 rooms.....	907	737	...	743	22,519	23.8
7 rooms or more.....	186	80	...	83	2,366	2.5
Median.....	4.0	...	2.8	5.6	3.7	...
Vacant.....	3,175	...	466	74	10,424	...
UNITS IN STRUCTURE						
All units.....	24,477	2,381	5,321	2,704	257,352	100.0
1.....	20,734	1,087	...	2,003	170,096	66.1
2 to 4.....	1,382	721	4,772	554	54,373	21.1
5 or more.....	2,361	573	549	147	32,883	12.8
YEAR STRUCTURE BUILT						
All units.....	24,477	2,381	5,321	2,704	257,352	100.0
1957 to 1959.....	24,477	...	...	...	...	...
April 1950 to 1956.....	...	729	194	...	86,502	33.6
1940 to March 1950.....	...	739	215	397	53,475	20.7
1939 or earlier.....	...	913	4,912	2,307	117,575	45.7
PERSONS						
Occupied units.....	21,302	2,381	4,855	2,630	246,928	100.0
1 person.....	1,671	294	1,375	349	25,279	10.2
2 persons.....	4,261	984	1,510	357	72,263	29.3
3 persons.....	3,405	185	1,132	490	46,861	19.0
4 persons.....	6,551	171	503	390	48,731	19.7
5 persons.....	3,205	329	467	274	27,932	11.3
6 persons or more.....	2,209	418	71	577	25,862	10.5
Median: All occupied.....	3.7	2.4	2.2	3.8	3.1	...
Owner.....	3.8	...	...	3.4	3.2	...
Renter.....	2.6	...	2.1	4.4	2.8	...

Components of Inventory Change—1957 to 1959 Components

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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
PERSONS PER ROOM						
Occupied units.....	21,302	2,381	4,855	2,630	246,928	100.0
0.50 or less.....	7,999	743	2,026	962	96,885	39.2
0.51 to 0.75.....	7,337	634	862	730	60,404	24.5
0.76 to 1.00.....	4,898	586	986	541	57,965	23.5
1.01 to 1.50.....	707	246	590	325	20,368	8.2
1.51 or more.....	391	172	391	72	11,306	4.6
VALUE						
Owner-occupied nonfarm units ¹	16,259	114	...	1,344	135,534	100.0
Less than \$5,000.....	188	...	...	74	8,178	6.0
\$5,000 to \$7,400.....	145	21	...	240	12,510	9.2
\$7,500 to \$9,900.....	1,399	...	...	519	15,983	11.8
\$10,000 to \$12,400.....	1,799	11	...	131	32,044	23.6
\$12,500 to \$14,900.....	2,134	82	...	113	20,106	14.8
\$15,000 or more.....	10,594	...	...	267	46,713	34.5
Median.....dollars.....	17,500	...	...	9,200	12,400	...
Renter-occupied nonfarm units.....	3,892	1,294	3,369	1,159	93,854	...
GROSS RENT						
Reporting.....	3,658	1,294	3,272	1,012	89,984	100.0
Less than \$20.....	...	49	319	37	1,520	1.7
\$20 to \$39.....	189	421	1,109	36	14,369	16.0
\$40 to \$59.....	272	419	390	176	25,711	28.6
\$60 to \$79.....	1,038	405	867	344	26,940	29.9
\$80 to \$99.....	878	...	445	238	12,553	14.0
\$100 or more.....	1,281	...	142	181	8,691	9.9
No cash rent.....	234	...	97	147	3,870	...
Median.....dollars.....	88	...	51	75	63	...
CONTRACT RENT						
Reporting cash rent.....	3,658	1,294	3,272	1,012	89,984	...
Median.....dollars.....	76	...	46	59	53	...

¹ Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956.....	4,239	7,314	2,520	5,760	297,352	100.0
Units with 1956 records available.....	4,218	7,140	2,337	5,624	241,713	93.9
TENURE, COLOR, AND VACANCY STATUS						
All units.....	4,218	7,140	2,337	5,624	241,713	100.0
Occupied.....	3,667	5,852	1,904	4,782	229,533	95.0
Owner occupied.....	1,074	2,647	1,232	1,378	141,139	58.4
White.....	720	2,311	1,031	1,036	127,015	52.5
Nonwhite.....	354	336	201	342	14,124	5.8
Renter occupied.....	2,593	3,205	672	3,404	88,394	36.6
White.....	1,616	1,616	423	2,085	57,495	23.8
Nonwhite.....	1,632	1,589	249	1,319	30,899	12.8
Vacant.....	551	1,288	433	842	12,180	5.0
Available for sale only.....	...	...	153	...	2,929	1.2
Available for rent.....	343	258	207	470	5,321	2.2
Other.....	208	1,030	73	372	3,930	1.6
CONDITION AND PLUMBING						
All units.....	4,218	7,140	2,337	5,624	241,713	100.0
Not dilapidated.....	3,304	6,256	2,195	4,877	232,481	96.2
With all plumbing facilities.....	1,481	4,071	1,532	2,421	203,787	84.3
Lacking some or all facilities.....	1,823	2,185	663	2,456	28,694	11.9
Dilapidated.....	914	884	142	747	9,232	3.8
Owner occupied.....	1,074	2,647	1,232	1,378	141,139	100.0
Not dilapidated.....	936	2,569	1,232	1,378	139,991	99.2
With all plumbing facilities.....	727	2,233	1,098	1,088	126,775	89.8
Lacking some or all facilities.....	209	336	134	290	13,216	9.4
Dilapidated.....	138	78	...	...	1,148	0.8
Renter occupied.....	2,593	3,205	672	3,404	88,394	100.0
Not dilapidated.....	1,887	2,757	530	2,725	81,291	92.0
With all plumbing facilities.....	344	1,233	135	962	66,718	75.5
Lacking some or all facilities.....	1,543	1,524	395	1,762	14,573	16.5
Dilapidated.....	706	448	142	679	7,103	8.0
Vacant.....	551	1,288	433	842	12,180	...

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						
All units.....	4,218	7,140	2,337	5,624	241,713	100.0
1 and 2 rooms.....	1,550	2,511	67	2,169	14,273	5.9
3 and 4 rooms.....	1,834	3,154	349	2,268	82,884	34.3
5 and 6 rooms.....	752	1,119	1,010	1,050	119,473	49.4
7 rooms or more.....	82	356	911	137	25,083	10.4
Median.....	3.1	3.4	6.1	3.0	4.9	...
Owner occupied.....						
1 and 2 rooms.....	1,074	2,647	1,232	1,378	141,139	100.0
3 and 4 rooms.....	71	278	...	153	581	0.4
5 and 6 rooms.....	501	1,987	...	491	25,615	18.1
7 rooms or more.....	420	188	682	665	92,904	65.8
Median.....	...	3.7	...	69	22,039	15.6
Renter occupied.....						
1 and 2 rooms.....	2,593	3,205	672	3,404	88,394	100.0
3 and 4 rooms.....	1,065	1,649	...	1,462	12,110	13.7
5 and 6 rooms.....	1,196	1,074	276	1,557	52,443	59.3
7 rooms or more.....	332	320	255	385	21,805	24.7
Median.....	2.8	2.5	...	...	2,036	2.3
Vacant.....	551	1,288	433	842	12,180	...
UNITS IN STRUCTURE						
All units.....	4,218	7,140	2,337	5,624	241,713	100.0
1.....	1,412	4,437	1,999	...	158,494	65.6
2 to 4.....	1,752	1,045	271	5,007	52,869	21.9
5 or more.....	1,054	1,658	67	617	30,350	12.6
YEAR STRUCTURE BUILT						
All units.....	4,218	7,140	2,337	5,624	241,713	100.0
April 1950 to 1956.....	152	2,630	80	364	80,395	33.3
March 1950 or earlier.....	4,066	4,510	2,257	5,260	161,318	66.7
PERSONS						
Occupied units.....	3,667	5,852	1,904	4,782	229,533	100.0
1 person.....	493	1,398	140	435	16,949	7.4
2 persons.....	1,132	1,557	558	1,552	66,459	29.0
3 persons.....	653	1,038	448	1,106	51,037	22.2
4 persons.....	490	918	202	931	47,615	20.7
5 persons.....	280	593	140	69	25,178	11.0
6 persons or more.....	619	348	416	689	22,295	9.7
Median:						
All occupied.....	2.8	2.5	3.1	2.9	3.1	...
Owner.....	...	2.8	...	...	3.3	...
Renter.....	2.9	2.3	...	2.7	2.8	...
PERSONS PER ROOM						
Occupied units.....	3,667	5,852	1,904	4,782	229,533	100.0
0.50 or less.....	919	1,571	1,010	659	81,982	35.7
0.51 to 0.75.....	846	846	472	919	61,338	26.7
0.76 to 1.00.....	731	1,807	275	1,954	57,424	25.0
1.01 to 1.50.....	687	741	73	643	18,027	7.9
1.51 or more.....	777	887	74	607	10,762	4.7
VALUE						
Owner-occupied nonfarm units ¹	701	750	1,100	...	117,563	...
Reporting.....	633	750	1,100	...	111,822	100.0
Less than \$5,000.....	138	64	67	...	8,189	7.3
\$5,000 to \$7,400.....	212	66	207	...	16,029	14.3
\$7,500 to \$9,900.....	...	129	426	...	16,907	15.1
\$10,000 to \$12,400.....	...	60	141	...	29,424	26.3
\$12,500 to \$14,900.....	...	239	135	...	11,222	10.3
\$15,000 or more.....	138	192	134	...	30,051	26.9
Not reported.....	68	...	...	...	5,741	...
Median.....dollars.....	...	...	...	...	11,300	...
Renter-occupied nonfarm units.....	2,593	2,693	598	3,404	86,577	...
GROSS RENT						
Reporting.....	2,317	2,636	390	2,728	75,426	100.0
Less than \$20.....	...	194	...	69	2,918	3.9
\$20 to \$39.....	1,348	1,426	209	1,129	14,388	19.1
\$40 to \$59.....	901	468	113	697	23,757	31.5
\$60 to \$79.....	68	355	68	80	19,483	26.1
\$80 to \$99.....	...	193	...	185	7,843	10.4
\$100 or more.....	...	...	...	68	6,837	9.1
Not reported.....	276	192	140	539	9,771	...
No cash rent.....	...	65	68	137	1,380	...
Median.....dollars.....	37	36	...	45	57	...
CONTRACT RENT						
Reporting cash rent.....	2,522	2,636	390	3,032	78,920	...
Median.....dollars.....	33	35	...	39	50	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change—1957 to 1959 Components

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 characteristic	Total	1959 characteristic											
		Occupied units									Vacant units		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1956 and 1959: With 1956 records available.....	241,713	231,764	182,893	48,871	142,648	126,781	15,867	89,116	56,112	33,004	9,949	6,790	3,159
Occupied.....	229,531	220,990	174,249	46,741	138,021	122,439	15,582	82,969	51,810	31,159	8,543	5,998	2,545
White.....	184,610	177,032	173,221	3,801	124,317	122,363	1,954	52,705	50,858	1,847	7,488	5,416	2,072
Nonwhite.....	45,023	43,958	1,028	42,940	13,704	76	13,628	30,264	952	29,312	1,055	582	473
Owner occupied.....	141,139	138,143	122,337	15,806	129,718	115,265	14,453	8,425	7,072	1,353	2,996	1,654	1,342
White.....	127,015	124,143	122,119	2,024	117,002	115,189	1,813	7,141	6,930	211	2,872	1,654	1,218
Nonwhite.....	14,124	14,000	218	13,782	12,716	76	12,640	1,284	142	1,142	124	...	124
Renter occupied.....	88,394	82,847	51,912	30,935	8,303	7,174	1,129	74,544	44,738	29,806	5,547	4,344	1,201
White.....	57,495	52,879	51,102	1,777	7,315	7,174	141	45,564	43,928	1,636	4,616	3,762	834
Nonwhite.....	30,899	29,968	810	29,158	988	...	988	28,980	810	28,170	931	582	349
Vacant.....	12,180	10,774	8,644	2,130	4,627	4,342	285	6,147	4,302	1,845	1,406	792	614
Available.....	8,250	7,334	6,266	1,058	2,925	2,995	...	4,329	3,271	1,058	926	715	211
Other.....	3,930	3,450	2,378	1,072	1,632	1,347	285	1,818	1,031	787	480	77	403
Same units 1950, 1956, and 1959: With 1956 records available.....	133,627	127,298	99,090	28,208	74,516	64,516	10,000	52,782	34,574	18,208	6,329	3,810	2,519
Occupied.....	128,602	123,388	95,964	27,424	73,959	64,029	9,930	49,429	31,935	17,494	5,214	3,161	2,033
White.....	102,218	97,499	95,594	1,905	64,518	63,953	565	32,981	31,641	1,340	4,719	3,021	1,698
Nonwhite.....	26,384	25,889	370	25,519	9,441	76	9,365	16,448	294	16,154	495	140	355
Owner occupied.....	76,210	74,280	64,204	10,076	69,292	60,351	8,941	4,988	3,853	1,135	1,930	934	996
White.....	66,475	64,621	63,986	635	60,699	60,275	424	3,922	3,711	211	1,854	934	920
Nonwhite.....	9,735	9,659	218	9,441	8,593	76	8,517	1,066	142	924	76	...	76
Renter occupied.....	52,392	49,108	31,760	17,348	4,667	3,678	989	44,441	28,082	16,359	3,284	2,227	1,057
White.....	35,743	32,878	31,608	1,270	3,819	3,678	141	29,059	27,930	1,129	2,865	2,087	778
Nonwhite.....	16,649	16,230	152	16,078	848	...	848	15,382	152	15,230	419	140	279
Vacant.....	5,025	3,910	3,126	784	557	487	70	3,353	2,639	714	1,115	649	466
Available.....	3,095	2,384	2,105	279	270	270	...	2,114	1,835	279	711	572	139
Other.....	1,930	1,526	1,021	505	287	217	70	1,239	804	435	404	77	327

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 characteristic	Total	1959 characteristic										
		Total				Owner-occupied units			Renter-occupied units			Vacant units
		Not dilapidated		Dilap- idated	Not dilapidated		Dilap- idated	Not dilapidated		Dilap- idated		
		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 1956 and 1959: With 1956 records available.....	241,713	206,303	21,052	14,358	132,191	7,844	2,613	66,095	12,254	10,767	9,949	
Not dilapidated:												
With all plumbing facilities.....	203,787	196,063	3,842	3,882	126,401	1,770	1,272	62,125	1,819	2,394	8,006	
Lacking some or all facilities.....	28,694	8,417	14,739	5,238	3,062	5,639	851	2,875	8,399	4,197	1,671	
Dilapidated.....	9,232	1,823	2,471	4,938	728	435	490	1,095	2,036	4,176	272	
Owner occupied.....	141,139	129,892	8,301	2,946	120,319	7,271	2,128	6,919	877	629	2,996	
Not dilapidated:												
With all plumbing facilities.....	126,775	123,728	1,560	1,487	115,053	1,560	1,272	6,307	...	215	2,368	
Lacking some or all facilities.....	17,416	5,652	6,306	1,258	4,754	5,276	780	612	877	337	580	
Dilapidated.....	1,148	512	435	201	512	435	76	...	...	77	48
Renter occupied.....	88,394	65,940	12,223	10,231	7,439	503	361	54,228	11,165	9,151	5,847	
Not dilapidated:												
With all plumbing facilities.....	66,718	62,555	1,963	2,200	7,108	210	...	51,221	1,677	1,984	4,518	
Lacking some or all facilities.....	14,573	2,356	8,224	3,993	185	293	71	2,124	7,452	3,643	805	
Dilapidated.....	7,103	1,029	2,036	4,038	146	...	290	883	2,036	3,524	224	
Vacant.....	12,180	10,471	528	1,181	4,433	70	124	4,948	212	987	1,406	
Same units 1950, 1956, and 1959: With 1956 records available.....	133,627	108,485	14,808	10,334	66,952	5,727	1,837	36,466	8,462	7,854	6,329	
Not dilapidated:												
With all plumbing facilities.....	107,919	102,152	2,915	2,852	63,588	1,382	690	33,783	1,352	2,022	5,102	
Lacking some or all facilities.....	19,219	4,741	9,953	4,525	2,713	3,965	781	1,742	5,550	3,395	1,073	
Dilapidated.....	6,489	1,592	1,940	2,957	651	380	366	941	1,560	2,437	154	
Owner occupied.....	76,210	68,301	5,957	1,952	62,591	5,225	1,476	3,856	656	476	1,930	
Not dilapidated:												
With all plumbing facilities.....	66,895	64,818	1,172	905	59,674	1,172	690	3,576	...	215	1,568	
Lacking some or all facilities.....	8,347	2,971	4,405	971	2,405	3,673	710	280	656	261	362	
Dilapidated.....	968	512	380	76	512	380	76	...	...	...	...
Renter occupied.....	52,392	36,250	8,467	7,675	3,874	432	361	30,034	7,666	6,741	3,284	
Not dilapidated:												
With all plumbing facilities.....	37,364	33,944	1,568	1,752	3,620	210	...	27,982	1,282	1,612	2,588	
Lacking some or all facilities.....	10,184	1,508	5,339	3,337	185	222	71	1,323	4,824	2,987	572	
Dilapidated.....	4,344	798	1,560	2,586	69	...	290	729	1,560	2,142	154	
Vacant.....	5,025	3,934	384	707	487	70	...	2,576	140	637	1,115	

Table 6.—VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Same units 1956 and 1959: With 1956 records available.....	241,713	126,243	6,260	12,033	15,642	22,377	18,856	15,708	10,287	6,937	11,131	1,012	115,470
Owner-occupied nonfarm units ¹	117,563	107,911	4,788	9,987	13,345	25,665	16,464	13,462	8,429	5,529	9,502	744	9,652
Less than \$5,000.....	8,189	6,799	2,458	3,019	831	190	77	70	...	...	77	...	1,390
\$5,000 to \$7,400.....	16,029	13,930	1,112	5,626	3,675	2,521	316	381	...	76	...	...	2,099
\$7,500 to \$9,900.....	29,424	27,901	472	1,049	5,036	6,698	2,003	224	...	...	...	...	1,425
\$10,000 to \$12,400.....	11,222	10,490	69	76	3,168	14,252	6,916	2,454	294	225	...	210	1,523
\$12,500 to \$14,900.....	11,261	10,641	...	...	69	553	4,738	3,819	866	210	83	83	732
\$15,000 to \$17,400.....	3,448	3,371	...	...	70	524	1,728	3,885	3,367	461	530	76	720
\$17,500 to \$19,900.....	8,097	7,097	...	...	70	70	210	419	2,264	408	...	...	77
\$20,000 to \$24,900.....	7,145	6,846	...	76	...	...	148	545	1,081	3,406	1,760	81	1,000
\$25,000 or more.....	5,741	5,354	371	71	566	857	328	1,658	235	217	1,051	...	387
Not reported.....	...	...	...	...	...	...	...	...	...	...	...	...	...
All other occupied and vacant units..	124,150	18,332	1,472	2,046	2,297	2,712	2,392	2,246	1,862	1,408	1,629	268	105,818
Same units 1950, 1956, and 1959: With 1956 records available.....	133,627	62,513	4,499	7,413	9,602	15,429	8,325	6,811	2,813	1,351	5,341	929	71,114
Owner-occupied nonfarm units ¹	60,643	54,774	3,368	5,735	8,704	14,163	7,747	6,214	2,173	1,210	4,799	661	5,869
Less than \$5,000.....	5,269	4,359	1,665	1,817	577	76	...	77	...	...	77	...	510
\$5,000 to \$7,400.....	10,905	9,141	775	3,053	2,631	1,756	316	311	...	76	...	223	1,764
\$7,500 to \$9,900.....	9,447	8,851	389	572	3,280	3,032	1,394	224	...	...	...	...	596
\$10,000 to \$12,400.....	15,242	14,740	169	76	1,732	7,694	3,069	1,354	211	225	...	210	502
\$12,500 to \$14,900.....	3,834	3,401	69	...	69	470	1,508	1,062	223	...	...	...	433
\$15,000 to \$17,400.....	4,828	4,460	...	70	...	368	955	1,792	471	346	381	76	368
\$17,500 to \$19,900.....	773	696	...	...	...	70	141	121	228	76	...	...	777
\$20,000 to \$24,900.....	3,298	2,619	...	76	...	...	76	545	452	477	912	81	679
\$25,000 or more.....	3,433	3,280	...	...	...	...	...	165	76	2,968	71	153	387
Not reported.....	3,614	3,227	301	71	415	697	328	668	152	134	461	...	...
All other occupied and vacant units..	72,984	7,739	1,131	1,678	898	1,266	572	597	640	141	542	268	65,245

¹ Restricted to single-unit properties; see text.

Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units 1956 and 1959: With 1956 records available.....	241,713	88,472	5,840	9,228	12,693	11,603	12,458	12,370	11,204	4,657	3,017	5,402	153,241
Renter-occupied nonfarm units.....	86,577	72,615	5,417	8,108	11,611	9,958	10,145	10,391	8,076	3,848	1,747	3,314	13,962
Less than \$30.....	7,404	6,902	2,632	2,490	674	423	334	70	...	...	...	279	502
\$30 to \$39.....	9,902	8,707	702	3,844	3,121	496	204	77	...	...	...	186	1,195
\$40 to \$49.....	12,633	11,638	1,025	987	5,079	3,306	364	71	71	...	...	735	995
\$50 to \$59.....	11,124	10,128	...	281	1,785	4,606	2,585	491	76	89	...	215	996
\$60 to \$69.....	10,918	10,284	70	...	358	640	4,844	3,280	916	106	...	70	634
\$70 to \$79.....	8,765	7,091	...	...	...	687	4,427	1,839	69	...	...	69	1,674
\$80 to \$99.....	7,843	5,620	...	...	82	77	396	811	3,596	311	...	347	2,223
\$100 to \$119.....	4,360	3,604	...	...	...	...	70	389	2,505	564	...	76	756
\$120 or more.....	2,477	1,200	...	...	...	...	82	71	12	1,035	...	...	1,277
No cash rent or rent not reported..	11,151	7,441	988	506	512	410	731	1,012	1,041	756	148	1,337	3,710
All other occupied and vacant units..	155,136	15,857	423	1,120	1,082	1,645	2,213	1,979	3,128	809	1,270	2,088	139,279
Same units 1950, 1956, and 1959: With 1956 records available.....	133,627	52,476	3,820	5,166	8,555	6,901	7,936	7,454	5,971	2,943	838	3,292	81,151
Renter-occupied nonfarm units.....	51,016	43,143	3,537	4,421	7,695	5,679	6,469	6,110	4,230	2,440	468	2,094	7,873
Less than \$30.....	4,568	4,066	1,920	885	421	281	210	70	...	...	...	279	502
\$30 to \$39.....	7,200	6,308	560	2,514	2,814	350	70	...	...	...	...	...	892
\$40 to \$49.....	7,881	7,029	70	604	3,533	1,967	281	71	71	...	...	452	852
\$50 to \$59.....	6,066	5,592	...	209	357	2,509	1,646	491	76	89	...	215	474
\$60 to \$69.....	6,740	6,316	70	...	288	426	2,782	2,247	433	...	...	70	424
\$70 to \$79.....	4,954	3,842	...	...	...	...	538	1,956	1,210	69	...	69	1,112
\$80 to \$99.....	4,245	3,008	...	...	...	77	396	501	1,498	311	...	225	1,237
\$100 to \$119.....	2,481	2,133	...	...	...	...	...	70	140	1,532	315	76	348
\$120 or more.....	583	224	...	...	...	...	...	71	...	153	...	...	359
No cash rent or rent not reported..	6,298	4,625	917	209	282	69	546	794	731	439	...	728	1,673
All other occupied and vacant units..	82,611	9,333	283	745	860	1,222	1,467	1,344	1,341	503	370	1,198	73,278

Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	24,477	291	1,417	3,250	4,771	7,486	7,262
CONDITION AND PLUMBING							
All units.....	24,477	291	1,417	3,250	4,771	7,486	7,262
Not dilapidated:							
With all plumbing facilities.....	24,048	291	1,354	3,136	4,708	7,297	7,262
Lacking some or all facilities.....	429	...	63	114	63	189	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	17,410	291	344	948	3,325	5,940	6,562
Not dilapidated:							
With all plumbing facilities.....	17,221	291	344	948	3,325	5,751	6,562
Lacking some or all facilities.....	189	...	...	...	...	189	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	3,892	...	1,073	1,726	781	126	186
Not dilapidated:							
With all plumbing facilities.....	3,715	...	1,010	1,612	781	126	186
Lacking some or all facilities.....	177	...	63	114	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	3,175	...	...	576	665	1,420	514
BATHROOMS							
All units.....	24,477	291	1,417	3,250	4,771	7,486	7,262
1.....	11,263	291	1,354	3,136	3,215	2,628	639
More than 1.....	12,785	...	...	...	1,493	4,669	6,623
Shared or none.....	429	...	63	114	63	189	...
Owner occupied.....	17,410	291	344	948	3,325	5,940	6,562
1.....	6,514	291	344	948	2,330	1,962	639
More than 1.....	10,707	...	...	...	995	3,789	5,923
Shared or none.....	189	...	...	...	...	189	...
Renter occupied.....	3,892	...	1,073	1,726	781	126	186
1.....	3,335	...	1,010	1,612	650	63	186
More than 1.....	380	...	...	...	131	63	...
Shared or none.....	177	...	63	114	...	...	...
Vacant.....	3,175	...	...	576	665	1,420	514
PERSONS							
All occupied units.....	21,302	291	1,417	2,674	4,106	6,066	6,748
1 person.....	1,671	291	628	343	132	277	1,127
2 persons.....	4,261	...	594	718	662	1,160	833
3 persons.....	3,405	...	77	672	695	1,128	2,385
4 persons.....	6,551	...	118	706	1,424	1,918	1,204
5 persons.....	3,205	...	...	106	706	1,189	1,199
6 persons or more.....	2,209	...	...	129	487	394	...
Owner occupied.....	17,410	291	344	948	3,325	5,940	6,562
1 person.....	1,152	291	330	254	...	277	...
2 persons.....	2,911	...	14	126	547	1,097	1,127
3 persons.....	2,684	...	...	225	555	1,128	776
4 persons.....	5,742	...	...	343	1,162	1,918	2,319
5 persons.....	2,973	...	...	...	642	1,189	1,141
6 persons or more.....	1,949	...	...	...	419	331	1,199
Renter occupied.....	3,892	...	1,073	1,726	781	126	186
1 person.....	519	...	298	89	132	...	...
2 persons.....	1,350	...	580	592	115	63	...
3 persons.....	721	...	77	447	140	...	57
4 persons.....	809	...	118	363	262	...	66
5 persons.....	233	...	...	106	64	...	63
6 persons or more.....	263	...	...	129	68	63	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	21,302	291	1,417	2,674	4,106	6,066	6,748
Male head, wife present, no nonrelatives.....	18,813	...	722	2,077	3,496	5,789	6,748
Under 45 years.....	14,804	...	555	1,443	2,732	4,880	5,194
45 to 64 years.....	3,431	...	167	474	437	856	1,497
65 years and over.....	577	...	...	140	327	53	57
Other male head.....	480	...	260	108	62	50	...
Female head.....	2,013	291	435	509	548	227	...
Owner occupied.....	17,410	291	344	948	3,325	5,940	6,562
Male head, wife present, no nonrelatives.....	15,847	...	14	694	2,914	5,663	6,562
Under 45 years.....	11,813	...	14	576	2,340	4,817	5,065
45 to 64 years.....	2,592	...	...	55	247	793	1,497
65 years and over.....	443	...	...	63	327	53	...
Other male head.....	216	...	39	65	62	50	...
Female head.....	1,347	291	291	189	349	227	...
Renter occupied.....	3,892	...	1,073	1,726	781	126	186
Male head, wife present, no nonrelatives.....	2,965	...	708	1,363	582	126	186
Under 45 years.....	1,992	...	541	867	392	63	129
45 to 64 years.....	839	...	167	419	190	63	...
65 years and over.....	134	...	...	77	...	...	57
Other male head.....	264	...	221	43	...	...	...
Female head.....	663	...	144	320	199	...	...

Table 9.—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 \$10,000	\$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	16,259	1,732	1,799	2,134	2,515	1,945	2,562	3,572
ROOMS								
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	662	625	37	...	...	...	...	...
5 and 6 rooms.....	9,162	793	1,762	1,946	1,630	1,242	1,059	730
7 rooms or more.....	6,435	314	...	188	885	703	1,503	2,842
PERSONS								
1 and 2 persons.....	3,302	317	562	343	800	276	679	325
3 and 4 persons.....	8,139	579	790	991	1,408	893	1,681	1,697
5 and 6 persons.....	3,839	444	398	465	193	776	202	1,361
7 persons or more.....	979	392	49	235	114	...	...	189
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	15,317	1,347	1,799	1,988	2,443	1,752	2,416	3,572
Under 45 years.....	12,409	1,157	1,412	1,785	2,115	1,499	1,887	2,554
45 to 64 years.....	2,528	182	68	203	275	253	529	1,018
65 years and over.....	380	8	319	...	53	...	...	...
Other male head.....	177	65	...	...	...	112	...	...
Female head.....	765	320	...	146	72	81	146	...

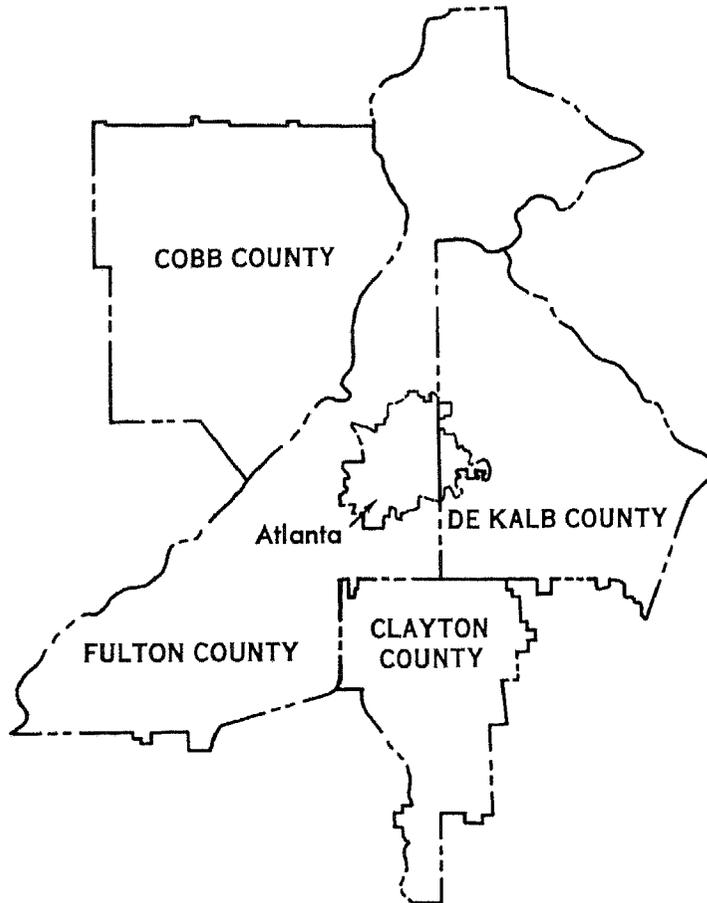
¹ Restricted to single-unit properties; see text.

Table 10.—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 \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units.....	3,892	461	1,038	878	805	476	234
ROOMS							
1 and 2 rooms.....	...	...	...	...	...	...	51
3 and 4 rooms.....	2,799	398	1,038	732	375	205	63
5 and 6 rooms.....	907	63	...	146	364	271	120
7 rooms or more.....	186	...	...	...	66	...	...
PERSONS							
1 and 2 persons.....	1,869	245	464	444	328	274	114
3 and 4 persons.....	1,530	216	382	391	350	134	57
5 and 6 persons.....	296	...	63	43	127	...	63
7 persons or more.....	197	...	129	...	...	68	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
Male head, wife present, no nonrelatives.....	2,965	279	801	730	716	205	234
Under 45 years.....	1,992	216	552	470	624	67	63
45 to 64 years.....	839	63	172	260	92	138	114
65 years and over.....	134	...	77	...	...	...	57
Other male head.....	264	...	86	111	...	67	...
Female head.....	663	182	151	37	89	204	...

Atlanta, Ga.
STANDARD METROPOLITAN STATISTICAL AREA



0 10 20 MILES



BOTH THE 1959 AND 1956 DATA IN THIS REPORT APPLY TO THE AREA SHOWN
ON THE MAP (DEFINED FOR THE 1956 NATIONAL HOUSING INVENTORY).

----- COUNTY LINE
————— CITY LIMITS

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-3

COMPONENTS OF INVENTORY CHANGE Part 2: 1957-1959 Components

Boston, Mass.,

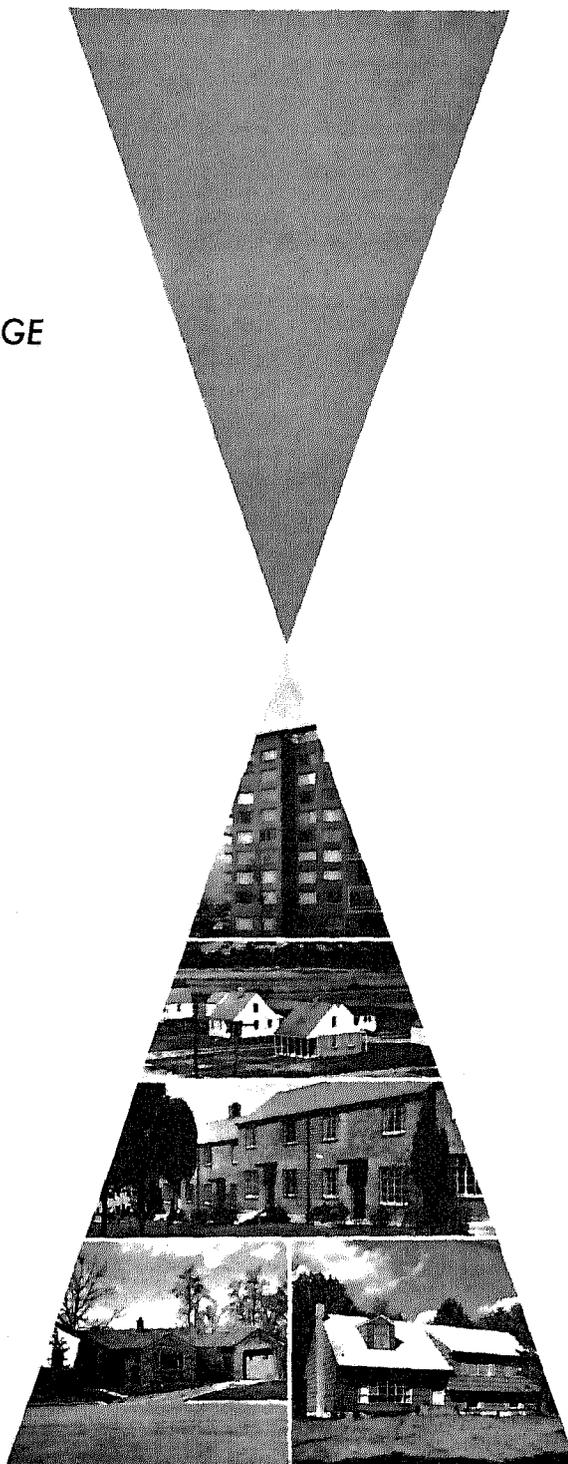
Standard Metropolitan Statistical Area

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



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

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





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PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1957 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 for the 1957 to 1959 period. 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 some of the enumeration began in late October 1959 and some extended into early 1960.

This report is one of 10 reports which comprise Series HC(4), Part 2. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas. The nine metropolitan areas are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components.

Series HC(4), Part 1A (1950 to 1959 Components) provided statistics on the counts and basic characteristics of the components of change for the 1950 to 1959 period—new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same—and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for 17 metropolitan areas—for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, 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 first nine areas named (the two standard consolidated areas and the seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components.

Series HC(4), Part 1B (Inventory Characteristics) provided additional cross-tabulations of characteristics of new construction units and same units for the 1950 to 1959 period and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the same 17 metropolitan areas covered in Part 1A. This series 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, Demographic 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, with the help of Aneda E. France, assisted in planning and developing the content of this report. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, developed and coordinated the survey procedures and, with the help of Robert O. Bartram, was responsible for the preparation of the textual materials in this report.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, George E. Turner, E. Richard Bourdon, and Orville Slye of the Demographic 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; Statistical Reports Division, Edwin D. Goldfield, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 466 cities and localities in the United States and Puerto Rico are published in 420 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 income of renter families.

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(The boundaries of the areas listed below are the same as those defined for the 1956 National Housing Inventory)

- | | |
|---|---|
| <ol 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 | <ol style="list-style-type: none"> 6. Detroit SMSA 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA |
|---|---|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1956, total units	1959		1956		1959 by 1956, 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	...	...	...	...	...	...	8
Persons.....	1	1	1	2	3	...	...	...	8, 9, 10
By tenure.....	1	1	1	...	...	...	...	...	...
Median by tenure.....	1	1	1	2	3	...	...	...	...
Persons per room.....	1	1	...	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...	...	...
Vacancy status.....	1	1	1	2	3	4	...	...	...
STRUCTURAL CHARACTERISTICS									
Rooms.....	1	1	1	2	3	...	...	...	8
By tenure.....	1	1	1	2	3	...	...	...	8, 9, 10
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	...	...	...	...	8
By tenure.....	1	1	...	...	...	...	...	...	8
Condition and plumbing.....	1	1	1	2	3	5	...	...	8
By tenure.....	1	1	1	2	3	5	...	...	8
FINANCIAL CHARACTERISTICS									
Contract rent: Median.....	1	1	1	2	3	...	...	...	...
Gross rent.....	1	1	1	2	3	7	...	...	10
By rooms.....	...	...	...	...	...	...	...	...	10
By persons.....	...	...	...	...	...	...	...	...	10
By household composition and age of head.....	10
Median.....	1	1	1	2	3
Value.....	1	1	1	2	3	6	9
By rooms.....	9
By persons.....	9
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Household composition by age of head.....	1	1	1	8
By tenure.....	8, 9, 10
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

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 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 for the 1957-1959 period. 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 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 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 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 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 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

Components of Inventory Change—1957 to 1959 Components

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure 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 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column 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

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these

boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change 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 used 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 with 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 systematic 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 the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (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.

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 conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, 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 (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

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. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

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 series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound 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 and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those 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 of Volume IV, more data were tabulated than it was 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 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 1956 survey. 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 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 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 1956 survey. In the April 1960 Census reports, 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 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, 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. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

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

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

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.¹ 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.

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 (as designated for 1960) 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 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

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 the 1956 and 1959 survey, urban areas were 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 1956 or 1959, and vice versa.

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

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

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" 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").

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and 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 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

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

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

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. 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 is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 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 1956 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 1956 survey 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 1956 survey records (see "Collection and processing of data"). In instances where the 1956 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 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 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 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 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 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 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 1956 and 1959 but had reverted to the 1956 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 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between December 1956 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.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.--Any dwelling unit added to the inventory between December 1956 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 quasi-units in 1956; 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 December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably 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 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 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 December 1956 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.

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 December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably 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 1956, resulted in a net loss if occupied as a dwelling unit in 1956 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 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 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 1956 survey.

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 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 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 vacant mobile trailers and 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 1956, are reported as losses from the 1956 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 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, 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, units temporarily occupied entirely by persons having a usual residence elsewhere, 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 1956 survey also were the same as those used in the 1959 survey.

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 1956 survey.

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 1956 survey, 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 1956 survey.

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 April 1960 Census. The number of persons per room was not computed for the 1956 survey.

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 1956 survey.

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 1956 survey, no information was obtained on the identity of the owner of the unit.

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 1956 survey.

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.

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 1956, 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 1956, 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 1956 survey. 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, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

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 material 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 1956 survey. 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 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 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 1956, 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) and hot running water.

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 units) 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 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

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 1956 survey.

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 the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. 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 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 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.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

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 was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

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 both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is 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 head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

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 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

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." Comparable data are not available from the 1956 survey reports.

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 Census of Population. Similar data are not presented in the 1956 reports.

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 1956 survey.

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. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. 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. Further detail on procedures will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the

NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. 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.

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.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, 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.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration 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 1950.

The above three 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. 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 1956 survey 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 FOBDIC schedule on which the enumerator recorded information by marking appropriate circles.

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.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 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 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 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 and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

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 and a minimum review of all questionnaires was retained.

PROCESSING OF DATA

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

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

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

ACCURACY OF DATA

As in any sample 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 map. 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.

Figures from the 100-percent tabulations of the 1950 Census 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. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

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 that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. 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. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. 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. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

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 units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

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. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

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 13,700 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,400 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 used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the

remainder of the tables are based on the subsample. In tables 4 to 10 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 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I.—SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	1959 full sample.
Characteristics.....	1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units.....	1956 full sample. ¹
Characteristics.....	1956 subsample. ¹
Table 2, 1959 data: Counts of all dwelling units.....	1959 full sample.
Characteristics.....	1959 subsample.
Table 3, 1956 data: Counts of all dwelling units.....	1959 full sample.
Characteristics.....	1959 subsample.
Tables 4 to 7, 1956 and 1959 data.....	1959 subsample.
Tables 8 to 10, 1959 data.....	1959 subsample.

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

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.....	741,400	8,900
Same units, 1956 and 1959.....	699,700	7,200
Units changed by--		
Conversion.....	8,000	1,000
Merger.....	3,100	400
Units added through--		
New construction.....	25,500	4,900
Other sources.....	5,000	1,300
1956 INVENTORY		
Units changed by--		
Conversion.....	3,800	500
Merger.....	6,400	900
Units lost through--		
Demolition.....	7,500	1,500
Other means.....	17,900	3,800
NET CHANGE		
Total.....	6,000	6,700
Units added through--		
Conversion.....	4,300	1,000
New construction.....	25,500	4,900
Other sources.....	5,000	1,300
Total added.....	34,800	5,200
Units lost through--		
Merger.....	3,300	900
Demolition.....	7,500	1,500
Other means.....	17,900	3,800
Total lost.....	28,800	4,200

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 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

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

Estimated number	Standard error	Estimated number	Standard error
500.....	700	50,000.....	7,800
1,000.....	1,000	100,000.....	11,200
5,000.....	2,300	300,000.....	19,800
10,000.....	3,300	500,000.....	26,000
25,000.....	5,400	700,000.....	30,800

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

Estimated percentage	Base of percentage				
	10,000	25,000	100,000	250,000	700,000
2 or 98.....	4.1	2.7	1.4	0.9	0.6
5 or 95.....	6.6	4.2	2.3	1.5	0.9
10 or 90.....	9.2	6.0	3.1	2.0	1.2
25 or 75.....	13.7	9.0	4.6	2.9	1.8
50.....	16.6	10.4	5.4	3.4	2.1

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 the upper portion of table 4 as 333,200 in 1956 and as 338,500 in 1959, the standard error of the 5,300 change is read from table III.

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 of dwelling units.

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

Between December 1956 and December 1959, there was no significant net change in the housing inventory in the Boston SMSA. The total number of dwelling units was at approximately the same level in 1956 and 1959--735,000¹ in 1956 and 741,000 in 1959. The proportion of units "not dilapidated with all plumbing facilities," the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median value of owner-occupied properties was \$15,000 in 1956 and \$16,400 in 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$69 to \$82.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. Both the 1959 and 1956 data in this report apply to the 1956 boundaries of the Boston metropolitan area as defined for the 1956 National Housing Inventory. (Counts of 1950-1959 components for the 1956 boundaries of the area² are available upon request; see section on "Availability of unpublished data.")

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

Component of change	Number	Percent
All dwelling units, 1959.....	741,400	100.0
Same units, 1956 and 1959.....	699,700	94.4
Units changed by--		
Conversion.....	8,000	1.1
Merger.....	3,100	0.4
Units added through--		
New construction.....	25,500	3.4
Other sources.....	5,000	0.7

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 699,700 units, or 94 percent of the dwelling units in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 6 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 25,500 units, amounting to 3 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 8,000 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations.

In addition, there were 8,000 converted units in the inventory in 1959 (table A) which had been produced by dividing 3,800 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 3,100 units (table A). These were produced by combining

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

² For 1950-1959 data relating to 1959 boundaries of the area, see Parts 1A-3 and 1B-3 of Volume IV.

an estimated 6,400 units that existed in 1956 (table B). Units involved in conversions and mergers represented 2 percent of the 1959 inventory.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	735,400	100.0
Same units, 1956 and 1959.....	699,700	95.2
Units changed by--		
Conversion.....	3,800	0.5
Merger.....	6,400	0.9
Units lost through--		
Demolition.....	7,500	1.0
Other means.....	17,900	2.4

Table B, which describes the disposition of the 1956 inventory, shows that the 699,700 "same" units represented about 95 percent of the 1956 inventory. Approximately 7,500 units, or 1 percent of the 1956 inventory, were demolished before 1959 and 17,900 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 1956 inventory (about 1 percent) were involved in conversion or merger during the 3-year period.

Table C.--NET CHANGES IN THE HOUSING INVENTORY, 1956 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1956	
All dwelling units: December 1959.....	741,400
December 1956.....	735,400
NET CHANGE	
Total.....	6,000
Percent.....	0.8
Units added through--	
Conversion.....	4,300
New construction.....	25,500
Other sources.....	5,000
Total added.....	34,800
Units lost through--	
Merger.....	3,300
Demolition.....	7,500
Other means.....	17,900
Total lost.....	28,800

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 added about 34,800 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 28,800 dwelling units from the 1956 inventory. The resulting net change of 6,000 units for the 3-year period represents no significant difference between the 1956 and 1959 inventories; for every unit that was removed since 1956, generally one unit was added to the inventory. For the 9 3/4-year period between April 1950 and December 1959, however, there was a net gain of

74,000 units.³ The lack of change for the 3-year period reflects, among other factors, an increase in losses during the latter part of the decade.

Characteristics of units created or removed.--Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." All the "new construction" units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath); the median number of rooms was 6.0. Of the occupied new units, around 84 percent were occupied by owners in 1959.

Additional characteristics of "new construction" units for the 1957 to 1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Because of the relatively small numbers involved, the overall effect of "demolition" on the characteristics of the housing supply is limited. In terms of their characteristics in 1956, about one-third of the demolished units were dilapidated or lacked hot water, private toilet or bath; the median number of rooms was 4.1. About nine-tenths of the occupied units had been occupied by renters in 1956.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE, 1959 AND 1956

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

Subject	1959		1956 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	25,500	699,700	7,500	699,700
Not dilapidated, with all facilities..	25,500	651,600	5,100	628,400
Percent of total.....	100.0	93.1	67.6	93.4
With 1.01 or more persons per room....	500	48,700	900	48,400
Percent of occupied.....	2.3	7.2	17.7	7.5
Owner occupied.....	18,100	355,500	400	333,200
Percent of occupied.....	84.4	52.7	9.1	51.5
Median:				
Number of rooms.....	6.0	5.2	4.1	5.2
Number of persons.....	3.9	3.0	...	3.1
Value.....	\$21,400	\$16,100	...	\$15,300
Gross rent.....	...	\$82	...	\$71
Contract rent.....	...	\$64	...	\$55

¹ Data on characteristics based on units with 1956 records available.

Units that were lost from the inventory through other means as well as units involved in conversion or merger also affected the characteristics of the housing supply. Characteristics of conversions and mergers are given in tables 2 and 3; data on losses are presented in table 3.

³ Net change is based on unpublished counts of 1950-1959 components for the area defined in this report; this figure may differ from the corresponding net change shown in Part 1A-3 of Volume IV for the 1959 boundaries of the area.

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 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics, permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 6,400 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 1,200 shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 24,300 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 26,300 shifted in the opposite direction. The overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$71 in 1956 and \$81 in 1959. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) was \$15,300 in 1956 and \$16,400 in 1959.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 4 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

BOSTON

MASSACHUSETTS

STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the area as shown on the map, defined for the 1956 National Housing Inventory.

The 1956 area does not include the following towns added to the area to constitute the 1959 SMSA covered in Parts 1A and 1B of Volume IV:

Sudbury town in Middlesex County; Topsfield town in Essex County; Avon, Holbrook, and Norfolk towns in Norfolk County; Abington, Duxbury, Hanover, Marshfield, Norwell, Pembroke, Rockland, and Scituate towns in Plymouth County.

For 1960, Avon town in Norfolk County and Abington town in Plymouth County are not included in the Boston SMSA.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[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				December 1956, total ¹		Subject	December 1959				December 1956, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	741,399	...	25,518	...	736,688	...	UNITS IN STRUCTURE	741,399	100.0	25,518	100.0	736,688	100.0
TENURE, COLOR, AND VACANCY STATUS							All units.....						
All units.....	741,399	100.0	25,518	100.0	736,688	100.0	1.....	300,369	40.5	23,676	92.8	280,780	38.1
Occupied.....	712,193	96.1	21,419	83.9	695,825	94.5	2 to 4.....	313,779	42.3	515	2.0	317,634	43.1
Owner occupied.....	378,153	51.0	18,087	70.9	345,472	46.9	5 to 19.....	95,837	12.9	1,009	4.0	106,424	14.4
White.....	372,862	50.3	18,087	70.9	342,107	46.4	20 or more.....	30,537	4.1	318	1.2	31,358	4.3
Nonwhite.....	5,291	0.7	...	...	3,365	0.5	Trailer.....	877	0.1	...	...	492	0.1
Renter occupied.....	334,040	45.1	3,332	13.1	350,353	47.6	Owner occupied.....	378,153	100.0	18,087	100.0	345,472	100.0
White.....	315,425	42.5	3,276	12.8	333,205	45.2	1.....	265,644	70.2	17,995	99.5	239,658	69.4
Nonwhite.....	18,615	2.5	56	0.2	17,148	2.3	2 to 4.....	107,277	28.4	...	...	102,528	29.7
Vacant.....	29,206	3.9	4,099	16.1	40,863	5.5	5 or more.....	4,355	1.2	92	0.3	3,038	0.9
Available for sale only.....	5,999	0.8	3,323	13.0	1,868	0.3	Trailer.....	877	0.2	...	...	248	0.1
Available for rent.....	11,616	1.6	172	0.7	16,240	2.2	Renter occupied.....	334,040	100.0	3,332	100.0	350,353	100.0
Other.....	11,991	1.6	604	2.4	22,755	3.1	1.....	23,193	6.9	1,754	52.6	29,052	8.3
CONDITION AND PLUMBING							YEAR STRUCTURE BUILT						
All units.....	741,399	100.0	25,518	100.0	736,688	100.0	All units.....	741,399	100.0	25,518	100.0	736,688	100.0
Not dilapidated.....	717,400	96.8	25,518	100.0	708,365	96.2	1957 to 1959.....	25,518	3.4	25,518	100.0	...	...
With all plumbing facilities.....	691,117	93.2	25,518	100.0	677,556	92.0	April 1950 to 1956.....	66,066	8.9	...	...	69,847	9.5
Lacking only hot water.....	5,189	0.7	...	...	8,404	1.1	1940 to March 1950.....	51,417	6.9	...	...	47,309	6.4
Lack'g other plumbing facilities.....	21,094	2.8	...	...	22,405	3.0	1939 or earlier.....	598,398	80.7	...	...	619,732	84.1
Dilapidated.....	23,999	3.2	...	...	28,323	3.8	Owner occupied.....	378,153	100.0	18,087	100.0	...	...
Owner occupied.....	378,153	100.0	18,087	100.0	345,472	100.0	1957 to 1959.....	18,087	4.8	18,087	100.0	...	...
Not dilapidated.....	372,137	98.4	18,087	100.0	341,319	98.8	April 1950 to 1956.....	51,808	13.7	...	...	...	...
With all plumbing facilities.....	369,708	97.8	18,087	100.0	335,257	97.0	1940 to March 1950.....	34,506	9.1	...	...	...	...
Lacking only hot water.....	1,131	0.3	...	...	2,794	0.8	1939 or earlier.....	273,752	72.4	...	...	...	...
Lack'g other plumbing facilities.....	1,298	0.3	...	...	3,268	0.9	Renter occupied.....	334,040	100.0	3,332	100.0	...	...
Dilapidated.....	6,016	1.6	...	...	4,153	1.2	1957 to 1959.....	3,332	1.0	3,332	100.0	...	...
Owner occupied.....	334,040	100.0	3,332	100.0	330,875	94.4	April 1950 to 1956.....	13,630	4.1	...	...	...	...
Not dilapidated.....	319,026	95.5	3,332	100.0	309,942	88.5	1940 to March 1950.....	16,504	4.9	...	...	...	...
With all plumbing facilities.....	297,637	89.1	3,332	100.0	292,151	83.9	1939 or earlier.....	300,574	90.0	...	...	...	...
Lacking only hot water.....	3,207	1.0	...	...	5,282	1.5	Vacant.....	29,206	...	4,099	...	40,863	...
Lack'g other plumbing facilities.....	18,182	5.4	...	...	15,651	4.3	PERSONS						
Dilapidated.....	15,014	4.5	...	...	19,478	5.6	All occupied units.....	712,193	100.0	21,419	100.0	695,825	100.0
Vacant.....	29,206	...	4,099	...	40,863	...	1 person.....	91,503	12.8	648	3.0	77,180	11.1
BATHROOMS							2 persons.....						
All units.....	741,399	100.0	25,518	100.0	...	...	3 persons.....	133,731	18.8	3,340	15.6	144,828	20.8
1.....	591,344	79.8	14,626	57.3	...	...	4 persons.....	128,783	18.1	8,214	38.3	136,313	19.6
More than 1.....	116,094	15.7	10,892	42.7	...	...	5 persons.....	85,572	12.0	3,939	18.4	82,563	11.9
Shared or none.....	33,961	4.6	...	...	...	...	6 persons or more.....	75,228	10.6	2,163	10.1	70,415	10.1
Owner occupied.....	378,153	100.0	18,087	100.0	...	...	Median.....	3.0	...	3.9	...	3.1	
1.....	271,113	71.7	7,953	44.0	...	...	Owner occupied.....	378,153	100.0	18,087	100.0	345,472	100.0
More than 1.....	104,243	27.6	10,134	56.0	...	...	1 person.....	27,263	7.2	18	0.1	22,916	6.6
Shared or none.....	2,797	0.7	...	...	...	...	2 persons.....	96,153	25.4	2,066	11.4	79,062	22.9
Renter occupied.....	334,040	100.0	3,332	100.0	...	...	3 persons.....	71,927	19.0	3,102	17.2	74,540	21.6
1.....	297,418	89.0	3,193	95.8	...	...	4 persons.....	77,007	20.4	7,620	42.1	72,240	20.9
More than 1.....	9,536	2.9	139	4.2	...	...	5 persons.....	55,352	14.6	3,646	20.2	52,448	15.2
Shared or none.....	27,086	8.1	...	...	...	...	6 persons or more.....	50,421	13.3	1,635	9.0	44,266	12.8
Vacant.....	29,206	...	4,099	...	...	...	Median.....	3.4	...	4.0	...	3.4	
ROOMS							Renter occupied.....						
All units.....	741,399	100.0	25,518	100.0	736,688	100.0	1 person.....	334,040	100.0	3,332	100.0	350,353	100.0
1 and 2 rooms.....	33,654	4.5	343	1.3	36,582	5.0	2 persons.....	64,240	19.2	630	18.9	54,264	15.5
3 rooms.....	63,897	8.6	1,262	4.9	72,302	9.8	3 persons.....	101,223	30.3	1,049	31.5	105,464	30.1
4 rooms.....	127,929	17.3	1,400	5.5	137,706	18.7	4 persons.....	61,804	18.5	238	7.1	70,288	20.1
5 rooms.....	193,537	26.1	4,061	15.9	190,689	25.9	5 persons.....	51,776	15.5	994	17.8	64,073	18.3
6 rooms.....	165,376	22.3	11,747	46.0	155,099	21.1	6 persons or more.....	30,220	9.0	293	8.8	30,115	8.6
7 rooms or more.....	156,806	21.1	6,705	26.3	144,310	19.6	Median.....	24,777	7.4	528	15.8	26,149	7.5
Median.....	5.3	...	6.0	...	5.1	...	PERSONS PER ROOM						
Owner occupied.....	378,153	100.0	18,087	100.0	345,472	100.0	All occupied units.....	712,193	100.0	21,419	100.0	...	...
1 and 2 rooms.....	682	0.2	...	...	1,420	0.4	0.50 or less.....	327,907	46.0	6,144	28.7	...	...
3 rooms.....	5,807	1.5	236	1.3	5,496	1.6	0.51 to 0.75.....	177,982	25.0	9,518	44.4	...	...
4 rooms.....	33,300	8.8	978	5.4	36,880	10.7	0.76 to 1.00.....	155,367	21.8	5,259	24.6	...	...
5 rooms.....	91,222	24.1	3,533	19.5	82,696	23.9	1.01 to 1.50.....	43,975	6.2	498	2.3	...	...
6 rooms.....	114,358	30.2	7,074	39.1	102,277	29.6	1.51 or more.....	6,962	1.0	...	...	...	...
7 rooms or more.....	132,784	35.1	6,266	34.6	116,703	33.8	Owner occupied.....	378,153	100.0	18,087	100.0	...	...
Median.....	6.0	...	6.1	...	6.0	...	0.50 or less.....	188,255	49.8	4,919	27.2	...	...
Renter occupied.....	334,040	100.0	3,332	100.0	350,353	100.0	0.51 to 0.75.....	92,732	24.5	8,404	46.5	...	...
1 and 2 rooms.....	31,831	9.5	343	10.3	30,016	8.6	0.76 to 1.00.....	78,582	20.8	4,502	24.9	...	...
3 rooms.....	51,759	15.5	854	25.6	60,677	17.3	1.01 to 1.50.....	17,368	4.6	262	1.4	...	...
4 rooms.....	89,203	26.7	422	12.7	93,567	26.7	1.51 or more.....	1,216	0.3	...	...	...	...
5 rooms.....	97,066	29.1	185	5.6	97,081	27.7	Renter occupied.....	334,040	100.0	3,332	100.0	...	...
6 rooms.....	44,911	13.4	1,528	45.9	45,953	13.1	0.50 or less.....	139,632	43.8	1,225	36.8	...	...
7 rooms or more.....	19,270	5.8	...	...	23,059	6.6	0.51 to 0.75.....	85,250	25.5	1,114	31.4	...	...
Median.....	4.4	...	...	...	4.4	...	0.76 to 1.00.....	76,785	23.0	737	22.7	...	...
Vacant.....	29,206	...	4,099	...	40,863	...	1.01 to 1.50.....	26,607	8.0	236	7.1	...	...
							1.51 or more.....						
							5,746						

¹ Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[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				December 1956, total ¹		Subject	December 1959				December 1956, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP --Con.							
Occupied units.....	712,193	100.0	21,419	100.0	695,825	100.0	Renter occupied.....	334,040	100.0	3,332	100.0	...	...
Male head, wife present, no non-relatives.....	514,381	72.2	19,376	90.5	504,432	72.5	No children.....	195,300	58.5	1,679	50.4	...	...
Under 45 years.....	298,281	41.9	13,536	63.2	263,375	37.7	Under 6 years only.....	47,507	14.2	946	28.4	...	...
45 to 64 years.....	188,740	26.5	5,206	24.3	178,524	25.7	1 child.....	24,709	7.4	182	5.5	...	...
65 years and over.....	67,360	9.5	634	3.0	63,533	9.1	2 children or more.....	22,798	6.8	764	22.9	...	...
Other male head.....	98,196	13.8	492	2.3	97,604	14.0	6 to 17 years only.....	55,724	16.7	358	10.7	...	...
Under 65 years.....	37,441	5.3	...	...	36,381	5.2	1 child.....	27,555	8.2	56	1.7	...	...
65 years and over.....	20,755	2.9	492	2.3	19,879	2.9	2 children.....	17,234	5.2	66	2.0	...	...
Female head.....	139,614	19.6	1,551	7.2	135,133	19.4	3 children or more.....	10,935	3.3	236	7.1	...	...
Under 65 years.....	74,160	10.4	799	3.7	76,708	11.0	Both age groups.....	35,509	10.6	349	10.5	...	...
65 years and over.....	65,454	9.2	842	3.9	58,425	8.4	2 children.....	10,504	3.1	...	...	...	...
...	...	...	...	...	...	...	3 children.....	9,586	2.9	57	1.7	...	...
...	...	...	...	...	...	...	4 children or more.....	15,419	4.6	292	8.8	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	712,193	100.0	21,419	100.0	...	...	All occupied units.....	712,193	100.0	21,419	100.0	...	...
None.....	520,892	73.1	18,010	84.1	...	...	No nonrelatives.....	684,069	96.1	20,926	97.7	...	...
1 person.....	117,658	16.5	2,962	13.8	...	...	With nonrelatives.....	28,124	3.9	493	2.3	...	...
2 persons.....	50,712	7.1	447	2.1	...	...	Owner occupied.....	378,153	100.0	18,087	100.0	...	...
3 persons or more.....	2,931	0.4	...	...	...	...	No nonrelatives.....	363,683	96.2	17,667	97.7	...	...
Owner occupied.....	378,153	100.0	18,087	100.0	...	...	With nonrelatives.....	14,470	3.8	420	2.3	...	...
None.....	267,399	70.7	15,601	86.3	...	...	Renter occupied.....	334,040	100.0	3,332	100.0	...	...
1 person.....	73,292	19.4	2,154	11.9	...	...	No nonrelatives.....	320,386	95.9	3,259	97.8	...	...
2 persons.....	34,763	9.2	332	1.8	...	...	With nonrelatives.....	13,654	4.1	73	2.2	...	...
3 persons or more.....	2,698	0.7	...	...	...	...	OWNER OF UNIT	...	...	...	...	...	...
Renter occupied.....	334,040	100.0	3,332	100.0	...	...	Owner-occupied units.....	378,153	100.0	18,087	100.0	...	...
None.....	253,493	75.9	2,409	72.3	...	...	Head or wife.....	374,471	99.0	17,815	98.5	...	...
1 person.....	64,365	19.3	808	24.2	...	...	Other relative of head.....	3,682	1.0	272	1.5	...	...
2 persons.....	15,949	4.8	115	3.5	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	233	0.1	...	...	...	...	AGE OF OWNER	...	...	...	...	...	...
OWN CHILDREN UNDER 18 YEARS OLD						VALUE							
All occupied units.....	712,193	100.0	21,419	100.0	...	...	Owner-occupied nonfarm units ² ..	257,847	100.0	17,995	100.0	230,744	100.0
No children.....	385,980	54.2	6,543	30.5	...	...	Less than \$5,000.....	2,831	1.1	...	...	...	...
1 child.....	105,877	14.9	3,515	16.4	...	...	\$5,000 to \$7,400.....	6,927	2.7	...	...	31,906	13.8
2 children.....	105,248	14.8	5,981	27.9	...	...	\$7,500 to \$9,900.....	12,012	4.7	...	...	...	...
3 children.....	65,411	9.2	3,564	16.6	...	...	\$10,000 to \$12,400.....	32,450	12.6	254	1.4	83,661	36.3
4 children.....	28,369	4.0	1,476	6.9	...	...	\$12,500 to \$14,900.....	47,696	18.5	1,670	9.3	...	...
5 children.....	11,450	1.6	340	1.6	...	...	\$15,000 to \$17,400.....	46,649	18.1	3,041	16.9	61,891	26.8
6 children or more.....	9,838	1.4	...	...	...	...	\$17,500 to \$19,900.....	36,405	14.1	2,879	16.0	...	...
Owner occupied.....	378,153	100.0	18,087	100.0	...	...	\$20,000 to \$24,900.....	40,538	15.7	4,160	23.1	...	...
No children.....	190,680	50.4	4,864	26.9	...	...	\$25,000 to \$34,900.....	22,547	8.7	1,892	10.5	53,286	23.1
1 child.....	53,613	14.2	3,277	18.1	...	...	\$35,000 or more.....	13,792	5.3	4,099	22.8	...	...
2 children.....	62,559	16.5	5,387	29.8	...	...	Median.....dollars..	16,400	...	21,400	...	15,000	...
3 children.....	42,225	11.2	3,271	18.1	...	...	Renter-occupied nonfarm units..	334,040	...	3,332	...	350,353	...
4 children or more.....	29,078	7.7	1,288	7.1	...	...	GROSS RENT	...	...	...	...	...	...
Renter occupied.....	334,040	100.0	3,332	100.0	...	...	Reporting.....	326,591	100.0	3,332	100.0	341,042	100.0
No children.....	195,300	58.5	1,679	50.4	...	...	Less than \$40.....	10,138	3.1	...	...	25,926	7.6
1 child.....	52,264	15.6	238	7.1	...	...	\$40 to \$59.....	50,624	15.5	802	24.1	89,543	26.3
2 children.....	42,691	12.8	594	17.8	...	...	\$60 to \$79.....	11,445	3.5	113	3.4	118,979	34.9
3 children.....	23,186	6.9	293	8.8	...	...	\$80 to \$99.....	93,882	28.7	1,461	43.8	64,565	18.9
4 children or more.....	20,599	6.2	528	15.8	...	...	\$100 to \$119.....	44,847	13.7	113	3.4	21,319	6.3
OWN CHILDREN BY AGE GROUP						CONTRACT RENT							
All occupied units.....	712,193	100.0	21,419	100.0	...	...	Reporting cash rent.....	326,591	...	3,332	...	341,042	...
No children.....	385,980	54.2	6,543	30.5	...	...	Median.....dollars..	64	...	...	...	53	...
Under 6 years only.....	77,693	10.9	5,335	24.9	...	...					
1 child.....	36,025	5.1	1,474	6.9	...	...					
2 children or more.....	41,668	5.9	3,861	18.0	...	...					
6 to 17 years only.....	155,005	21.8	5,999	28.0	...	...					
1 child.....	69,852	9.8	2,041	9.5	...	...					
2 children.....	54,166	7.6	2,893	13.5	...	...					
3 children or more.....	30,987	4.4	1,065	5.0	...	...					
Both age groups.....	93,515	13.1	3,542	16.5	...	...					
2 children.....	23,180	3.3	748	3.5	...	...					
3 children.....	32,177	4.5	1,482	6.9	...	...					
4 children or more.....	38,158	5.4	1,312	6.1	...	...					
Owner occupied.....	378,153	100.0	18,087	100.0	...	...					
No children.....	190,680	50.4	4,864	26.9	...	...					
Under 6 years only.....	30,186	8.0	4,389	24.3	...	...					
1 child.....	11,316	3.0	1,292	7.1	...	...					
2 children or more.....	18,870	5.0	3,097	17.1	...	...					
6 to 17 years only.....	99,281	26.3	5,641	31.2	...	...					
1 child.....	42,297	11.2	1,985	11.0	...	...					
2 children.....	36,932	9.8	2,827	15.6	...	...					
3 children or more.....	20,052	5.3	829	4.6	...	...					
Both age groups.....	58,006	15.3	3,193	17.7	...	...					
2 children.....	12,476	3.4	748	4.1	...	...					
3 children.....	22,591	6.0	1,425	7.9	...	...					
4 children or more.....	22,739	6.0	1,020	5.6	...	...					

¹ Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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
All dwelling units, 1959.....	25,518	4,996	8,038	3,107	699,740	...
TENURE, COLOR, AND VAGANCY STATUS						
All units.....	25,518	4,996	8,038	3,107	699,740	100.0
Occupied.....	21,419	4,996	8,038	3,107	674,633	96.4
Owner occupied.....	18,087	...	2,337	2,221	355,508	50.8
White.....	18,087	...	1,968	1,953	350,854	50.1
Nonwhite.....	...	...	369	268	4,654	0.7
Renter occupied.....	3,332	4,996	5,701	886	319,125	45.6
White.....	3,276	4,996	5,333	737	301,083	43.0
Nonwhite.....	56	...	368	149	18,042	2.6
Vacant.....	4,099	...	...	...	25,107	3.6
Available for sale only.....	3,323	...	...	...	2,376	0.3
Available for rent.....	172	...	...	...	11,444	1.6
Other.....	604	...	...	...	11,387	1.6
CONDITION AND PLUMBING						
All units.....	25,518	4,996	8,038	3,107	699,740	100.0
Not dilapidated.....	25,518	4,996	8,038	2,973	675,875	96.6
With all plumbing facilities.....	25,518	4,734	6,540	2,692	651,633	93.1
Lacking some or all facilities.....	...	262	1,498	781	24,242	3.5
Dilapidated.....	...	...	...	134	23,865	3.4
Owner occupied.....	18,087	...	2,337	2,221	355,508	100.0
Not dilapidated.....	18,087	...	2,337	2,087	349,626	98.3
With all plumbing facilities.....	18,087	...	1,944	2,087	347,690	97.8
Lacking some or all facilities.....	...	...	393	...	2,034	0.6
Dilapidated.....	...	...	...	134	5,882	1.7
Renter occupied.....	3,332	4,996	5,701	886	319,125	100.0
Not dilapidated.....	3,332	4,996	5,701	886	304,111	95.3
With all plumbing facilities.....	3,332	4,734	4,596	609	284,370	89.1
Lacking some or all facilities.....	...	262	1,105	281	19,741	6.2
Dilapidated.....	...	...	...	...	15,014	4.7
Vacant.....	4,099	...	...	...	25,107	...
BATHROOMS						
All units.....	25,518	4,996	8,038	3,107	699,740	100.0
1.....	14,626	4,734	6,540	834	564,610	80.7
More than 1.....	10,892	...	...	1,992	103,210	14.7
Shared or none.....	...	262	1,498	281	31,920	4.6
ROOMS						
All units.....	25,518	4,996	8,038	3,107	699,740	100.0
1 and 2 rooms.....	343	4,010	2,234	...	27,067	3.9
3 and 4 rooms.....	2,662	488	3,099	283	185,294	26.5
5 and 6 rooms.....	15,808	498	1,919	416	340,472	48.7
7 rooms or more.....	6,705	...	786	2,458	146,907	21.0
Median.....	6.0	...	3.9	...	5.2	...
Owner occupied.....	18,087	...	2,337	2,221	355,508	100.0
1 and 2 rooms.....	...	...	...	...	682	0.2
3 and 4 rooms.....	1,214	...	...	...	37,893	10.7
5 and 6 rooms.....	10,607	...	1,551	416	193,006	54.3
7 rooms or more.....	6,266	...	786	1,805	123,927	34.9
Median.....	6.1	...	...	...	6.0	...
Renter occupied.....	3,332	4,996	5,701	886	319,125	100.0
1 and 2 rooms.....	343	4,010	2,234	...	25,244	7.9
3 and 4 rooms.....	1,276	488	1,099	283	135,816	42.6
5 and 6 rooms.....	1,713	498	368	1,399	139,398	43.7
7 rooms or more.....	...	...	...	603	18,667	5.8
Median.....	...	...	...	...	4.5	...
Vacant.....	4,099	...	...	...	25,107	...
UNITS IN STRUCTURE						
All units.....	25,518	4,996	8,038	3,107	699,740	100.0
1.....	23,676	...	...	1,673	275,897	39.4
2 to 4.....	515	497	6,516	1,106	305,145	43.6
5 or more.....	1,327	4,499	1,522	328	118,698	17.0
YEAR STRUCTURE BUILT						
All units.....	25,518	4,996	8,038	3,107	699,740	100.0
1957 to 1959.....	25,518	...	...	...	...	...
April 1950 to 1956.....	...	...	...	45	66,021	9.4
1940 to March 1950.....	...	...	...	...	51,417	7.3
1939 or earlier.....	...	4,996	8,038	3,062	582,302	83.2
PERSONS						
Occupied units.....	21,419	4,996	8,038	3,107	674,633	100.0
1 person.....	648	1,747	3,414	138	85,561	12.7
2 persons.....	3,115	1,965	786	447	191,063	28.3
3 persons.....	3,340	787	1,922	142	177,540	26.3
4 persons.....	8,214	497	760	511	118,791	17.6
5 persons.....	3,939	...	763	759	80,211	11.9
6 persons or more.....	2,163	...	393	1,105	71,547	10.6
Median: All occupied.....	3.9	...	2.3	...	3.0	...
Owner.....	4.0	...	...	...	3.3	...
Renter.....	...	...	...	...	2.5	...

Components of Inventory Change—1957 to 1959 Components

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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
PERSONS PER ROOM						
Occupied units.....	21,419	4,996	8,038	3,107	674,633	100.0
0.50 or less.....	6,144	1,249	2,334	1,151	317,029	47.0
0.51 to 0.75.....	9,518	...	1,922	1,120	165,422	24.5
0.76 to 1.00.....	5,259	2,699	3,388	572	143,449	21.3
1.01 to 1.50.....	498	324	394	264	42,295	6.3
1.51 or more.....	...	524	...	...	6,438	1.0
VALUE						
Owner-occupied nonfarm units ¹	17,995	...	...	1,388	238,464	100.0
Less than \$5,000.....	...	...	...	134	2,697	1.1
\$5,000 to \$7,400.....	...	...	...	...	6,927	2.9
\$7,500 to \$9,900.....	...	...	...	...	11,880	5.0
\$10,000 to \$12,400.....	254	...	...	141	32,055	13.4
\$12,500 to \$14,900.....	1,670	...	...	231	45,795	19.2
\$15,000 or more.....	16,971	...	...	750	139,110	58.3
Median.....dollars.....	21,400	...	...	...	16,100	...
Renter-occupied nonfarm units.....	3,332	4,996	5,701	886	319,125	...
GROSS RENT						
Reporting.....	3,332	4,996	5,701	742	311,820	100.0
Less than \$20.....	...	...	...	...	...	...
\$20 to \$39.....	...	...	368	...	9,770	...
\$40 to \$59.....	...	...	1,865	149	47,808	3.1
\$60 to \$79.....	802	...	736	132	89,940	15.3
\$80 to \$99.....	113	524	...	141	91,294	28.8
\$100 or more.....	1,461	986	...	320	73,038	29.3
No cash rent.....	956	3,486	2,732	...	7,305	23.4
Median.....dollars.....	...	...	...	144	...	...
CONTRACT RENT						
Reporting cash rent.....	3,332	4,996	5,701	742	311,820	...
Median.....dollars.....	...	...	...	...	64	...

¹ Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956.....	7,528	17,910	3,774	6,438	699,740	100.0
Units with 1956 records available.....	7,528	17,498	3,774	6,438	673,162	96.2
TERMURE, COLOR, AND VACANCY STATUS						
All units.....	7,528	17,498	3,774	6,438	673,162	100.0
Occupied.....	4,899	10,980	3,471	5,989	646,384	96.0
Owner occupied.....	448	2,171	2,523	2,379	333,169	49.5
White.....	448	2,171	2,220	2,379	329,948	49.0
Nonwhite.....	...	...	303	...	3,221	0.5
Renter occupied.....	4,451	8,809	948	3,610	313,215	46.5
White.....	4,002	6,035	948	3,162	300,925	44.7
Nonwhite.....	449	2,774	...	448	12,290	1.8
Vacant.....	2,629	6,518	303	449	26,778	4.0
Available for sale only.....	216	...	...	...	1,600	0.2
Available for rent.....	867	...	...	...	9,496	1.4
Other.....	1,546	1,459	...	225	15,682	2.3
CONDITION AND PLUMBING						
All units.....	7,528	17,498	3,774	6,438	673,162	100.0
Not dilapidated.....	5,303	15,603	3,472	6,438	648,539	96.3
With all plumbing facilities.....	5,086	11,462	4,141	4,799	628,416	93.4
Lacking some or all facilities.....	2,171	4,141	...	1,639	20,123	3.0
Dilapidated.....	2,225	1,895	302	...	24,623	3.7
Owner occupied.....	448	2,171	2,523	2,379	333,169	100.0
Not dilapidated.....	448	2,171	2,523	2,379	328,271	98.5
With all plumbing facilities.....	448	2,171	2,523	2,379	321,952	96.6
Lacking some or all facilities.....	...	...	...	...	6,319	1.9
Dilapidated.....	...	...	...	...	4,899	1.5
Renter occupied.....	4,451	8,809	948	3,610	313,215	100.0
Not dilapidated.....	3,555	7,779	646	3,610	296,224	94.6
With all plumbing facilities.....	3,338	5,650	646	2,420	283,585	90.3
Lacking some or all facilities.....	217	2,129	...	1,190	12,639	4.0
Dilapidated.....	896	1,030	302	...	16,991	5.4
Vacant.....	2,629	6,518	303	449	26,778	...

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through—		Units changed by—		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						
All units.....	7,528	17,498	3,774	6,438	673,162	100.0
1 and 2 rooms.....	434	5,206	...	2,183	27,431	4.1
3 and 4 rooms.....	4,605	6,806	...	2,124	181,326	26.9
5 and 6 rooms.....	1,794	4,412	323	1,891	325,647	48.4
7 rooms or more.....	695	1,074	2,846	...	138,758	20.6
Median.....	4.1	3.7	...	4.0	5.2	...
Owner occupied.....						
1 and 2 rooms.....	448	2,171	2,523	2,379	233,169	100.0
3 and 4 rooms.....	...	...	...	...	3,543	1.1
5 and 6 rooms.....	217	455	302	1,193	40,612	12.2
7 rooms or more.....	...	1,077	...	946	176,224	52.9
Median.....	251	639	2,221	240	112,790	33.9
Renter occupied.....						
1 and 2 rooms.....	4,451	8,809	948	3,610	313,215	100.0
3 and 4 rooms.....	217	2,580	...	1,734	22,566	7.2
5 and 6 rooms.....	2,425	4,084	...	931	130,038	41.5
7 rooms or more.....	1,345	1,710	323	945	137,804	44.0
Median.....	464	435	625	...	22,807	7.3
...	...	3.5	...	...	4.5	...
Vacant.....	2,629	6,518	303	449	26,778	...
UNITS IN STRUCTURE						
All units.....	7,528	17,498	3,774	6,438	673,162	100.0
1.....	1,622	2,333	1,918	...	269,415	40.0
2 to 4.....	3,509	3,356	1,856	5,185	288,380	42.8
5 or more.....	2,397	11,809	...	1,253	115,367	17.1
YEAR STRUCTURE BUILT						
All units.....	7,528	17,498	3,774	6,438	673,162	100.0
April 1950 to 1956.....	...	302	...	78	63,253	9.4
March 1950 or earlier.....	7,528	17,196	3,774	6,360	609,909	90.6
PERSONS						
Occupied units.....	4,899	10,980	3,471	5,989	646,384	100.0
1 person.....	650	2,972	604	1,207	65,117	10.1
2 persons.....	1,098	1,771	...	1,716	173,108	26.8
3 persons.....	665	1,602	970	1,400	141,148	21.8
4 persons.....	694	1,624	625	963	125,492	19.4
5 persons.....	911	971	303	705	77,907	12.1
6 persons or more.....	881	2,040	969	...	63,612	9.8
Median:						
All occupied.....	3.6	3.0	...	3.6	3.1	...
Owner.....	...	...	...	...	3.4	...
Renter.....	...	2.7	...	...	2.8	...
PERSONS PER ROOM						
Occupied units.....	4,899	10,980	3,471	5,989	646,384	100.0
0.50 or less.....	1,778	2,573	2,179	2,351	273,418	42.3
0.51 to 0.75.....	649	1,854	646	487	178,677	27.6
0.76 to 1.00.....	1,606	4,049	646	2,462	145,861	22.6
1.01 to 1.50.....	866	1,102	...	689	41,727	6.5
1.51 or more.....	...	1,402	...	...	6,701	1.0
VALUE						
Owner-occupied nonfarm units ¹.....	...	506	1,595	...	213,200	...
Reporting.....	...	506	949	...	197,126	100.0
Less than \$5,000.....	...	...	...	...	2,971	1.5
\$5,000 to \$7,400.....	...	...	...	...	9,944	5.0
\$7,500 to \$9,900.....	...	...	...	...	14,015	7.1
\$10,000 to \$12,400.....	...	73	303	...	36,122	18.3
\$12,500 to \$14,900.....	...	...	...	...	31,593	16.0
\$15,000 or more.....	...	433	646	...	102,521	52.0
Not reported.....	...	...	646	...	16,074	...
Median.....dollars..	...	...	...	...	15,300	...
Renter-occupied nonfarm units.....	4,451	8,809	948	3,610	313,215	...
GROSS RENT						
Reporting.....	2,628	7,510	646	2,880	270,733	100.0
Less than \$20.....	...	...	...	...	225	0.1
\$20 to \$39.....	...	...	...	...	19,638	7.3
\$40 to \$59.....	2,195	3,717	...	733	66,421	24.5
\$60 to \$79.....	433	1,785	323	1,396	91,977	34.0
\$80 to \$99.....	...	227	...	224	56,196	20.8
\$100 or more.....	...	937	...	78	36,276	13.4
Not reported.....	1,591	637	303	490	37,606	...
No cash rent.....	232	662	...	240	4,876	...
Median.....dollars..	...	56	...	...	71	...
CONTRACT RENT						
Reporting cash rent.....	3,323	7,942	646	2,880	275,227	...
Median.....dollars..	...	44	...	...	55	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change—1957 to 1959 Components

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 characteristic	Total	1959 characteristic											
		Occupied units									Vacant units		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1956 and 1959: With 1956 records available.....	673,162	649,435	626,963	22,472	338,476	333,822	4,654	310,999	293,141	17,818	23,727	13,271	10,456
Occupied.....	646,384	630,971	610,786	20,185	332,563	328,359	4,204	298,408	282,427	15,981	15,413	10,424	4,989
White.....	630,873	615,909	609,469	6,440	328,809	328,052	753	287,104	281,417	5,687	14,964	9,975	4,989
Nonwhite.....	15,511	15,062	1,317	13,745	3,758	307	3,451	11,304	1,010	10,294	449	449	...
Owner occupied.....	333,169	327,993	323,942	3,951	301,383	298,390	2,993	26,010	25,552	458	5,776	3,779	1,997
White.....	329,948	324,956	323,635	761	298,611	298,083	528	25,785	25,552	233	5,552	3,555	1,997
Nonwhite.....	3,221	3,037	307	2,690	2,772	307	2,465	225	...	225	224	224	...
Renter occupied.....	313,715	303,578	286,844	16,734	31,180	29,969	1,211	272,398	256,875	15,523	9,637	6,645	2,992
White.....	300,925	291,513	285,834	5,679	30,194	29,969	225	261,319	255,865	5,454	9,412	6,420	2,992
Nonwhite.....	12,790	12,065	1,010	11,055	986	...	986	11,079	1,010	10,069	225	225	...
Vacant.....	26,778	18,464	16,177	2,287	5,913	5,463	450	12,551	10,714	1,837	8,314	2,847	5,467
Available.....	11,096	8,852	7,703	1,149	2,055	1,830	225	6,797	5,873	924	2,244	1,570	674
Other.....	15,682	9,612	8,474	1,138	3,858	3,633	225	5,754	4,841	913	6,070	1,277	4,793
Same units 1950, 1956, and 1959: With 1956 records available....	544,154	524,248	506,276	17,972	264,666	261,000	3,666	259,582	245,276	14,306	19,906	11,236	8,670
Occupied.....	523,169	510,346	494,411	15,935	261,213	257,997	3,216	249,133	236,414	12,719	12,823	8,846	3,977
White.....	511,015	498,641	493,321	5,320	258,518	257,765	753	240,123	235,556	4,567	12,374	8,397	3,977
Nonwhite.....	12,154	11,705	1,090	10,615	2,695	232	2,463	9,010	898	6,152	449	449	...
Owner occupied.....	263,628	258,623	255,622	3,001	235,829	233,286	2,543	22,794	22,336	458	5,005	3,554	1,451
White.....	260,932	256,151	253,390	761	233,582	233,054	528	22,569	22,336	233	4,781	3,330	1,451
Nonwhite.....	2,696	2,472	232	2,240	2,247	232	2,015	225	...	225	224	224	...
Renter occupied.....	259,541	251,723	238,789	12,934	25,384	24,711	673	226,339	214,078	12,261	7,818	5,292	2,526
White.....	250,083	242,490	237,931	4,559	24,936	24,711	225	217,554	213,220	4,334	7,593	5,067	2,526
Nonwhite.....	9,458	9,233	858	8,375	448	...	448	8,785	858	7,927	225	225	...
Vacant.....	20,985	13,902	11,865	2,037	3,453	3,003	450	10,449	8,862	1,587	7,083	2,390	4,693
Available.....	8,552	6,533	5,634	899	1,146	921	225	5,387	4,713	674	2,019	1,345	674
Other.....	12,433	7,369	6,231	1,138	2,307	2,082	225	5,062	4,149	913	5,064	1,045	4,019

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 characteristic	Total	1959 characteristic									
		Total			Owner-occupied units			Renter-occupied units			Vacant units
		Not dilapidated		Dilapi-dated	Not dilapidated		Dilapi-dated	Not dilapidated		Dilapi-dated	
		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 1956 and 1959: With 1956 records available.....	673,162	626,429	23,102	23,631	330,783	1,811	5,882	276,429	19,516	15,014	23,727
Not dilapidated:											
With all plumbing facilities.....	628,416	602,161	10,257	15,998	323,907	912	3,974	260,815	8,485	10,429	19,894
Lacking some or all facilities.....	20,123	8,626	9,643	1,854	3,420	899	465	4,117	8,279	930	2,013
Dilapidated.....	24,623	15,642	3,202	5,779	3,456	...	1,443	11,497	2,752	3,655	1,820
Owner occupied.....	333,169	322,032	3,862	7,275	294,148	1,811	5,443	22,796	1,819	1,395	5,776
Not dilapidated:											
With all plumbing facilities.....	321,952	315,688	1,594	4,670	288,435	912	3,516	22,564	682	698	5,145
Lacking some or all facilities.....	6,319	3,354	2,268	697	2,955	899	465	...	1,137	232	631
Dilapidated.....	4,898	2,990	...	1,908	2,758	...	1,443	232	...	465	...
Renter occupied.....	313,215	282,834	16,519	13,862	30,722	...	458	243,858	16,060	12,480	9,637
Not dilapidated:											
With all plumbing facilities.....	283,585	266,754	7,099	9,732	29,791	...	458	229,398	6,865	9,041	8,032
Lacking some or all facilities.....	12,639	4,815	6,892	932	465	...	...	3,893	6,892	698	691
Dilapidated.....	16,991	11,265	2,528	3,198	466	...	...	10,567	2,303	2,741	914
Vacant.....	26,778	21,563	2,721	2,494	5,913	...	...	9,775	1,637	1,139	8,314
Same units 1950, 1956, and 1959: With 1956 records available....	544,154	505,466	19,275	19,513	259,014	912	4,740	230,357	16,721	12,504	19,906
Not dilapidated:											
With all plumbing facilities.....	505,819	483,046	9,119	13,654	252,605	912	3,675	216,124	7,347	8,616	16,340
Lacking some or all facilities.....	15,344	7,236	6,854	1,254	2,953	...	232	3,194	6,622	697	1,546
Dilapidated.....	23,091	15,184	3,202	4,705	3,456	...	833	11,039	2,752	3,191	1,820
Owner occupied.....	263,628	255,454	2,506	5,668	230,635	912	4,282	20,270	1,362	1,162	5,005
Not dilapidated:											
With all plumbing facilities.....	255,077	249,577	1,594	3,906	225,389	912	3,217	20,038	682	465	4,374
Lacking some or all facilities.....	4,263	2,887	912	464	2,488	...	232	...	680	232	631
Dilapidated.....	4,288	2,990	...	1,298	2,758	...	833	232	...	465	...
Renter occupied.....	259,541	235,534	14,656	11,351	24,926	...	458	201,939	14,197	10,203	7,818
Not dilapidated:											
With all plumbing facilities.....	231,173	218,825	6,186	8,152	23,995	...	458	188,860	5,952	7,461	6,447
Lacking some or all facilities.....	10,299	3,892	5,942	465	2,465	...	...	2,970	5,942	465	437
Dilapidated.....	16,069	10,807	2,528	2,734	466	...	...	10,109	2,303	2,277	914
Vacant.....	20,985	16,478	2,013	2,494	3,453	...	...	8,148	1,162	1,139	7,083

Table 6.—VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Same units 1956 and 1959: With 1956 records available.....	673,162	224,896	2,465	6,211	11,184	27,412	43,847	61,222	28,173	33,984	28,018	2,380	442,266
Owner-occupied nonfarm units ¹	213,200	198,818	1,629	4,644	8,694	24,500	40,073	35,270	25,952	30,359	25,551	2,146	14,382
Less than \$5,000.....	2,971	2,572	233	1,148	958	233	...	...	...	...	...	...	399
\$5,000 to \$7,400.....	9,944	8,349	1,171	2,044	2,287	1,626	224	232	541	224	...	...	1,595
\$7,500 to \$9,900.....	14,015	13,559	...	458	6,595	2,506	465	464	...	467	...	...	456
\$10,000 to \$12,400.....	36,122	33,957	...	690	923	9,518	15,648	6,100	541	232	...	72	2,165
\$12,500 to \$14,900.....	31,553	29,238	...	...	232	2,814	11,902	11,694	1,826	548	...	222	2,315
\$15,000 to \$17,400.....	36,862	34,312	...	...	225	244	5,379	12,031	6,333	7,208	842	...	2,550
\$17,500 to \$19,900.....	19,107	18,006	...	...	234	...	1,400	816	9,283	5,291	750	232	1,101
\$20,000 to \$24,900.....	24,759	24,759	...	...	...	707	1,381	3,614	11,429	7,828	...	...	...
\$25,000 or more.....	21,793	19,325	...	...	...	233	...	234	3,487	14,025	1,103	...	2,468
Not reported.....	16,074	14,741	225	304	1,515	3,187	2,307	2,317	1,307	1,939	1,407	233	1,333
All other occupied and vacant units..	459,962	26,078	836	1,567	2,490	2,912	3,774	5,958	2,221	3,625	2,467	234	433,884
Same units 1950, 1956, and 1959: With 1956 records available.....	544,154	163,348	1,397	5,986	8,570	24,633	32,524	27,619	19,197	23,099	18,714	1,609	380,806
Owner-occupied nonfarm units ¹	158,827	146,634	1,172	4,419	7,004	21,963	29,444	24,867	18,261	21,187	16,708	1,609	12,193
Less than \$5,000.....	2,728	2,329	233	1,148	715	233	...	...	...	...	...	...	399
\$5,000 to \$7,400.....	8,281	6,686	939	1,819	1,382	1,394	224	232	465	224	...	...	1,595
\$7,500 to \$9,900.....	11,365	10,909	...	458	1,996	6,092	1,147	465	...	467	...	...	456
\$10,000 to \$12,400.....	30,055	28,524	...	690	923	8,586	12,093	5,302	465	232	...	...	1,595
\$12,500 to \$14,900.....	23,015	20,922	...	...	232	2,187	9,272	7,465	1,460	306	...	...	2,093
\$15,000 to \$17,400.....	27,687	25,529	...	...	225	294	4,205	8,094	6,217	6,029	465	...	2,158
\$17,500 to \$19,900.....	11,875	11,408	...	...	234	...	457	304	6,870	2,793	518	232	1,101
\$20,000 to \$24,900.....	18,069	18,069	...	...	...	465	1,149	1,861	8,292	6,332	...	...	...
\$25,000 or more.....	12,960	10,799	...	...	...	233	...	234	1,680	7,792	860	...	2,161
Not reported.....	12,792	11,459	...	304	1,291	2,944	1,581	1,622	922	1,630	932	233	1,333
All other occupied and vacant units..	385,327	16,714	225	1,567	1,566	2,670	3,080	2,752	936	1,912	2,006	...	368,613

¹ Restricted to single-unit properties; see text.

Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units 1956 and 1959: With 1956 records available.....	673,162	310,959	539	8,258	20,185	24,683	26,288	45,774	83,999	38,508	29,421	23,304	362,203
Renter-occupied nonfarm units.....	313,215	272,398	307	6,532	17,884	23,231	33,370	40,991	76,332	31,723	25,534	16,494	40,817
Less than \$30.....	5,131	4,675	...	1,777	1,138	836	...	...	700	...	...	224	456
\$30 to \$39.....	14,732	11,775	...	1,761	3,020	3,981	1,811	302	900	...	...	...	2,957
\$40 to \$49.....	23,955	22,202	...	975	7,350	5,525	3,851	3,181	535	552	...	...	1,753
\$50 to \$59.....	42,466	37,769	...	806	2,971	8,653	9,990	6,668	5,625	915	...	2131	4,697
\$60 to \$69.....	45,400	42,651	75	224	1,294	3,022	9,046	13,514	12,243	1,157	233	2,843	2,749
\$70 to \$79.....	46,577	44,059	...	224	76	153	4,385	10,404	23,740	4,022	466	1,583	2,524
\$80 to \$99.....	56,196	50,482	...	224	...	...	1,230	3,638	25,470	12,570	3,047	3,209	5,714
\$100 to \$119.....	18,201	13,551	...	...	...	...	...	...	1,688	6,700	4,164	999	4,650
\$120 or more.....	18,075	17,700	...	464	...	...	...	449	75	993	15,103	616	375
No cash rent or rent not reported..	42,482	27,540	232	77	941	1,061	3,097	3,835	6,346	4,814	2,521	4,656	14,942
All other occupied and vacant units..	359,947	38,561	232	1,726	2,301	1,452	2,918	4,783	7,677	6,785	3,887	6,810	321,386
Same units 1950, 1956, and 1959: With 1956 records available.....	544,154	259,582	464	7,096	15,834	21,189	30,734	41,554	72,194	33,266	18,696	18,495	284,572
Renter-occupied nonfarm units.....	259,541	226,339	232	5,620	14,284	19,812	28,202	36,995	65,519	27,789	15,661	12,225	33,202
Less than \$30.....	3,968	3,512	...	1,475	907	681	...	...	225	...	...	224	456
\$30 to \$39.....	12,087	9,724	...	1,606	2,563	3,831	1,500	224	...	...	...	...	2,363
\$40 to \$49.....	19,122	17,748	...	673	5,697	4,494	3,239	2,723	457	232	...	233	1,374
\$50 to \$59.....	36,451	33,211	...	730	2,517	7,511	8,691	6,515	4,194	691	...	1,362	4,240
\$60 to \$69.....	39,085	36,568	...	224	907	2,389	7,029	11,000	11,551	691	233	2,544	2,517
\$70 to \$79.....	44,284	41,760	...	224	...	...	4,235	10,179	21,366	3,707	466	1,583	2,524
\$80 to \$99.....	49,683	44,515	...	224	1,902	...	681	3,327	21,613	12,104	2,813	2,751	5,178
\$100 to \$119.....	13,727	11,180	...	...	...	...	...	...	923	5,469	3,864	924	2,547
\$120 or more.....	8,132	8,132	...	464	...	...	...	225	...	237	6,673	233	...
No cash rent or rent not reported..	32,992	20,989	232	...	691	906	3,827	2,802	5,190	4,358	1,612	2,371	12,003
All other occupied and vacant units..	284,613	33,243	232	1,476	1,610	1,377	2,532	4,559	6,675	5,477	3,035	6,270	251,370

Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	25,518	345	1,262	1,400	4,061	11,747	6,705
CONDITION AND PLUMBING							
All units.....	25,518	345	1,262	1,400	4,061	11,747	6,705
Not dilapidated:							
With all plumbing facilities.....	25,518	343	1,262	1,400	4,061	11,747	6,705
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	18,087	...	236	978	3,533	7,074	6,266
Not dilapidated:							
With all plumbing facilities.....	18,087	...	236	978	3,533	7,074	6,266
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	3,332	343	854	422	185	1,528	...
Not dilapidated:							
With all plumbing facilities.....	3,332	343	854	422	185	1,528	...
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	4,099	...	172	...	343	3,145	439
BATHROOMS							
All units.....	25,518	343	1,262	1,400	4,061	11,747	6,705
1.....	14,626	343	1,262	1,400	3,139	8,368	114
More than 1.....	10,892	...	...	...	922	3,379	6,591
Shared or none.....	...	...	...	...	...	...	...
Owner occupied.....	18,087	...	236	978	3,533	7,074	6,266
1.....	7,953	...	236	978	2,813	3,812	114
More than 1.....	10,134	...	...	...	720	3,262	6,152
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	3,332	343	854	422	185	1,528	...
1.....	3,193	343	854	422	56	1,518	...
More than 1.....	139	...	...	...	129	10	...
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	4,099	...	172	...	343	3,145	439
PERSONS							
All occupied units.....	21,419	345	1,090	1,400	3,718	8,602	6,266
1 person.....	648	171	459	...	18	...	...
2 persons.....	3,115	172	631	541	628	961	182
3 persons.....	1,340	...	...	534	1,007	313	313
4 persons.....	8,214	...	...	289	1,018	3,599	3,308
5 persons.....	3,939	...	...	36	964	1,351	1,588
6 persons or more.....	2,163	...	...	...	83	1,205	875
Owner occupied.....	18,087	...	236	978	3,533	7,074	6,266
1 person.....	18	...	...	...	18	...	...
2 persons.....	2,066	...	236	188	499	961	182
3 persons.....	3,102	...	...	465	951	1,373	313
4 persons.....	7,620	...	...	289	1,018	3,005	3,308
5 persons.....	3,646	...	...	36	964	1,058	1,588
6 persons or more.....	1,635	...	...	...	83	677	875
Renter occupied.....	3,332	343	854	422	185	1,528	...
1 person.....	630	171	459	...	...	...	...
2 persons.....	1,049	172	395	353	129	...	...
3 persons.....	238	...	...	69	56	113	...
4 persons.....	594	...	...	...	...	594	...
5 persons.....	293	...	...	...	...	293	...
6 persons or more.....	528	...	...	...	...	528	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	21,419	343	1,090	1,400	3,718	8,602	6,266
Male head, wife present, no nonrelatives.....	19,376	172	558	1,336	3,464	8,014	5,832
Under 45 years.....	13,536	...	197	1,148	2,483	6,568	3,140
45 to 64 years.....	5,206	...	68	188	981	1,313	2,656
65 years and over.....	634	172	293	...	...	133	36
Other male head.....	492	...	115	...	...	...	377
Female head.....	1,551	171	417	64	254	588	57
Owner occupied.....	18,087	...	236	978	3,533	7,074	6,266
Male head, wife present, no nonrelatives.....	16,811	...	236	978	3,279	6,486	5,832
Under 45 years.....	11,463	...	...	790	2,427	5,106	3,140
45 to 64 years.....	4,943	...	...	188	852	1,247	2,656
65 years and over.....	405	...	236	...	...	133	36
Other male head.....	377	...	...	...	...	...	377
Female head.....	899	...	...	...	254	588	57
Renter occupied.....	3,332	343	854	422	185	1,528	...
Male head, wife present, no nonrelatives.....	2,565	172	322	358	185	1,528	...
Under 45 years.....	2,073	...	197	358	56	1,462	...
45 to 64 years.....	263	...	68	...	...	66	...
65 years and over.....	229	172	57	...	...	...	...
Other male head.....	115	...	115	...	...	...	...
Female head.....	652	171	417	64	...	...	...

Table 9.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

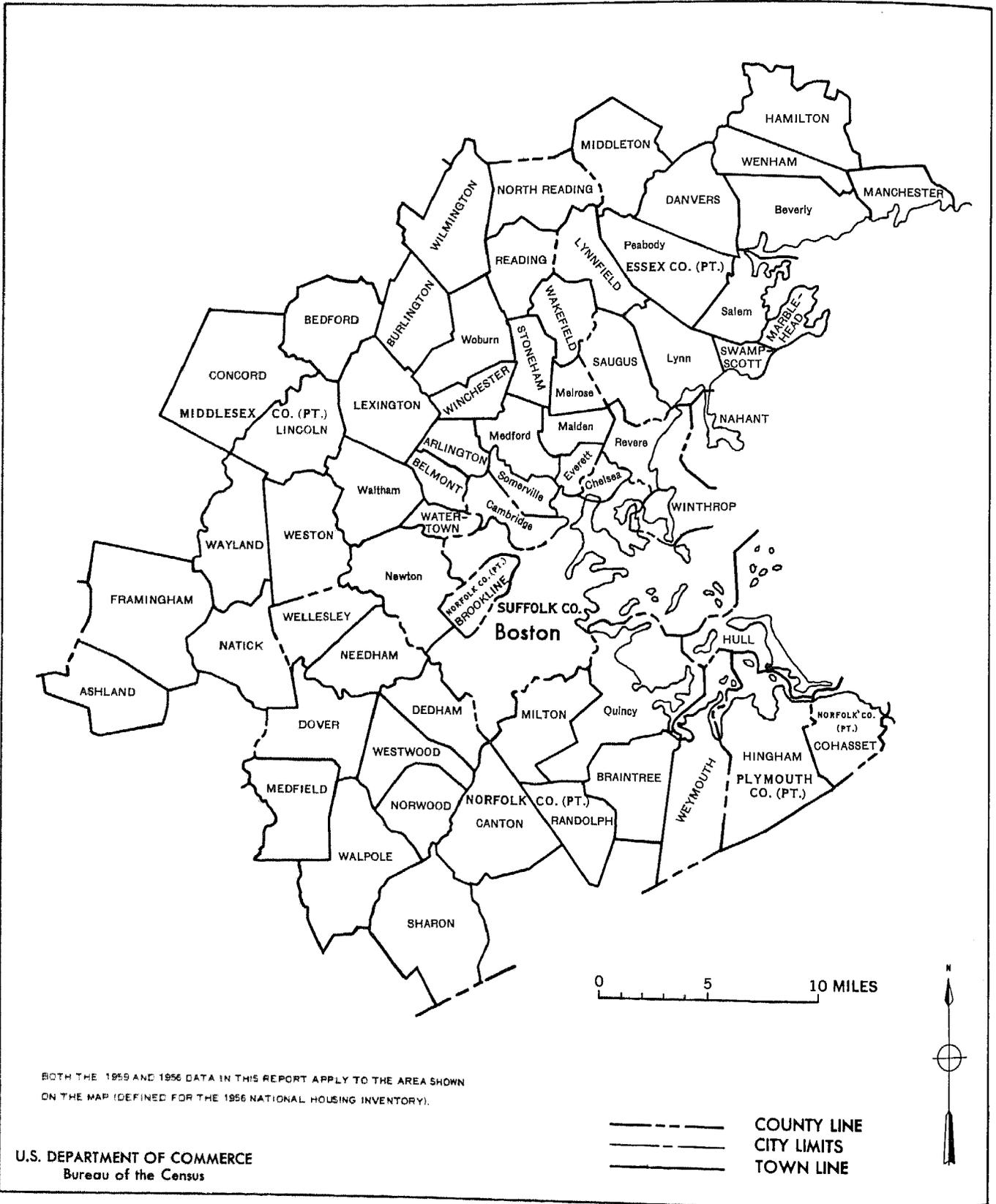
Subject	Total	Value						
		Less than \$10,000	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹	17,995	...	254	1,670	3,041	2,879	4,160	5,991
ROOMS								
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	1,214	...	236	754	36	...	...	188
5 and 6 rooms.....	10,515	...	18	916	3,005	2,327	3,229	1,020
7 rooms or more.....	6,266	...	...	...	...	552	931	4,783
PERSONS								
1 and 2 persons.....	1,992	...	254	...	403	543	236	556
3 and 4 persons.....	10,722	...	...	1,051	1,661	1,426	3,123	3,461
5 and 6 persons.....	5,034	...	...	619	977	910	658	1,870
7 persons or more.....	247	...	...	...	...	...	143	104
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	16,719	...	236	1,670	2,569	2,779	4,160	5,305
Under 45 years.....	11,371	...	...	1,434	2,183	1,927	3,646	2,181
45 to 64 years.....	4,943	...	...	236	326	779	478	3,124
65 years and over.....	405	...	236	...	60	73	36	...
Other male head.....	377	...	...	...	...	...	...	377
Female head.....	899	...	18	...	472	100	...	309

¹ Restricted to single-unit properties; see text.

(Table 10 of the standard series is omitted because the base comprises fewer than 25 sample cases; see text)

Boston, Mass.

STANDARD METROPOLITAN STATISTICAL AREA



BOTH THE 1959 AND 1956 DATA IN THIS REPORT APPLY TO THE AREA SHOWN ON THE MAP (DEFINED FOR THE 1956 NATIONAL HOUSING INVENTORY).

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

- - - - - COUNTY LINE
 = = = = = CITY LIMITS
 ———— TOWN LINE

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-4

COMPONENTS OF INVENTORY CHANGE

Part 2: 1957-1959 Components

Chicago, Ill.—Northwestern Indiana,

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)

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C O R R E C T I O N S

U. S. Census of Housing: 1960
Volume IV. Components of Inventory Change--1957 to 1959 Components
Part 2-4, Chicago-Northwestern Indiana SCA

The data shown in table 3 relating to "year structure built"
(page 23) are revised as follows:

Table 3.--1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED
FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

Subject	Demolition	Other means	Conversion	Merger
YEAR STRUCTURE BUILT				
April 1950 to 1956.....	...	5,975	...	...
March 1950 or earlier..	24,570	13,952	12,580	30,585

December 21, 1962

PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1957 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 for the 1957 to 1959 period. 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 some of the enumeration began in late October 1959 and some extended into early 1960.

This report is one of 10 reports which comprise Series HC(4), Part 2. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas. The nine metropolitan areas are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components.

Series HC(4), Part 1A (1950 to 1959 Components) provided statistics on the counts and basic characteristics of the components of change for the 1950 to 1959 period—new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same—and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for 17 metropolitan areas—for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, 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 first nine areas named (the two standard consolidated areas and the seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components.

Series HC(4), Part 1B (Inventory Characteristics) provided additional cross-tabulations of characteristics of new construction units and same units for the 1950 to 1959 period and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the same 17 metropolitan areas covered in Part 1A. This series 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, Demographic 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, with the help of Aneda E. France, assisted in planning and developing the content of this report. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, developed and coordinated the survey procedures and, with the help of Robert O. Bartram, was responsible for the preparation of the textual materials in this report.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, George E. Turner, E. Richard Bourdon, and Orville Slye of the Demographic 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; Statistical Reports Division, Edwin D. Goldfield, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 466 cities and localities in the United States and Puerto Rico are published in 420 separate reports.

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

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

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

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

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

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

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- | | |
|---|---|
| <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 | <ul style="list-style-type: none"> 6. Detroit SMSA 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA |
|---|---|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1956, total units	1959	1956	1959 by 1956, 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	...	8
By tenure.....	1	1	1	...	...	...	8
Median by tenure.....	1	1	1	2	3	...	8, 9, 10
Persons per room.....	1	1	...	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	8
By tenure.....	1	1	1	2	3	...	8
Median by tenure.....	1	1	1	2	3	...	8, 9, 10
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	...	2	3	...	...
CONDITION AND PLUMBING FACILITIES							
Bathrooms.....	1	1	...	2	...	...	8
By tenure.....	1	1	...	...	...	...	8
Condition and plumbing.....	1	1	1	2	3	5	8
By tenure.....	1	1	1	2	3	5	8
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	10
Gross rent.....	1	1	1	2	3	7	10
By rooms.....	...	...	...	...	...	...	10
By persons.....	...	...	...	...	...	...	10
By household composition and age of head..	...	...	...	...	...	...	10
Median.....	1	1	1	2	3	...	10
Value.....	1	1	1	2	3	6	9
By rooms.....	...	...	...	...	...	...	9
By persons.....	...	...	...	...	...	...	9
By household composition and age of head..	...	...	...	...	...	...	9
Median.....	1	1	1	2	3	...	9
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	1	...	...	...	8
By tenure.....	...	...	...	...	...	...	8
Own children under 18 years old.....	1	1	1	...	...	...	8, 9, 10
By tenure.....	1	1	1	...	...	...	...
Own children under 18 by age group.....	1	1	1	...	...	...	...
By tenure.....	1	1	1	...	...	...	...
Persons 65 years old and over.....	1	1	1	...	...	...	...
By tenure.....	1	1	1	...	...	...	...
Presence of nonrelatives.....	1	1	1	...	...	...	...
By tenure.....	1	1	1	...	...	...	...

Components of Inventory Change

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 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 for the 1957-1959 period. 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 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 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 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 are: units lost through demolition, units lost through other means, units changed by conversion, units lost through merger, and "same" units. For units changed by conversion or merger, the 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

Components of Inventory Change—1957 to 1959 Components

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure 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 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column 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

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these

boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change 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 used 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 with 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 systematic 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 the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (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.

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 conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, 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 (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

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. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

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 series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound 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 and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those 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 of Volume IV, more data were tabulated than it was 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 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 1956 survey. 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 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 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 1956 survey. In the April 1960 Census reports, 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 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, 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. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

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

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts IA and IB of Volume IV and from those defined for the April 1960 Census (see note on page 18).

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.¹ 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.

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 (as designated for 1960) 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 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

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

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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 the 1956 and 1959 survey, urban areas were 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 1956 or 1959, and vice versa.

In 1960, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

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

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" 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 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and 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 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

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

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

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

Components of Inventory Change—1957 to 1959 Components

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. 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 is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 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 1956 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 1956 survey 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 1956 survey records (see "Collection and processing of data"). In instances where the 1956 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 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 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 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 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 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 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 1956 and 1959 but had reverted to the 1956 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 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between December 1956 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.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1960 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.--Any dwelling unit added to the inventory between December 1956 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 quasi-units in 1956; 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 December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably 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 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 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 December 1956 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.

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 December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably 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 1956, resulted in a net loss if occupied as a dwelling unit in 1956 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 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 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 1956 survey.

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 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 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 vacant mobile trailers and 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 1956, are reported as losses from the 1956 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 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, 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, units temporarily occupied entirely by persons having a usual residence elsewhere, 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 1956 survey also were the same as those used in the 1959 survey.

Components of Inventory Change—1957 to 1959 Components

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 1956 survey.

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 1956 survey, 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 1956 survey.

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 April 1960 Census. The number of persons per room was not computed for the 1956 survey.

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 1956 survey.

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 1956 survey, no information was obtained on the identity of the owner of the unit.

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 1956 survey.

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.

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 1956, 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 1956, 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 1956 survey. 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, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

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 material 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 1956 survey. 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 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 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 1956, 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) and hot running water.

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 units) 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 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

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 1956 survey.

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 the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. 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 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 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.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

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 was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

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 both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is 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 head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

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 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

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." Comparable data are not available from the 1956 survey reports.

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 Census of Population. Similar data are not presented in the 1956 reports.

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 1956 survey.

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. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part IA of Volume IV. 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. Further detail on procedures will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the

NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. 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.

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.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, 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.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration 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 1950.

The above three 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. 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 1956 survey 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.

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.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 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 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 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 and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

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 and a minimum review of all questionnaires was retained.

PROCESSING OF DATA

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

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

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

ACCURACY OF DATA

As in any sample 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 map. 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.

Figures from the 100-percent tabulations of the 1950 Census 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. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

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 that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. 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. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. 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. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

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 units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

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. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

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 12,000 dwelling units in 1,400 land area segments; 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 used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the

remainder of the tables are based on the subsample. In tables 4 to 10 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 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I.—SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample, 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units..... Characteristics.....	1956 full sample, ¹ 1956 subsample. ¹
Table 2, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample, 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units..... Characteristics.....	1959 full sample, 1959 subsample.
Tables 4 to 7, 1956 and 1959 data.....	1959 subsample.
Tables 8 to 10, 1959 data.....	1959 subsample.

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

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.....	2,058,300	38,900
Same units, 1956 and 1959.....	1,859,700	21,100
Units changed by--		
Conversion.....	28,600	5,700
Merger.....	15,800	2,400
Units added through--		
New construction.....	138,200	32,000
Other sources.....	15,900	2,500
1956 INVENTORY		
Units changed by--		
Conversion.....	13,700	2,200
Merger.....	32,700	5,800
Units lost through--		
Demolition.....	26,200	3,400
Other means.....	22,500	3,500
NET CHANGE		
Total.....	103,400	33,500
Units added through--		
Conversion.....	14,900	5,700
New construction.....	138,200	32,000
Other sources.....	15,900	2,500
Total added.....	169,000	32,600
Units lost through--		
Merger.....	16,900	5,800
Demolition.....	26,200	3,400
Other means.....	22,500	3,500
Total lost.....	65,600	7,600

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 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

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

Estimated number	Standard error	Estimated number	Standard error
1,000.....	1,000	100,000.....	10,700
5,000.....	2,300	250,000.....	17,300
10,000.....	3,200	500,000.....	24,300
25,000.....	5,200	1,000,000.....	35,000
50,000.....	7,400	2,000,000.....	50,000

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

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	500,000	2,000,000
2 or 98.....	2.8	1.4	0.9	0.6	0.3
5 or 95.....	4.3	2.2	1.4	1.1	0.5
10 or 90.....	6.1	3.1	2.0	1.3	0.7
25 or 75.....	8.6	4.4	2.8	2.1	1.0
50.....	10.2	5.2	3.4	2.4	1.2

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 the upper portion of table 4 as 889,300 in 1956 and as 896,400 in 1959, the standard error of the 7,100 change is read from table III.

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 of dwelling units.

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

Between December 1956 and December 1959, there was a net gain of 103,400 dwelling units (5 percent) in the Chicago-Northwestern Indiana Standard Consolidated Area. During this period, the number of dwelling units increased from 1,954,900 units¹ to 2,058,300 units. The proportion of units that were not dilapidated with all plumbing facilities, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The rate of owner occupancy increased from 50 percent of the occupied inventory in 1956 to 54 percent in 1959. The median value of owner-occupied properties was \$16,900 in 1956 and \$18,300 in 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$78 to \$88.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. Both the 1959 and 1956 data in this report apply to the boundaries of the area defined for the 1956 National Housing Inventory. (Counts of 1950-1959 components for the area defined in this report² are available upon request; see section on "Availability of unpublished data.")

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	2,058,300	100.0
Same units, 1956 and 1959.....	1,859,700	90.3
Units changed by--		
Conversion.....	28,600	1.4
Merger.....	15,800	0.8
Units added through--		
New construction.....	138,200	6.7
Other sources.....	15,900	0.8

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 1,859,700 units, or 90 percent of the dwelling units in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 10 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 138,200 units, amounting to 7 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 15,900 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 28,600 converted units in the inventory in 1959 (table A) which had been produced by dividing 13,700 units that existed in 1956 (table B). Generally, two

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

² Data for the 1950-1959 period relating to 1959 boundaries of the area are presented in Parts 1A-4 and 1B-4 of Volume IV.

units were created from one. Merged units in 1959 amounted to about 15,800 units (table A). These were produced by combining an estimated 32,700 units that existed in 1956 (table B). Units involved in conversions and mergers represented 2 percent of the 1959 inventory.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	1,954,900	100.0
Same units, 1956 and 1959.....	1,859,700	95.1
Units changed by--		
Conversion.....	13,700	0.7
Merger.....	32,700	1.7
Units lost through--		
Demolition.....	26,200	1.3
Other means.....	22,500	1.2

Table B, which describes the disposition of the 1956 inventory, shows that the 1,859,700 "same" units represented about 95 percent of the 1956 inventory. Approximately 26,200 units, or 1 percent of the 1956 inventory, were demolished before 1959 and 22,500 units (around 1 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 1956 inventory (2 percent) were involved in conversion or merger during the 3-year period.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1956 TO 1959

(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1956	
All dwelling units: December 1959.....	2,058,300
December 1956.....	1,954,900
NET CHANGE	
Total.....	103,400
Percent.....	5.3
Units added through--	
Conversion.....	14,900
New construction.....	138,200
Other sources.....	15,900
Total added.....	169,000
Units lost through--	
Merger.....	16,900
Demolition.....	26,200
Other means.....	22,500
Total lost.....	65,600

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 added about 169,000 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 65,600 dwelling units from the 1956 inventory. Thus, for every five units that were added to the inventory since 1956, two units of the existing supply were removed. The

resulting net increase of 103,400 units represents an average annual gain of approximately 34,000 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 46,000.³

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition" (table D). Typically, units constructed during the 1957-1959 period tended to be of better quality than units which were demolished during this period. Virtually all the new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Of the occupied new units, roughly 21 percent were occupied by renters in 1959. 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 1956, about two-fifths of the demolished units were dilapidated or lacked hot water, private toilet or bath. The bulk of the occupied units (about 64 percent) had been occupied by renters in 1956.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE, 1959 AND 1956

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

Subject	1959		1956 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	138,200	1,859,700	26,200	1,859,700
Not dilapidated, with all facilities..	137,000	1,677,500	14,400	1,582,800
Percent of total.....	99.1	90.2	58.8	91.2
With 1.01 or more persons per room....	10,000	181,000	2,800	160,200
Percent of occupied.....	8.3	10.0	14.0	9.5
Owner occupied.....	95,400	961,300	7,100	889,300
Percent of occupied.....	79.3	53.2	35.9	52.8
Median:				
Number of rooms.....	5.2	4.8	4.3	4.7
Number of persons.....	3.9	2.9	3.4	3.0
Value.....	\$20,100	\$18,100	...	\$16,900
Gross rent.....	\$139	\$88	...	\$81
Contract rent.....	\$121	\$80	...	\$73

¹ Data on characteristics based on units with 1956 records available.

Comparison of the characteristics of "new construction" units with those existing in the inventory as "same" indicates that new units were more frequently owner occupied and there is some evidence that new units were larger in terms of number of rooms. In addition, with respect to renter-occupied units, new units tended to be higher in rents than "same" units.

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

³ Average annual gain is based on unpublished counts of 1950-1959 components for the area defined in this report; this figure may differ from the corresponding average annual gain shown in Part 1A-4 of Volume IV for the 1959 boundaries of the area.

involved. Characteristics of units involved in conversion and merger as well as other units created or removed 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 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics, permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 39,500 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 8,900 shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among all "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 55,800 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 64,700 shifted in the opposite direction. However, the overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$81 in 1956 and \$88 in 1959. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) was \$16,900 in 1956 and \$18,000 in 1959.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 7 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

CHICAGO-NORTHWESTERN INDIANA

STANDARD CONSOLIDATED AREA

All the data in this report apply to the SCA as shown on the map, defined for the 1956 National Housing Inventory. The SCA comprises Cook, Du Page, Kane, Lake, and Will Counties, Illinois; and Lake County, Indiana.

The boundaries of the 1956 area do not include McHenry County, Illinois, and Porter County, Indiana, added to the area to constitute the boundaries of the 1959 SCA covered in Parts 1A and 1B of Volume IV. The 1959 boundaries are the same as the 1960 boundaries.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[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				December 1956, total ¹		Subject	December 1959				December 1956, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	2,058,266	...	138,223	...	1,931,123	...	UNITS IN STRUCTURE						
TENURE, COLOR, AND VACANCY STATUS							All units..... 2,058,266 100.0 138,223 100.0 1,931,123 100.0						
All units.....	2,058,266	100.0	138,223	100.0	1,931,123	100.0	1.....	899,789	43.7	104,290	75.5	781,177	40.5
Occupied.....	1,980,103	96.2	120,201	87.0	1,875,327	97.1	2 to 4.....	606,863	29.5	12,494	9.0	616,613	31.9
Owner occupied.....	1,078,425	52.4	95,354	69.0	943,178	48.8	5 to 19.....	296,968	14.4	11,255	8.1	294,237	15.2
White.....	998,984	48.5	93,517	67.7	883,784	45.8	20 or more.....	247,219	12.0	6,203	4.5	227,682	11.8
Nonwhite.....	79,441	3.9	1,837	1.3	59,394	3.1	Trailer.....	7,427	0.4	3,981	2.9	11,394	0.6
Renter occupied.....	901,678	43.8	24,847	18.0	932,149	48.3	Owner occupied.....	1,078,425	100.0	95,354	100.0	943,178	100.0
White.....	700,133	34.0	22,520	16.3	731,638	37.9	1.....	805,532	74.7	87,386	91.6	679,626	72.1
Nonwhite.....	201,545	9.8	2,327	1.7	200,511	10.4	2 to 4.....	234,660	21.8	3,440	3.6	226,646	24.0
Vacant.....	78,163	3.8	18,022	13.0	55,796	2.9	5 or more.....	30,806	2.9	547	0.6	25,509	2.7
Available for sale only.....	12,693	0.6	9,727	7.0	11,421	0.6	Trailer.....	7,427	0.7	3,981	4.2	11,394	1.2
Available for rent.....	46,391	2.3	4,279	3.1	25,041	1.3	Renter occupied.....	901,678	100.0	24,847	100.0	932,149	100.0
Other.....	18,879	0.9	4,016	2.9	19,334	1.0	1.....	71,292	7.9	4,346	17.5	83,164	8.9
CONDITION AND PLUMBING							2 to 4.....						
All units.....	2,058,266	100.0	138,223	100.0	1,931,123	100.0	5 to 19.....	350,664	38.9	8,092	32.6	369,726	39.7
Not dilapidated.....	1,972,662	95.8	138,223	100.0	1,872,374	97.0	20 to 49.....	248,990	27.6	6,810	27.4	262,899	28.2
With all plumbing facilities.....	1,859,393	90.3	136,998	99.1	1,690,109	87.5	50 or more.....	165,349	18.3	604	2.4	216,360	23.2
Lacking only hot water.....	22,317	1.1	...	...	31,182	1.6	Trailer.....	65,383	7.3	4,995	20.1	...	...
Lack'g other plumbing facilities.....	90,952	4.4	1,225	0.9	151,083	7.8	Vacant.....	78,163	...	18,022	...	55,796	...
Dilapidated.....	85,604	4.2	...	...	58,749	3.0	YEAR STRUCTURE BUILT						
Owner occupied.....	1,078,425	100.0	95,354	100.0	943,178	100.0	All units.....	2,058,266	100.0	138,223	100.0	1,931,123	100.0
Not dilapidated.....	1,062,667	98.5	95,354	100.0	937,453	99.4	1957 to 1959.....	138,223	6.7	138,223	100.0	...	...
With all plumbing facilities.....	1,040,681	96.5	94,129	98.7	906,790	96.1	April 1950 to 1956.....	319,076	15.5	...	...	308,941	16.0
Lacking only hot water.....	8,073	0.7	...	...	8,450	0.9	1940 to March 1950.....	161,529	7.8	...	...	181,779	9.4
Lack'g other plumbing facilities.....	13,913	1.3	1,225	1.3	22,213	2.4	1939 or earlier.....	1,439,438	69.9	...	...	1,440,403	74.6
Dilapidated.....	15,798	1.5	...	...	5,725	0.6	Owner occupied.....	1,078,425	100.0	95,354	100.0	...	...
Renter occupied.....	901,678	100.0	24,847	100.0	932,149	100.0	1957 to 1959.....	95,354	8.8	95,354	100.0	...	...
Not dilapidated.....	838,221	93.0	24,847	100.0	884,810	94.9	April 1950 to 1956.....	272,037	25.2	...	...	...	...
With all plumbing facilities.....	759,103	84.2	24,847	100.0	743,131	79.7	1940 to March 1950.....	134,810	12.5	...	...	...	...
Lacking only hot water.....	13,077	1.5	...	...	21,454	2.3	1939 or earlier.....	576,224	53.4	...	...	...	...
Lack'g other plumbing facilities.....	66,041	7.3	...	...	120,225	12.9	Renter occupied.....	901,678	100.0	24,847	100.0	...	...
Dilapidated.....	63,457	7.0	...	...	47,339	5.1	1957 to 1959.....	24,847	2.8	24,847	100.0	...	...
Vacant.....	78,163	...	18,022	...	55,796	...	April 1950 to 1956.....	44,070	4.9	...	...	...	...
BATHROOMS							1940 to March 1950.....						
All units.....	2,058,266	100.0	138,223	100.0	...	...	1939 or earlier.....	25,284	2.8	...	...	...	...
1 person.....	1,647,293	80.0	92,893	67.2	...	...	Trailer.....	807,477	89.6	...	...	...	...
More than 1.....	260,700	12.7	44,105	31.9	...	...	Vacant.....	78,163	...	18,022	...	55,796	...
Shared or none.....	150,273	7.3	1,225	0.9	...	...	PERSONS						
Owner occupied.....	1,078,425	100.0	95,354	100.0	...	...	All occupied units.....	1,980,103	100.0	120,201	100.0	1,875,327	100.0
1.....	816,770	75.7	61,289	64.3	...	...	1 person.....	229,498	11.6	4,102	3.4	185,985	9.9
More than 1.....	234,806	21.8	32,840	34.4	...	...	2 persons.....	587,521	29.7	24,526	20.4	520,678	27.8
Shared or none.....	26,849	2.5	1,225	1.3	...	...	3 persons.....	396,047	20.0	18,972	15.8	433,654	24.2
Renter occupied.....	901,678	100.0	24,847	100.0	...	...	4 persons.....	354,922	17.9	34,382	28.8	364,713	19.4
1.....	776,416	86.1	21,321	85.8	...	...	5 persons.....	205,888	10.4	21,597	17.9	199,035	10.6
More than 1.....	16,974	1.9	3,526	14.2	...	...	6 persons or more.....	206,227	10.4	16,462	13.7	151,262	8.1
Shared or none.....	108,288	12.0	...	...	...	...	Median.....	2.9	...	3.9	...	3.0	...
Vacant.....	78,163	...	18,022	...	55,796	...	Owner occupied.....	1,078,425	100.0	95,354	100.0	943,178	100.0
ROOMS							1 person.....						
All units.....	2,058,266	100.0	138,223	100.0	1,931,123	100.0	1 person.....	74,327	6.9	1,511	1.6	50,641	5.4
1 and 2 rooms.....	167,856	8.2	3,023	2.2	202,431	10.5	2 persons.....	293,095	27.2	14,391	15.1	240,170	25.5
3 rooms.....	203,218	9.9	7,368	5.3	183,491	9.5	3 persons.....	230,518	21.4	15,291	16.0	230,838	24.5
4 rooms.....	489,737	23.8	18,318	13.3	481,749	24.9	4 persons.....	215,253	20.0	29,093	30.5	207,139	22.0
5 rooms.....	595,920	29.0	59,111	42.8	525,830	27.2	5 persons.....	135,938	12.6	20,046	21.0	126,769	13.4
6 rooms.....	412,244	20.0	36,608	26.5	371,741	19.2	6 persons or more.....	129,284	12.0	15,022	15.8	87,621	9.3
7 rooms or more.....	189,291	9.2	13,795	10.0	165,881	8.6	Median.....	3.2	...	4.1	...	3.3	
Median.....	4.8	...	5.2	...	4.7	...	Renter occupied.....	901,678	100.0	24,847	100.0	932,149	100.0
Owner occupied.....	1,078,425	100.0	95,354	100.0	943,178	100.0	1 person.....	155,161	17.2	2,591	10.4	135,344	14.5
1 and 2 rooms.....	7,420	0.7	...	...	9,929	1.1	2 persons.....	294,426	32.7	10,135	40.8	280,508	30.1
3 rooms.....	22,128	2.1	307	0.3	17,280	1.8	3 persons.....	165,529	18.4	3,681	14.8	222,816	23.9
4 rooms.....	176,468	16.4	9,068	9.5	199,203	21.1	4 persons.....	136,669	15.5	5,489	22.1	157,574	16.9
5 rooms.....	394,418	36.6	45,019	47.2	325,958	34.6	5 persons.....	69,590	7.8	1,511	6.1	72,266	7.8
6 rooms.....	394,418	36.6	45,019	47.2	325,958	34.6	6 persons or more.....	76,943	8.5	1,440	5.8	63,641	6.8
7 rooms or more.....	164,276	15.2	11,024	11.6	135,375	14.4	Median.....	2.5	...	2.5	...	2.7	
Median.....	5.3	...	5.4	...	5.3	...	PERSONS PER ROOM						
Renter occupied.....	901,678	100.0	24,847	100.0	932,149	100.0	All occupied units.....	1,980,103	100.0	120,201	100.0	...	...
1 and 2 rooms.....	139,158	15.4	2,419	9.7	179,314	19.2	0.50 or less.....	791,694	40.0	29,488	24.5	...	...
3 rooms.....	169,742	18.8	3,998	16.1	160,045	17.2	0.51 to 0.75.....	475,003	24.0	32,037	26.7	...	...
4 rooms.....	295,956	32.8	8,105	32.6	270,710	29.0	0.76 to 1.00.....	515,494	25.9	48,671	40.5	...	...
5 rooms.....	186,631	20.7	7,195	29.0	188,430	20.2	1.01 to 1.50.....	149,630	7.6	6,837	5.7	...	...
6 rooms.....	90,244	10.0	2,518	10.1	105,437	11.3	1.51 or more.....	50,282	2.5	3,168	2.6	...	...
7 rooms or more.....	19,947	2.2	612	2.5	28,213	3.0	Owner occupied.....	1,078,425	100.0	95,354	100.0	...	...
Median.....	4.0	...	4.2	...	4.0	...	0.30 or less.....	480,240	44.5	20,278	21.3	...	...
Vacant.....	78,163	...	18,022	...	55,796	...	0.31 to 0.75.....	241,968	22.4	25,445	26.7	...	...
ROOMS							0.76 to 1.00.....						
All units.....	2,058,266	100.0	138,223	100.0	1,931,123	100.0	1.01 to 1.50.....	70,535	6.5	5,131	5.4	...	...
1 and 2 rooms.....	167,856	8.2	3,023	2.2	202,431	10.5	1.51 or more.....	10,097	0.9	2,822	3.0	...	...
3 rooms.....	203,218	9.9	7,368	5.3	183,491	9.5	Renter occupied.....	901,678	100.0	24,847	100.0	...	...
4 rooms.....	489,737	23.8	18,318	13.3	481,749	24.9	0.30 or less.....	311,454	34.5	9,210	37.1	...	...
5 rooms.....	595,920	29.0	59,111	42.8	525,830	27.2	0.31 to 0.75.....	233,035	25.8	6,592	26.5	...	...
6 rooms.....	412,244	20.0	36,608	26.5	371,741	19.2	0.76 to 1.00.....	237,859	26.4	6,993	28.1	...	...
7 rooms or more.....	189,291	9.2	13,795	10.0	165,881	8.6	1.01 to 1.50.....	79,105	8.8	1,706	6.9	...	...
Median.....	4.8	...	5.2	...	4.7	...	1.51 or more.....	40,225	4.5	346	1.4	...	...

Components of Inventory Change—1957 to 1959 Components

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[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				December 1956, total ¹		Subject	December 1959				December 1956, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP --Con.							
Occupied units.....	1,980,103	100.0	120,201	100.0	1,875,327	100.0	Renter occupied.....	901,678	100.0	24,847	100.0	...	...
Male head, wife present, no non-relatives.....	1,467,879	74.1	108,131	90.0	1,431,253	76.3	No children.....	516,868	57.3	12,847	51.7	...	...
Under 45 years.....	740,035	37.4	84,409	70.2	743,988	39.7	Under 6 years only.....	131,926	14.6	4,505	18.1	...	...
45 to 64 years.....	570,835	28.8	21,423	17.8	542,073	28.9	1 child.....	65,440	7.3	2,645	10.6	...	...
65 years and over.....	156,709	7.9	2,297	1.9	145,192	7.7	2 children or more.....	66,486	7.4	1,860	7.5	...	...
Other male head.....	181,361	9.2	6,592	5.5	174,289	9.3	6 to 17 years only.....	147,146	16.3	4,106	16.5	...	...
Under 65 years.....	137,427	6.9	6,592	5.5	132,971	7.1	1 child.....	79,024	8.8	1,327	5.3	...	...
65 years and over.....	43,934	2.2	...	...	41,318	2.2	2 children.....	42,815	4.7	2,450	9.9	...	...
Female head.....	331,163	16.7	5,478	4.6	269,785	14.4	3 children or more.....	25,307	2.8	329	1.3	...	...
Under 65 years.....	242,913	12.3	4,521	3.8	200,215	10.7	Both age groups.....	105,738	11.7	3,389	13.6	...	...
65 years and over.....	88,250	4.5	957	0.8	69,570	3.7	2 children.....	31,939	3.5	1,153	4.6	...	...
...	...	...	...	...	...	...	3 children.....	25,634	2.8	796	3.2	...	...
...	...	...	...	...	...	...	4 children or more.....	48,165	5.3	1,440	5.8	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	1,980,103	100.0	120,201	100.0	...	...	All occupied units.....	1,980,103	100.0	120,201	100.0	...	...
None.....	1,602,784	80.9	112,776	93.5	...	...	No nonrelatives.....	1,906,761	96.3	116,582	97.0	...	...
1 person.....	261,711	13.2	6,197	5.2	...	...	With nonrelatives.....	73,342	3.7	3,619	3.0	...	...
2 persons.....	111,508	5.6	1,628	1.4	...	...	Owner occupied.....	1,078,425	100.0	95,354	100.0	...	...
3 persons or more.....	4,100	0.2	...	...	...	...	No nonrelatives.....	1,042,996	96.7	93,674	98.2	...	...
Owner occupied.....	1,078,425	100.0	95,354	100.0	...	...	With nonrelatives.....	35,429	3.3	1,680	1.8	...	...
None.....	821,946	76.2	88,783	93.1	...	...	Renter occupied.....	901,678	100.0	24,847	100.0	...	...
1 person.....	167,393	15.5	5,425	5.8	...	...	No nonrelatives.....	863,765	95.8	22,908	92.2	...	...
2 persons.....	86,154	8.0	1,086	1.1	...	...	With nonrelatives.....	37,913	4.2	1,939	7.8	...	...
3 persons or more.....	2,932	0.3	...	...	...	...	OWNER OF UNIT	...	...	...	...	...	...
Renter occupied.....	901,678	100.0	24,847	100.0	...	...	Owner-occupied units.....	1,078,425	100.0	953,354	100.0	...	...
None.....	780,838	86.6	23,593	95.0	...	...	Head or wife.....	1,074,885	99.7	95,354	100.0	...	...
1 person.....	94,318	10.5	712	2.9	...	...	Other relative of head.....	3,540	0.3	...	...	...	...
2 persons.....	25,954	2.8	542	2.2	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	1,168	0.1	...	...	...	...	AGE OF OWNER	...	...	...	...	...	...
OWN CHILDREN UNDER 18 YEARS OLD						OWNER-OCCUPIED UNITS							
All occupied units.....	1,980,103	100.0	120,201	100.0	...	...	Owner-occupied units.....	1,078,425	100.0	95,354	100.0	...	...
No children.....	1,052,230	53.1	36,175	30.1	...	...	Under 25 years.....	13,600	1.3	5,580	5.9	...	...
1 child.....	306,948	15.5	20,021	16.7	...	...	25 to 34 years.....	136,134	12.6	38,723	40.6	...	...
2 children.....	299,899	15.1	29,659	24.7	...	...	35 to 44 years.....	275,017	25.5	30,194	31.7	...	...
3 children.....	170,563	8.6	19,947	16.6	...	...	45 to 54 years.....	260,506	24.2	13,565	14.2	...	...
4 children.....	74,523	3.8	8,436	7.0	...	...	55 to 64 years.....	207,690	19.3	5,292	5.5	...	...
5 children.....	44,195	2.2	5,245	4.4	...	...	65 years and over.....	185,518	17.2	2,000	2.1	...	...
6 children or more.....	31,745	1.6	718	0.6	...	...	VALUE	...	...	...	...	...	...
Owner occupied.....	1,078,425	100.0	95,354	100.0	...	...	Owner-occupied nonfarm units ²	768,254	100.0	74,624	100.0	654,973	100.0
No children.....	539,362	49.6	23,328	24.5	...	...	Less than \$5,000.....	3,041	0.4	...	...	...	...
1 child.....	162,484	15.1	16,049	16.8	...	...	\$5,000 to \$7,400.....	13,076	1.7	1,225	1.6	61,080	9.3
2 children.....	180,514	16.7	24,196	25.4	...	...	\$7,500 to \$9,900.....	22,878	2.9	...	...	...	...
3 children.....	109,317	10.1	18,822	19.7	...	...	\$10,000 to \$12,400.....	66,870	8.7	939	1.3	150,942	23.0
4 children or more.....	90,748	8.4	12,959	13.6	...	...	\$12,500 to \$14,900.....	90,318	11.8	10,155	13.6	...	...
Renter occupied.....	901,678	100.0	24,847	100.0	...	...	\$15,000 to \$17,400.....	142,738	18.6	8,846	11.9	240,612	36.7
No children.....	516,868	57.3	12,847	51.7	...	...	\$17,500 to \$19,900.....	139,496	18.2	15,928	21.3	...	...
1 child.....	144,464	16.0	3,972	16.0	...	...	\$20,000 to \$24,900.....	145,819	19.0	20,084	26.9	...	...
2 children.....	119,385	13.2	5,463	22.0	...	...	\$25,000 to \$34,900.....	92,466	12.0	11,210	15.0	202,339	30.9
3 children.....	61,246	6.8	1,125	4.5	...	...	\$35,000 or more.....	52,252	6.8	6,237	8.4	...	...
4 children or more.....	59,715	6.6	1,440	5.8	...	...	Median.....dollars.....	18,300	...	20,100	...	16,900	...
OWN CHILDREN BY AGE GROUP						RENTER-OCCUPIED NONFARM UNITS							
All occupied units.....	1,980,103	100.0	120,201	100.0	...	...	Renter-occupied nonfarm units.....	900,531	...	24,847	...	925,021	...
No children.....	1,052,230	53.1	36,175	30.1	...	...	GROSS RENT	...	...	...	...	...	...
Under 6 years only.....	222,390	11.2	31,904	26.5	...	...	Reporting.....	880,559	100.0	24,132	100.0	901,679	100.0
1 child.....	98,990	5.0	11,020	9.2	...	...	Less than \$40.....	24,044	2.7	...	...	51,785	5.7
2 children or more.....	123,410	6.2	20,884	17.4	...	...	\$40 to \$59.....	106,532	12.1	400	1.7	167,248	18.5
6 to 17 years only.....	436,307	22.0	26,625	22.2	...	...	\$60 to \$79.....	210,807	23.9	1,934	8.0	250,173	27.7
1 child.....	207,968	10.5	9,061	7.5	...	...	\$80 to \$99.....	244,250	27.7	1,209	5.0	238,460	26.4
2 children.....	147,082	7.4	8,712	7.4	...	...	\$100 to \$119.....	164,871	18.7	2,717	11.3	109,032	12.1
3 children or more.....	81,257	4.2	8,712	7.4	...	...	\$120 to \$149.....	85,774	9.7	9,257	38.4	...	...
Both age groups.....	261,176	13.2	29,497	21.2	...	...	\$150 to \$199.....	36,562	4.2	6,525	27.1	84,981	9.4
2 children.....	67,430	3.4	6,124	5.1	...	...	\$200 or more.....	7,769	0.9	2,080	8.6	...	...
3 children.....	78,966	4.0	7,709	6.4	...	...	No cash rent.....	19,972	...	715	...	23,342	...
4 children or more.....	122,780	6.2	11,637	9.7	...	...	Median.....dollars.....	88	...	139	...	78	...
Owner occupied.....	1,078,425	100.0	95,354	100.0	...	...	CONTRACT RENT	...	...	...	...	...	...
No children.....	535,362	49.6	23,328	24.5	...	...	Reporting cash rent.....	880,559	...	24,132	...	901,679	...
Under 6 years only.....	90,464	8.4	27,399	28.7	...	...	Median.....dollars.....	80	...	121	...	72	...
1 child.....	33,540	3.1	8,375	8.8	...	...	...	...	...	...	...	...	...
2 children or more.....	56,924	5.3	19,024	20.0	...	...	...	...	...	...	...	...	...
6 to 17 years only.....	289,161	26.8	22,519	23.6	...	...	...	...	...	...	...	...	...
1 child.....	128,944	12.0	7,674	8.0	...	...	...	...	...	...	...	...	...
2 children.....	104,267	9.7	6,462	6.8	...	...	...	...	...	...	...	...	...
3 children or more.....	55,950	5.2	8,383	8.8	...	...	...	...	...	...	...	...	...
Both age groups.....	163,438	15.2	22,108	23.2	...	...	...	...	...	...	...	...	...
2 children.....	35,491	3.3	4,998	5.2	...	...	...	...	...	...	...	...	...
3 children.....	53,332	4.9	6,913	7.2	...	...	...	...	...	...	...	...	...
4 children or more.....	74,615	6.9	10,197	10.7	...	...	...	...	...	...	...	...	...

¹ Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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
All dwelling units, 1959.....	138,223	15,910	28,638	15,816	1,859,679	...
TENURE, COLOR, AND VACANCY STATUS						
All units.....	138,223	15,910	28,638	15,816	1,859,679	100.0
Occupied.....	120,201	13,375	26,347	14,646	1,805,534	97.1
Owner occupied.....	95,354	4,547	7,910	7,319	961,295	51.7
White.....	93,517	3,044	5,574	7,751	889,098	47.8
Nonwhite.....	1,827	1,503	2,336	1,568	72,197	3.9
Renter occupied.....	24,847	8,828	18,437	5,327	844,239	45.4
White.....	22,520	6,811	9,909	736	660,157	35.5
Nonwhite.....	2,327	2,017	8,528	4,591	184,082	9.9
Vacant.....	18,022	2,535	2,291	1,170	54,145	2.9
Available for sale only.....	9,727	...	...	...	2,966	0.2
Available for rent.....	4,279	2,028	2,291	1,170	36,823	2.0
Other.....	4,016	507	...	...	14,356	0.8
CONDITION AND PLUMBING						
All units.....	138,223	15,910	28,638	15,816	1,859,679	100.0
Not dilapidated.....	138,223	13,882	24,763	13,596	1,782,198	95.8
With all plumbing facilities.....	136,998	11,359	20,911	12,339	1,677,486	90.2
Lacking some or all facilities.....	1,225	2,523	3,875	977	134,712	5.6
Dilapidated.....	...	2,028	3,875	2,220	77,481	4.2
Owner occupied.....	95,354	4,547	7,910	7,319	961,295	100.0
Not dilapidated.....	95,354	4,547	7,135	8,495	946,936	98.5
With all plumbing facilities.....	94,129	4,040	6,350	6,695	927,467	96.5
Lacking some or all facilities.....	1,225	507	785	...	19,469	2.0
Dilapidated.....	...	...	775	624	14,359	1.5
Renter occupied.....	24,847	8,828	18,437	5,327	844,239	100.0
Not dilapidated.....	24,847	7,307	15,337	3,731	786,999	93.2
With all plumbing facilities.....	24,847	5,798	13,821	2,774	711,863	84.3
Lacking some or all facilities.....	...	1,509	1,516	977	75,136	8.9
Dilapidated.....	...	1,521	3,100	1,596	57,240	6.8
Vacant.....	18,022	2,535	2,291	1,170	54,145	...
BATHROOMS						
All units.....	138,223	15,910	28,638	15,816	1,859,679	100.0
1.....	92,893	11,877	21,333	10,618	1,510,372	81.2
More than 1.....	44,105	1,003	1,128	3,618	210,846	11.3
Shared or none.....	1,225	3,030	6,177	1,580	138,261	7.4
ROOMS						
All units.....	138,223	15,910	28,638	15,816	1,859,679	100.0
1 and 2 rooms.....	3,023	4,817	10,728	112	149,176	8.0
3 and 4 rooms.....	28,686	8,828	10,647	3,847	643,947	34.6
5 and 6 rooms.....	95,719	1,262	6,222	4,104	900,557	48.4
7 rooms or more.....	13,795	1,003	741	7,753	165,999	8.9
Median.....	5.2	3.1	3.3	6.4	4.8	...
Owner occupied.....	95,354	4,547	7,910	7,319	961,295	100.0
1 and 2 rooms.....	...	507	2,269	...	4,644	0.5
3 and 4 rooms.....	9,375	2,276	2,255	638	184,052	19.1
5 and 6 rooms.....	74,955	761	2,645	2,191	627,581	65.3
7 rooms or more.....	11,024	1,003	741	6,490	145,018	15.1
Median.....	5.4	...	...	...	5.3	...
Renter occupied.....	24,847	8,828	18,437	5,327	844,239	100.0
1 and 2 rooms.....	2,419	2,282	6,168	112	128,177	15.2
3 and 4 rooms.....	12,103	6,045	8,392	2,677	436,481	51.7
5 and 6 rooms.....	9,713	501	3,877	1,275	261,509	31.0
7 rooms or more.....	612	...	...	...	18,072	2.1
Median.....	4.2	...	3.3	...	4.0	...
Vacant.....	18,022	2,535	2,291	1,170	54,145	...
UNITS IN STRUCTURE						
All units.....	138,223	15,910	28,638	15,816	1,859,679	100.0
1.....	108,271	4,548	...	6,461	787,936	42.4
2 to 4.....	12,494	5,296	20,146	5,397	563,530	30.3
5 or more.....	17,458	6,066	8,492	3,958	508,213	27.3
YEAR STRUCTURE BUILT						
All units.....	138,223	15,910	28,638	15,816	1,859,679	100.0
1957 to 1959.....	138,223	...	...	...	...	...
April 1950 to 1956.....	...	1,523	...	...	317,553	17.1
1940 to March 1950.....	...	...	2,224	...	149,305	8.6
1939 or earlier.....	...	14,387	26,414	15,816	1,382,821	74.4
PERSONS						
Occupied units.....	120,201	13,375	26,347	14,646	1,805,534	100.0
1 person.....	4,102	1,522	5,289	638	217,947	12.1
2 persons.....	24,526	5,562	13,409	1,072	542,972	30.1
3 persons.....	18,972	2,028	5,323	3,920	365,804	20.3
4 persons.....	34,582	1,008	776	623	317,923	17.6
5 persons.....	21,557	762	1,550	2,219	181,390	10.0
6 persons or more.....	16,462	2,513	2.1	5.0	179,548	9.9
Median: All occupied.....	3.9	...	...	5.1	3.2	...
Owner.....	4.1	...	2.0	...	2.5	...
Renter.....	2.5	...	...	...	...	...

Components of Inventory Change—1957 to 1959 Components

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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
PERSONS PER ROOM						
Occupied units.....	120,201	13,375	26,347	14,646	1,805,534	100.0
0.50 or less.....	29,488	2,536	13,294	3,164	743,212	41.2
0.51 to 0.75.....	32,037	4,511	4,548	5,405	428,502	23.7
0.76 to 1.00.....	48,671	3,042	5,405	3,522	452,854	25.1
1.01 to 1.50.....	6,837	762	1,550	1,916	138,565	7.7
1.51 or more.....	3,168	2,524	1,550	639	42,401	2.3
VALUE						
Owner-occupied nonfarm units ¹	74,624	1,512	...	3,965	688,153	100.0
Less than \$5,000.....	...	...	...	...	3,041	0.4
\$5,000 to \$7,400.....	1,225	...	...	...	11,851	1.7
\$7,500 to \$9,900.....	...	...	...	...	22,178	3.2
\$10,000 to \$12,400.....	939	...	...	...	65,931	9.6
\$12,500 to \$14,900.....	10,155	1,258	...	1,552	77,353	11.2
\$15,000 or more.....	62,305	254	...	2,413	507,799	73.8
Median.....dollars.....	20,100	...	...	...	18,100	...
Renter-occupied nonfarm units.....	24,847	8,828	18,437	5,327	843,092	...
GROSS RENT						
Reporting.....	24,132	8,321	16,886	5,327	825,893	100.0
Less than \$20.....	...	...	...	...	1,148	0.1
\$20 to \$39.....	...	1,515	...	...	21,381	2.6
\$40 to \$59.....	400	254	3,101	320	102,457	12.4
\$60 to \$79.....	1,934	2,017	6,875	2,012	197,969	24.0
\$80 to \$99.....	1,209	3,521	4,618	957	233,945	28.3
\$100 or more.....	20,589	1,014	2,292	2,038	268,993	32.6
No cash rent.....	715	507	1,551	...	17,199	...
Median.....dollars.....	139	...	76	...	88	...
CONTRACT RENT						
Reporting cash rent.....	24,132	8,321	16,886	5,327	825,893	...
Median.....dollars.....	121	...	70	...	80	...

¹ Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956.....	26,218	22,534	13,744	32,713	1,859,679	100.0
Units with 1956 records available.....	24,570	19,927	12,580	30,585	1,735,475	93.3
TENURE, COLOR, AND VACANCY STATUS						
All units.....	24,570	19,927	12,580	30,585	1,735,475	100.0
Occupied.....	19,700	18,732	10,353	28,508	1,683,552	97.0
Owner occupied.....	7,064	11,183	6,858	9,771	889,302	51.2
White.....	3,770	11,183	5,112	8,767	821,820	47.4
Nonwhite.....	3,294	...	1,746	1,004	67,482	3.9
Renter occupied.....	12,636	7,549	3,495	18,737	794,250	45.8
White.....	6,040	5,470	583	11,306	655,277	37.8
Nonwhite.....	6,596	2,079	2,912	7,431	138,973	8.0
Vacant.....	4,870	1,195	2,227	2,077	51,923	3.0
Available for sale only.....	...	...	...	...	13,199	0.6
Available for rent.....	1,623	...	1,671	525	16,931	1.0
Other.....	3,247	1,195	556	1,552	21,793	1.3
CONDITION AND PLUMBING						
All units.....	24,570	19,927	12,580	30,585	1,735,475	100.0
Not dilapidated.....	19,932	14,299	10,276	29,534	1,704,799	98.2
With all plumbing facilities.....	14,441	13,371	10,276	22,253	1,582,800	91.2
Lacking some or all facilities.....	5,491	928	...	7,281	121,999	7.0
Dilapidated.....	4,638	5,628	2,304	1,051	30,676	1.8
Owner occupied.....	7,064	11,183	6,858	9,771	889,302	100.0
Not dilapidated.....	6,515	10,697	6,858	9,771	881,345	99.1
With all plumbing facilities.....	6,515	10,233	6,858	8,744	851,041	95.7
Lacking some or all facilities.....	...	464	...	1,027	30,304	3.4
Dilapidated.....	549	486	...	...	7,957	0.9
Renter occupied.....	12,636	7,549	3,495	18,737	794,250	100.0
Not dilapidated.....	9,335	2,870	1,747	17,686	772,720	97.3
With all plumbing facilities.....	6,040	2,406	1,747	12,482	685,170	86.3
Lacking some or all facilities.....	3,295	464	...	5,204	87,550	11.0
Dilapidated.....	3,301	4,679	1,748	1,051	21,530	2.7
Vacant.....	4,870	1,195	2,227	2,077	51,923	...

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Base units	
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						
All units.....	24,570	19,927	12,580	30,585	1,735,475	100.0
1 and 2 rooms.....	4,632	6,252	...	12,139	153,227	8.8
3 and 4 rooms.....	8,792	9,384	2,887	13,286	612,699	35.3
5 and 6 rooms.....	9,236	4,044	5,114	4,634	819,780	47.2
7 rooms or more.....	1,910	247	4,979	526	149,769	8.6
Median.....	4.3	3.3	...	2.9	4.7	...
Owner occupied.....						
1 and 2 rooms.....	7,064	11,183	6,858	9,771	889,302	100.0
3 and 4 rooms.....	549	2,385	...	525	8,243	0.9
5 and 6 rooms.....	549	6,890	1,139	5,089	202,730	23.6
7 rooms or more.....	4,868	1,661	1,696	3,631	544,748	61.3
Median.....	1,098	247	4,023	526	126,581	14.2
...	...	...	...	...	5.2	...
Renter occupied.....						
1 and 2 rooms.....	12,636	7,549	3,495	18,737	794,250	100.0
3 and 4 rooms.....	2,197	3,620	...	10,564	137,307	17.3
5 and 6 rooms.....	6,047	2,031	1,748	7,672	385,991	48.6
7 rooms or more.....	3,843	1,898	1,747	501	249,284	31.4
Median.....	549	...	...	...	21,668	2.7
...	...	...	...	2.5-	4.0	...
Vacant.....						
	4,870	1,195	2,227	2,077	51,923	...
UNITS IN STRUCTURE						
All units.....	24,570	19,927	12,580	30,585	1,735,475	100.0
1.....	4,598	14,282	6,807	...	729,660	42.0
2 to 4.....	15,619	4,412	2,279	17,371	542,481	31.3
5 or more.....	4,393	1,233	3,494	13,214	463,334	26.7
YEAR STRUCTURE BUILT						
All units.....	24,570	19,927	12,580	30,585	1,735,475	100.0
April 1950 to 1956.....	5,395	11,939	2,277	5,046	280,579	16.2
March 1950 or earlier.....	19,175	7,988	10,303	25,539	1,454,896	83.8
PERSONS						
Occupied units.....	19,700	18,732	10,353	28,508	1,683,552	100.0
1 person.....	3,296	3,614	1,695	8,511	162,489	9.7
2 persons.....	3,294	4,740	2,304	9,610	499,762	28.5
3 persons.....	3,818	4,668	2,887	3,630	418,711	24.9
4 persons.....	3,270	1,302	1,721	3,128	317,645	18.9
5 persons.....	3,301	1,108	1,746	3,276	175,762	10.4
6 persons or more.....	2,721	3,300	...	2,053	129,183	7.7
Median:						
All occupied.....	3.4	2.7	...	2.1	3.0	...
Owner.....	...	...	...	...	3.2	...
Renter.....	...	...	...	1.8	2.7	...
PERSONS PER ROOM						
Occupied units.....	19,700	18,732	10,353	28,508	1,683,552	100.0
0.50 or less.....	5,466	4,728	6,859	9,320	599,215	35.6
0.51 to 0.75.....	2,721	2,372	2,329	5,046	469,933	27.9
0.76 to 1.00.....	8,761	5,251	583	11,540	454,175	27.0
1.01 to 1.50.....	2,203	2,464	...	1,051	119,961	7.1
1.51 or more.....	549	3,917	582	1,551	40,268	2.4
VALUE						
Owner-occupied nonfarm units ¹	2,672	1,886	5,138	...	378,720	...
Reporting.....	2,123	1,886	5,138	...	564,334	100.0
Less than \$5,000.....	...	464	...	...	1,451	0.3
\$5,000 to \$7,400.....	...	...	582	...	17,999	3.2
\$7,500 to \$9,900.....	...	...	...	...	32,286	5.7
\$10,000 to \$12,400.....	...	...	2,304	...	70,230	12.4
\$12,500 to \$14,900.....	...	...	582	...	65,061	11.5
\$15,000 or more.....	2,123	1,422	1,670	...	377,307	66.9
Not reported.....	549	...	...	...	14,386	...
Median.....dollars.....	...	...	...	...	16,900	...
Renter-occupied nonfarm units.....						
	12,636	7,549	3,495	18,737	789,090	...
GROSS RENT						
Reporting.....	9,341	5,212	2,330	12,927	699,090	100.0
Less than \$20.....	...	976	...	526	564	0.1
\$20 to \$39.....	1,098	1,388	...	2,101	20,442	3.1
\$40 to \$59.....	2,196	486	583	5,810	105,636	16.0
\$60 to \$79.....	3,844	1,434	...	2,969	192,238	29.2
\$80 to \$99.....	1,105	928	582	1,551	201,689	30.6
\$100 or more.....	1,098	...	1,165	...	138,451	21.0
Not reported.....	2,746	2,337	1,165	5,255	113,250	...
No cash rent.....	549	...	...	525	16,790	...
Median.....dollars.....	...	...	...	...	81	...
CONTRACT RENT						
Reporting cash rent.....	10,989	5,212	2,913	14,007	686,993	...
Median.....dollars.....	...	...	...	...	73	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change—1957 to 1959 Components

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

(Based on sample; see text)

1956 characteristic	Total	1959 characteristic											
		Occupied units									Vacant units		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1956 and 1959: With 1956 records available.....	1,735,475	1,686,031	1,449,617	236,414	896,448	830,775	65,673	789,583	618,842	170,741	49,444	37,433	12,011
Occupied.....	1,683,552	1,641,829	1,410,194	231,725	877,236	811,563	65,673	764,593	598,541	166,052	41,723	32,971	8,752
White.....	1,477,997	1,441,711	1,401,211	39,500	817,954	807,998	9,956	622,757	593,213	29,544	36,386	28,802	7,584
Nonwhite.....	205,555	200,118	8,893	192,225	59,282	3,665	55,717	141,836	5,328	136,508	5,337	4,169	1,168
Owner occupied.....	889,302	879,335	801,849	77,481	802,601	744,131	58,470	76,729	57,718	19,011	9,972	5,938	4,034
White.....	829,826	812,442	798,284	14,158	749,970	741,160	8,810	62,472	57,124	5,348	9,378	5,344	4,034
Nonwhite.....	67,482	66,893	3,665	63,323	52,631	2,971	49,660	14,257	594	13,663	594	594	...
Renter occupied.....	794,250	762,499	608,255	154,244	74,635	67,432	7,203	687,864	540,823	147,041	31,751	27,033	4,718
White.....	655,277	628,269	602,927	25,342	67,984	66,838	1,146	560,285	536,089	24,196	27,008	23,458	3,550
Nonwhite.....	138,973	134,230	5,328	128,902	6,651	594	6,057	127,579	4,734	122,845	4,743	3,575	1,168
Vacant.....	51,923	44,202	39,513	4,689	19,212	19,212	...	24,990	20,301	4,689	7,721	4,462	3,259
Available.....	30,130	24,796	22,126	2,660	12,616	12,616	...	12,170	9,510	2,660	5,344	3,868	1,476
Other.....	21,793	19,416	17,387	2,029	6,596	6,596	...	12,820	10,791	2,029	2,377	594	1,783
Same units 1950, 1956, and 1959: With 1956 records available....	1,302,332	1,267,800	1,079,983	187,817	606,775	554,171	52,604	661,025	525,812	135,213	34,532	26,666	7,866
Occupied.....	1,278,260	1,247,252	1,062,630	184,622	602,658	550,054	52,604	644,594	512,576	132,018	31,008	24,310	6,698
White.....	1,116,873	1,090,600	1,004,925	35,675	555,299	546,489	8,810	508,436	535,301	26,865	26,273	20,743	5,530
Nonwhite.....	161,387	156,652	7,705	148,947	47,359	3,565	43,794	109,293	4,140	105,153	4,735	3,567	1,168
Owner occupied.....	597,972	591,249	534,997	56,252	537,201	491,051	46,150	54,048	43,946	10,102	6,723	4,142	2,581
White.....	550,973	544,444	531,432	13,012	495,744	488,080	7,664	48,700	43,352	5,348	6,129	3,548	2,581
Nonwhite.....	47,999	46,805	3,565	43,240	41,457	2,971	38,486	5,348	594	4,754	594	594	...
Renter occupied.....	680,288	656,003	527,633	128,370	65,457	59,003	6,454	590,546	468,630	121,916	24,285	20,168	4,117
White.....	566,300	546,156	523,493	22,663	59,555	58,409	1,146	486,601	465,084	21,517	20,144	17,195	2,949
Nonwhite.....	113,988	109,847	4,140	105,707	5,902	594	5,308	103,945	3,546	100,399	4,141	2,973	1,168
Vacant.....	24,072	20,548	17,353	3,195	4,117	4,117	...	16,431	13,236	3,195	3,524	2,356	1,168
Available.....	12,741	9,812	8,051	1,761	1,762	1,762	...	8,050	6,289	1,761	2,929	2,356	573
Other.....	11,331	10,736	9,302	1,434	2,355	2,355	...	8,381	6,947	1,434	595	...	595

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

(Based on sample; see text)

1956 characteristic	Total	1959 characteristic										
		Total			Owner-occupied units			Renter-occupied units				Vacant units
		Not dilapidated		Dilap- dated	Not dilapidated		Dilap- dated	Not dilapidated		Dilap- dated		
		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 1956 and 1959: With 1956 records available.....	1,735,475	1,573,819	92,410	69,246	865,901	16,761	13,786	670,930	66,730	51,923	49,444	
Not dilapidated:												
With all plumbing facilities.....	1,562,800	1,518,059	33,916	30,825	847,124	9,746	10,394	638,352	21,801	20,431	34,952	
Lacking some or all facilities.....	121,999	44,686	54,678	22,635	13,606	6,442	1,753	26,675	41,686	19,086	12,751	
Dilapidated.....	30,676	11,974	3,816	15,786	5,171	573	1,639	5,903	3,243	12,406	1,741	
Owner occupied.....	889,302	851,810	18,544	18,948	775,690	15,594	11,317	67,315	2,356	7,058	9,972	
Not dilapidated:												
With all plumbing facilities.....	851,041	832,196	9,746	9,099	759,290	9,152	7,925	65,554	594	1,174	7,352	
Lacking some or all facilities.....	30,364	15,038	8,225	7,041	11,824	5,869	1,753	1,761	1,762	5,288	2,047	
Dilapidated.....	7,957	4,576	573	2,808	4,576	573	1,639	...	...	596	573
Renter occupied.....	794,250	676,587	69,750	47,913	70,999	1,167	2,469	583,358	60,831	43,675	31,751	
Not dilapidated:												
With all plumbing facilities.....	685,170	641,036	23,003	21,131	68,622	594	2,469	553,136	20,613	18,662	21,074	
Lacking some or all facilities.....	87,550	29,053	43,504	14,993	1,782	573	...	24,319	36,975	13,798	10,103	
Dilapidated.....	21,530	6,498	3,243	11,789	595	...	...	5,903	3,243	11,215	574
Vacant.....	51,923	45,422	4,116	2,385	19,212	...	...	20,257	3,543	1,190	7,721
Same units 1950, 1956, and 1959: With 1956 records available....	1,302,332	1,178,271	73,631	50,430	582,075	13,148	11,552	569,902	53,986	37,137	34,532	
Not dilapidated:												
With all plumbing facilities.....	1,187,032	1,134,133	28,452	24,437	567,269	8,495	8,767	543,522	18,195	15,670	25,104	
Lacking some or all facilities.....	93,760	35,880	41,936	14,944	11,855	4,653	1,146	21,073	32,548	13,204	8,281	
Dilapidated.....	22,550	8,258	3,243	11,049	2,751	...	1,639	5,307	3,243	8,263	1,147	
Owner occupied.....	597,972	573,657	14,337	10,978	515,388	11,981	9,832	51,119	2,356	573	6,723	
Not dilapidated:												
With all plumbing facilities.....	575,155	559,040	8,495	7,620	502,959	7,901	7,047	49,931	594	573	6,150	
Lacking some or all facilities.....	18,249	11,261	5,842	1,146	10,073	4,080	1,146	1,188	1,762	...	...
Dilapidated.....	4,568	2,356	...	2,212	2,356	...	...	...	...	...	573
Renter occupied.....	680,288	583,064	56,367	38,857	62,570	1,167	1,720	505,301	49,276	35,969	24,285	
Not dilapidated:												
With all plumbing facilities.....	590,150	559,138	18,790	16,222	60,193	594	1,720	480,704	17,007	14,502	15,430	
Lacking some or all facilities.....	72,156	24,934	14,334	13,798	1,782	573	...	19,290	29,026	13,204	8,281	
Dilapidated.....	17,982	5,902	3,243	8,837	595	...	...	5,307	3,243	8,263	574
Vacant.....	24,072	20,550	2,927	595	4,117	...	...	13,482	2,354	595	3,524

Table 6.—VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not reported	
Same units 1956 and 1959: With 1956 records available.....	1,735,475	632,795	3,041	10,704	21,583	57,573	73,961	108,791	107,314	112,916	111,074	25,838	1,102,680
Owner-occupied nonfarm units ¹	578,720	553,987	2,467	8,364	21,010	49,032	64,834	99,366	101,035	99,320	88,823	19,736	24,733
Less than \$5,000.....	1,451	1,451	573	...	...	...	574	...	...	...	304	...	...
\$5,000 to \$7,400.....	17,999	16,280	...	2,294	7,229	2,669	1,774	...	...	...	573	1,741	1,719
\$7,500 to \$9,900.....	32,286	30,546	1,521	2,362	7,116	10,786	2,601	4,617	...	...	...	1,170	1,740
\$10,000 to \$12,400.....	70,230	65,199	573	2,540	3,941	18,426	16,703	11,357	6,413	3,377	594	2,315	5,031
\$12,500 to \$14,900.....	65,061	64,163	...	1,168	878	4,318	18,372	23,835	12,045	2,358	594	595	898
\$15,000 to \$17,400.....	125,747	117,799	...	...	1,846	8,986	17,399	37,031	35,078	11,616	2,030	3,611	7,948
\$17,500 to \$19,900.....	71,357	70,210	...	...	...	1,744	1,793	14,530	23,185	20,666	5,620	2,672	1,147
\$20,000 to \$24,900.....	88,787	86,985	...	...	...	...	4,185	5,949	17,579	46,965	9,982	2,325	1,782
\$25,000 or more.....	91,436	88,437	...	...	...	...	...	305	2,699	12,740	67,386	5,337	2,999
Not reported.....	14,386	12,917	...	...	...	2,103	1,433	1,740	3,836	2,065	1,740	...	1,469
All other occupied and vacant units..	1,156,755	78,808	574	2,340	573	8,541	9,127	9,425	6,279	13,596	22,251	6,102	1,077,947
Same units 1950, 1956, and 1959: With 1956 records available.....	1,302,332	380,882	2,293	8,888	16,711	45,602	53,399	68,555	57,912	53,677	56,349	17,496	971,450
Owner-occupied nonfarm units ¹	347,639	334,342	1,719	7,149	16,138	39,764	45,758	63,352	55,556	45,527	47,073	12,306	13,297
Less than \$5,000.....	1,147	1,147	573	...	...	...	574	...	...	...	...	...	...
\$5,000 to \$7,400.....	12,661	10,942	...	2,294	5,432	1,455	594	...	...	...	573	594	1,719
\$7,500 to \$9,900.....	24,185	23,898	573	1,147	5,902	10,786	2,601	1,719	...	...	...	1,170	287
\$10,000 to \$12,400.....	58,772	54,977	573	2,540	3,636	13,344	13,914	9,599	6,125	2,377	594	2,315	3,795
\$12,500 to \$14,900.....	49,404	48,810	...	1,168	573	3,137	12,299	18,716	10,537	1,725	...	595	594
\$15,000 to \$17,400.....	80,175	75,567	...	...	595	8,681	12,887	22,300	19,658	6,413	2,030	3,003	4,608
\$17,500 to \$19,900.....	34,759	34,185	...	...	...	1,171	881	6,939	10,507	10,590	2,335	1,762	574
\$20,000 to \$24,900.....	37,721	37,148	...	...	...	...	1,148	2,933	6,967	18,028	6,353	1,719	573
\$25,000 or more.....	40,356	39,782	...	...	...	...	...	860	...	4,613	33,448	1,148	574
Not reported.....	8,459	7,886	...	...	...	1,190	860	1,146	1,189	1,761	1,740	...	573
All other occupied and vacant units..	954,693	46,540	574	1,739	573	5,838	7,641	5,203	2,356	8,150	9,276	5,190	908,153

¹ Restricted to single-unit properties; see text.

Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units 1956 and 1959: With 1956 records available.....	1,735,475	788,436	2,931	16,637	35,256	48,412	65,282	103,604	201,304	136,574	99,985	78,451	947,039
Renter-occupied nonfarm units.....	789,090	683,850	2,931	14,873	31,382	43,005	57,930	93,642	174,595	120,904	80,404	66,584	105,240
Less than \$30.....	5,045	4,450	594	1,167	897	...	1,198	...	...	...	594	...	595
\$30 to \$39.....	15,991	13,014	594	1,188	5,903	2,336	1,188	...	1,191	...	...	...	2,977
\$40 to \$49.....	39,471	33,550	...	3,546	8,298	6,431	6,249	3,598	1,470	...	...	3,978	5,921
\$50 to \$59.....	66,165	59,941	...	1,761	3,546	13,848	15,181	8,265	8,270	1,271	1,762	5,737	6,224
\$60 to \$69.....	75,270	68,235	...	1,167	3,926	4,763	15,392	17,629	15,398	2,974	595	6,391	7,032
\$70 to \$79.....	116,968	103,594	...	1,330	2,378	2,611	5,347	35,690	39,784	3,544	4,161	8,749	13,374
\$80 to \$99.....	201,689	183,403	...	1,188	1,434	4,161	6,000	12,719	78,216	52,889	6,525	19,673	18,286
\$100 to \$119.....	82,322	73,795	...	...	...	1,168	594	1,822	8,349	37,750	18,867	5,245	8,527
\$120 or more.....	56,129	46,670	1,743	...	...	...	...	594	297	2,959	38,271	2,806	9,459
No cash rent or rent not reported..	130,040	97,198	...	3,526	5,600	7,687	6,781	10,325	20,722	19,517	9,629	13,411	33,842
All other occupied and vacant units..	946,385	104,586	...	1,764	3,274	5,407	7,352	12,962	26,709	15,670	19,581	11,867	841,799
Same units 1950, 1956, and 1959: With 1956 records available.....	1,302,332	660,452	2,931	14,280	28,674	39,152	56,334	92,034	174,979	119,081	70,642	62,345	661,880
Renter-occupied nonfarm units.....	676,850	588,254	2,931	13,111	26,296	37,367	51,621	80,861	151,504	105,184	64,682	54,691	88,594
Less than \$30.....	4,139	3,544	594	1,167	595	...	594	...	...	...	594	...	595
\$30 to \$39.....	14,201	11,825	594	1,188	5,903	1,167	1,188	...	1,191	...	...	...	2,376
\$40 to \$49.....	34,015	28,688	...	2,973	7,131	6,411	5,252	2,702	1,168	...	...	...	5,327
\$50 to \$59.....	58,773	52,851	...	1,761	3,546	11,785	14,285	7,390	8,219	966	1,762	5,143	5,922
\$60 to \$69.....	63,617	58,363	...	1,167	1,493	3,566	12,703	17,022	15,398	2,974	595	5,170	5,254
\$70 to \$79.....	100,751	89,485	...	1,330	1,189	1,422	5,347	30,658	38,967	2,377	4,161	7,634	11,266
\$80 to \$99.....	180,793	165,336	...	594	1,434	4,161	5,427	13,816	68,887	47,734	5,900	19,673	15,457
\$100 to \$119.....	69,383	62,072	...	...	...	1,168	594	1,822	6,837	30,158	17,395	4,068	7,311
\$120 or more.....	42,043	34,402	1,743	...	...	...	...	297	2,356	28,317	1,689	7,641	7,641
No cash rent or rent not reported..	109,135	81,688	...	2,931	5,005	7,687	6,131	9,751	17,891	18,419	5,934	7,739	27,447
All other occupied and vacant units..	625,482	72,198	...	1,169	2,378	1,785	4,713	11,173	23,475	13,897	5,954	7,654	553,284

Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	138,223	3,023	7,368	18,318	59,111	36,608	13,795
CONDITION AND PLUMBING							
All units.....	138,223	3,023	7,368	18,318	59,111	36,608	13,795
Not dilapidated:							
With all plumbing facilities.....	136,998	3,023	7,368	17,093	59,111	36,608	13,795
Lacking some or all facilities.....	1,225	...	...	1,225	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	95,354	...	307	9,068	45,019	29,936	11,024
Not dilapidated:							
With all plumbing facilities.....	94,129	...	307	7,843	45,019	29,936	11,024
Lacking some or all facilities.....	1,225	...	...	1,225	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	24,847	2,419	3,998	8,105	7,195	2,518	612
Not dilapidated:							
With all plumbing facilities.....	24,847	2,419	3,998	8,105	7,195	2,518	612
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	18,022	604	3,063	1,145	6,897	4,154	2,159
BATHROOMS							
All units.....	138,223	3,023	7,368	18,318	59,111	36,608	13,795
1.....	92,893	3,023	7,368	15,833	46,386	19,786	497
More than 1.....	44,105	...	...	1,260	12,725	16,822	13,298
Shared or none.....	1,225	...	...	1,225	...	...	...
Owner occupied.....	95,354	...	307	9,068	45,019	29,936	11,024
1.....	61,389	...	307	7,649	35,411	17,587	335
More than 1.....	32,840	...	...	194	9,608	12,349	10,689
Shared or none.....	1,225	...	...	1,225	...	...	...
Renter occupied.....	24,847	2,419	3,998	8,105	7,195	2,518	612
1.....	21,321	2,419	3,998	7,372	5,918	1,414	...
More than 1.....	3,526	...	...	533	1,277	1,104	612
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	18,022	604	3,063	1,145	6,897	4,154	2,159
PERSONS							
All occupied units.....	120,201	2,419	4,305	17,173	52,214	32,454	11,636
1 person.....	4,102	892	1,699	...	899	612	...
2 persons.....	24,526	915	2,606	3,306	10,070	6,392	1,237
3 persons.....	18,972	612	...	4,410	9,267	3,168	1,515
4 persons.....	34,582	...	...	6,088	17,375	8,482	2,637
5 persons.....	21,577	...	...	919	10,700	5,610	4,328
6 persons or more.....	16,462	...	...	2,450	3,903	8,190	1,919
Owner occupied.....	95,354	...	307	9,068	45,019	29,936	11,024
1 person.....	1,511	...	...	...	899	612	...
2 persons.....	14,391	...	307	...	7,236	4,916	1,237
3 persons.....	15,291	...	...	695	8,380	3,168	1,515
4 persons.....	29,093	...	...	2,228	2,776	7,870	2,025
5 persons.....	20,046	...	...	...	919	5,426	4,328
6 persons or more.....	15,022	...	...	2,450	2,709	7,944	1,919
Renter occupied.....	24,847	2,419	3,998	8,105	7,195	2,518	612
1 person.....	2,591	892	1,699	...	...	...	...
2 persons.....	10,135	915	2,299	2,611	2,834	1,476	...
3 persons.....	3,681	612	...	2,182	887	...	...
4 persons.....	5,489	...	...	...	953	612	612
5 persons.....	1,511	...	...	...	1,327	184	...
6 persons or more.....	1,440	...	...	...	1,194	246	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	120,201	2,419	4,305	17,173	52,214	32,454	11,636
Male head, wife present, no nonrelatives.....	108,131	915	1,994	15,531	47,769	30,898	11,024
Under 45 years.....	84,409	915	895	10,853	39,039	25,895	6,812
45 to 64 years.....	21,425	...	1,099	3,527	8,196	4,391	4,212
65 years and over.....	2,297	...	...	1,151	534	612	...
Other male head.....	6,992	907	1,526	1,135	1,266	1,146	612
Female head.....	5,478	597	785	507	3,179	410	...
Owner occupied.....	95,354	...	307	9,068	45,019	29,936	11,024
Male head, wife present, no nonrelatives.....	90,426	...	307	8,567	42,350	28,790	10,412
Under 45 years.....	72,889	...	...	8,260	33,620	24,197	6,812
45 to 64 years.....	16,084	...	307	...	8,196	3,981	3,600
65 years and over.....	1,453	...	...	...	307	612	...
Other male head.....	2,503	...	...	...	551	1,146	612
Female head.....	2,425	...	...	...	307	...	...
Renter occupied.....	24,847	2,419	3,998	8,105	7,195	2,518	612
Male head, wife present, no nonrelatives.....	17,705	915	1,687	6,964	5,419	2,108	612
Under 45 years.....	11,520	915	895	2,593	5,419	1,698	...
45 to 64 years.....	5,341	...	792	...	...	410	612
65 years and over.....	844	...	...	...	...	...	...
Other male head.....	4,089	907	...	844	...	...	...
Female head.....	3,053	597	785	941	715	...	...
				200	1,061	410	...

Table 9.—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 \$10,000	\$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	74,624	1,225	939	10,155	8,846	15,928	20,084	17,447
ROOMS								
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	5,394	1,225	939	2,451	307	472	...	...
5 and 6 rooms.....	58,818	...	...	7,704	7,959	15,210	17,684	10,261
7 rooms or more.....	10,412	...	...	...	580	246	2,400	7,186
PERSONS								
1 and 2 persons.....	10,649	...	307	970	534	2,892	4,683	1,263
3 and 4 persons.....	39,134	1,225	632	6,204	4,463	8,933	9,179	7,498
5 and 6 persons.....	21,144	...	...	2,341	3,133	1,947	6,222	7,501
7 persons or more.....	3,697	...	...	640	716	1,156	...	1,185
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	71,753	1,225	632	9,648	8,846	14,483	20,084	16,835
Under 45 years.....	56,189	1,225	325	7,688	8,067	13,143	15,295	10,446
45 to 64 years.....	14,111	...	...	1,960	779	1,340	4,255	5,777
65 years and over.....	1,453	...	307	...	...	...	534	612
Other male head.....	2,235	...	...	178	...	1,445	...	612
Female head.....	636	...	307	329	...	...	...	...

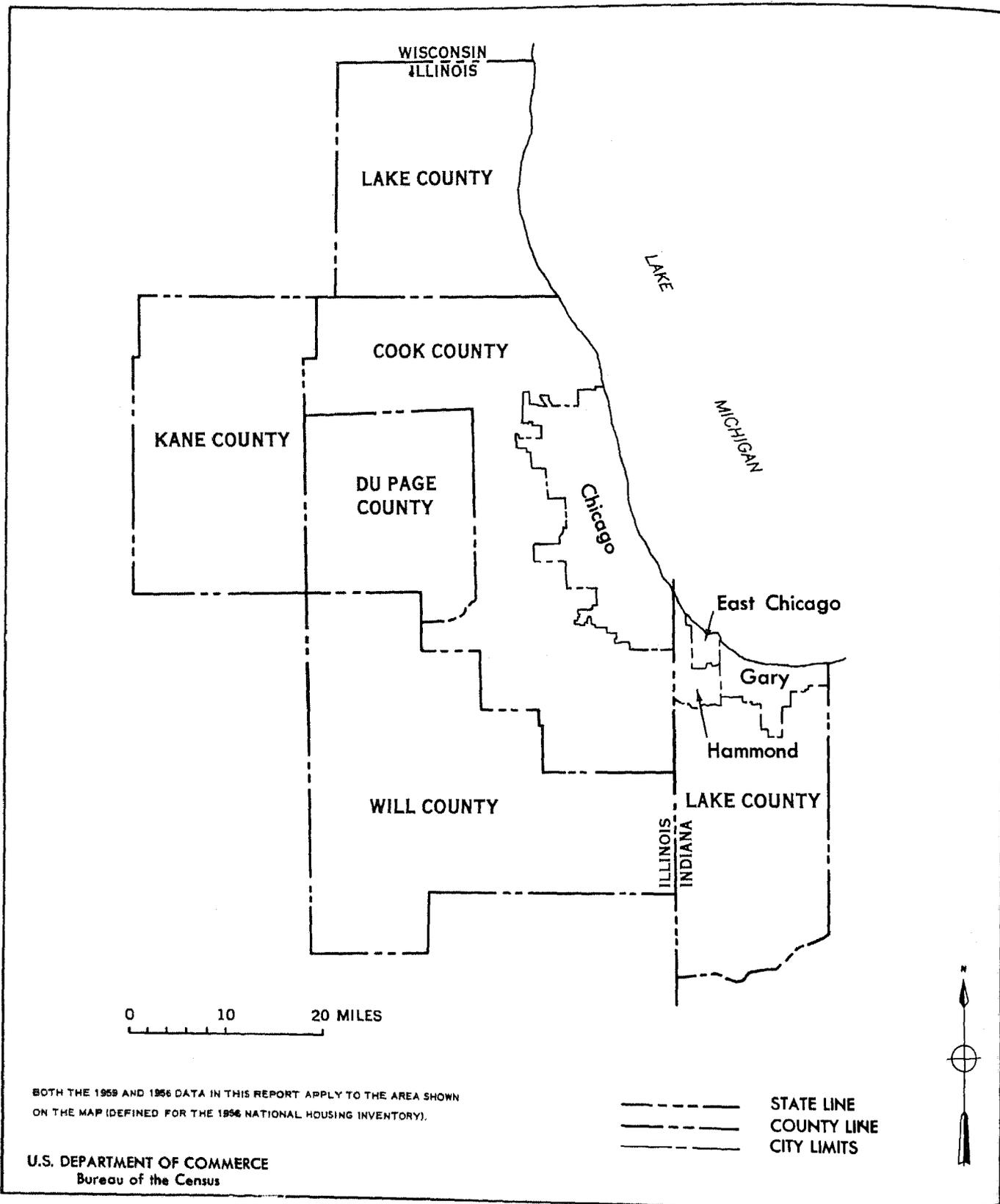
¹ Restricted to single-unit properties; see text.

Table 10.—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					
		Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	No cash rent
Renter-occupied nonfarm dwelling units.....	24,847	400	1,934	1,209	11,974	8,615	715
ROOMS							
1 and 2 rooms.....	2,419	...	612	597	1,210	...	...
3 and 4 rooms.....	12,103	200	631	...	8,154	3,118	...
5 and 6 rooms.....	9,713	200	691	612	2,610	4,885	715
7 rooms or more.....	612	...	...	...	...	612	...
PERSONS							
1 and 2 persons.....	12,726	...	612	1,209	5,278	4,912	715
3 and 4 persons.....	9,170	200	631	...	5,351	2,988	...
5 and 6 persons.....	2,014	200	...	...	1,099	715	...
7 persons or more.....	937	...	691	...	246	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
Male head, wife present, no nonrelatives.....	17,705	200	647	612	9,563	6,683	...
Under 45 years.....	11,520	200	345	612	5,787	4,576	...
45 to 64 years.....	5,341	...	...	...	3,776	1,565	...
65 years and over.....	844	...	302	...	...	542	...
Other male head.....	4,089	...	941	...	1,519	1,629	...
Female head.....	3,053	200	346	597	892	303	715

CHICAGO, ILLINOIS - NORTHWESTERN INDIANA STANDARD CONSOLIDATED AREA



BOTH THE 1959 AND 1966 DATA IN THIS REPORT APPLY TO THE AREA SHOWN ON THE MAP (DEFINED FOR THE 1966 NATIONAL HOUSING INVENTORY).

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

STATE LINE
COUNTY LINE
CITY LIMITS