

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-5

COMPONENTS OF INVENTORY CHANGE Part 2: 1957-1959 Components

Dallas, Tex.,

Standard Metropolitan Statistical Area

Prepared under the supervision of
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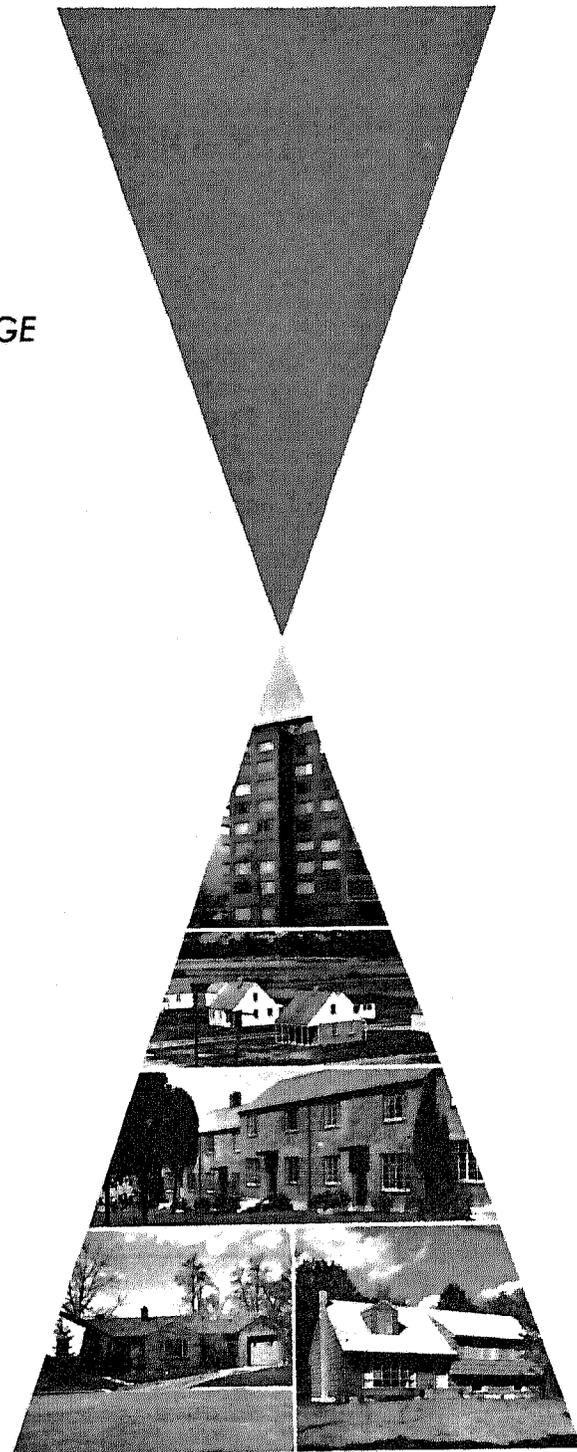


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PREFACE

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 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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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)

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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>
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, 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.....	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	...	...
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

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 1960 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 1969 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 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 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 1,250 land area segments; the subsample for this area consists of approximately 2,800 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample 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, 1959 subsample.
Characteristics.....	
Table 1, 1956 NHI data: Counts of all dwelling units.....	1956 full sample, ¹ 1956 subsample. ¹
Characteristics.....	
Table 2, 1959 data: Counts of all dwelling units.....	1959 full sample, 1959 subsample.
Characteristics.....	
Table 3, 1956 data: Counts of all dwelling units.....	1959 full sample, 1959 subsample.
Characteristics.....	
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.....	303,700	10,700
Same units, 1956 and 1959.....	262,500	5,400
Units changed by--		
Conversion.....	3,600	400
Merger.....	1,900	200
Units added through--		
New construction.....	33,200	8,700
Other sources.....	2,400	700
1956 INVENTORY		
Units changed by--		
Conversion.....	1,800	200
Merger.....	3,800	400
Units lost through--		
Demolition.....	2,200	300
Other means.....	5,100	500
NET CHANGE		
Total.....	28,300	8,700
Units added through--		
Conversion.....	1,900	400
New construction.....	33,200	8,700
Other sources.....	2,400	700
Total added.....	37,500	8,700
Units lost through--		
Merger.....	1,900	400
Demolition.....	2,200	300
Other means.....	5,100	500
Total lost.....	9,200	700

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.....	500	50,000.....	2,700
1,000.....	700	75,000.....	3,200
5,000.....	1,200	100,000.....	3,500
10,000.....	1,500	200,000.....	5,400
25,000.....	2,100	300,000.....	5,500

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

Estimated percentage	Base of percentage				
	5,000	10,000	25,000	100,000	300,000
2 or 98.....	5.8	4.5	2.1	0.8	0.4
5 or 95.....	8.1	5.2	2.8	1.2	0.6
10 or 90.....	10.2	6.5	3.6	1.4	0.7
25 or 75.....	13.1	8.6	4.8	1.9	1.0
50.....	14.5	9.1	5.2	2.1	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 137,800 in 1956 and as 139,100 in 1959, the standard error of the 1,300 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 a net gain of 28,300 dwelling units (10 percent) in the Dallas SMSA. During this period, the number of dwelling units increased from 275,400 units¹ to 303,700 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 value of owner-occupied properties was \$10,600 in 1956 and \$11,600 in 1959. The median gross monthly rent for renter-occupied units increased during the 3-year period from \$66 to \$75.

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 Dallas 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.....	303,700	100.0
Same units, 1956 and 1959.....	262,500	86.4
Units changed by—		
Conversion.....	3,600	1.2
Merger.....	1,900	0.6
Units added through—		
New construction.....	33,200	11.0
Other sources.....	2,400	0.8

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 262,500 units, or 86 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 14 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 33,200 units, amounting to 11 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 3,600 converted units in the inventory in 1959 (table A) which had been produced by dividing 1,800 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 1,900 units (table A). These were produced by combining an estimated 3,800 units that existed in 1956 (table B). Units involved in conversions and mergers represented 2 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-5 and 1B-5 of Volume IV.

Table B.—DISPOSITION OF THE 1956 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	275,400	100.0
Same units, 1956 and 1959.....	262,500	95.3
Units changed by—		
Conversion.....	1,800	0.6
Merger.....	3,800	1.4
Units lost through—		
Demolition.....	2,200	0.8
Other means.....	5,100	1.9

Table B, which describes the disposition of the 1956 inventory, shows that the 262,500 "same" units represented about 95 percent of the 1956 inventory. Approximately 2,200 units, or 1 percent of the 1956 inventory, were demolished before 1959 and 5,100 units (around 2 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.....	303,700
December 1956.....	275,400
NET CHANGE	
Total.....	28,300
Percent.....	10.3
Units added through—	
Conversion.....	1,900
New construction.....	33,200
Other sources.....	2,400
Total added.....	37,500
Units lost through—	
Merger.....	1,900
Demolition.....	2,200
Other means.....	5,100
Total lost.....	9,200

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 37,500 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 9,200 dwelling units from the 1956 inventory. Thus, for every four units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 28,300 units represents an average annual gain of approximately 9,400 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 12,500.³

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-5 of Volume IV for the 1959 boundaries of the area.

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." Virtually 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 5.0. Of the occupied new units, about three-fourths were occupied by owners in 1959.

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 higher in values than "same" units. Approximately 77 percent of the occupied new units were occupied by owners compared to 59 percent of the "same" units. The median value of newly constructed owner-occupied units was \$14,500; in contrast, the median value for "same" units was \$10,900 (table D).

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.....	33,200	262,500	2,200	262,500
Not dilapidated, with all facilities..	33,000	237,600	1,200	220,100
Percent of total.....	99.3	90.5	61.5	91.4
With 1.01 or more persons per room....	2,800	28,200	200	19,800
Percent of occupied.....	9.4	11.3	19.0	8.8
Owner occupied.....	22,900	146,100	300	137,800
Percent of occupied.....	76.9	58.8	27.7	61.4
Median:				
Number of rooms.....	5.0	4.7	...	4.7
Number of persons.....	3.1	2.8	...	2.8
Value.....	\$14,500	\$10,900	...	\$10,400
Gross rent.....	\$122	\$74	...	\$69
Contract rent.....	\$115	\$65	...	\$61

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

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 two-fifths of the demolished units were dilapidated or lacked hot water, private toilet or bath. About seven-tenths of the occupied units had been occupied by renters in

1956. Units that were lost through other means, as well as units involved in conversion or merger, also had a limited effect on the characteristics of the inventory. Characteristics of these components 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, quality, and financial characteristics of given dwelling units over the 3-year period. Tables 4 to 7 present the 1956 characteristics cross-tabulated by the 1959 characteristics for tenure and color, condition and plumbing facilities, values, and rents. The data in the upper portions of tables 4 to 7 are presented for all units which were "same" for the 1957 to 1959 period, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. The lower portions of tables 4 to 7 are restricted to units which were "same" 1957 to 1959 and which were also "same" 1950 to 1956.

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 5,400 units were upgraded from "lacking some or all facilities or dilapidated" to "not dilapidated, with all plumbing facilities" by 1959; around 6,900 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 monthly rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was the same for both years--\$70. Similarly, 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 approximately the same for both years--\$10,900 in 1956 and \$11,200 in 1959.

The characteristics presented in tables 3 to 7 are restricted to units for which the 1956 characteristics were available. For approximately 8 percent of the units reported as "same," the 1956 characteristics were not available (e.g., units which were missed in the 1956 enumeration or units for which insufficient data were obtained by the 1956 enumerators). 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.

DALLAS

TEXAS

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 Dallas County, Texas.

The 1956 area does not include Collin, Denton, and Ellis Counties 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	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	303,745	...	33,241	...	258,116	...	UNITS IN STRUCTURE	303,745	100.0	33,241	100.0	258,116	100.0
TENURE, COLOR, AND VACANCY STATUS							All units.....						
All units.....	303,745	100.0	33,241	100.0	258,116	100.0	1.	211,597	69.7	24,018	72.3	184,989	71.7
Occupied.....	285,534	94.0	29,825	89.7	238,789	92.5	2 to 4.....	90,618	16.7	4,377	1.3	51,433	19.9
Owner occupied.....	172,115	56.7	22,925	69.0	148,535	57.5	5 to 19.....	32,712	10.8	4,348	12.8	17,448	6.8
White.....	159,664	52.6	22,440	67.5	136,989	53.1	20 or more.....	4,993	1.6	2,306	6.6	2,639	1.0
Nonwhite.....	12,451	4.1	485	1.5	11,546	4.5	Trailer.....	3,825	1.3	2,332	7.0	1,607	0.6
Renter occupied.....	113,419	37.3	6,900	20.8	90,254	35.0	Owner occupied.....	172,115	100.0	22,925	100.0	148,535	100.0
White.....	89,532	29.5	6,085	18.3	73,781	28.6	1.	174,319	92.6	20,622	90.0	138,238	93.1
Nonwhite.....	23,887	7.9	815	2.5	16,473	6.4	2 to 4.....	8,817	5.1	...	...	8,965	5.8
Vacant.....	18,211	6.0	3,416	10.3	19,327	7.5	5 or more.....	632	0.4	132	0.7	422	0.3
Available for sale only.....	3,456	1.1	1,787	5.4	2,597	1.0	Trailer.....	3,347	1.9	2,151	9.4	1,330	0.9
Available for rent.....	9,006	3.0	905	2.7	11,195	4.3	Renter occupied.....	113,419	100.0	6,900	100.0	90,254	100.0
Other.....	5,749	1.9	724	2.2	5,535	2.1	1.	40,627	35.8	838	12.1	36,306	40.2
CONDITION AND PLUMBING							2 to 4.....						
All units.....	303,745	100.0	33,241	100.0	258,116	100.0	5 to 19.....	37,944	33.5	336	4.9	37,589	41.6
Not dilapidated.....	294,096	96.8	33,241	100.0	249,124	96.5	20 to 49.....	30,236	26.7	3,733	54.1	13,905	15.0
With all plumbing facilities.....	276,476	91.0	33,021	99.3	227,503	88.1	50 or more.....	3,739	3.3	1,541	22.3	2,597	2.8
Lacking only hot water.....	3,147	1.0	220	0.7	3,715	1.4	Trailer.....	395	0.3	271	3.9	297	0.3
Lacking other plumbing facilities.....	14,473	4.8	...	...	17,906	6.9	Vacant.....	478	0.4	181	2.6	19,327	...
Dilapidated.....	9,649	3.2	...	...	8,992	3.5	YEAR STRUCTURE BUILT						
Owner occupied.....	172,115	100.0	22,925	100.0	148,535	100.0	All units.....	303,745	100.0	33,241	100.0	258,116	100.0
Not dilapidated.....	169,797	98.7	22,925	100.0	145,826	98.2	1957 to 1959.....	33,241	10.9	33,241	100.0	...	...
With all plumbing facilities.....	162,938	94.7	22,851	99.7	137,829	92.8	April 1950 to 1956.....	87,060	28.7	...	...	75,849	29.4
Lacking only hot water.....	1,386	0.8	74	0.3	1,728	1.2	1940 to March 1950.....	82,104	27.0	...	...	75,365	29.2
Lacking other plumbing facilities.....	5,473	3.2	...	...	6,269	4.2	1939 or earlier.....	101,340	33.4	...	...	106,881	41.4
Dilapidated.....	2,318	1.3	...	...	2,709	1.8	Owner occupied.....	172,115	100.0	22,925	100.0	...	...
Renter occupied.....	113,419	100.0	6,900	100.0	90,254	100.0	1957 to 1959.....	22,925	13.3	22,925	100.0	...	...
Not dilapidated.....	107,860	95.1	6,900	100.0	86,390	95.7	April 1950 to 1956.....	51,770	30.1	...	...	...	...
With all plumbing facilities.....	99,658	87.9	6,900	100.0	75,404	83.5	1940 to March 1950.....	49,287	28.6	...	...	...	...
Lacking only hot water.....	1,229	1.1	...	...	1,920	2.1	1939 or earlier.....	48,133	28.0	...	...	...	...
Lacking other plumbing facilities.....	6,973	6.1	...	...	9,066	10.0	Renter occupied.....	113,419	100.0	6,900	100.0	...	...
Dilapidated.....	5,599	4.9	...	...	3,864	4.3	1957 to 1959.....	6,900	6.1	6,900	100.0	...	...
Vacant.....	18,211	...	3,416	...	19,327	...	April 1950 to 1956.....	32,052	28.3	...	...	...	...
BATHROOMS							1940 to March 1950.....						
All units.....	303,745	100.0	33,241	100.0	...	...	1939 or earlier.....	45,847	40.4	...	...	...	...
1.....	227,833	75.0	16,011	48.2	...	...	Vacant.....	18,211	...	3,416	...	...	...
More than 1.....	53,254	17.5	17,010	51.2	...	...	PERSONS						
Shared or none.....	22,658	7.5	220	0.7	...	...	All occupied units.....	285,534	100.0	29,825	100.0	238,789	100.0
Owner occupied.....	172,115	100.0	22,925	100.0	...	...	1 person.....	34,811	12.2	1,681	5.4	24,840	10.4
1.....	117,796	68.4	8,830	38.5	...	...	2 persons.....	87,350	30.6	9,007	30.2	72,691	30.4
More than 1.....	46,353	26.9	14,021	61.2	...	...	3 persons.....	60,417	21.2	6,823	22.9	50,383	21.1
Shared or none.....	7,966	4.6	74	0.3	...	...	4 persons.....	52,160	18.3	6,703	22.5	47,261	19.8
Renter occupied.....	113,419	100.0	6,900	100.0	...	...	5 persons.....	25,585	9.0	2,817	9.4	24,604	10.3
1.....	98,095	86.5	5,851	84.8	...	...	6 persons or more.....	25,211	8.8	2,874	9.6	19,010	8.0
More than 1.....	4,311	3.8	1,049	15.2	...	...	Median.....	2.8	...	3.1	...	2.9	...
Shared or none.....	11,013	9.7	...	...	...	...	Owner occupied.....	172,115	100.0	22,925	100.0	148,535	100.0
Vacant.....	18,211	...	3,416	...	...	...	1 person.....	15,836	8.0	164	0.7	11,076	7.5
ROOMS							2 persons.....						
All units.....	303,745	100.0	33,241	100.0	258,116	100.0	3 persons.....	55,058	32.0	5,377	23.5	44,465	29.9
1 and 2 rooms.....	15,923	5.2	732	2.2	18,811	7.3	4 persons.....	36,467	21.2	5,827	25.4	32,683	22.0
3 rooms.....	44,500	14.7	3,946	11.9	33,628	13.0	5 persons.....	33,301	19.3	6,431	28.0	31,710	21.3
4 rooms.....	71,333	23.5	5,642	17.0	59,817	23.2	6 persons or more.....	18,035	10.5	2,396	10.5	16,528	11.1
5 rooms.....	97,131	32.0	13,627	41.0	83,406	32.3	Median.....	15,416	9.0	2,790	12.0	12,075	8.1
6 rooms.....	52,319	17.2	7,042	21.2	40,890	15.8	Renter occupied.....	113,419	100.0	6,900	100.0	90,254	100.0
7 rooms or more.....	22,539	7.4	2,252	6.8	21,564	8.4	1 person.....	20,973	18.5	1,437	20.8	13,764	15.3
Median.....	4.7	...	5.0	...	4.7	...	2 persons.....	32,292	28.5	3,630	52.6	28,226	31.3
Owner occupied.....	172,115	100.0	22,925	100.0	148,535	100.0	3 persons.....	23,930	21.1	996	14.4	17,700	19.6
1 and 2 rooms.....	928	0.5	...	...	2,570	1.7	4 persons.....	18,899	16.6	292	4.2	15,591	17.2
3 rooms.....	5,953	3.5	531	2.3	5,855	3.9	5 persons.....	7,590	6.7	421	6.1	8,078	9.0
4 rooms.....	29,668	17.2	2,797	12.2	25,916	17.4	6 persons or more.....	9,795	8.6	124	1.8	6,935	7.7
5 rooms.....	72,658	42.2	11,816	51.5	61,340	41.3	Median.....	2.6	...	2.1	...	2.7	...
6 rooms.....	42,630	24.8	5,694	24.8	34,374	23.1	PERSONS PER ROOM						
7 rooms or more.....	20,278	11.8	2,087	9.1	18,480	12.4	All occupied units.....	285,534	100.0	29,825	100.0	...	...
Median.....	5.2	...	5.2	...	5.2	...	0.50 or less.....	112,399	39.4	10,155	34.0	...	...
Renter occupied.....	113,419	100.0	6,900	100.0	90,254	100.0	0.51 to 0.75.....	75,937	26.5	9,017	30.2	...	...
1 and 2 rooms.....	12,075	10.6	631	9.1	12,174	13.5	0.76 to 1.00.....	65,098	22.8	7,852	26.3	...	...
3 rooms.....	35,225	31.1	3,260	47.2	25,234	27.9	1.01 to 1.50.....	23,166	8.1	2,583	8.7	...	...
4 rooms.....	37,282	32.9	2,193	31.8	28,750	31.9	1.51 or more.....	9,274	3.2	218	0.7	...	...
5 rooms.....	19,808	17.5	402	5.8	18,606	20.6	Owner occupied.....	172,115	100.0	22,925	100.0	...	...
6 rooms.....	7,284	6.4	414	6.0	5,152	5.7	0.50 or less.....	80,413	46.7	7,683	33.5	...	...
7 rooms or more.....	1,745	1.5	...	...	2,338	2.6	0.51 to 0.75.....	39,352	22.9	6,178	26.9	...	...
Median.....	3.8	...	3.4	...	3.8	...	0.76 to 1.00.....	35,785	20.8	6,594	28.8	...	...
Vacant.....	18,211	...	3,416	...	19,327	...	1.01 to 1.50.....	14,075	8.2	2,401	10.5	...	...
PERMITS							1.51 or more.....						
All units.....	303,745	100.0	33,241	100.0	258,116	100.0	Renter occupied.....	113,419	100.0	6,900	100.0	...	...
1.....	15,923	5.2	732	2.2	18,811	7.3	0.50 or less.....	31,946	28.2	2,472	35.8	...	...
2.....	44,500	14.7	3,946	11.9	33,628	13.0	0.51 to 0.75.....	36,285	32.0	2,839	41.1	...	...
3.....	71,333	23.5	5,642	17.0	59,817	23.2	0.76 to 1.00.....	29,313	25.8	1,238	18.2	...	...
4.....	97,131	32.0	13,627	41.0	83,406	32.3	1.01 to 1.50.....	9,091	8.0	182	2.6	...	...
5.....	52,319	17.2	7,042	21.2	40,890	15.8	1.51 or more.....	6,784	6.0	149	2.2	...	...
6.....	22,539	7.4	2,252	6.8	21,564	8.4	FOOTNOTES						
Median.....	4.7	...	5.0	...	4.7	...	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	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent		
HOUSEHOLD COMPOSITION BY AGE OF HEAD													
Occupied units.....	285,534	100.0	29,825	100.0	238,789	100.0							
Male head, wife present, no non-relatives.....	218,126	76.4	25,950	87.0	183,581	76.9							
Under 45 years.....	132,458	46.4	21,757	72.9	107,345	45.0							
45 to 64 years.....	69,117	24.2	3,751	12.6	62,207	26.1							
65 years and over.....	16,611	5.8	442	1.5	14,029	5.9							
Other male head.....	19,469	6.8	1,415	4.7	12,513	5.2							
Under 65 years.....	15,388	5.4	1,347	4.5	9,700	4.1							
65 years and over.....	4,081	1.4	68	0.2	2,813	1.2							
Female head.....	47,879	16.8	2,460	8.2	42,695	17.9							
Under 65 years.....	35,729	11.8	2,189	7.3	31,027	13.0							
65 years and over.....	14,150	5.0	271	0.9	11,668	4.9							
PERSONS 65 YEARS OLD AND OVER													
All occupied units.....	285,534	100.0	29,825	100.0	...	...					
None.....	239,421	83.9	28,091	94.2	...	...					
1 person.....	37,449	13.1	1,375	4.6	...	...					
2 persons.....	8,093	2.8	359	1.2	...	...					
3 persons or more.....	571	0.2	...	...	...	...			
Owner occupied.....	173,115	100.0	22,925	100.0	...	...					
None.....	139,398	81.0	21,904	95.5	...	...					
1 person.....	25,826	15.0	871	3.8	...	...					
2 persons.....	6,698	3.9	150	0.7	...	...					
3 persons or more.....	193	0.1	...	...	...	...			
Renter occupied.....	113,419	100.0	6,900	100.0	...	...					
None.....	100,023	88.2	6,187	89.7	...	...					
1 person.....	11,623	10.2	504	7.3	...	...					
2 persons.....	1,395	1.2	209	3.0	...	...					
3 persons or more.....	378	0.3	...	...	...	...			
OWN CHILDREN UNDER 18 YEARS OLD													
All occupied units.....	285,534	100.0	29,825	100.0	...	...					
None.....	140,539	49.2	11,575	38.8	...	...					
1 child.....	96,210	19.7	6,553	22.0	...	...					
2 children.....	45,618	16.0	5,925	19.9	...	...					
3 children.....	23,921	8.4	3,195	10.7	...	...					
4 children.....	9,016	3.2	1,699	5.7	...	...					
5 children.....	5,681	2.0	746	2.5	...	...					
6 children or more.....	4,549	1.6	132	0.4	...	...					
Owner occupied.....	173,115	100.0	22,925	100.0	...	...					
None.....	82,944	48.2	6,460	28.2	...	...					
1 child.....	33,089	19.2	5,498	24.0	...	...					
2 children.....	28,370	16.5	5,740	25.0	...	...					
3 children.....	16,091	9.3	2,774	12.1	...	...					
4 children or more.....	11,621	6.8	2,453	10.7	...	...					
Renter occupied.....	113,419	100.0	6,900	100.0	...	...					
None.....	57,995	50.8	5,115	74.1	...	...					
1 child.....	23,121	20.4	1,055	15.3	...	...					
2 children.....	17,248	15.2	185	2.7	...	...					
3 children.....	7,830	6.9	421	6.1	...	...					
4 children or more.....	7,625	6.7	124	1.8	...	...					
OWN CHILDREN BY AGE GROUP													
All occupied units.....	285,534	100.0	29,825	100.0	...	...					
None.....	140,539	49.2	11,575	38.8	...	...					
Under 6 years only.....	44,166	15.5	7,377	24.7	...	...					
1 child.....	21,380	7.5	4,185	14.0	...	...					
2 children or more.....	22,786	8.0	3,192	10.7	...	...					
6 to 17 years only.....	65,147	22.8	5,693	19.1	...	...					
1 child.....	34,830	12.2	2,368	7.9	...	...					
2 children.....	20,385	7.1	2,643	8.9	...	...					
3 children or more.....	9,932	3.5	682	2.3	...	...					
Both age groups.....	15,682	12.5	5,180	17.4	...	...					
2 children.....	7,563	2.6	794	2.7	...	...					
3 children.....	13,012	4.6	2,184	7.3	...	...					
4 children or more.....	15,107	5.3	2,202	7.4	...	...					
Owner occupied.....	173,115	100.0	22,925	100.0	...	...					
None.....	82,944	48.2	6,460	28.2	...	...					
Under 6 years only.....	20,242	11.8	6,706	29.3	...	...					
1 child.....	10,749	6.2	3,566	15.6	...	...					
2 children or more.....	9,493	5.5	3,140	13.7	...	...					
6 to 17 years only.....	45,323	26.3	5,197	22.7	...	...					
1 child.....	22,340	13.0	1,932	8.4	...	...					
2 children.....	15,716	9.1	2,583	11.3	...	...					
3 children or more.....	7,267	4.2	682	3.0	...	...					
Both age groups.....	23,606	13.7	4,562	19.9	...	...					
2 children.....	5,481	3.2	721	3.1	...	...					
3 children.....	9,171	5.3	1,763	7.7	...	...					
4 children or more.....	8,954	5.2	2,078	9.1	...	...					
OWN CHILDREN BY AGE GROUP --Con.													
Renter occupied.....	113,419	100.0	6,900	100.0	...	...					
None.....	57,995	50.8	5,115	74.1	...	...					
Under 6 years only.....	23,924	21.1	671	9.7	...	...					
1 child.....	10,631	9.4	619	9.0	...	...					
2 children or more.....	13,293	11.7	52	0.8	...	...					
6 to 17 years only.....	19,824	17.5	496	7.2	...	...					
1 child.....	12,490	11.0	436	6.3	...	...					
2 children.....	4,669	4.1	60	0.9	...	...					
3 children or more.....	2,665	2.3	...	...	...	...			
Both age groups.....	12,076	10.6	618	9.0	...	...					
2 children.....	2,082	1.8	73	1.1	...	...					
3 children.....	3,841	3.4	421	6.1	...	...					
4 children or more.....	6,153	5.4	124	1.8	...	...					
PRESENCE OF NONRELATIVES													
All occupied units.....	285,534	100.0	29,825	100.0	...	...					
None.....	274,590	96.2	28,671	96.1	...	...					
With nonrelatives.....	10,944	3.8	1,154	3.9	...	...					
Owner occupied.....	173,115	100.0	22,925	100.0	...	...					
None.....	166,135	96.5	22,810	99.5	...	...					
With nonrelatives.....	5,980	3.5	115	0.5	...	...					
Renter occupied.....	113,419	100.0	6,900	100.0	...	...					
None.....	108,455	95.6	5,861	84.9	...	...					
With nonrelatives.....	4,964	4.4	1,039	15.1	...	...					
OWNER OF UNIT													
Owner-occupied units.....	173,115	100.0	22,925	100.0	...	...					
Head or wife.....	171,424	99.6	22,710	99.1	...	...					
Other relative of head.....	620	0.4	215	0.9	...	...					
Nonrelative of head.....	71	...	...	...	...	...		
AGE OF OWNER													
Owner-occupied units.....	173,115	100.0	22,925	100.0	...	...					
Under 25 years.....	5,858	3.4	2,417	10.5	...	...					
25 to 34 years.....	35,295	20.5	9,640	42.1	...	...					
35 to 44 years.....	39,019	22.7	7,236	31.6	...	...					
45 to 54 years.....	40,211	23.4	2,328	10.2	...	...					
55 to 64 years.....	27,720	16.1	1,054	4.6	...	...					
65 years and over.....	24,012	14.0	250	1.1	...	...					
VALUE													
Owner-occupied nonfarm units ²	151,360	100.0	20,475	100.0	136,327	100.0							
Less than \$5,000.....	10,206	6.7	165	0.8	...	...					
\$5,000 to \$7,400.....	17,014	11.2	744	3.6	...	...					
\$7,500 to \$9,900.....	32,166	21.3	1,633	8.0	...	...					
\$10,000 to \$12,400.....	26,241	17.3	2,959	14.5	...	...					
\$12,500 to \$14,900.....	23,212	15.3	5,808	28.4	...	...					
\$15,000 to \$17,400.....	14,823	9.8	3,225	15.8	...	...					
\$17,500 to \$19,900.....	6,555	4.3	1,678	8.2	...	...					
\$20,000 to \$24,900.....	9,978	6.6	3,034	14.8	...	...					
\$25,000 to \$34,900.....	5,773	3.8	903	4.4	...	...					
\$35,000 or more.....	5,392	3.6	326	1.6	...	...					
Median.....dollars.....	11,600	...	14,500	...	10,600	...							
Renter-occupied nonfarm units.....	112,244	...	6,900	...	88,608	...							
GROSS RENT													
Reporting.....	106,999	100.0	6,668	100.0	85,914	100.0							
Less than \$40.....	8,736	8.2	...	...	10,360	12.1						
\$40 to \$59.....	20,234	18.9	60	0.9	21,492	25.0							
\$60 to \$79.....	32,470	30.3	996	14.9	28,563	33.2							
\$80 to \$99.....	25,300	23.6	970	14.5	14,966	17.4							
\$100 to \$119.....	11,793	11.0	1,196	17.9	7,068	8.2							
\$120 to \$149.....	4,975	4.6	1,735	26.0	...	...					
\$150 to \$199.....	2,803	2.6	1,342	20.1	3,463	4.0							
\$200 or more.....	688	0.6	369	5.5	...	...					
No cash rent.....	5,245	...	232	...	2,694	...							
Median.....dollars.....	75	...	122	...	66	...							
CONTRACT RENT													
Reporting cash rent.....	106,999	...	6,668	...	85,914	...							
Median.....dollars.....	67	...	115	...	60	...							

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.....	33,241	2,421	3,647	1,943	262,493	...
TENURE, COLOR, AND VACANCY STATUS						
All units.....	33,241	2,421	3,647	1,943	262,493	100.0
Occupied.....	29,825	1,800	3,479	1,856	248,574	94.7
Owner occupied.....	22,925	993	1,185	868	146,144	55.7
White.....	22,440	993	933	868	139,430	51.2
Nonwhite.....	485	...	252	...	11,714	4.5
Renter occupied.....	6,900	807	2,294	988	102,430	39.0
White.....	6,085	568	1,094	517	81,268	31.0
Nonwhite.....	815	239	1,200	471	21,162	8.1
Vacant.....	3,416	621	168	87	13,919	5.3
Available for sale only.....	1,787	116	...	...	1,553	0.6
Available for rent.....	905	129	84	87	7,801	3.0
Other.....	724	376	84	...	4,565	1.7
CONDITION AND PLUMBING						
All units.....	33,241	2,421	3,647	1,943	262,493	100.0
Not dilapidated.....	33,241	1,992	3,372	1,858	253,633	96.4
With all plumbing facilities.....	33,021	1,687	2,530	1,650	237,588	90.5
Lacking some or all facilities.....	220	308	84	208	16,045	6.1
Dilapidated.....	...	429	275	85	8,860	3.4
Owner occupied.....	22,925	993	1,185	868	146,144	100.0
Not dilapidated.....	22,925	754	1,185	825	144,108	98.6
With all plumbing facilities.....	22,851	660	1,017	739	137,671	94.2
Lacking some or all facilities.....	74	94	168	86	6,437	4.4
Dilapidated.....	...	239	...	43	2,036	1.4
Renter occupied.....	6,900	807	2,294	988	102,430	100.0
Not dilapidated.....	6,900	617	1,019	946	97,378	95.1
With all plumbing facilities.....	6,900	522	1,429	868	89,939	87.8
Lacking some or all facilities.....	...	95	590	78	7,439	7.3
Dilapidated.....	...	190	275	42	5,052	4.9
Vacant.....	3,416	621	168	87	13,919	...
BATHROOMS						
All units.....	33,241	2,421	3,647	1,943	262,493	100.0
1.....	16,011	1,782	2,202	1,156	206,682	78.7
More than 1.....	17,010	...	328	579	35,337	13.5
Shared or none.....	220	639	1,117	208	20,474	7.8
ROOMS						
All units.....	33,241	2,421	3,647	1,943	262,493	100.0
1 and 2 rooms.....	732	618	950	86	13,537	5.2
3 and 4 rooms.....	9,588	1,182	1,864	598	102,641	39.1
5 and 6 rooms.....	20,669	621	749	1,029	126,382	48.1
7 rooms or more.....	2,252	...	84	270	16,933	7.6
Median.....	5.0	3.8	3.1	5.6	4.7	...
Owner occupied.....	22,925	993	1,185	868	146,144	100.0
1 and 2 rooms.....	...	333	84	86	425	0.3
3 and 4 rooms.....	3,328	660	352	85	31,196	21.3
5 and 6 rooms.....	17,510	...	665	427	96,686	66.2
7 rooms or more.....	2,087	...	84	270	17,837	12.2
Median.....	5.2	...	...	...	5.2	...
Renter occupied.....	6,900	807	2,294	988	102,430	100.0
1 and 2 rooms.....	631	285	866	386	10,293	10.0
3 and 4 rooms.....	5,453	522	1,428	386	64,718	63.2
5 and 6 rooms.....	816	...	...	602	25,674	25.1
7 rooms or more.....	...	...	...	...	1,745	1.7
Median.....	3.4	...	2.8	...	3.8	...
Vacant.....	3,416	621	168	87	13,919	...
UNITS IN STRUCTURE						
All units.....	33,241	2,421	3,647	1,943	262,493	100.0
1.....	26,350	2,328	...	1,027	189,717	70.8
2 to 4.....	437	93	3,476	916	49,696	17.4
5 or more.....	6,454	...	171	...	31,080	11.8
YEAR STRUCTURE BUILT						
All units.....	33,241	2,421	3,647	1,943	262,493	100.0
1937 to 1959.....	33,241	...	...	...	...	...
April 1950 to 1956.....	...	473	117	455	86,015	32.8
1940 to March 1950.....	...	652	437	362	80,653	30.7
1939 or earlier.....	...	1,296	3,093	1,126	95,825	36.5
PERSONS						
Occupied units.....	29,825	1,800	3,479	1,856	248,574	100.0
1 person.....	1,601	524	1,198	129	31,359	12.6
2 persons.....	9,007	615	882	299	76,547	30.8
3 persons.....	6,823	283	434	611	52,746	21.3
4 persons.....	6,703	190	250	356	44,661	18.0
5 persons.....	2,817	94	85	221	22,368	9.0
6 persons or more.....	2,874	94	610	240	21,393	8.6
Median: All occupied.....	3.1	...	2.1	3.3	2.8	...
Owner.....	3.5	...	...	...	2.9	...
Renter.....	2.1	...	2.7	...	2.7	...

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.....	29,825	1,800	3,479	1,856	248,574	100.0
0.50 or less.....	10,155	616	1,662	611	99,315	40.0
0.51 to 0.75.....	9,017	283	452	697	65,188	26.2
0.76 to 1.00.....	7,852	523	503	351	55,869	22.5
1.01 to 1.50.....	2,583	190	252	170	19,971	8.0
1.51 or more.....	218	188	610	27	8,231	3.3
VALUE						
Owner-occupied nonfarm units ¹	20,475	188	...	555	130,142	100.0
Less than \$5,000.....	165	...	...	85	9,956	7.7
\$5,000 to \$7,400.....	744	188	...	257	15,825	12.2
\$7,500 to \$9,900.....	1,633	...	...	85	30,448	23.4
\$10,000 to \$12,400.....	2,959	...	...	...	23,282	17.9
\$12,500 to \$14,900.....	5,808	...	...	85	17,319	13.3
\$15,000 or more.....	9,166	...	...	43	33,312	25.6
Median.....dollars.....	14,500	...	...	...	10,900	...
Renter-occupied nonfarm units.....	6,900	807	2,294	988	101,255	...
GROSS RENT						
Reporting.....	6,668	713	2,211	988	96,419	100.0
Less than \$20.....	...	190	...	...	669	0.7
\$20 to \$39.....	...	95	443	...	7,339	7.6
\$40 to \$59.....	60	145	737	164	19,108	19.8
\$60 to \$79.....	996	283	739	696	29,736	30.8
\$80 to \$99.....	970	...	252	128	23,950	24.8
\$100 or more.....	4,642	...	...	...	15,617	16.2
No cash rent.....	232	94	83	...	4,836	...
Median.....dollars.....	122	...	58	...	74	...
CONTRACT RENT						
Reporting cash rent.....	6,668	713	2,211	988	96,419	...
Median.....dollars.....	115	...	52	...	65	...

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.....	2,194	5,130	1,776	3,827	262,493	100.0
Units with 1956 records available.....	2,001	4,897	1,714	3,827	240,857	91.8
TENURE, COLOR, AND VACANCY STATUS						
All units.....	2,001	4,897	1,714	3,827	240,857	100.0
Occupied.....	1,092	3,838	1,651	2,741	224,504	93.2
Owner occupied.....	302	1,829	881	727	137,823	57.2
White.....	252	1,644	694	727	127,274	52.8
Nonwhite.....	50	185	187	...	10,549	4.4
Renter occupied.....	790	2,009	770	2,014	86,681	36.0
White.....	553	1,063	439	1,650	74,241	30.8
Nonwhite.....	237	946	331	364	12,440	5.2
Vacant.....	909	1,059	63	1,086	16,353	6.8
Available for sale only.....	153	78	...	...	2,244	0.9
Available for rent.....	79	166	63	904	9,810	4.1
Other.....	677	815	...	182	4,299	1.8
CONDITION AND PLUMBING						
All units.....	2,001	4,897	1,714	3,827	240,857	100.0
Not dilapidated.....	1,439	3,298	1,652	3,736	234,267	97.3
With all plumbing facilities.....	1,231	2,421	1,446	2,090	220,064	91.4
Lacking some or all facilities.....	208	847	206	1,646	14,203	5.9
Dilapidated.....	562	1,599	62	91	6,590	2.7
Owner occupied.....	302	1,829	881	727	137,823	100.0
Not dilapidated.....	207	1,510	881	727	135,764	98.5
With all plumbing facilities.....	197	1,510	881	546	129,359	93.9
Lacking some or all facilities.....	50	...	...	181	6,405	4.6
Dilapidated.....	95	319	...	...	2,059	1.5
Renter occupied.....	790	2,009	770	2,014	86,681	100.0
Not dilapidated.....	711	1,286	708	1,923	83,908	96.8
With all plumbing facilities.....	553	692	502	1,180	78,058	90.1
Lacking some or all facilities.....	158	594	206	743	5,850	6.7
Dilapidated.....	79	723	62	91	2,773	3.2
Vacant.....	909	1,059	63	1,086	16,353	...

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.....	2,001	4,897	1,714	3,827	240,857	100.0
1 and 2 rooms.....	237	2,109	...	1,271	14,122	5.9
3 and 4 rooms.....	1,122	2,210	460	2,101	86,820	36.0
5 and 6 rooms.....	389	495	846	364	121,826	50.6
7 rooms or more.....	253	83	408	91	18,089	7.5
Median.....	...	2.9	...	3.0	4.7	...
Owner occupied.....						
1 and 2 rooms.....	302	1,829	881	727	137,823	100.0
3 and 4 rooms.....	...	541	...	272	1,794	1.2
5 and 6 rooms.....	145	1,026	63	182	27,966	20.3
7 rooms or more.....	157	179	410	182	93,253	67.7
Median.....	...	8.3	408	91	14,090	10.8
Renter occupied.....						
1 and 2 rooms.....	790	2,009	770	2,014	86,681	100.0
3 and 4 rooms.....	237	1,153	...	817	10,247	11.8
5 and 6 rooms.....	395	632	397	1,106	49,418	57.0
7 rooms or more.....	158	224	373	91	24,404	28.2
Median.....	...	...	...	...	2,612	3.0
Vacant.....						
	909	1,059	63	1,086	16,353	...
UNITS IN STRUCTURE						
All units.....	2,001	4,897	1,714	3,827	240,857	100.0
1.....	1,554	4,143	1,527	...	173,360	72.0
2 to 4.....	289	423	187	2,284	46,618	19.4
5 or more.....	158	331	...	543	20,879	8.7
YEAR STRUCTURE BUILT						
All units.....	2,001	4,897	1,714	3,827	240,857	100.0
April 1950 to 1956.....	...	942	87	544	82,058	34.1
March 1950 or earlier.....	2,001	3,955	1,627	3,283	158,799	65.9
PERSONS						
Occupied units.....	1,092	3,838	1,651	2,741	224,904	100.0
1 person.....	315	1,163	263	634	22,135	9.9
2 persons.....	237	1,371	468	1,107	71,945	32.0
3 persons.....	253	167	138	272	53,554	23.9
4 persons.....	79	455	188	273	41,560	18.5
5 persons.....	50	178	269	182	20,156	9.0
6 persons or more.....	158	504	125	273	15,154	6.7
Median:	...	2.1	...	2.2	2.8	...
All occupied.....	...	...	...	...	3.0	...
Owner.....	...	...	...	...	2.5	...
Renter.....	...	...	...	...	...	...
PERSONS PER ROOM						
Occupied units.....	1,092	3,838	1,651	2,741	224,904	100.0
0.50 or less.....	394	1,371	730	1,089	90,729	40.4
0.51 to 0.75.....	174	402	247	470	58,695	26.1
0.76 to 1.00.....	316	956	125	273	55,315	24.6
1.01 to 1.50.....	129	207	188	727	13,823	6.2
1.51 or more.....	79	1,097	206	182	5,942	2.6
VALUE						
Owner-occupied nonfarm units ¹	302	1,078	757	...	121,195	...
Reporting.....	129	1,078	757	...	117,828	100.0
Less than \$5,000.....	50	559	63	...	8,181	6.9
\$5,000 to \$7,400.....	...	339	...	...	21,768	18.5
\$7,500 to \$9,900.....	79	...	262	...	25,315	21.5
\$10,000 to \$12,400.....	...	97	220	...	22,604	19.2
\$12,500 to \$14,900.....	...	...	212	...	14,212	12.1
\$15,000 or more.....	...	83	...	...	25,748	21.9
Not reported.....	173	...	...	...	3,327	...
Median.....dollars..	...	...	...	...	10,400	...
Renter-occupied nonfarm units.....						
	790	1,826	770	2,014	85,488	...
GROSS RENT						
Reporting.....	553	1,662	708	1,632	68,718	100.0
Less than \$20.....	...	352	...	...	1,056	1.5
\$20 to \$39.....	...	463	268	181	5,921	8.6
\$40 to \$59.....	158	372	125	725	15,128	22.0
\$60 to \$79.....	316	251	65	726	27,006	39.3
\$80 to \$99.....	...	141	125	...	10,876	15.8
\$100 or more.....	79	83	125	...	8,729	12.7
Not reported.....	158	164	62	182	14,170	...
No cash rent.....	79	...	...	200	2,600	...
Median.....dollars..	...	...	...	...	69	...
CONTRACT RENT						
Reporting cash rent.....	632	1,662	708	1,723	73,438	...
Median.....dollars..	...	...	...	...	61	...

¹ Restricted to single-unit properties; see text.

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.....	240,857	228,186	196,183	32,003	139,075	127,643	11,432	89,111	68,540	20,571	12,671	8,544	4,127
Occupied.....	224,504	214,661	184,540	30,121	135,819	124,553	11,266	78,842	59,987	18,855	9,843	6,557	3,286
White.....	201,515	192,648	184,226	8,422	125,120	124,385	735	67,528	59,841	7,687	8,867	6,013	2,854
Nonwhite.....	22,989	22,013	314	21,699	10,699	168	10,531	11,314	146	11,168	976	544	432
Owner occupied.....	137,823	134,934	123,812	11,122	122,128	112,004	10,124	12,806	11,808	998	2,889	1,888	1,001
White.....	127,274	124,688	123,715	973	112,642	111,907	735	12,046	11,808	238	2,586	1,849	737
Nonwhite.....	10,549	10,246	97	10,149	9,486	97	9,389	760	...	760	303	39	264
Renter occupied.....	86,681	79,727	60,728	18,999	13,691	12,549	1,142	66,036	48,179	17,857	6,954	4,669	2,285
White.....	74,241	67,960	60,511	7,449	12,478	12,478	...	55,482	48,033	7,449	6,281	4,164	2,117
Nonwhite.....	12,440	11,767	217	11,550	1,213	71	1,142	10,554	146	10,408	673	505	168
Vacant.....	16,353	13,525	11,643	1,882	3,256	3,090	166	10,269	8,553	1,716	2,828	1,987	841
Available.....	12,054	10,543	9,311	1,232	2,041	1,971	70	8,502	7,340	1,162	1,511	1,273	238
Other.....	4,299	2,982	2,332	650	1,215	1,119	96	1,767	1,213	554	1,317	714	603
Same units 1950, 1956, and 1959: With 1956 records available....	135,560	127,818	111,265	16,553	78,460	71,169	7,291	49,358	40,096	9,262	7,742	5,189	2,553
Occupied.....	127,040	121,050	105,998	15,052	77,168	69,877	7,291	43,882	36,121	7,761	5,990	3,939	2,051
White.....	112,694	107,264	105,826	1,438	70,233	69,780	453	37,031	36,046	985	5,430	3,546	1,884
Nonwhite.....	14,346	13,786	172	13,614	6,935	97	6,838	6,851	75	6,776	560	393	167
Owner occupied.....	78,049	76,744	69,439	7,305	68,375	61,800	6,575	6,269	7,639	750	1,305	803	502
White.....	71,131	69,935	69,342	593	62,156	61,703	453	7,779	7,639	140	1,196	764	432
Nonwhite.....	6,918	6,809	97	6,712	6,219	97	6,122	590	590	109	39	70	
Renter occupied.....	48,991	44,306	36,559	7,747	8,793	8,077	716	35,513	28,482	7,031	4,685	3,136	1,549
White.....	41,563	37,329	36,484	845	8,077	8,077	...	29,252	28,407	845	4,234	2,782	1,452
Nonwhite.....	7,428	6,977	75	6,902	716	...	716	6,261	75	6,186	451	354	97
Vacant.....	8,520	6,768	5,267	1,501	1,292	1,292	...	5,476	3,975	1,501	1,752	1,250	502
Available.....	6,180	5,339	4,321	1,018	591	591	...	4,748	3,730	1,018	841	699	142
Other.....	2,340	1,429	946	483	701	701	...	728	245	483	911	551	360

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		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated		
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities			
Same units 1956 and 1959: With 1956 records available.....	240,857	218,569	14,212	8,076	131,145	6,061	1,869	78,405	6,175	4,531	12,671	
Not dilapidated:	220,064	213,197	3,076	3,791	128,870	1,497	885	75,850	1,483	2,278	9,201	
With all plumbing facilities.....	14,203	4,465	8,344	1,394	2,030	3,148	520	1,893	4,268	804	1,540	
Dilapidated.....	6,590	907	2,792	2,891	245	1,416	464	662	424	1,449	1,930	
Owner occupied.....	137,823	129,411	6,054	2,358	115,514	4,993	1,621	11,657	829	320	2,889	
Not dilapidated:	129,399	126,639	1,612	1,108	113,335	1,400	777	11,161	212	178	2,296	
With all plumbing facilities.....	6,405	2,482	3,403	520	2,030	2,650	520	355	521	...	329	
Dilapidated.....	2,059	290	1,039	730	149	943	324	141	96	142	264	
Renter occupied.....	86,681	76,540	5,112	5,029	13,134	309	248	58,402	4,036	3,598	6,954	
Not dilapidated:	78,058	74,733	1,014	2,311	13,134	...	108	56,969	918	1,728	5,201	
With all plumbing facilities.....	5,850	1,427	3,720	703	...	239	...	1,053	3,048	633	876	
Dilapidated.....	2,773	380	378	2,015	...	70	140	380	70	1,237	876	
Vacant.....	16,353	12,618	3,046	689	2,497	759	...	8,346	1,310	613	2,828	
Same units 1950, 1956, and 1959: With 1956 records available....	135,560	122,154	8,164	5,242	74,323	2,803	1,334	42,464	3,866	3,028	7,742	
Not dilapidated:	121,591	118,018	2,361	2,212	72,539	1,067	602	40,442	1,198	1,468	5,275	
With all plumbing facilities.....	8,557	3,396	3,938	1,223	1,706	930	520	1,360	2,398	633	1,010	
Dilapidated.....	4,412	740	1,865	1,807	78	806	212	662	270	927	1,497	
Owner occupied.....	78,049	73,273	3,062	1,714	64,863	2,356	1,156	7,575	474	320	1,305	
Not dilapidated:	73,097	71,075	1,279	743	63,079	1,067	494	7,161	212	178	906	
With all plumbing facilities.....	3,756	1,979	1,257	520	1,706	859	520	273	166	...	232	
Dilapidated.....	1,196	219	526	451	78	430	142	141	96	142	167	
Renter occupied.....	48,991	42,466	3,317	3,208	8,474	141	178	30,565	2,560	2,388	4,685	
Not dilapidated:	43,234	41,143	801	1,290	8,474	...	108	29,501	705	1,111	3,335	
With all plumbing facilities.....	3,713	943	2,138	632	...	71	...	684	1,785	562	611	
Dilapidated.....	2,044	380	378	1,286	...	70	...	380	70	715	739	
Vacant.....	8,520	6,415	1,785	320	986	306	...	4,324	832	320	1,752	

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.....	240,857	124,294	9,395	15,340	29,604	21,709	16,007	11,027	4,492	6,366	9,123	1,231	116,563
Owner-occupied nonfarm units ¹	121,155	104,611	6,821	12,166	22,690	19,265	14,567	8,901	4,185	5,988	7,894	1,134	16,544
Less than \$5,000.....	8,181	6,986	3,964	1,769	449	674	...	33	97	...	...	...	1,195
\$5,000 to \$7,400.....	21,768	15,833	2,222	6,512	5,684	893	...	142	...	...	380	...	5,935
\$7,500 to \$9,900.....	25,315	20,037	355	3,220	10,847	5,055	134	97	138	...	...	...	5,278
\$10,000 to \$12,400.....	22,604	20,845	71	538	4,681	8,717	5,153	1,330	141	70	...	...	1,759
\$12,500 to \$14,900.....	14,212	13,482	...	...	647	3,335	6,532	2,397	169	71	163	...	730
\$15,000 to \$17,400.....	10,144	9,737	...	...	71	521	1,836	4,115	1,663	940	424	...	407
\$17,500 to \$19,900.....	3,667	3,427	...	...	...	...	143	932	1,143	53	71	...	240
\$20,000 to \$24,900.....	4,423	4,080	...	...	...	...	316	257	461	2,029	946	...	343
\$25,000 or more.....	7,514	7,275	...	...	...	...	...	98	238	1,246	5,623	...	239
Not reported.....	3,327	2,909	209	127	311	70	451	900	143	489	305	304	418
All other occupied and vacant units..	119,702	19,683	2,574	3,174	6,914	2,444	1,440	1,126	307	378	1,229	97	100,019
Same units 1950, 1956, and 1959: With 1956 records available.....	135,560	69,122	5,785	9,393	20,095	13,059	5,979	4,329	1,837	2,772	4,554	1,119	66,438
Owner-occupied nonfarm units ¹	66,094	57,625	4,218	8,165	14,663	11,632	5,626	4,151	1,740	2,694	3,804	1,022	8,469
Less than \$5,000.....	4,846	4,336	2,263	1,423	70	450	...	33	97	...	...	...	510
\$5,000 to \$7,400.....	11,997	9,562	1,391	3,988	3,588	333	...	142	...	...	120	...	2,435
\$7,500 to \$9,900.....	17,478	14,159	355	2,273	7,597	3,562	134	97	...	...	...	...	3,319
\$10,000 to \$12,400.....	12,227	11,264	...	354	2,776	4,231	2,671	879	141	70	...	...	963
\$12,500 to \$14,900.....	5,838	5,435	...	...	419	2,537	1,627	542	71	71	...	...	168
\$15,000 to \$17,400.....	4,632	4,368	...	...	71	449	815	1,860	409	431	166	...	264
\$17,500 to \$19,900.....	1,786	1,644	...	...	...	...	...	238	643	692	...	...	142
\$20,000 to \$24,900.....	1,644	1,547	...	...	...	...	...	70	70	71	593	...	97
\$25,000 or more.....	3,681	3,513	...	...	...	...	...	...	238	433	2,772	...	168
Not reported.....	1,965	1,797	209	127	142	70	309	290	71	194	193	192	168
All other occupied and vacant units..	69,466	11,497	1,567	1,228	5,432	1,427	353	378	97	168	750	97	57,969

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 \$89	\$90 to \$99	\$100 to \$119	\$120 or more		No cash rent or rent not reported
Same units 1956 and 1959: With 1956 records available.....	240,857	88,327	3,294	3,911	7,956	9,700	19,748	9,301	16,906	9,568	4,475	7,468	152,530
Renter-occupied nonfarm units.....	85,488	64,440	2,400	2,930	5,637	7,547	11,340	6,468	12,191	8,206	3,154	4,567	21,048
Less than \$30.....	2,249	2,090	1,650	202	79	...	159	...	...	...	...	...	159
\$30 to \$39.....	4,728	4,078	...	1,327	2,193	399	159	...	...	...	...	...	456
\$40 to \$49.....	6,269	3,952	62	765	1,489	935	434	...	79	...	109	...	2,317
\$50 to \$59.....	8,859	7,482	368	...	714	3,266	2,229	240	80	...	...	...	1,377
\$60 to \$69.....	11,942	9,268	159	79	161	864	5,020	1,290	400	...	251	...	2,674
\$70 to \$79.....	15,066	12,431	...	...	223	414	1,618	3,040	4,040	2,826	...	...	2,635
\$80 to \$89.....	10,876	8,746	...	80	...	479	945	5,197	1,480	218	...	...	2,130
\$90 to \$99.....	6,084	4,644	...	...	...	80	...	520	2,509	920	347	...	1,440
\$100 to \$119.....	2,645	1,630	...	...	...	...	...	...	367	1,153	110	...	1,015
\$120 or more.....	3,681	3,513	...	...	...	...	...	...	...	503	1,594	...	6,651
No cash rent or rent not reported..	16,770	10,119	164	477	778	1,589	1,242	873	1,875	1,024	1,321	2,901	131,482
All other occupied and vacant units..	155,369	23,887	894	981	2,319	2,153	4,408	2,833	4,715	1,362	1,321	2,901	131,482
Same units 1950, 1956, and 1959: With 1956 records available.....	135,560	48,620	1,932	2,184	3,373	7,157	8,905	6,379	8,507	3,290	2,168	4,725	86,940
Renter-occupied nonfarm units.....	48,703	35,225	1,665	1,559	2,738	5,377	7,050	4,040	5,995	2,655	1,486	2,660	13,478
Less than \$30.....	1,462	1,321	1,001	179	...	...	141	...	...	...	...	...	141
\$30 to \$39.....	1,828	1,448	...	634	390	283	141	...	...	...	...	...	380
\$40 to \$49.....	4,375	2,694	55	464	1,041	686	212	...	70	...	96	...	1,681
\$50 to \$59.....	6,334	5,116	323	...	421	2,484	1,395	140	71	...	...	...	2,218
\$60 to \$69.....	7,973	5,116	141	70	71	623	3,100	786	284	...	140	...	1,913
\$70 to \$79.....	5,426	4,830	...	...	197	366	1,113	1,687	1,255	242	...	...	596
\$80 to \$89.....	8,209	5,238	...	...	71	...	981	738	2,772	846	...	...	2,971
\$90 to \$99.....	2,673	1,975	...	...	...	...	...	71	407	...	...	...	698
\$100 to \$119.....	792	528	...	...	...	...	...	...	...	97	334	...	264
\$120 or more.....	3,681	3,513	...	...	...	...	...	...	...	808	308	810	3,616
No cash rent or rent not reported..	9,631	6,015	145	141	618	864	567	618	1,136	625	682	2,065	73,462
All other occupied and vacant units..	86,857	13,395	267	625	635	1,780	1,855	2,339	2,512	625	682	2,065	73,462

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.....	33,241	732	3,946	5,642	13,627	7,042	2,252
CONDITION AND PLUMBING							
All units.....	33,241	732	3,946	5,642	13,627	7,042	2,252
Not dilapidated:							
With all plumbing facilities.....	33,021	732	3,946	5,568	13,627	6,896	2,252
Lacking some or all facilities.....	220	...	...	74	...	146	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	22,925	...	531	2,797	11,816	5,694	2,087
Not dilapidated:							
With all plumbing facilities.....	22,851	...	531	2,723	11,816	5,694	2,087
Lacking some or all facilities.....	74	...	...	74	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	6,900	631	3,260	2,193	402	414	...
Not dilapidated:							
With all plumbing facilities.....	6,900	631	3,260	2,193	402	414	...
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	3,416	101	155	652	1,409	934	165
BATHROOMS							
All units.....	33,241	732	3,946	5,642	13,627	7,042	2,252
1.....	16,011	732	3,722	4,887	5,202	1,395	73
More than 1.....	17,010	...	224	681	8,425	5,501	2,179
Shared or none.....	220	...	...	74	...	146	...
Owner occupied.....	22,925	...	531	2,797	11,816	5,694	2,087
1.....	8,830	...	363	2,487	4,583	1,324	73
More than 1.....	14,021	...	168	236	7,233	4,370	2,014
Shared or none.....	74	...	...	74	...	...	...
Renter occupied.....	6,900	631	3,260	2,193	402	414	...
1.....	5,851	631	3,204	1,748	197	71	...
More than 1.....	1,049	...	56	445	205	343	...
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	3,416	101	155	652	1,409	934	165
PERSONS							
All occupied units.....	29,825	631	3,791	4,990	12,218	6,108	2,087
1 person.....	1,601	301	846	254	127	...	73
2 persons.....	9,007	330	2,355	1,576	2,738	1,852	156
3 persons.....	6,823	...	590	1,352	2,772	1,782	327
4 persons.....	6,703	...	...	1,187	2,976	1,590	930
5 persons.....	2,817	...	...	...	328	1,706	155
6 persons or more.....	2,874	...	...	...	293	1,899	426
Owner occupied.....	22,925	...	531	2,797	11,816	5,694	2,087
1 person.....	164	...	91	...	...	...	73
2 persons.....	5,377	...	181	519	2,720	1,801	156
3 persons.....	5,827	...	259	747	2,712	1,782	327
4 persons.....	6,411	...	...	968	2,903	1,590	930
5 persons.....	2,396	...	...	...	270	1,706	155
6 persons or more.....	2,750	...	...	...	293	1,775	426
Renter occupied.....	6,900	631	3,260	2,193	402	414	...
1 person.....	1,437	301	755	254	127	...	...
2 persons.....	3,630	330	2,174	1,057	18	51	...
3 persons.....	996	...	331	605	60	...	...
4 persons.....	292	...	...	219	73	...	...
5 persons.....	421	...	...	58	...	363	...
6 persons or more.....	124	...	...	...	124	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	29,825	631	3,791	4,990	12,218	6,108	2,087
Male head, wife present, no nonrelatives.....	25,950	...	2,098	4,388	11,433	6,017	2,014
Under 45 years.....	21,727	...	1,893	3,543	9,763	4,826	1,732
45 to 64 years.....	3,751	...	64	845	1,640	920	282
65 years and over.....	442	...	141	...	30	271	...
Other male head.....	1,415	244	463	375	242	91	...
Female head.....	2,460	387	1,230	227	543	...	73
Owner occupied.....	22,925	...	531	2,797	11,816	5,694	2,087
Male head, wife present, no nonrelatives.....	22,039	...	440	2,764	11,218	5,603	2,014
Under 45 years.....	18,407	...	440	2,206	9,566	4,463	1,732
45 to 64 years.....	3,382	...	...	558	1,622	920	282
65 years and over.....	250	...	...	...	30	220	...
Other male head.....	206	...	...	...	115	91	...
Female head.....	680	...	91	33	483	...	73
Renter occupied.....	6,900	631	3,260	2,193	402	414	...
Male head, wife present, no nonrelatives.....	3,911	...	1,658	1,624	215	414	...
Under 45 years.....	3,350	...	1,453	1,337	197	363	...
45 to 64 years.....	369	...	64	287	18	...	...
65 years and over.....	192	...	141	...	...	51	...
Other male head.....	1,209	244	463	375	127	...	...
Female head.....	1,780	387	1,139	194	60	...	...

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	20,475	2,542	2,999	5,808	3,225	1,678	3,034	1,229
ROOMS								
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	1,250	846	...	168	...	...	...	...
5 and 6 rooms.....	17,138	1,696	2,886	5,589	2,971	1,427	1,965	604
7 rooms or more.....	2,087	...	73	51	254	251	833	625
PERSONS								
1 and 2 persons.....	5,031	542	880	1,874	999	244	331	161
3 and 4 persons.....	10,607	555	1,316	3,086	1,402	998	2,433	817
5 and 6 persons.....	3,959	862	726	779	824	342	270	156
7 persons or more.....	878	583	37	69	...	94	...	95
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	19,680	2,509	2,914	5,738	2,866	1,463	3,034	1,156
Under 45 years.....	16,342	1,969	2,602	4,732	2,331	1,239	2,500	969
45 to 64 years.....	3,088	540	312	1,006	431	224	368	187
65 years and over.....	250	...	...	...	104	...	146	...
Other male head.....	206	...	45	70	...	91	...	...
Female head.....	589	33	...	...	359	124	...	73

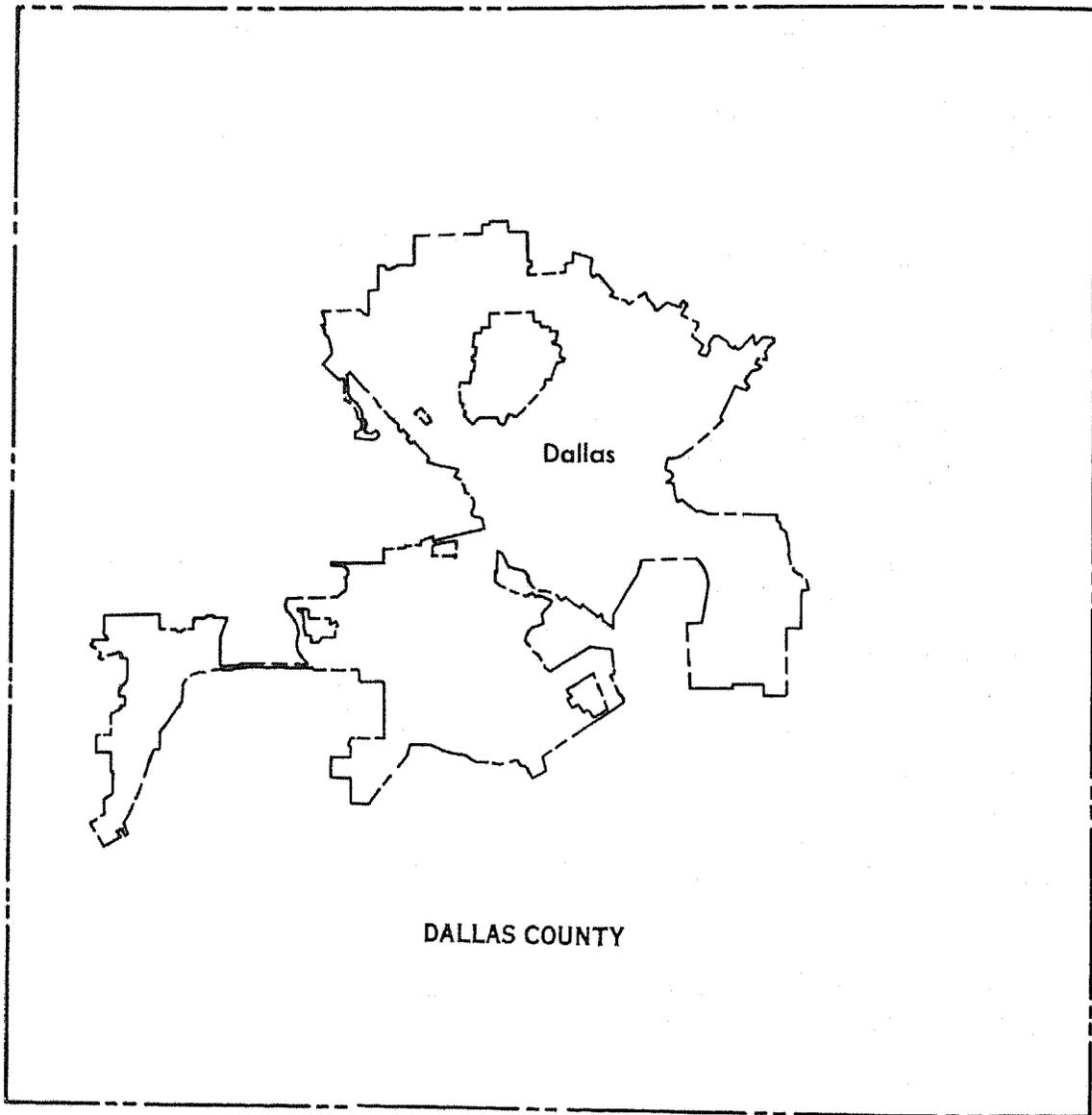
¹ Restricted to single-unit properties; see text.

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.....	6,900	60	996	970	2,931	1,711	232
ROOMS							
1 and 2 rooms.....	631	...	181	240	210	...	...
3 and 4 rooms.....	5,453	60	815	657	2,234	1,455	232
5 and 6 rooms.....	816	...	...	73	487	256	...
7 rooms or more.....	...	...	...	...	...	...	...
PERSONS							
1 and 2 persons.....	5,067	...	814	806	2,058	1,197	232
3 and 4 persons.....	1,288	60	182	164	328	554	...
5 and 6 persons.....	545	...	...	...	545	...	...
7 persons or more.....	...	...	...	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
Male head, wife present, no nonrelatives.....	3,911	60	543	397	2,001	718	232
Under 45 years.....	3,350	60	543	267	1,931	458	91
45 to 64 years.....	369	...	...	...	70	209	90
65 years and over.....	192	...	...	90	...	51	51
Other male head.....	1,209	...	90	155	415	549	...
Female head.....	1,780	...	363	498	515	444	...

Dallas, Tex.
STANDARD METROPOLITAN STATISTICAL AREA



0 5 10 MILES



EDITH THE 1959 AND 1966 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

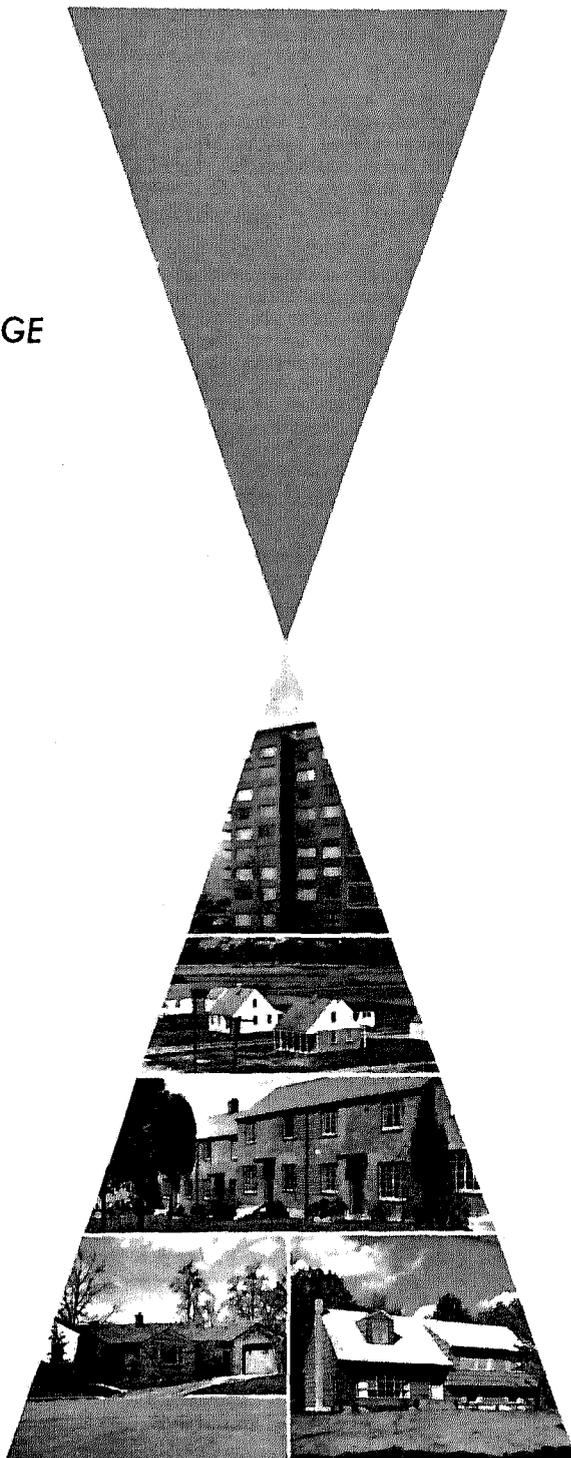
Final Report HC(4) Part 2-6

COMPONENTS OF INVENTORY CHANGE Part 2: 1957-1959 Components

Detroit, Mich.,

Standard Metropolitan Statistical Area

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



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

BUREAU OF THE CENSUS

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



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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. Barram, 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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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)

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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>
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, 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.....	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	...	...
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-North-eastern 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

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 nonresidential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

Determination of dwelling unit.--The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

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

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

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

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

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

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

Hotel, motel.--In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit.

In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

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

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

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 12,300 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,700 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample 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. ²
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.....	1,141,400	22,000
Same units, 1956 and 1959.....	1,052,000	17,500
Units changed by--		
Conversion.....	8,400	1,700
Merger.....	6,100	1,200
Units added through--		
New construction.....	67,700	12,300
Other sources.....	7,200	1,600
1956 INVENTORY		
Units changed by--		
Conversion.....	4,000	500
Merger.....	13,400	1,800
Units lost through--		
Demolition.....	5,900	900
Other means.....	13,700	3,200
NET CHANGE		
Total.....	52,400	13,300
Units added through--		
Conversion.....	4,400	1,200
New construction.....	67,700	12,300
Other sources.....	7,200	1,600
Total added.....	79,300	12,400
Units lost through--		
Merger.....	7,300	1,800
Demolition.....	5,900	900
Other means.....	13,700	3,200
Total lost.....	26,900	3,800

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.....	700	75,000.....	6,000
5,000.....	1,600	100,000.....	7,000
10,000.....	2,200	250,000.....	11,000
25,000.....	3,400	500,000.....	16,000
50,000.....	5,000	1,000,000.....	22,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	10,000	50,000	100,000	250,000	1,000,000
2 or 98.....	3.1	1.4	1.0	0.6	0.3
5 or 95.....	4.8	2.1	1.5	1.0	0.5
10 or 90.....	6.6	2.9	2.1	1.3	0.7
25 or 75.....	9.4	4.3	3.0	1.9	1.0
50.....	11.0	4.8	3.5	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 694,600 in 1956 and as 683,900 in 1959, the standard error of the 11,700 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 52,400 dwelling units (5 percent) in the Detroit SMSA. During this period, the number of dwelling units increased from 1,089,000 units¹ to 1,141,400 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 was \$74 in 1956 and \$78 in 1959. The median value of owner-occupied properties was \$13,100 in 1956 and \$13,800 in 1959.

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. (For components of change statistics for the 1950 to 1959 period, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-6, 1950 to 1959 Components and Part 1B-6, Inventory Characteristics.)

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

Component of change	Number	Percent
All dwelling units, 1959.....	1,141,400	100.0
Same units, 1956 and 1959.....	1,052,000	92.2
Units changed by--		
Conversion.....	8,400	0.8
Merger.....	6,100	0.5
Units added through--		
New construction.....	67,700	5.9
Other sources.....	7,200	0.6

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 1,052,000 units, or 92 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 8 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 67,700 units, amounting to 6 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 7,200 units (0.6 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 8,400 converted units in the inventory in 1959 (table A) which had been produced by dividing 4,000 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 6,100 units (table A). These were produced by combining an estimated 13,400 units that existed in 1956 (table B). Units involved in conversions and mergers represented 1.3 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.

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

Component of change	Number	Percent
All dwelling units, 1956.....	1,089,000	100.0
Same units, 1956 and 1959.....	1,052,000	96.6
Units changed by--		
Conversion.....	4,000	0.4
Merger.....	13,400	1.2
Units lost through--		
Demolition.....	5,900	0.5
Other means.....	13,700	1.3

Table B, which describes the disposition of the 1956 inventory, shows that the 1,052,000 "same" units represented about 97 percent of the 1956 inventory. Approximately 5,900 units, or 0.5 percent of the 1956 inventory, were demolished before 1959 and 13,700 units (around 1 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 (1.6 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.....	1,141,400
December 1956.....	1,089,000
NET CHANGE	
Total.....	52,400
Percent.....	4.8
Units added through--	
Conversion.....	4,400
New construction.....	67,700
Other sources.....	7,200
Total added.....	79,300
Units lost through--	
Merger.....	7,300
Demolition.....	5,900
Other means.....	13,700
Total lost.....	26,900

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 79,300 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 26,900 dwelling units from the 1956 inventory. Thus, for every three units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 52,400 units represents an average annual gain of approximately 17,000 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 29,000.²

² Data from Part 1A of Volume IV.

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." A comparison of the characteristics of new units constructed in the 3-year period, 1957 to 1959, with those built in the 9 3/4-year period, April 1950 to December 1959, may indicate possible differences between units built in the early part of the decade and those constructed later. (Characteristics of "new construction" for the 1950 to 1959 period are presented in Parts IA and IB of Volume IV.)

About 43 percent of the newer units (1957-1959 "new construction") had more than one bathroom and the median number of rooms was 5.3. The median value of owner-occupied properties was \$16,800. Available vacant units (for rent or for sale) accounted for about 13 percent of all the newer units. As shown in the Part IA report, about three-tenths of the units that were constructed during the 1950-1959 period had more than one bathroom and the median number of rooms was 5.1. The median value of owner-occupied properties was \$16,100. Approximately 5 percent were vacant units available for rent or for sale.

Comparison of the characteristics of "new construction" units for the 1957-1959 period with those existing in the inventory as "same" indicates that new units were more frequently owner occupied and higher in values than "same" units. In addition, new units contained larger households (table D).

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.

Units that were demolished or otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although the overall effect may be limited because of the small numbers involved. Characteristics of these components 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.....	67,700	1,052,000	5,900	1,052,000
Not dilapidated, with all facilities..	67,700	988,300	2,100	962,600
Percent of total.....	100.0	93.9	35.4	91.5
With 1.01 or more persons per room....	4,700	95,100	1,300	90,000
Percent of occupied.....	8.0	9.6	35.5	9.2
Owner occupied.....	55,400	710,300	...	694,600
Percent of occupied.....	95.5	71.7	...	71.1
Median:				
Number of rooms.....	5.3	5.1	...	5.1
Number of persons.....	3.9	3.2	...	3.3
Value.....	\$16,800	\$13,500	...	\$12,700
Gross rent.....	...	\$78	...	\$76
Contract rent.....	...	\$67	...	\$68

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 portion of table 4 shows that 30,900 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 5,600 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 31,800 units were downgraded from not dilapidated with all facilities to lacking some or all facilities or dilapidated by 1959; around 19,600 shifted in the opposite direction. However, the proportions of units that were not dilapidated with all facilities were about the same 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 reenter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$77 in 1956 and \$75 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 \$12,900 in 1956 and \$13,500 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.

DETROIT

MICHIGAN

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 comprises Macomb, Oakland, and Wayne Counties in Michigan.

The 1956 area is the same as the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1956 boundaries are also 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.....	1,141,378	...	67,714	...	1,083,649	...	UNITS IN STRUCTURE	1,141,378	100.0	67,714	100.0	1,083,649	100.0
TENURE, COLOR, AND VACANCY STATUS							All units.....						
All units.....	1,141,378	100.0	67,714	100.0	1,083,649	100.0	1.....	792,997	69.4	64,348	95.0	732,296	67.6
Occupied.....	1,070,322	93.8	58,057	85.7	1,027,488	94.8	2 to 4.....	232,011	20.3	688	1.0	238,094	22.0
Owner occupied.....	777,189	68.1	55,436	81.9	724,412	66.8	5 to 19.....	67,088	5.9	779	1.2	65,345	6.0
White.....	721,707	63.2	54,569	80.6	673,770	62.2	20 or more.....	44,416	3.9	278	0.4	43,313	4.0
Nonwhite.....	55,482	4.9	867	1.3	50,642	4.7	Trailer.....	5,266	0.5	1,625	2.4	4,641	0.4
Renter occupied.....	293,133	25.7	2,621	3.9	303,076	28.0	Owner occupied.....	777,189	100.0	55,436	100.0	724,412	100.0
White.....	206,835	18.1	2,483	3.7	228,663	21.1	1.....	695,307	89.5	53,115	95.8	641,245	88.5
Nonwhite.....	86,298	7.6	138	0.2	74,413	6.9	2 to 4.....	72,370	9.3	313	0.6	77,111	10.6
Vacant.....	71,056	6.2	9,657	14.3	56,161	5.2	5 or more.....	4,246	0.5	383	0.7	1,776	2.6
Available for sale only.....	14,876	1.3	8,600	12.7	8,361	0.8	Trailer.....	5,266	0.7	1,625	2.9	4,280	0.6
Available for rent.....	40,370	3.5	160	0.2	21,800	2.0	Renter occupied.....	293,133	100.0	2,621	100.0	303,076	100.0
Other.....	15,810	1.4	897	1.3	26,000	2.4	1.....	70,474	24.0	1,576	60.1	61,528	20.3
CONDITION AND PLUMBING							2 to 4.....						
All units.....	1,141,378	100.0	67,714	100.0	1,083,649	100.0	20 to 49.....	132,879	45.3	373	14.2	144,110	47.5
Not dilapidated.....	1,105,436	96.9	67,714	100.0	1,067,534	98.5	50 or more.....	53,094	18.1	396	15.1	55,729	18.4
With all plumbing facilities.....	1,071,064	93.8	67,714	100.0	1,015,143	93.7	Trailer.....	26,553	9.1	...	...	43,348	13.6
Lacking only hot water.....	7,365	0.6	...	...	7,251	0.7	Vacant.....	71,056	...	9,657	...	56,161	...
Lack'g other plumbing facilities.....	27,007	2.4	...	...	45,140	4.2	YEAR STRUCTURE BUILT						
Dilapidated.....	35,942	3.1	...	...	16,115	1.5	All units.....	1,141,378	100.0	67,714	100.0	1,083,649	100.0
Owner occupied.....	777,189	100.0	55,436	100.0	724,412	100.0	1957 to 1959.....	67,714	5.9	67,714	100.0	...	...
Not dilapidated.....	768,399	98.9	55,436	100.0	718,895	99.2	April 1950 to 1956.....	252,173	22.1	...	...	249,073	23.0
With all plumbing facilities.....	755,614	97.2	55,436	100.0	705,449	97.4	1940 to March 1950.....	210,773	18.5	...	...	217,741	20.1
Lacking only hot water.....	4,713	0.6	...	...	3,809	0.5	1939 or earlier.....	610,718	53.5	...	...	616,835	56.9
Lack'g other plumbing facilities.....	8,032	1.0	...	...	9,637	1.3	Owner occupied.....	777,189	100.0	55,436	100.0	...	...
Dilapidated.....	8,630	1.1	...	...	5,517	0.8	1957 to 1959.....	55,436	7.1	55,436	100.0	...	...
Renter occupied.....	293,133	100.0	2,621	100.0	303,076	100.0	April 1950 to 1956.....	222,066	28.6	...	...	...	...
Not dilapidated.....	274,253	93.5	2,621	100.0	295,417	97.5	1940 to March 1950.....	180,349	23.2	...	...	...	...
With all plumbing facilities.....	258,708	88.3	2,621	100.0	264,063	87.1	1939 or earlier.....	319,338	41.1	...	...	...	...
Lacking only hot water.....	1,758	0.6	...	...	2,406	0.8	Renter occupied.....	293,133	100.0	2,621	100.0	...	...
Lack'g other plumbing facilities.....	13,787	4.7	...	...	28,948	9.6	1957 to 1959.....	2,621	0.9	2,621	100.0	...	...
Dilapidated.....	18,880	6.4	...	...	7,659	2.5	April 1950 to 1956.....	24,343	8.3	...	...	...	...
Vacant.....	71,056	...	9,657	...	56,161	...	1940 to March 1950.....	24,617	8.4	...	...	...	...
BATHROOMS							1939 or earlier.....						
All units.....	1,141,378	100.0	67,714	100.0	...	...	Vacant.....	71,056	...	9,657	...	...	...
1.....	901,746	79.0	38,695	57.1	...	...	PERSONS						
More than 1.....	196,155	17.2	29,019	42.9	...	...	All occupied units.....	1,070,322	100.0	58,057	100.0	1,027,488	100.0
Shared or none.....	43,477	3.8	...	...	...	...	1 person.....	108,297	9.9	3,307	5.7	74,538	7.3
Owner occupied.....	777,189	100.0	55,436	100.0	...	...	2 persons.....	288,543	27.0	11,279	19.4	282,524	27.5
1.....	585,228	75.3	28,748	51.9	...	...	3 persons.....	200,460	18.7	8,309	14.3	192,566	18.7
More than 1.....	176,633	22.7	26,688	48.1	...	...	4 persons.....	132,248	12.4	14,725	25.4	221,128	21.5
Shared or none.....	15,328	2.0	...	...	...	...	5 persons.....	150,252	14.0	14,716	25.3	135,365	13.2
Renter occupied.....	293,133	100.0	2,621	100.0	...	...	6 persons or more.....	132,522	12.4	5,721	9.9	121,367	11.8
1.....	237,921	88.0	1,820	69.4	...	...	Median.....	3.2	...	3.9	...	...
More than 1.....	15,041	5.1	801	30.6	...	...	Owner occupied.....	777,189	100.0	55,436	100.0	724,412	100.0
Shared or none.....	20,171	6.9	...	...	...	...	1 person.....	47,872	6.2	2,766	5.0	30,800	4.3
Vacant.....	71,056	...	9,657	...	...	...	2 persons.....	204,952	26.4	10,775	19.4	186,390	25.7
ROOMS							3 persons.....						
All units.....	1,141,378	100.0	67,714	100.0	1,083,649	100.0	4 persons.....	145,187	18.7	8,112	14.6	140,266	19.4
1 and 2 rooms.....	43,130	3.8	248	0.4	50,477	4.7	5 persons.....	152,993	19.7	13,804	24.9	172,500	23.8
3 rooms.....	90,043	7.9	1,233	1.8	84,507	7.8	6 persons.....	123,364	15.9	14,506	26.2	104,187	14.4
4 rooms.....	162,512	14.2	2,943	4.3	179,159	16.5	6 persons or more.....	102,821	13.2	5,473	9.9	90,269	12.5
5 rooms.....	425,053	37.2	38,958	57.5	392,510	36.2	Median.....	3.4	...	3.9	...	...
6 rooms.....	273,349	23.9	19,641	29.0	240,736	22.2	Renter occupied.....	293,133	100.0	2,621	100.0	303,076	100.0
7 rooms or more.....	147,291	12.9	4,691	6.9	136,260	12.6	1 person.....	58,425	19.9	541	20.6	43,738	14.4
Median.....	5.1	...	5.3	...	5.1	...	2 persons.....	83,591	28.5	504	19.2	96,134	31.7
Owner occupied.....	777,189	100.0	55,436	100.0	724,412	100.0	3 persons.....	55,273	18.9	197	7.5	52,300	17.3
1 and 2 rooms.....	2,303	0.3	...	...	3,231	0.4	4 persons.....	39,255	13.4	921	35.1	48,628	16.0
3 rooms.....	11,843	1.5	463	0.8	8,692	1.2	5 persons.....	26,888	9.2	210	8.0	31,178	10.3
4 rooms.....	97,482	12.5	2,694	4.9	107,427	14.8	6 persons or more.....	29,701	10.1	248	9.5	31,098	10.3
5 rooms.....	323,413	41.6	30,341	54.7	301,913	41.7	Median.....	2.6	...	...	...	...
6 rooms.....	216,224	27.8	17,810	32.1	188,222	26.0	PERSONS PER ROOM						
7 rooms or more.....	125,924	16.2	4,128	7.4	114,927	15.9	All occupied units.....	1,070,322	100.0	58,057	100.0	...	...
Median.....	5.4	...	5.3	...	5.3	...	0.50 or less.....	444,550	41.5	16,827	29.0	...	...
Renter occupied.....	293,133	100.0	2,621	100.0	303,076	100.0	0.51 to 0.75.....	237,011	22.1	10,802	18.6	...	...
1 and 2 rooms.....	30,702	10.5	248	9.5	39,846	13.1	0.76 to 1.00.....	285,619	26.7	25,761	44.4	...	...
3 rooms.....	62,152	21.2	451	17.2	67,772	22.4	1.01 to 1.50.....	80,714	7.5	3,796	6.5	...	...
4 rooms.....	53,805	18.4	83	3.2	60,274	19.9	1.51 or more.....	22,428	2.1	871	1.5	...	...
5 rooms.....	81,485	27.8	1,248	47.6	73,128	24.1	Owner occupied.....	777,189	100.0	55,436	100.0	...	...
6 rooms.....	47,612	16.2	197	7.5	46,750	15.4	0.50 or less.....	326,648	42.0	15,723	28.4	...	...
7 rooms or more.....	17,377	5.9	394	15.0	15,306	5.1	0.51 to 0.75.....	163,938	21.1	10,270	18.5	...	...
Median.....	4.5	...	...	...	4.2	...	0.76 to 1.00.....	216,093	27.8	25,372	45.6	...	...
Vacant.....	71,056	...	9,657	...	56,161	...	1.01 to 1.50.....	56,719	7.3	3,548	6.4	...	...
							Renter occupied.....						
							0.50 or less.....						
							0.51 to 0.75.....						
							0.76 to 1.00.....						
							1.01 to 1.50.....						
							1.51 or more.....						

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 ²	
	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.....	1,070,322	100.0	58,057	100.0	1,027,488	100.0	Renter occupied.....	293,133	100.0	2,621	100.0	...	...
Male head, wife present, no non-relatives.....	833,454	77.9	53,418	92.0	826,160	80.4	No children.....	161,316	55.0	1,439	54.9	...	...
Under 45 years.....	448,705	41.9	40,993	70.6	467,333	45.5	Under 6 years only.....	47,906	16.3	618	23.6	...	...
45 to 64 years.....	303,779	28.4	11,408	19.6	290,464	28.3	1 child.....	22,205	7.6	197	7.5	...	...
65 years and over.....	80,970	7.6	1,017	1.8	68,363	6.7	2 children or more.....	25,701	8.8	421	16.1	...	...
Other male head.....	87,757	8.2	1,102	1.9	74,438	7.2	6 to 17 years only.....	45,445	15.5	...	...	...	...
Under 65 years.....	66,942	6.3	789	1.4	61,882	6.0	1 child.....	24,271	8.3	...	...	...	...
65 years and over.....	20,815	1.9	313	0.5	12,556	1.2	2 children.....	14,319	4.9	...	...	...	...
Female head.....	149,111	13.9	3,537	6.1	126,890	12.3	3 children or more.....	6,855	2.3	...	...	...	...
Under 65 years.....	116,356	10.9	2,805	4.8	97,681	9.5	Both age groups.....	38,466	13.1	564	21.5	...	...
65 years and over.....	32,755	3.1	732	1.3	29,209	2.8	2 children.....	5,130	1.8	106	4.0	...	...
...	...	...	...	...	...	...	3 children.....	11,327	3.9	210	8.0	...	...
...	...	...	...	...	...	...	4 children or more.....	22,009	7.5	248	9.5	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	1,070,322	100.0	58,057	100.0	...	...	All occupied units.....	1,070,322	100.0	58,057	100.0	...	...
None.....	882,090	82.4	50,682	87.3	...	...	No nonrelatives.....	1,027,689	96.0	57,210	98.5	...	...
1 person.....	131,878	12.3	6,623	11.4	...	...	With nonrelatives.....	42,633	4.0	847	1.5	...	...
2 persons.....	54,309	5.1	752	1.3	...	...	Owner occupied.....	777,189	100.0	55,436	100.0	...	...
3 persons or more.....	2,045	0.2	...	...	...	...	No nonrelatives.....	750,846	96.6	54,589	98.5	...	...
Owner occupied.....	777,189	100.0	55,436	100.0	...	...	With nonrelatives.....	26,343	3.4	847	1.5	...	...
None.....	690,119	81.1	48,789	88.0	...	...	Renter occupied.....	293,133	100.0	2,621	100.0	...	...
1 person.....	98,408	12.7	5,895	10.6	...	...	No nonrelatives.....	276,843	94.4	2,621	100.0	...	...
2 persons.....	46,617	6.0	752	1.4	...	...	With nonrelatives.....	16,290	5.6	...	...	...	...
3 persons or more.....	2,045	0.3	...	...	...	...	OWNER OF UNIT	...	...	...	...	...	...
Renter occupied.....	293,133	100.0	2,621	100.0	...	...	Owner-occupied units.....	777,189	100.0	55,436	100.0	...	...
None.....	251,971	86.0	1,893	72.2	...	...	Head or wife.....	774,892	99.7	55,436	100.0	...	...
1 person.....	33,470	11.4	728	27.8	...	...	Other relative of head.....	2,297	0.3	...	...	...	...
2 persons.....	7,692	2.6	...	...	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	...	...	...	...	...	...	AGE OF OWNER	...	...	...	...	...	...
OWN CHILDREN UNDER 18 YEARS OLD	...	...	...	...	...	...	Owner-occupied units.....	777,189	100.0	55,436	100.0	...	...
All occupied units.....	1,070,322	100.0	58,057	100.0	...	...	Under 25 years.....	17,941	2.3	5,993	10.8	...	...
No children.....	517,047	48.3	16,814	29.0	...	...	25 to 34 years.....	126,408	16.3	17,761	32.0	...	...
1 child.....	161,902	15.1	13,368	23.0	...	...	35 to 44 years.....	215,107	27.7	15,712	28.3	...	...
2 children.....	168,933	15.8	13,188	22.7	...	...	45 to 54 years.....	170,247	21.9	10,144	18.3	...	...
3 children.....	123,840	11.4	9,019	15.5	...	...	55 to 64 years.....	144,835	18.6	4,305	7.8	...	...
4 children.....	52,851	4.9	3,168	5.5	...	...	65 years and over.....	102,651	13.2	1,521	2.7	...	...
5 children.....	23,805	2.2	2,041	3.5	...	...	VALUE	...	...	...	...	...
6 children or more.....	23,944	2.2	459	0.8	...	...	Owner-occupied nonfarm units ² ..	683,275	100.0	52,619	100.0	627,218	100.0
Owner occupied.....	777,189	100.0	55,436	100.0	...	...	Less than \$5,000.....	9,963	1.5	...	...	...	...
No children.....	355,731	45.8	15,375	27.7	...	...	\$5,000 to \$7,400.....	35,059	5.1	...	...	157,112	25.0
1 child.....	115,426	14.9	13,171	23.8	...	...	\$7,500 to \$9,900.....	89,537	13.1	248	0.5	...	...
2 children.....	134,426	17.3	12,661	22.8	...	...	\$10,000 to \$12,400.....	126,628	18.5	1,379	2.6	240,374	38.3
3 children.....	97,075	12.5	8,809	15.9	...	...	\$12,500 to \$14,900.....	153,956	22.5	15,921	30.3	...	...
4 children or more.....	74,537	9.6	5,420	9.8	...	...	\$15,000 to \$17,400.....	109,461	16.0	12,502	23.8	152,442	24.3
Renter occupied.....	293,133	100.0	2,621	100.0	...	...	\$17,500 to \$19,900.....	66,408	9.7	7,173	13.6	...	...
No children.....	161,316	55.0	1,439	54.9	...	...	\$20,000 to \$24,900.....	38,373	5.6	5,121	9.7	...	...
1 child.....	46,476	15.9	197	7.5	...	...	\$25,000 to \$34,900.....	32,842	4.8	4,288	8.1	77,290	12.3
2 children.....	34,513	11.8	527	20.1	...	...	\$35,000 or more.....	21,048	3.1	5,987	11.4	...	...
3 children.....	24,765	8.4	210	8.0	...	...	Median.....dollars..	13,860	...	16,800	...	13,100	...
4 children or more.....	26,063	8.9	248	9.5	...	...	Renter-occupied nonfarm units..	293,133	...	2,621	...	301,684	...
OWN CHILDREN BY AGE GROUP	...	...	...	...	...	...	GROSS RENT	...	...	...	...	...	...
All occupied units.....	1,070,322	100.0	58,057	100.0	...	...	Reporting.....	282,229	100.0	2,030	100.0	296,410	100.0
No children.....	517,047	48.3	16,814	29.0	...	...	Less than \$40.....	7,223	2.6	...	...	13,676	4.6
Under 6 years only.....	124,619	11.6	15,793	27.2	...	...	\$40 to \$99.....	45,340	16.1	...	...	59,554	20.1
1 child.....	52,704	4.9	6,753	11.6	...	...	\$60 to \$99.....	100,818	35.7	...	...	106,774	36.0
2 children or more.....	71,915	6.7	9,040	15.6	...	...	\$100 to \$119.....	72,990	25.9	...	...	68,167	23.0
6 to 17 years only.....	243,376	22.7	8,992	15.5	...	...	\$120 to \$149.....	31,096	11.0	569	28.0	...	...
1 child.....	109,198	10.2	6,615	11.4	...	...	\$150 to \$199.....	15,799	5.6	865	42.6	...	...
2 children.....	87,195	8.1	1,385	2.4	...	...	\$200 or more.....	5,857	2.1	348	17.1	17,708	6.0
3 children or more.....	46,983	4.4	992	1.7	...	...	No cash rent.....	3,106	1.1	248	12.2	...	...
Both age groups.....	185,280	17.3	16,458	28.3	...	...	Median.....dollars..	10,904	...	591	...	5,274	...
2 children.....	34,391	3.2	4,894	8.4	...	...	CONTRACT RENT	...	...	...	...	...	...
3 children.....	65,254	6.1	6,626	11.4	...	...	Reporting cash rent.....	282,229	...	2,030	...	296,410	...
4 children or more.....	85,635	8.0	4,938	8.5	...	...	Median.....dollars..	67	...	...	...	67	...
Owner occupied.....	777,189	100.0	55,436	100.0	...	...	...	...	...	...	...	...	...
No children.....	355,731	45.8	15,375	27.7	...	...	...	...	...	...	...	...	...
Under 6 years only.....	76,713	9.9	15,175	27.4	...	...	...	...	...	...	...	...	...
1 child.....	30,499	3.9	6,556	11.8	...	...	...	...	...	...	...	...	...
2 children or more.....	46,214	5.9	8,619	15.5	...	...	...	...	...	...	...	...	...
6 to 17 years only.....	197,931	25.5	8,992	16.2	...	...	...	...	...	...	...	...	...
1 child.....	84,927	10.9	6,615	11.9	...	...	...	...	...	...	...	...	...
2 children.....	72,876	9.4	1,385	2.5	...	...	...	...	...	...	...	...	...
3 children or more.....	40,128	5.2	992	1.8	...	...	...	...	...	...	...	...	...
Both age groups.....	146,814	18.9	15,894	28.7	...	...	...	...	...	...	...	...	...
2 children.....	29,261	3.8	4,788	8.6	...	...	...	...	...	...	...	...	...
3 children.....	53,927	6.9	6,416	11.6	...	...	...	...	...	...	...	...	...
4 children or more.....	63,626	8.2	4,690	8.5	...	...	...	...	...	...	...	...	...

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.

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.....	58,057	6,747	8,395	5,794	991,329	100.0
0.50 or less.....	16,827	2,258	3,136	2,327	420,002	42.4
0.51 to 0.75.....	10,802	624	1,764	1,620	222,201	22.4
0.76 to 1.00.....	25,761	1,924	2,883	1,034	254,017	25.6
1.01 to 1.50.....	3,796	1,083	612	400	74,823	7.5
1.51 or more.....	871	858	...	413	20,286	2.0
VALUE						
Owner-occupied nonfarm units ¹	52,619	...	...	2,964	627,692	100.0
Less than \$5,000.....	...	...	...	413	9,550	1.5
\$5,000 to \$7,400.....	...	...	...	...	35,059	5.6
\$7,500 to \$9,900.....	248	...	...	541	88,748	14.1
\$10,000 to \$12,400.....	1,379	...	...	1,230	124,019	19.8
\$12,500 to \$14,900.....	15,921	...	...	...	138,035	22.0
\$15,000 or more.....	35,071	...	...	780	232,281	37.0
Median.....dollars..	16,800	...	...	...	13,500	...
Renter-occupied nonfarm units.....	2,621	1,758	5,259	2,470	281,025	...
GROSS RENT						
Reporting.....	2,030	1,300	5,259	2,337	271,303	100.0
Less than \$20.....	...	...	...	...	...	...
\$20 to \$39.....	...	...	...	...	7,223	2.7
\$40 to \$59.....	...	572	...	274	44,494	16.4
\$60 to \$79.....	...	286	4,503	577	95,432	35.2
\$80 to \$99.....	...	756	...	1,134	71,100	26.2
\$100 or more.....	2,030	442	...	352	53,034	19.5
No cash rent.....	591	458	...	133	9,722	...
Median.....dollars..	...	...	...	...	78	...
CONTRACT RENT						
Reporting cash rent.....	2,030	1,300	5,259	2,337	271,303	...
Median.....dollars..	...	...	...	...	67	...

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.....	5,909	13,652	4,010	13,406	1,051,992	100.0
Units with 1956 records available.....	5,639	13,333	4,010	13,406	1,008,262	95.8
TENURE, COLOR, AND VACANCY STATUS						
All units.....	5,639	13,333	4,010	13,406	1,008,262	100.0
Occupied.....	3,575	11,538	4,010	10,846	976,304	96.8
Owner occupied.....	...	2,273	3,209	4,314	694,601	68.9
White.....	...	1,715	2,167	3,552	646,776	64.1
Nonwhite.....	...	558	1,042	762	47,825	4.7
Renter occupied.....	3,575	9,265	801	6,532	281,703	27.9
White.....	2,557	6,691	432	4,271	216,735	21.5
Nonwhite.....	1,018	2,574	389	2,261	64,968	6.4
Vacant.....	2,064	1,795	...	2,560	31,958	3.2
Available for sale only.....	...	...	...	...	5,849	0.6
Available for rent.....	508	1,128	...	1,545	15,936	1.6
Other.....	1,556	667	...	1,015	10,173	1.0
CONDITION AND PLUMBING						
All units.....	5,639	13,333	4,010	13,406	1,008,262	100.0
Not dilapidated.....	3,352	11,853	4,010	11,891	998,216	99.0
With all plumbing facilities.....	2,950	7,400	4,010	9,626	962,608	95.5
Lacking some or all facilities.....	1,302	4,453	...	2,265	35,608	3.5
Dilapidated.....	2,287	1,480	...	1,515	10,046	1.0
Owner occupied.....	...	2,273	3,209	4,314	694,601	100.0
With all plumbing facilities.....	...	2,273	3,209	4,314	689,601	99.3
Lacking some or all facilities.....	...	1,659	3,209	4,314	680,209	97.9
Dilapidated.....	...	614	...	...	9,392	1.4
Renter occupied.....	3,575	9,265	801	6,532	281,703	100.0
Not dilapidated.....	2,336	7,785	801	6,032	277,982	98.7
With all plumbing facilities.....	1,288	4,626	801	3,767	256,989	91.2
Lacking some or all facilities.....	1,048	3,159	...	2,265	20,993	7.5
Dilapidated.....	1,239	1,480	...	500	3,721	1.3
Vacant.....	2,064	1,795	...	2,560	31,958	...

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.....	5,639	13,333	4,010	13,406	1,008,262	100.0
1 and 2 rooms.....	254	4,286	...	2,446	41,133	4.1
3 and 4 rooms.....	3,590	6,655	1,001	6,226	229,862	22.8
5 and 6 rooms.....	1,286	1,817	1,189	4,208	607,933	60.3
7 rooms or more.....	509	575	1,820	526	129,334	12.8
Median.....	...	3.0	...	3.6	5.1	...
Owner occupied.....						
1 and 2 rooms.....	...	2,273	3,209	4,314	694,601	100.0
3 and 4 rooms.....	...	865	...	136	1,675	0.2
5 and 6 rooms.....	...	870	1,001	1,000	107,824	15.5
7 rooms or more.....	...	279	388	2,913	474,075	68.3
Median.....	...	279	1,820	265	111,027	16.0
Renter occupied.....						
1 and 2 rooms.....	3,575	9,265	801	6,532	281,703	100.0
3 and 4 rooms.....	...	2,870	...	1,545	34,602	12.3
5 and 6 rooms.....	2,557	4,949	...	3,961	111,422	39.6
7 rooms or more.....	509	1,150	801	765	119,000	42.5
Median.....	...	296	...	261	15,879	5.6
Vacant.....	2,064	1,795	...	2,560	31,958	...
UNITS IN STRUCTURE						
All units.....	5,639	13,333	4,010	13,406	1,008,262	100.0
1.....	3,096	4,435	3,209	...	696,192	69.0
2 to 4.....	1,271	3,210	801	12,466	212,699	21.1
5 or more.....	1,272	5,688	...	1,000	99,371	9.9
YEAR STRUCTURE BUILT						
All units.....	5,639	13,333	4,010	13,406	1,008,262	100.0
April 1950 to 1956.....	...	1,419	...	...	238,045	23.6
March 1950 or earlier.....	5,639	11,914	4,010	13,406	770,217	76.4
PERSONS						
Occupied units.....	3,575	11,538	4,010	10,846	976,304	100.0
1 person.....	...	1,440	...	2,097	71,567	7.3
2 persons.....	779	3,706	2,232	2,295	266,293	27.3
3 persons.....	...	1,468	...	2,225	192,291	19.7
4 persons.....	1,017	2,658	1,389	1,276	210,348	21.5
5 persons.....	477	557	389	1,265	125,538	12.9
6 persons or more.....	1,302	1,709	...	1,688	110,267	11.3
Median:	...	2.9	...	3.0	3.3	...
Owner.....	...	...	...	...	3.5	...
Renter.....	...	2.4	...	...	2.7	...
PERSONS PER ROOM						
Occupied units.....	3,575	11,538	4,010	10,846	976,304	100.0
0.50 or less.....	254	2,015	2,232	2,847	370,031	37.9
0.51 to 0.75.....	1,034	1,411	389	1,736	240,766	24.7
0.76 to 1.00.....	1,017	2,836	1,389	4,251	275,497	28.2
1.01 to 1.50.....	1,016	3,617	...	762	70,186	7.2
1.51 or more.....	254	1,659	...	1,250	19,824	2.0
VALUE						
Owner-occupied nonfarm units ¹.....	...	279	3,209	...	590,247	...
Reporting.....	...	279	3,209	...	572,155	100.0
Less than \$5,000.....	...	...	388	...	7,731	1.4
\$5,000 to \$7,400.....	...	279	...	...	40,271	7.0
\$7,500 to \$9,900.....	...	...	...	...	93,785	16.4
\$10,000 to \$12,400.....	...	...	1,590	...	137,913	24.1
\$12,500 to \$14,900.....	...	...	389	...	78,981	13.8
\$15,000 or more.....	...	...	1,042	...	213,474	37.3
Not reported.....	...	...	...	...	16,092	...
Median.....dollars.....	...	...	...	...	12,700	...
Renter-occupied nonfarm units.....	3,036	8,969	801	6,267	280,805	...
GROSS RENT						
Reporting.....	3,036	8,082	389	5,517	230,734	100.0
Less than \$20.....	...	...	...	...	573	0.2
\$20 to \$39.....	255	1,457	...	265	6,294	2.7
\$40 to \$59.....	1,239	2,045	...	790	37,019	16.0
\$60 to \$79.....	509	2,349	...	2,196	90,452	39.2
\$80 to \$99.....	254	278	389	1,536	59,968	26.0
\$100 or more.....	779	1,953	...	776	36,518	15.8
Not reported.....	...	592	412	750	46,143	...
No cash rent.....	...	295	...	...	3,928	...
Median.....dollars.....	...	65	...	...	76	...
CONTRACT RENT						
Reporting cash rent.....	3,036	8,378	389	6,017	240,627	...
Median.....dollars.....	...	58	...	...	68	...

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										Vacant units		
		Occupied units									Total	Avail-able	Other	
		Total			Owner			Renter						
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white				
Same units 1956 and 1959: With 1956 records available.....	1,008,262	949,286	817,435	131,851	682,911	630,137	52,774	266,375	187,298	79,077	58,976	44,962	14,014	
Occupied.....	976,304	924,537	798,716	125,821	673,143	620,942	52,201	251,394	177,774	73,620	51,767	40,050	11,717	
White.....	863,511	823,988	793,129	30,859	629,454	617,308	12,146	194,534	175,821	18,713	39,523	32,157	7,366	
Nonwhite.....	112,793	100,549	5,587	94,962	43,689	3,634	40,055	56,860	1,953	54,907	12,244	7,893	4,351	
Owner occupied.....	694,601	682,487	626,812	55,675	642,997	595,704	47,293	39,490	31,108	8,382	12,114	9,258	2,856	
White.....	646,776	632,822	623,231	12,591	602,368	592,357	10,011	33,454	30,874	2,580	10,954	8,397	2,557	
Nonwhite.....	47,825	49,665	2,581	43,084	40,629	3,347	37,282	6,036	234	5,802	1,160	861	299	
Renter occupied.....	281,703	242,050	171,904	70,146	30,146	25,238	4,908	211,904	146,666	65,238	39,653	30,792	8,861	
White.....	216,735	198,166	169,898	18,268	27,086	24,951	2,135	161,080	144,947	16,133	28,569	23,760	4,809	
Nonwhite.....	64,968	53,884	2,006	51,878	3,060	287	2,773	50,824	1,719	49,105	11,084	7,032	4,052	
Vacant.....	31,958	24,749	18,719	6,030	9,768	9,195	573	14,981	9,524	5,457	7,209	4,912	2,297	
Available.....	21,785	17,172	12,861	4,311	6,902	6,329	573	10,270	6,532	3,738	4,613	4,032	581	
Other.....	10,173	7,577	5,858	1,719	2,866	2,866	...	4,711	2,992	1,719	2,596	880	1,716	
Same units 1950, 1956, and 1959: With 1956 records available.....	699,052	656,222	546,200	110,022	441,991	395,990	46,001	214,231	150,210	64,021	42,830	32,675	10,155	
Occupied.....	681,126	642,901	538,035	104,866	439,145	393,717	45,428	203,756	144,318	59,438	38,225	30,072	8,153	
White.....	592,719	562,586	533,721	28,865	402,159	390,836	11,323	160,427	142,885	17,542	30,133	25,459	4,674	
Nonwhite.....	88,407	80,315	4,314	76,001	36,986	2,881	34,105	43,329	1,433	41,896	8,092	4,613	3,479	
Owner occupied.....	454,619	445,855	398,419	47,436	416,015	375,257	40,758	29,840	23,162	6,678	8,764	7,269	1,495	
White.....	415,734	407,831	395,825	12,006	382,089	372,663	9,426	25,742	23,162	2,580	7,903	6,408	1,495	
Nonwhite.....	38,885	38,024	2,594	35,430	33,926	2,594	31,332	4,098	...	4,098	861	861	...	
Renter occupied.....	226,507	197,046	139,616	57,430	23,130	18,460	4,670	173,916	121,156	52,760	29,461	22,803	6,658	
White.....	176,985	154,755	137,896	16,859	20,070	18,173	1,897	134,685	119,723	14,962	22,230	19,051	3,179	
Nonwhite.....	49,522	42,291	7,720	40,571	3,060	287	2,773	39,231	1,433	37,798	7,231	3,752	3,479	
Vacant.....	17,926	13,321	8,165	5,156	2,846	2,273	573	10,475	5,892	4,583	4,605	2,603	2,002	
Available.....	10,297	7,993	4,556	3,437	1,397	824	573	6,596	3,732	2,864	2,304	2,018	286	
Other.....	7,629	5,328	3,609	1,719	1,449	1,449	...	3,879	2,160	1,719	2,301	585	1,716	

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

[Based on sample; see text]

1956 characteristic	Total	1959 characteristic										Vacant units
		Total				Owner-occupied units			Renter-occupied units			
		Not dilapidated		Dilap- dated	Total	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.....	1,008,262	950,400	25,087	32,775	667,572	8,444	6,895	237,795	10,561	18,019	58,976	
Not dilapidated:												
With all plumbing facilities.....	962,608	930,816	7,603	24,189	659,760	3,656	4,013	228,757	2,670	13,487	50,265	
Lacking some or all facilities.....	35,698	15,495	16,507	3,606	6,054	4,189	1,112	6,994	7,513	2,494	7,252	
Dilapidated.....	10,046	4,089	977	4,980	1,758	599	1,770	2,044	378	2,038	1,459	
Owner occupied.....	694,601	679,079	6,996	8,526	630,645	6,619	5,733	37,386	78	2,026	12,114	
Not dilapidated:												
With all plumbing facilities.....	689,209	670,520	4,033	5,656	623,719	3,656	3,150	36,202	78	1,739	11,665	
Lacking some or all facilities.....	9,392	5,916	2,663	813	5,168	2,663	813	299	...	...	449
Dilapidated.....	5,000	2,643	300	2,057	1,758	300	1,770	885	...	287	...	
Renter occupied.....	281,703	245,849	14,790	21,064	28,021	1,526	599	187,314	10,197	14,393	39,653	
Not dilapidated:												
With all plumbing facilities.....	256,989	237,151	3,177	16,661	27,734	...	300	180,889	2,592	11,461	34,013	
Lacking some or all facilities.....	20,993	7,838	11,235	1,920	287	1,526	299	5,852	7,227	1,621	4,181	
Dilapidated.....	3,721	860	378	2,483	...	...	...	573	378	1,311	1,459
Vacant.....	31,958	25,472	3,301	3,185	8,906	299	563	13,095	286	1,600	7,209	
Same units 1950, 1956, and 1959: With 1956 records available.....	699,052	653,063	19,981	26,008	428,189	7,800	6,002	191,563	8,884	13,784	42,830	
Not dilapidated:												
With all plumbing facilities.....	663,212	638,066	6,087	19,059	421,849	3,012	3,419	185,353	2,097	10,590	36,892	
Lacking some or all facilities.....	27,691	12,652	12,917	2,122	4,868	4,189	813	5,337	6,409	1,309	4,766	
Dilapidated.....	8,149	2,345	977	4,827	1,472	599	1,770	873	378	1,885	1,172	
Owner occupied.....	484,619	441,377	6,352	6,870	404,901	5,975	5,139	28,031	78	1,731	8,764	
Not dilapidated:												
With all plumbing facilities.....	441,699	434,310	3,389	4,006	399,148	3,012	2,556	27,146	78	1,444	8,315	
Lacking some or all facilities.....	8,505	5,029	2,663	813	4,281	2,663	813	299	...	...	449
Dilapidated.....	4,415	2,058	300	2,057	1,472	300	1,770	586	...	287	...	
Renter occupied.....	226,507	198,190	12,064	16,253	21,304	1,526	300	154,357	8,806	10,753	29,461	
Not dilapidated:												
With all plumbing facilities.....	226,658	191,166	3,305	13,187	21,017	...	300	149,319	2,019	8,859	25,144	
Lacking some or all facilities.....	17,141	7,024	9,381	736	287	1,526	...	5,038	6,409	736	3,145	
Dilapidated.....	2,708	...	378	2,330	...	...	...	...	378	1,158	1,172
Vacant.....	17,926	13,476	1,565	2,885	1,984	299	563	9,175	...	1,300	4,605	

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.....	1,008,262	601,782	7,846	30,825	84,367	121,045	131,478	91,883	57,111	31,318	45,907	4,942	406,480
Owner-occupied nonfarm units ¹	590,247	551,996	5,328	29,202	75,363	110,076	125,472	85,109	51,244	28,572	37,611	4,019	38,251
Less than \$5,000.....	7,731	6,606	1,388	1,444	2,069	598	587	523	...	...	...	287	1,125
\$5,000 to \$7,400.....	40,271	35,666	1,934	13,377	12,879	5,821	587	769	...	...	...	299	4,605
\$7,500 to \$9,900.....	93,785	86,768	1,470	9,777	31,423	23,614	18,192	582	521	...	...	1,184	7,017
\$10,000 to \$12,400.....	137,913	129,419	536	3,111	23,915	59,156	34,403	4,319	2,518	691	...	...	770
\$12,500 to \$14,900.....	78,981	74,708	...	299	...	12,679	42,850	14,777	1,576	...	...	...	299
\$15,000 to \$17,400.....	96,682	94,730	...	...	874	22,996	46,635	13,971	5,024	320	...	...	1,952
\$17,500 to \$19,900.....	41,282	39,529	...	299	288	2,035	10,755	21,296	4,301	306	...	...	1,783
\$20,000 to \$24,900.....	33,733	31,309	...	...	...	498	2,865	4,600	8,874	10,345	4,127	...	2,424
\$25,000 or more.....	41,777	39,036	...	...	...	...	299	...	382	6,989	29,877	...	194
Not reported.....	18,092	14,225	...	600	1,682	2,305	1,245	2,152	1,946	1,222	2,787	...	286
All other occupied and vacant units..	418,015	49,786	2,518	1,683	9,004	10,969	6,006	6,774	5,867	2,746	3,296	923	368,229
Same units 1950, 1956, and 1959: With 1956 records available.....	699,052	373,027	6,903	29,995	70,548	79,778	74,677	49,496	26,568	15,320	15,952	3,790	326,025
Owner-occupied nonfarm units ¹	371,027	341,671	4,684	28,312	63,266	70,171	71,010	46,264	25,397	14,123	14,954	3,490	29,356
Less than \$5,000.....	7,198	6,372	1,388	1,444	2,069	598	587	523	...	...	...	287	1,125
\$5,000 to \$7,400.....	33,594	30,181	1,290	13,377	10,811	5,817	587	769	...	...	...	299	3,413
\$7,500 to \$9,900.....	62,018	55,870	1,470	9,482	24,376	12,471	6,314	286	...	...	...	1,184	6,148
\$10,000 to \$12,400.....	103,408	96,611	536	3,111	21,829	39,390	24,379	4,319	2,223	288	...	...	536
\$12,500 to \$14,900.....	43,233	40,071	...	299	1,638	7,576	22,526	6,862	871	...	...	...	299
\$15,000 to \$17,400.....	49,773	48,601	...	...	573	3,516	13,314	22,158	5,845	2,928	286	...	1,172
\$17,500 to \$19,900.....	20,454	20,154	...	299	288	...	...	...	...	300	...	...	300
\$20,000 to \$24,900.....	17,608	16,148	...	...	...	498	1,521	3,963	3,846	4,012	2,308	...	1,460
\$25,000 or more.....	19,150	16,939	...	...	...	...	299	...	748	4,573	11,020	...	2,211
Not reported.....	14,591	10,724	...	300	1,682	2,305	1,245	1,633	1,946	287	1,040	...	286
All other occupied and vacant units..	328,025	31,356	2,219	1,683	7,282	9,607	3,667	3,232	1,171	1,197	998	300	296,669

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 \$89	\$90 to \$99	\$100 to \$119	\$120 or more		No cash rent or rent not reported
Same units 1956 and 1959: With 1956 records available.....	1,008,262	266,375	2,029	5,194	12,671	26,807	45,028	42,251	64,619	26,183	21,606	19,968	741,887
Renter-occupied nonfarm units.....	280,805	211,006	1,743	4,595	12,097	22,172	39,990	32,494	49,520	20,386	13,989	14,920	69,799
Less than \$30.....	3,401	2,243	...	1,145	525	287	286	...	...	...	...	...	1,158
\$30 to \$39.....	3,376	2,556	...	573	1,410	286	...	...	...	...	...	...	287
\$40 to \$49.....	9,976	8,529	1,170	1,119	2,242	872	1,395	873	286	...	...	...	572
\$50 to \$59.....	27,043	20,265	...	598	1,434	2,124	4,901	1,732	1,431	...	...	...	1,759
\$60 to \$69.....	42,336	30,343	287	287	2,191	4,270	10,332	5,502	4,356	...	...	...	3,118
\$70 to \$79.....	48,116	38,176	...	573	1,875	2,876	11,128	10,417	8,726	1,408	300	...	873
\$80 to \$89.....	59,968	51,506	...	...	737	2,305	5,650	9,075	23,164	7,242	1,123	...	2,210
\$90 to \$99.....	24,288	17,223	...	...	...	...	859	861	5,817	5,798	2,782	...	1,116
\$100 to \$119.....	12,230	9,690	...	...	...	...	288	286	573	1,745	5,286	...	1,512
\$120 or more.....	50,071	30,475	286	300	1,683	3,152	5,151	3,748	5,167	4,203	3,312	...	3,473
No cash rent or rent not reported..	50,071	30,475	286	300	1,683	3,152	5,151	3,748	5,167	4,203	3,312	...	3,473
All other occupied and vacant units..	727,457	55,369	286	599	574	4,635	5,038	9,757	15,099	5,796	8,517	5,068	672,088
Same units 1950, 1956, and 1959: With 1956 records available.....	699,052	214,231	1,743	4,075	9,326	19,652	39,841	37,142	54,845	17,200	12,983	17,416	484,821
Renter-occupied nonfarm units.....	225,909	173,318	1,457	3,776	8,752	17,067	35,977	30,497	42,044	13,078	8,026	12,644	52,591
Less than \$30.....	3,163	2,005	...	1,145	287	287	286	...	...	...	...	...	1,158
\$30 to \$39.....	2,320	2,032	...	287	1,172	286	...	...	...	...	...	...	287
\$40 to \$49.....	8,060	6,900	884	586	1,955	872	1,198	873	286	...	...	...	286
\$50 to \$59.....	23,826	18,508	...	598	1,434	6,953	4,614	1,732	1,431	...	...	...	1,460
\$60 to \$69.....	37,291	27,294	287	287	1,721	4,270	9,719	5,502	4,356	...	...	...	2,832
\$70 to \$79.....	39,170	31,721	...	573	285	1,432	9,111	9,432	8,439	600	300	...	873
\$80 to \$89.....	50,509	43,043	...	...	438	1,432	5,077	8,073	19,259	5,468	886	...	2,210
\$90 to \$99.....	17,309	12,124	...	...	...	...	288	286	573	575	2,428	...	587
\$100 to \$119.....	7,830	5,524	...	...	...	...	288	286	573	575	2,428	...	874
\$120 or more.....	36,431	24,157	286	300	1,160	2,915	4,965	3,452	4,034	2,752	1,158	...	3,235
No cash rent or rent not reported..	36,431	24,157	286	300	1,160	2,915	4,965	3,452	4,034	2,752	1,158	...	3,235
All other occupied and vacant units..	473,143	40,913	286	299	574	2,591	3,864	6,645	12,801	4,124	4,957	4,772	432,230

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.....	67,714	248	1,233	2,943	38,958	19,641	4,691
CONDITION AND PLUMBING							
All units.....	67,714	248	1,233	2,943	38,958	19,641	4,691
Not dilapidated:							
With all plumbing facilities.....	67,714	248	1,233	2,943	38,958	19,641	4,691
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	55,436	...	463	2,694	30,341	17,810	4,128
Not dilapidated:							
With all plumbing facilities.....	55,436	...	463	2,694	30,341	17,810	4,128
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	2,621	248	451	83	1,248	197	394
Not dilapidated:							
With all plumbing facilities.....	2,621	248	451	83	1,248	197	394
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	9,657	...	319	166	7,369	1,634	169
BATHROOMS							
All units.....	67,714	248	1,233	2,943	38,958	19,641	4,691
1.....	38,695	248	1,233	2,673	28,494	5,931	116
More than 1.....	29,019	...	...	270	10,464	13,710	4,575
Shared or none.....	...	...	...	...	...	...	...
Owner occupied.....	55,436	...	463	2,694	30,341	17,810	4,128
1.....	28,748	...	463	2,424	20,601	5,144	116
More than 1.....	26,688	...	...	270	9,740	12,666	4,012
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	2,621	248	451	83	1,248	197	394
1.....	1,820	248	451	83	1,038	...	...
More than 1.....	801	...	...	...	210	197	394
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	9,657	...	319	166	7,369	1,634	169
PERSONS							
All occupied units.....	58,057	248	914	2,777	31,589	18,007	4,522
1 person.....	3,307	...	505	290	2,512	...	...
2 persons.....	11,279	...	138	1,178	7,544	2,419	...
3 persons.....	8,309	...	...	271	6,065	1,506	467
4 persons.....	14,725	248	271	541	9,900	1,438	2,327
5 persons.....	14,716	...	...	226	3,684	10,047	759
6 persons or more.....	5,721	...	...	271	1,884	2,597	969
Owner occupied.....	55,436	...	463	2,694	30,341	17,810	4,128
1 person.....	2,766	...	192	248	2,326	...	...
2 persons.....	10,775	...	...	1,137	7,219	2,419	...
3 persons.....	8,112	...	...	271	6,065	1,506	467
4 persons.....	13,804	...	271	541	9,621	1,438	1,933
5 persons.....	14,506	...	...	226	3,474	10,047	759
6 persons or more.....	5,473	...	...	271	1,636	2,597	969
Renter occupied.....	2,621	248	451	83	1,248	197	394
1 person.....	541	...	313	42	186	...	...
2 persons.....	504	...	138	41	325	...	...
3 persons.....	197	...	...	...	...	197	...
4 persons.....	921	248	...	...	279	...	394
5 persons.....	210	...	...	...	210	...	...
6 persons or more.....	248	...	...	...	248	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	58,057	248	914	2,777	31,589	18,007	4,522
Male head, wife present, no nonrelatives.....	53,418	248	409	2,048	28,555	17,694	4,464
Under 45 years.....	40,993	248	409	809	24,797	11,166	3,564
45 to 64 years.....	11,408	...	...	991	3,445	6,072	900
65 years and over.....	1,017	...	...	248	313	456	...
Other male head.....	1,102	...	...	496	293	313	...
Female head.....	1,537	...	505	233	2,741	...	58
Owner occupied.....	55,436	...	463	2,694	30,341	17,810	4,128
Male head, wife present, no nonrelatives.....	51,525	...	271	2,007	27,680	17,497	4,070
Under 45 years.....	39,238	...	271	768	24,060	10,969	3,170
45 to 64 years.....	11,270	...	...	991	3,307	6,072	900
65 years and over.....	1,017	...	...	248	313	456	...
Other male head.....	1,102	...	...	496	293	313	...
Female head.....	2,809	...	192	191	2,368	...	58
Renter occupied.....	2,621	248	451	83	1,248	197	394
Male head, wife present, no nonrelatives.....	1,893	248	138	41	875	197	394
Under 45 years.....	1,795	248	138	41	737	197	394
45 to 64 years.....	138	...	...	...	138	...	...
65 years and over.....	...	...	...	...	...	...	...
Other male head.....	...	...	...	...	...	...	...
Female head.....	728	...	313	42	373	...	...

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

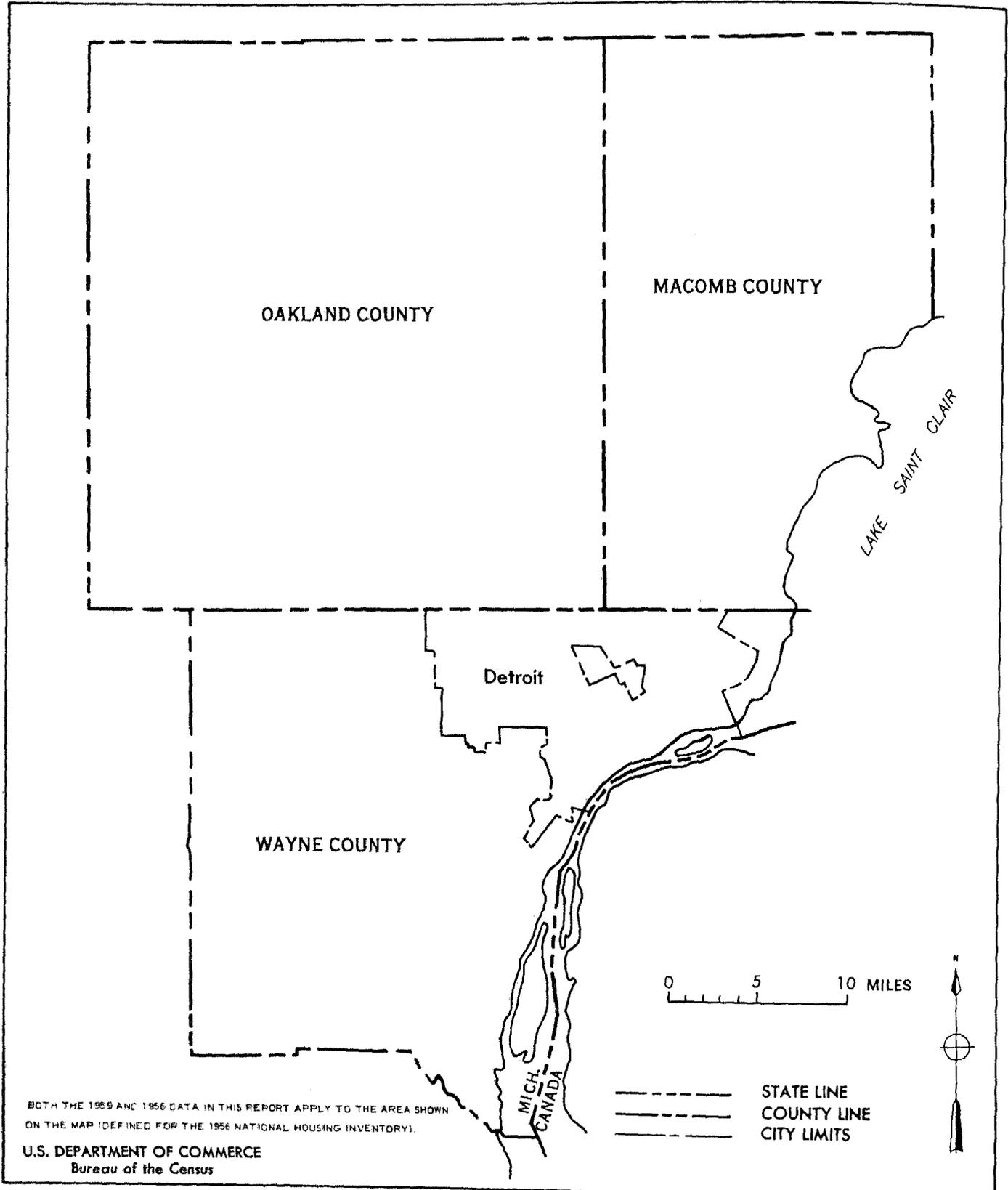
[Based on sample; see text]

Subject	Total	Value						
		Less than \$10,000	\$10,000 to \$12,499	\$12,500 to \$14,999	\$15,000 to \$17,499	\$17,500 to \$19,999	\$20,000 to \$24,999	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹	52,619	248	1,379	15,921	12,502	7,173	5,121	10,275
ROOMS								
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	1,149	248	248	179	226	248	...	...
5 and 6 rooms.....	47,342	...	1,131	15,174	12,160	6,805	3,534	8,520
7 rooms or more.....	4,128	...	...	568	116	122	1,567	1,755
PERSONS								
1 and 2 persons.....	12,574	248	248	8,023	784	929	1,098	1,247
3 and 4 persons.....	20,833	...	1,056	5,138	8,941	2,024	2,140	1,524
5 and 6 persons.....	16,787	...	75	2,653	2,553	3,374	1,338	7,294
7 persons or more.....	2,425	...	...	107	214	1,346	548	210
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	49,091	...	1,131	13,939	12,131	6,696	4,859	10,275
Under 45 years.....	38,177	...	823	13,532	9,723	6,054	3,962	4,023
45 to 64 years.....	10,210	...	248	407	2,468	394	897	5,796
65 years and over.....	704	...	...	...	...	248	...	456
Other male head.....	1,102	248	248	...	106	435	65	...
Female head.....	2,426	...	...	1,922	205	42	197	...

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)

Detroit, Mich.
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

STATE LINE
COUNTY LINE
CITY LIMITS