

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-2

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Atlanta, Ga.,

Standard Metropolitan Statistical Area

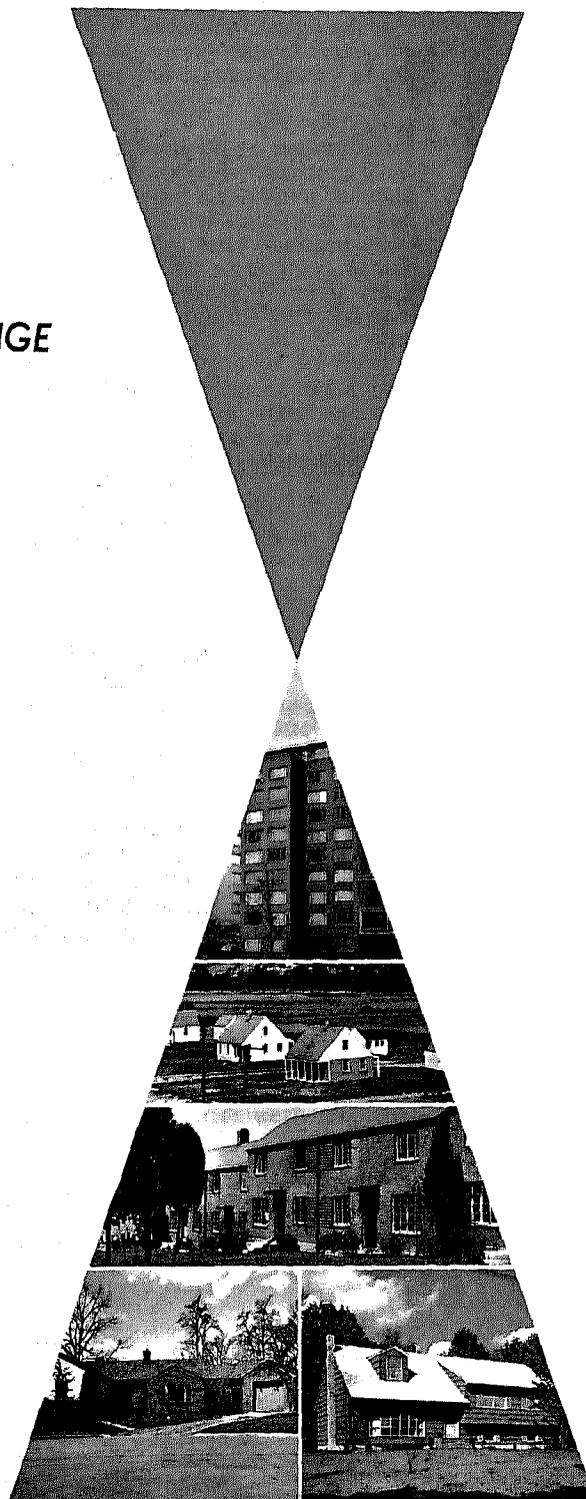
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PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

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

Part 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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LIST OF REPORTS IN VOLUME IV, PART 1A

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, for units classified as "same," the 1959 characteristic is cross tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities. For units classified as "new construction," value and rent are cross tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Both the 1959 and 1950 data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both

programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory may be compared, taking into account any changes in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to conversion by 1959). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use by 1959. In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population

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

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

In 1950, the areas were called standard metropolitan areas (SMA's). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

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

In the reports for these two SCA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census.

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

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

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties,

Components of Inventory Change

(c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

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

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census.

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

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

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

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

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

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

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

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

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

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

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

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

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

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

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas, and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records. In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

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

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

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

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

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

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation.

Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1960; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

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

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

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

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

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

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

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

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

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

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

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

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

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

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

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

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

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

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

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

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

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

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

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

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The

types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

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

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

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

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

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

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

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

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

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

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

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

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

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

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

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

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

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

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 3, this same procedure was followed. For the 1950 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Presence of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

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

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

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

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on processing will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. The 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

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

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

For segments which were in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

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

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

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

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

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

PROCESSING OF DATA

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

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

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

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

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

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or

on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For several items, including 1950 value and rent data for table 3, a "not reported" category was retained.

ACCURACY OF DATA

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

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

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

Editing and coding in the processing operations are subject to some inaccuracies. For units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

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

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

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments and the list of addresses,

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

ESTIMATION PROCEDURE

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

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., "same" units, conversions, mergers, demolitions, and other losses). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the

census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units.

For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

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

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

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 11,500 dwelling units, including the units in the 1,400 land area segments and the list of 2,600 specific addresses for measuring losses; the subsample for this area consists of approximately 3,600 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

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

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

Table I.--SOURCE OF TABULATIONS

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

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

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

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	311,700	4,100
Same units, 1950 and 1959.....	169,600	1,900
Units changed by--		
Conversion.....	11,600	1,000
Merger.....	6,100	500
Units added through--		
New construction.....	121,100	3,300
Other sources.....	3,400	800
1950 INVENTORY		
Units changed by--		
Conversion.....	5,600	500
Merger.....	12,900	1,000
Units lost through--		
Demolition.....	13,500	1,400
Other means.....	6,300	900
NET CHANGE		
Total.....	103,800	3,900
Units added through--		
Conversion.....	6,000	600
New construction.....	121,100	3,300
Other sources.....	3,400	800
Total added.....	130,500	3,500
Units lost through--		
Merger.....	6,800	600
Demolition.....	13,500	1,400
Other means.....	6,300	900
Total lost.....	26,700	1,800

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

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 81,100 in 1950 and as 76,900 in 1959, the standard error of the 4,200 change is read from table III (column for subsample).

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

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
500.....	400	500	25,000.....	1,700	2,000
1,000.....	600	700	50,000.....	...	2,400
5,000.....	1,000	1,200	75,000.....	...	2,900
10,000.....	1,300	1,500	100,000.....	...	3,100
15,000.....	1,500	1,700	250,000.....	...	4,200

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

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

Estimated percentage	Base of percentage				
	5,000	10,000	25,000	100,000	312,000
2 or 98.....	4.5	3.2	2.0	0.9	0.4
5 or 95.....	7.1	5.0	3.0	1.2	0.5
10 or 90.....	9.9	7.0	3.8	1.5	0.7
25 or 75.....	14.2	8.8	4.6	1.8	0.8
50.....	15.4	9.3	5.0	1.9	0.9

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

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

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

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 311,700 dwelling units¹ in the housing inventory in the Atlanta SMSA. Approximately 183,700 of these units were occupied by their owners, 112,000 were occupied by renters, and the remaining 16,000 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.3 persons and the size of their units averaged 5.6 rooms; for renter households, the medians were 2.8 persons and 3.7 rooms. Approximately one-fifth (21 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was one-half (51 percent).

Comparison with 1950 discloses a net gain of 103,800 dwelling units, or 50 percent over the 1950 inventory. Owner-occupied units increased from 51 percent of the occupied inventory in 1950 to 62 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 59 percent to 84 percent. The median size of units in 1950 was 4.3 rooms compared with 5.0 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$35 to \$63, and the median value of owner-occupied properties rose from \$7,800 to \$12,800.

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

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

Component of change	Number	Percent
All dwelling units, 1959.....	311,700	100.0
Same units, 1950 and 1959.....	169,600	54.4
Units changed by--		
Conversion.....	11,600	3.7
Merger.....	6,100	2.0
Units added through--		
New construction.....	121,100	38.8
Other sources.....	3,400	1.1

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 54 percent of the dwelling units (169,600 units) in the Atlanta area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 46 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 121,100 units, amounting to 39 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 11,600 converted units in the inventory in 1959 (table A) which had been produced by dividing 5,600 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 308,570; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

6,100 units (table A). These were produced by combining an estimated 12,900 units that existed in 1950 (table B). Units involved in conversions and mergers represented 6 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

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

Component of change	Number	Percent
All dwelling units, 1950.....	207,900	100.0
Same units, 1950 and 1959.....	169,600	81.6
Units changed by--		
Conversion.....	5,600	2.7
Merger.....	12,900	6.2
Units lost through--		
Demolition.....	13,500	6.5
Other means.....	6,300	3.0

Table B, which describes the disposition of the 1950 inventory, shows that the 169,600 "same" units represented about 82 percent of the 1950 inventory. Approximately 13,500 units, or 6 percent of the 1950 inventory, were demolished before 1959 and 6,300 units (around 3 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, transient accommodations, or were moved from site. The remaining units in the 1950 inventory (9 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, transient accommodations and units moved to site) added about 130,500 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 26,700 dwelling units from the 1950 inventory. Thus, for every five units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 103,800 units represents an average annual gain of approximately 11,000 units over the period of 9 3/4 years.

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

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	311,700
April 1950.....	207,900
NET CHANGE	
Total.....	103,800
Percent.....	50.0
Units added through--	
Conversion.....	6,000
New construction.....	121,100
Other sources.....	3,400
Total added.....	130,500
Units lost through--	
Merger.....	6,800
Demolition.....	13,500
Other means.....	6,300
Total lost.....	26,700

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (97 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.4 rooms. Of the occupied new units roughly one out of four was occupied by renters in 1959 and the median gross rent was \$59. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about four-fifths were dilapidated or lacked hot water, private toilet or bath, and the median size was 2.9 rooms. The bulk of the occupied units (about 80 percent) had been occupied by renters in 1950, and the gross rent at that time was \$27.

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

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

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	121,100	169,600	13,500	169,600
Not dilapidated, with all facilities..	117,000	132,200	2,800	94,300
Percent of total.....	96.6	77.9	21.7	68.5
With 1.01 or more persons per room....	13,000	21,000	4,800	21,200
Percent of occupied.....	11.3	13.0	38.5	15.8
Owner occupied.....	83,800	92,800	2,500	81,100
Percent of occupied.....	73.2	57.3	20.1	60.7
Median:				
Number of rooms.....	5.4	4.8	2.9	4.7
Number of persons.....	3.7	2.8	2.9	3.1
Value.....	\$15,100	\$11,000	\$6,100	\$8,500
Gross rent.....	\$69	\$61	\$27	\$39
Contract rent.....	\$61	\$50	\$20-	\$34

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

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

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

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were owner occupied in 1950, around 11,400 were occupied by renters in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at a higher level in 1959 than 1950.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 19 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent		
All dwelling units.....	311,720	...	121,075	...	207,879	...	ROOMS—Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....	111,958	100.0	30,714	100.0	97,127	100.0
All units.....	311,720	100.0	121,075	100.0	207,879	100.0	1 and 2 rooms.....	12,626	11.3	2,559	8.3	22,432	23.1
Owned.....	295,683	94.9	114,499	94.6	199,792	96.1	3 rooms.....	35,703	31.9	9,299	30.3	32,485	33.4
Owner occupied.....	183,725	58.9	83,785	69.2	102,665	49.4	4 rooms.....	32,505	29.0	11,394	37.1	22,652	23.3
White.....	165,606	53.1	78,632	64.9	90,343	43.5	5 rooms.....	19,504	17.4	4,837	15.7	13,388	13.8
Nonwhite.....	18,119	5.8	5,153	4.3	12,322	5.9	6 rooms.....	7,469	6.7	2,168	7.1	4,319	4.4
Renter occupied.....	111,958	35.9	30,714	25.4	97,127	46.7	7 rooms or more.....	4,151	3.7	457	1.5	1,851	1.9
White.....	74,339	23.8	18,409	15.2	67,293	32.4	Median.....	3.7	...	3.8	...	3.3	...
Nonwhite.....	37,619	12.1	12,305	10.2	29,834	14.4	Vacant.....	16,037	...	6,576	...	8,087	...
Vacant.....	16,037	5.1	6,576	5.4	8,087	3.9	UNITS IN STRUCTURE						
Available for sale only.....	3,708	1.2	2,909	2.4	1,645	0.8	All units.....	311,720	100.0	121,075	100.0	207,879	100.0
Available for rent.....	7,819	2.5	2,413	2.0	2,169	1.0	1.....	208,171	66.8	91,997	76.0	129,140	62.1
Other.....	4,510	1.4	1,254	1.0	4,273	2.1	2 to 4.....	62,841	20.2	12,004	9.9	50,599	24.3
CONDITION AND PLUMBING							5 to 19.....	33,131	10.6	12,801	10.6	27,197	13.1
All units.....	311,720	100.0	121,075	100.0	207,879	100.0	20 or more.....	5,051	1.6	1,976	1.6	943	0.5
Not dilapidated.....	294,050	94.3	120,171	99.3	179,989	86.6	Trailer.....	2,526	0.8	2,297	1.9	...	...
With all plumbing facilities.....	262,887	84.3	116,995	96.6	123,681	59.5	Owner occupied.....	183,725	100.0	83,785	100.0	102,665	100.0
Lacking only hot water.....	5,862	1.9	378	0.3	7,550	3.6	1.....	166,261	90.5	80,193	95.7	88,990	86.7
Lack'g other plumbing facilities.....	25,301	8.1	2,798	2.3	48,738	23.5	2 to 4.....	14,439	7.9	1,295	1.5	12,167	11.9
Dilapidated.....	17,670	5.7	904	0.7	27,890	13.4	5 or more.....	499	0.3	...	...	798	0.8
Owner occupied.....	183,725	100.0	83,785	100.0	102,665	100.0	Trailer.....	2,526	1.4	2,297	2.7	710	0.7
Not dilapidated.....	179,884	97.9	83,188	99.3	96,696	94.2	Renter occupied.....	111,958	100.0	30,714	100.0	97,127	100.0
With all plumbing facilities.....	167,300	91.2	81,855	97.7	72,456	70.6	1.....	33,194	29.6	7,049	23.0	34,456	35.2
Lacking only hot water.....	1,869	1.0	232	0.3	3,175	3.1	2 to 4.....	44,415	39.7	10,304	33.5	37,177	38.3
Lack'g other plumbing facilities.....	10,515	5.7	1,101	1.3	21,065	20.5	5 to 19.....	29,573	26.4	11,385	37.1	25,261	26.0
Dilapidated.....	3,841	2.1	597	0.7	5,969	5.8	20 to 49.....	3,251	2.9	521	1.7	...	...
Renter occupied.....	111,958	100.0	30,714	100.0	97,127	100.0	50 or more.....	1,525	1.4	1,455	4.7	233	0.2
Not dilapidated.....	99,513	88.9	30,481	99.2	76,417	78.7	Trailer.....	...	...	...	...	...	...
With all plumbing facilities.....	82,610	73.8	28,858	94.0	46,184	47.5	Vacant.....	16,037	...	6,576	...	8,087	...
Lacking only hot water.....	3,725	3.3	146	0.5	4,156	4.3	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	13,178	11.8	1,477	4.8	26,077	26.8	All units.....	311,720	100.0	121,075	100.0	207,879	100.0
Dilapidated.....	12,445	11.1	233	0.8	20,710	21.3	1957 to 1959.....	32,035	10.3	32,035	26.5	...	...
Vacant.....	16,037	...	6,576	...	8,087	...	April 1950 to 1956.....	89,040	28.6	89,040	73.5	...	...
BATHROOMS							1940 to March 1950.....	58,459	18.8	...	...	61,547	29.6
All units.....	311,720	100.0	121,075	100.0	...	...	1939 or earlier.....	132,186	42.4	...	...	146,332	70.4
1.....	211,491	67.8	80,375	66.4	...	...	Owner occupied.....	183,725	100.0	83,785	100.0	...	...
More than 1.....	56,283	18.1	37,376	30.9	...	...	1957 to 1959.....	22,352	12.2	22,352	26.7	...	...
Shared or none.....	43,946	14.1	3,324	2.7	...	...	April 1950 to 1956.....	61,433	33.4	61,433	73.3	...	...
Owner occupied.....	183,725	100.0	83,785	100.0	...	...	1940 to March 1950.....	35,910	19.5	...	...	...	...
1.....	118,593	64.5	48,931	58.4	...	...	1939 or earlier.....	64,030	34.9	...	...	...	...
More than 1.....	50,369	27.4	33,521	40.0	...	...	Renter occupied.....	111,958	100.0	30,714	100.0	...	...
Shared or none.....	14,763	8.0	1,333	1.6	...	...	1957 to 1959.....	5,529	4.9	5,529	18.0	...	...
Renter occupied.....	111,958	100.0	30,714	100.0	...	...	April 1950 to 1956.....	25,185	22.5	25,185	82.0	...	...
1.....	82,457	73.6	27,660	90.1	...	...	1940 to March 1950.....	20,318	18.1	...	...	...	...
More than 1.....	2,924	2.6	1,357	4.4	...	...	1939 or earlier.....	60,926	54.4	...	...	...	...
Shared or none.....	26,577	23.7	1,697	5.5	...	...	Vacant.....	16,037	...	6,576	...	8,087	...
Vacant.....	16,037	...	6,576	...	...	...	PERSONS						
ROOMS							All occupied units.....	295,683	100.0	114,499	100.0	199,792	100.0
All units.....	311,720	100.0	121,075	100.0	207,879	100.0	1 person.....	30,247	10.2	6,787	5.9	13,667	6.8
1 and 2 rooms.....	15,463	5.0	3,140	2.6	26,199	12.6	2 persons.....	84,009	28.4	23,375	20.4	56,745	28.4
3 rooms.....	48,673	15.6	12,600	10.4	43,752	21.1	3 persons.....	54,840	18.5	22,171	19.4	48,301	24.2
4 rooms.....	56,907	18.3	19,525	16.1	43,768	21.1	4 persons.....	60,574	20.5	31,713	27.7	37,881	19.0
5 rooms.....	72,680	23.3	27,961	23.1	47,027	22.6	5 persons.....	35,057	11.9	17,457	15.2	20,569	10.3
6 rooms.....	74,935	24.0	39,820	32.9	29,877	14.4	6 persons or more.....	30,956	10.5	12,996	11.4	22,629	11.3
7 rooms or more.....	43,062	13.8	18,029	14.9	19,256	9.3	Median.....	3.1	...	3.7	...	3.1	
Median.....	5.0	...	5.4	...	4.3	...	Owner occupied.....	183,725	100.0	83,785	100.0	102,665	100.0
Owner occupied.....	183,725	100.0	83,785	100.0	102,665	100.0	1 person.....	14,060	7.7	3,190	3.8	4,797	4.7
1 and 2 rooms.....	1,258	0.7	508	0.6	2,586	2.5	2 persons.....	51,249	27.9	15,799	18.9	25,733	25.1
3 rooms.....	9,898	5.4	2,736	3.3	7,973	7.8	3 persons.....	23,628	18.3	15,483	18.5	25,673	25.0
4 rooms.....	20,738	11.3	7,031	8.4	19,012	18.5	4 persons.....	45,388	24.7	26,749	31.9	22,346	21.8
5 rooms.....	50,617	27.6	21,627	25.8	31,426	30.6	5 persons.....	21,867	11.9	12,705	15.2	12,334	12.0
6 rooms.....	63,960	34.8	35,002	41.8	24,624	24.0	6 persons or more.....	17,533	9.5	9,859	11.8	11,782	11.5
7 rooms or more.....	37,254	20.3	16,881	20.1	17,044	16.6	Median.....	3.8	...	3.8	...	3.3	
Median.....	5.6	...	5.8	...	5.2	...	Renter occupied.....	111,958	100.0	30,714	100.0	97,127	100.0
1 person.....	16,187	14.5	3,597	11.7	8,870	9.1	1 person.....	16,187	14.5	3,597	11.7	8,870	9.1
2 persons.....	32,760	29.3	7,576	24.7	31,032	31.9	2 persons.....	32,760	29.3	7,576	24.7	31,032	31.9
3 persons.....	21,212	18.9	6,688	21.8	22,628	23.3	3 persons.....	21,212	18.9	6,688	21.8	22,628	23.3
4 persons.....	15,186	13.6	4,964	16.2	15,535	16.0	4 persons.....	15,186	13.6	4,964	16.2	15,535	16.0
5 persons.....	13,190	11.8	4,752	15.5	8,235	8.5	5 persons.....	13,190	11.8	4,752	15.5	8,235	8.5
6 persons or more.....	13,423	12.0	3,137	10.2	10,847	11.2	6 persons or more.....	13,423	12.0	3,137	10.2	10,847	11.2
Median.....	3.1	...	3.1	...	2.9	...	Median.....	3.1	...	3.1	...	2.9	...

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	295,683	100.0	114,499	100.0	199,792	100.0	All occupied units.....	295,683	100.0	114,499	100.0	...	...
0.50 or less.....	114,876	38.9	36,895	32.2	106,766	53.4	No children.....	141,769	47.9	34,380	30.0	...	...
0.51 to 0.75.....	75,042	25.4	31,795	27.8			1 child.....	47,751	16.1	22,415	19.6	...	...
0.76 to 1.00.....	68,487	23.2	32,844	28.7			2 children.....	56,767	19.2	33,251	29.0	...	...
1.01 to 1.50.....	23,769	8.0	10,252	9.0			3 children.....	27,765	9.4	15,174	13.3	...	...
1.51 or more.....	13,509	4.6	2,713	2.4			4 children.....	12,006	4.1	5,719	5.0	...	...
Owner occupied.....	183,725	100.0	83,785	100.0	...	...	5 children.....	4,262	1.4	1,389	1.2	...	...
0.50 or less.....	82,713	45.0	28,973	34.6	...	...	6 children or more.....	5,363	1.8	2,171	1.9	...	...
0.51 to 0.75.....	48,262	26.3	25,485	30.4	...	...	Owner occupied.....	183,725	100.0	83,785	100.0	...	...
0.76 to 1.00.....	40,353	22.0	23,022	27.5	...	...	No children.....	84,579	46.0	21,800	26.0	...	...
1.01 to 1.50.....	9,745	5.3	5,629	6.7	...	...	1 child.....	29,783	16.2	16,922	20.2	...	...
1.51 or more.....	2,652	1.4	676	0.8	...	...	2 children.....	41,143	22.4	27,476	32.8	...	...
Renter occupied.....	111,958	100.0	30,714	100.0	...	...	3 children.....	16,749	9.1	10,732	12.8	...	...
0.50 or less.....	32,163	28.7	7,922	25.8	...	...	4 children or more.....	11,471	6.2	6,855	8.2	...	...
0.51 to 0.75.....	26,780	23.9	6,310	20.5	...	...	Renter occupied.....	111,958	100.0	30,714	100.0	...	...
0.76 to 1.00.....	28,134	25.1	9,822	32.0	...	...	No children.....	57,190	51.1	12,580	41.0	...	...
1.01 to 1.50.....	14,024	12.5	4,623	15.1	...	...	1 child.....	17,968	16.0	5,493	17.9	...	...
1.51 or more.....	10,897	9.7	2,037	6.6	...	...	2 children.....	15,624	14.0	5,775	18.8	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	295,683	100.0	114,499	100.0	...	...	All occupied units.....	295,683	100.0	114,499	100.0	...	...
Male head, wife present, no non-relatives.....	224,082	75.8	99,365	86.8	...	...	No children.....	141,769	47.9	34,380	30.0	...	...
Under 45 years.....	129,455	43.8	73,978	64.6	...	...	Under 6 years only.....	38,506	13.0	22,779	19.9	...	...
45 to 64 years.....	76,996	26.0	23,990	21.0	...	...	1 child.....	17,648	6.0	9,574	8.4	...	...
65 years and over.....	17,631	6.0	1,397	1.2	...	...	2 children or more.....	20,858	7.1	13,205	11.5	...	...
Other male head.....	17,563	5.9	4,214	3.7	...	...	6 to 17 years only.....	68,939	23.3	31,022	27.1	...	...
Under 65 years.....	12,974	4.4	2,507	2.5	...	...	1 child.....	30,103	10.2	12,841	11.2	...	...
65 years and over.....	4,589	1.6	1,307	1.1	...	...	2 children.....	27,057	9.2	14,041	12.3	...	...
Female head.....	54,038	18.3	10,920	9.5	...	...	3 children or more.....	11,779	4.0	4,140	3.6	...	...
Under 65 years.....	37,385	12.6	9,334	8.2	...	...	Both age groups.....	46,469	15.7	26,318	23.0	...	...
65 years and over.....	16,653	5.6	1,586	1.4	...	...	2 children.....	13,465	4.6	8,648	7.6	...	...
YEAR MOVED INTO UNIT						OWNER OF UNIT							
All occupied units.....	295,683	100.0	114,499	100.0	...	...	All occupied units.....	295,683	100.0	114,499	100.0	...	...
1958 and 1959.....	94,440	31.9	44,004	38.4	...	...	No nonrelatives.....	283,586	95.9	112,423	98.2	...	...
1955 to 1957.....	75,199	25.4	44,879	39.2	...	...	With nonrelatives.....	12,097	4.1	2,076	1.8	...	...
1950 to 1954.....	56,845	19.2	25,616	22.4	...	...	Owner occupied.....	183,725	100.0	83,785	100.0	...	...
1945 to 1949.....	26,169	8.9	...	...	...	...	No nonrelatives.....	178,531	97.2	82,720	98.7	...	...
1944 or earlier.....	43,030	14.6	...	...	...	...	With nonrelatives.....	5,194	2.8	1,065	1.3	...	...
Owner occupied.....	183,725	100.0	83,785	100.0	...	...	Renter occupied.....	111,958	100.0	30,714	100.0	...	...
1958 and 1959.....	37,802	20.6	27,506	32.8	...	...	No children.....	57,190	51.1	12,580	41.0	...	...
1955 to 1957.....	44,248	24.1	34,038	40.6	...	...	Under 6 years only.....	18,334	16.4	7,212	23.5	...	...
1950 to 1954.....	43,384	23.6	22,241	26.5	...	...	1 child.....	9,714	8.7	3,532	11.5	...	...
1945 to 1949.....	21,597	11.8	...	...	...	...	2 children or more.....	8,620	7.7	3,680	12.0	...	...
1944 or earlier.....	36,694	20.0	...	...	...	...	6 to 17 years only.....	18,905	16.9	4,007	13.0	...	...
Renter occupied.....	111,958	100.0	30,714	100.0	...	...	1 child.....	8,254	7.4	1,961	6.4	...	...
1958 and 1959.....	56,638	50.6	16,498	53.7	...	...	2 children.....	5,540	4.9	1,050	3.4	...	...
1955 to 1957.....	30,951	27.6	10,841	35.3	...	...	3 children or more.....	5,111	4.6	996	3.2	...	...
1950 to 1954.....	13,461	12.0	3,375	11.0	...	...	Both age groups.....	17,529	15.7	6,915	22.5	...	...
1945 to 1949.....	4,972	4.1	...	...	...	...	2 children.....	4,354	3.9	2,182	7.1	...	...
1944 or earlier.....	6,336	5.7	...	...	...	...	3 children.....	5,071	4.5	2,676	8.7	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	295,683	100.0	114,499	100.0	...	...	All occupied units.....	295,683	100.0	114,499	100.0	...	...
None.....	244,516	82.7	106,361	92.9	...	...	No nonrelatives.....	283,586	95.9	112,423	98.2	...	...
1 person.....	38,628	13.1	6,902	6.0	...	...	With nonrelatives.....	12,097	4.1	2,076	1.8	...	...
2 persons.....	11,983	4.1	1,226	1.1	...	...	Owner occupied.....	183,725	100.0	83,785	100.0	...	...
3 persons or more.....	556	0.2	10	...	...	...	No nonrelatives.....	178,531	97.2	82,720	98.7	...	...
Owner occupied.....	183,725	100.0	83,785	100.0	...	...	With nonrelatives.....	5,194	2.8	1,065	1.3	...	...
None.....	148,696	80.9	78,009	93.1	...	...	Renter occupied.....	111,958	100.0	30,714	100.0	...	...
1 person.....	25,155	13.7	4,860	5.8	...	...	No nonrelatives.....	105,055	93.8	29,703	96.7	...	...
2 persons.....	9,388	5.1	906	1.1	...	...	With nonrelatives.....	6,903	6.2	1,011	3.3	...	...
3 persons or more.....	486	0.3	10	...	...	...	OWNER OF UNIT	...	...	...	...	...	...
Renter occupied.....	111,958	100.0	30,714	100.0	...	...	Owner-occupied units.....	183,725	100.0	83,785	100.0	...	...
None.....	95,820	85.6	28,352	92.3	...	...	Head or wife.....	182,552	99.4	83,481	99.6	...	...
1 person.....	13,473	12.0	2,042	6.6	...	...	Other relative of head.....	1,173	0.6	304	0.4	...	...
2 persons.....	2,995	2.3	320	1.0	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	70	0.1	...	...	...	...	...	...	...	...	...	...	...

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹					
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent				
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent						
AGE OF OWNER						Renter-occupied nonfarm units..						110,977	...	30,562	...	93,654	...
Owner-occupied units.....						183,725	100.0	83,785	100.0	...	...	GROSS RENT					
Under 25 years.....						2,992	1.6	2,166	2.6	...	...	Reporting.....					
25 to 34 years.....						36,263	19.7	27,438	32.7	...	...	Less than \$40.....					
35 to 44 years.....						47,765	26.0	29,522	35.2	...	...	\$40 to \$59.....					
45 to 54 years.....						41,004	22.3	14,846	17.7	...	...	\$60 to \$79.....					
55 to 64 years.....						30,094	16.4	7,271	8.7	...	...	\$80 to \$99.....					
65 years and over.....						25,607	13.9	2,542	3.0	...	...	\$100 to \$119.....					
												\$120 to \$149.....					
												\$150 to \$199.....					
												\$200 or more.....					
												No cash rent.....					
												Median.....dollars..					
												CONTRACT RENT					
												Reporting cash rent.....					
												Median.....dollars..					
VALUE						Owner-occupied nonfarm units ² ..						161,912	100.0	79,307	100.0	76,335	100.0
Less than \$5,000.....						10,547	6.5	1,280	1.6	19,346	25.3						
\$5,000 to \$7,400.....						12,770	7.9	2,679	3.4	16,907	22.1						
\$7,500 to \$9,900.....						19,035	11.8	4,869	6.1	15,085	19.8						
\$10,000 to \$12,400.....						35,850	22.1	15,503	19.5	15,536	20.4						
\$12,500 to \$14,900.....						24,742	15.3	14,773	18.6	5,209	6.8						
\$15,000 to \$17,400.....						20,731	12.8	12,920	16.3	4,252	5.6						
\$17,500 to \$19,900.....						11,515	7.1	8,262	10.4	2,781	3.5						
\$20,000 to \$24,900.....						11,209	6.9	9,461	11.9	7,800	...						
\$25,000 to \$34,900.....						9,541	5.9	6,779	8.5	...	...				
\$35,000 or more.....						5,972	3.7	2,781	3.5	...	...				
Median.....dollars..						12,800	...	15,100	...	7,800	...						

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

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	121,075	...	3,428	...	11,587	...	6,072	...	169,558	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	121,075	100.0	3,428	100.0	11,587	100.0	6,072	100.0	169,558	100.0
Occupied.....	114,499	94.5	3,045	88.8	10,588	91.4	5,729	94.4	161,822	95.4
Owner occupied.....	83,785	69.2	447	13.0	3,073	26.5	3,618	59.6	92,802	54.7
White.....	78,632	64.9	447	13.0	2,545	22.0	2,373	39.1	81,609	48.1
Nonwhite.....	5,153	4.3	...	...	528	4.6	1,245	20.5	11,193	6.6
Renter occupied.....	30,714	25.4	2,598	75.8	7,515	64.9	2,111	34.8	69,020	40.7
White.....	18,409	15.2	1,344	39.2	5,199	44.9	1,707	28.1	47,680	28.1
Nonwhite.....	12,305	10.2	1,254	36.6	2,316	20.0	404	6.7	21,340	12.6
Vacant.....	6,576	5.4	383	11.2	999	8.6	343	5.6	7,736	4.6
Available for sale only.....	2,909	2.4	...	...	...	...	...	...	799	0.5
Available for rent.....	2,413	2.0	383	11.2	768	6.6	274	4.5	3,981	2.3
Other.....	1,254	1.0	...	...	231	2.0	69	1.1	2,956	1.7
CONDITION AND PLUMBING										
All units.....	121,075	100.0	3,428	100.0	11,587	100.0	6,072	100.0	169,558	100.0
Not dilapidated.....	120,171	99.3	3,097	90.3	9,982	86.1	5,705	94.0	155,095	91.5
With all plumbing facilities.....	116,995	96.6	1,762	51.4	7,484	64.6	4,491	74.0	132,155	77.9
Lacking some or all facilities.....	3,176	2.6	1,335	38.9	2,498	21.6	1,214	20.0	22,940	13.5
Dilapidated.....	904	0.7	331	9.7	1,605	13.9	367	6.0	14,463	8.5
Owner occupied.....	83,785	100.0	447	...	3,073	100.0	3,618	100.0	92,802	100.0
Not dilapidated.....	83,188	99.3	447	...	2,925	95.2	3,584	99.1	89,740	96.7
With all plumbing facilities.....	81,855	97.7	437	...	2,009	65.4	2,940	81.3	80,259	86.5
Lacking some or all facilities.....	1,333	1.6	10	...	916	29.8	644	17.8	9,481	10.2
Dilapidated.....	597	0.7	...	...	148	4.8	34	0.9	3,062	3.3
Renter occupied.....	30,714	100.0	2,598	100.0	7,515	100.0	2,111	100.0	69,020	100.0
Not dilapidated.....	30,481	99.2	2,267	87.3	6,225	82.8	1,847	87.5	58,693	85.0
With all plumbing facilities.....	28,858	94.0	1,158	44.6	4,643	61.8	1,341	63.5	46,610	67.5
Lacking some or all facilities.....	1,623	5.3	1,109	42.7	1,282	21.1	506	24.0	12,083	17.5
Dilapidated.....	233	0.8	331	12.7	1,290	17.2	264	12.5	10,327	15.0
Vacant.....	6,576	...	383	...	999	...	343	...	7,736	...
BATHROOMS										
All units.....	121,075	100.0	3,428	100.0	11,587	100.0	6,072	100.0	169,558	100.0
1.....	80,375	66.4	1,679	49.0	7,398	63.8	3,141	51.7	118,898	70.1
More than 1.....	37,376	30.9	165	4.8	236	2.0	1,386	22.8	17,120	10.1
Shared or none.....	3,324	2.7	1,584	46.2	3,953	34.1	1,545	25.4	33,540	19.8

Components of Inventory Change

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	121,075	100.0	3,428	100.0	11,587	100.0	6,072	100.0	169,558	100.0
1 and 2 rooms.....	3,140	2.6	1,279	37.3	2,540	21.9	226	3.7	8,278	4.9
3 and 4 rooms.....	32,125	26.5	1,014	29.6	7,593	65.5	1,184	19.5	63,664	37.5
5 and 6 rooms.....	67,781	56.0	970	28.3	1,454	12.5	2,988	49.2	74,422	43.9
7 rooms or more.....	18,029	14.9	165	4.8	...	...	1,674	27.6	23,134	13.7
Median.....	5.4	...	3.1	...	3.1	...	5.7	...	4.8	...
Owner occupied.....	83,785	100.0	447	...	3,073	100.0	3,618	100.0	92,802	100.0
1 and 2 rooms.....	508	0.6	...	...	224	7.3	35	1.0	491	0.5
3 and 4 rooms.....	9,767	11.7	248	...	2,112	68.7	530	14.6	17,979	19.4
5 and 6 rooms.....	56,629	67.6	116	...	737	24.0	1,761	48.7	55,334	59.6
7 rooms or more.....	16,881	20.1	83	...	...	...	1,292	35.7	18,998	20.5
Median.....	5.8	...	...	...	3.8	...	5.9	...	5.5	...
Renter occupied.....	30,714	100.0	2,598	100.0	7,515	100.0	2,111	100.0	69,020	100.0
1 and 2 rooms.....	2,559	8.3	896	34.5	2,316	30.8	191	9.0	6,664	9.7
3 and 4 rooms.....	20,693	67.4	766	29.5	4,723	62.8	619	29.3	41,407	60.0
5 and 6 rooms.....	7,005	22.8	854	32.9	476	6.3	1,024	48.5	17,614	25.5
7 rooms or more.....	457	1.5	82	3.2	...	...	277	13.1	3,333	4.8
Median.....	3.8	...	3.3	...	2.8	...	5.1	...	3.8	...
Vacant.....	6,576	...	383	...	999	...	343	...	7,736	...
UNITS IN STRUCTURE										
All units.....	121,075	100.0	3,428	100.0	11,587	100.0	6,072	100.0	169,558	100.0
1.....	94,294	77.9	886	25.8	...	...	4,633	76.3	110,884	65.4
2 to 4.....	12,004	9.9	899	26.2	9,903	85.5	1,193	19.6	38,842	22.9
5 or more.....	14,777	12.2	1,643	47.9	1,684	14.5	246	4.1	19,832	11.7
YEAR STRUCTURE BUILT										
All units.....	121,075	100.0	3,428	100.0	11,587	100.0	6,072	100.0	169,558	100.0
1957 to 1959.....	32,035	26.5	...	...	...	...	...	...	...	...
April 1950 to 1956.....	89,040	73.5	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	828	24.2	812	7.0	289	4.8	56,530	33.3
1939 or earlier.....	...	...	2,600	75.8	10,775	93.0	5,783	95.2	113,028	66.7
PERSONS										
Occupied units.....	114,499	100.0	3,045	100.0	10,588	100.0	5,729	100.0	161,822	100.0
1 person.....	6,787	5.9	979	32.2	2,937	27.7	776	13.5	18,768	11.6
2 persons.....	23,375	20.4	506	16.6	3,920	37.0	1,606	28.0	54,602	33.7
3 persons.....	22,171	19.4	517	17.0	1,700	16.1	1,154	20.1	29,298	18.1
4 persons.....	31,713	27.7	262	8.6	1,067	10.1	752	13.1	26,780	16.5
5 persons.....	17,457	15.2	332	10.9	473	4.5	484	8.4	16,311	10.1
6 persons or more.....	12,996	11.4	449	14.7	491	4.6	957	16.7	16,063	9.9
Median: All occupied.....	3.7	...	2.6	...	2.1	...	2.9	...	2.8	...
Owner.....	3.8	...	...	...	2.0	...	3.0	...	2.7	...
Renter.....	3.1	...	2.5	...	2.1	...	2.8	...	2.8	...
PERSONS PER ROOM										
Occupied units.....	114,499	100.0	3,045	100.0	10,588	100.0	5,729	100.0	161,822	100.0
0.50 or less.....	36,895	32.2	734	24.1	3,925	37.1	3,193	55.7	70,129	43.3
0.51 to 0.75.....	31,795	27.8	341	11.2	2,078	19.6	792	13.8	40,036	24.7
0.76 to 1.00.....	32,844	28.7	1,437	47.2	2,616	24.7	889	15.5	30,701	19.0
1.01 to 1.50.....	10,252	9.0	333	10.9	804	7.6	708	12.4	13,672	7.2
1.51 or more.....	2,713	2.4	200	6.6	1,165	11.0	147	2.6	9,284	5.7
VALUE										
Owner-occupied nonfarm units ¹	79,307	100.0	199	...	...	...	3,019	100.0	79,387	100.0
Less than \$5,000.....	1,280	1.6	...	...	...	...	480	15.9	8,787	11.1
\$5,000 to \$7,400.....	2,679	3.4	21	...	...	...	689	22.8	9,381	11.8
\$7,500 to \$9,900.....	4,869	6.1	85	...	...	...	509	16.9	13,572	17.1
\$10,000 to \$12,400.....	15,503	19.5	10	...	...	...	611	20.2	19,726	24.8
\$12,500 to \$14,900.....	14,773	18.6	...	...	...	...	178	5.9	9,791	12.3
\$15,000 or more.....	40,203	50.7	83	...	...	...	552	18.3	18,130	22.8
Median.....dollars..	15,100	...	...	...	...	...	9,200	...	11,000	...
Renter-occupied nonfarm units.....	30,562	...	2,515	...	7,290	...	2,111	...	68,499	...
GROSS RENT										
Reporting.....	29,509	100.0	2,267	100.0	6,787	100.0	1,972	100.0	64,535	100.0
Less than \$20.....	73	0.2	51	2.2	419	6.2	107	5.4	1,059	1.6
\$20 to \$39.....	3,665	12.4	1,212	53.5	1,569	23.1	228	11.6	11,181	17.3
\$40 to \$59.....	6,159	20.9	591	26.1	1,847	27.2	612	31.0	19,040	29.5
\$60 to \$79.....	10,368	35.1	331	14.6	1,852	27.3	525	26.6	19,307	29.9
\$80 to \$99.....	4,877	15.8	...	...	770	11.3	268	13.6	8,297	12.9
\$100 or more.....	4,567	15.5	82	3.6	330	4.9	232	11.8	5,651	8.8
No cash rent.....	1,053	...	248	...	503	...	139	...	3,964	...
Median.....dollars..	69	...	38	...	55	...	61	...	61	...
CONTRACT RENT										
Reporting cash rent.....	29,509	...	2,267	...	6,787	...	1,972	...	64,535	...
Median.....dollars..	61	...	40	...	48	...	48	...	50	...

¹ Restricted to single-unit properties; see text.

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	13,525	100.0	6,323	100.0	5,571	100.0	12,901	100.0	169,558	100.0
Units with 1950 records available.....	12,917	95.5	5,661	89.5	5,165	92.7	12,210	94.6	137,819	81.3
TENURE, COLOR, AND VACANCY STATUS										
All units.....	12,917	100.0	5,661	100.0	5,165	100.0	12,210	100.0	137,819	100.0
Occupied.....	12,517	96.9	4,975	87.9	4,933	95.5	12,026	98.5	133,721	97.0
Owner occupied.....	2,520	19.5	1,810	32.0	3,519	68.1	3,240	26.5	81,129	58.9
White.....	1,695	13.1	1,699	30.0	2,819	54.6	2,656	21.8	72,840	52.9
Nonwhite.....	825	6.4	111	2.0	700	13.6	584	4.8	8,289	6.0
Renter occupied.....	9,997	77.4	3,165	55.9	1,414	27.4	8,786	72.0	52,592	38.2
White.....	5,252	40.7	2,252	39.8	910	17.6	6,135	50.2	36,967	26.8
Nonwhite.....	4,745	36.7	913	16.1	504	9.8	2,651	21.7	15,625	11.3
Vacant.....	400	3.1	686	12.1	232	4.5	184	1.5	4,098	3.0
Available for sale only.....	38	0.3	...	...	38	0.7	57	0.5	824	0.6
Available for rent.....	201	1.6	164	2.9	122	2.4	57	0.5	1,767	1.3
Other.....	161	1.2	522	9.2	72	1.4	70	0.6	1,507	1.1
CONDITION AND PLUMBING										
All units.....	12,917	100.0	5,661	100.0	5,165	100.0	12,210	100.0	137,819	100.0
Not dilapidated.....	7,004	54.2	4,339	76.6	4,491	87.0	9,576	78.4	124,836	90.6
With all plumbing facilities.....	2,798	21.7	2,447	43.2	3,796	73.5	3,821	31.3	94,341	68.5
Lacking some or all facilities.....	4,206	32.6	1,892	33.4	695	13.5	5,755	47.1	30,495	22.1
Dilapidated.....	5,913	45.8	1,322	23.4	674	13.0	2,634	21.6	12,983	9.4
Owner occupied.....	2,520	100.0	1,810	100.0	3,519	100.0	3,240	100.0	81,129	100.0
Not dilapidated.....	2,086	82.8	1,545	85.4	3,245	92.2	2,886	89.1	77,064	95.0
With all plumbing facilities.....	1,175	46.6	1,015	56.1	2,905	82.6	1,548	47.8	60,965	75.1
Lacking some or all facilities.....	911	36.2	530	29.3	340	9.7	1,338	41.3	16,099	19.8
Dilapidated.....	434	17.2	265	14.6	274	7.8	354	10.9	4,065	5.0
Renter occupied.....	9,997	100.0	3,165	100.0	1,414	100.0	8,786	100.0	52,592	100.0
Not dilapidated.....	4,658	46.6	2,476	78.2	1,049	74.2	6,506	74.0	44,167	84.0
With all plumbing facilities.....	1,527	15.3	1,181	37.3	729	51.6	2,151	24.5	30,278	57.6
Lacking some or all facilities.....	3,131	31.3	1,295	40.9	320	22.6	4,355	49.6	13,889	26.4
Dilapidated.....	5,339	53.4	689	21.8	365	25.8	2,280	26.0	8,425	16.0
Vacant.....	400	...	686	...	232	...	184	...	4,098	...
ROOMS										
All units.....	12,917	100.0	5,661	100.0	5,165	100.0	12,210	100.0	137,819	100.0
1 and 2 rooms.....	5,202	40.3	1,546	27.3	283	5.5	5,028	41.2	8,778	6.4
3 and 4 rooms.....	5,608	43.4	2,668	47.1	1,081	20.9	5,186	42.5	53,226	38.6
5 and 6 rooms.....	1,309	10.1	953	16.8	2,329	45.1	1,515	12.4	39,174	28.9
7 rooms or more.....	798	6.2	494	8.7	1,472	28.5	481	3.9	16,641	12.1
Median.....	2.9	...	3.3	...	5.7	...	2.8	...	4.7	...
Owner occupied.....	2,520	100.0	1,810	100.0	3,519	100.0	3,240	100.0	81,129	100.0
1 and 2 rooms.....	205	8.1	290	16.0	34	1.0	380	11.7	1,177	1.5
3 and 4 rooms.....	1,081	42.9	631	34.9	347	9.9	1,330	41.0	17,754	21.9
5 and 6 rooms.....	798	31.7	542	29.9	1,825	51.9	1,182	36.5	47,205	58.2
7 rooms or more.....	436	17.3	347	19.2	1,313	37.3	348	10.7	14,993	18.5
Median.....	4.5	...	4.5	...	6.1	...	4.3	...	5.3	...
Renter occupied.....	9,997	100.0	3,165	100.0	1,414	100.0	8,786	100.0	52,592	100.0
1 and 2 rooms.....	4,927	49.3	1,030	32.5	179	12.7	4,551	51.8	7,387	14.0
3 and 4 rooms.....	4,218	42.2	1,808	57.1	647	45.8	3,779	43.0	33,023	62.8
5 and 6 rooms.....	511	5.1	292	9.2	429	30.3	323	3.7	10,678	20.3
7 rooms or more.....	341	3.4	35	1.1	159	11.2	133	1.5	1,504	2.9
Median.....	2.5	...	3.0	...	4.1	...	2.5-	...	3.5	...
Vacant.....	400	...	686	...	232	...	184	...	4,098	...
UNITS IN STRUCTURE										
All units.....	12,917	100.0	5,661	100.0	5,165	100.0	12,210	100.0	137,819	100.0
1.....	5,708	44.2	3,065	54.1	3,802	73.6	...	...	87,385	63.4
2 to 4.....	4,902	37.9	1,431	25.3	1,148	22.2	10,531	86.2	33,085	24.0
5 or more.....	2,307	17.9	1,165	20.6	215	4.2	1,679	13.8	17,349	12.6
YEAR STRUCTURE BUILT										
All units.....	12,917	100.0	5,661	100.0	5,165	100.0	12,210	100.0	137,819	100.0
1940 to March 1950.....	2,221	17.2	3,229	57.0	500	9.7	819	6.7	41,102	29.8
1939 or earlier.....	10,696	82.8	2,432	43.0	4,665	90.3	11,391	93.3	96,717	70.2
PERSONS										
Occupied units.....	12,517	100.0	4,975	100.0	4,933	100.0	12,026	100.0	133,721	100.0
1 person.....	1,246	10.0	434	8.7	198	4.0	1,549	12.9	5,764	4.3
2 persons.....	3,459	27.6	1,728	34.7	669	13.6	4,262	35.4	39,117	29.3
3 persons.....	3,555	28.4	1,352	27.2	1,340	27.2	2,725	22.7	34,194	25.6
4 persons.....	1,511	12.1	494	9.9	886	18.0	1,740	14.5	27,099	20.3
5 persons.....	1,035	8.3	481	9.7	740	15.0	871	7.2	14,204	10.6
6 persons or more.....	1,711	13.7	486	9.8	1,100	22.3	879	7.3	13,343	10.0
Median.....	...	...	...	...	...	...	...	...	...	...
All occupied.....	2.9	...	2.7	...	3.8	...	2.6	...	3.1	...
Owner.....	3.4	...	3.0	...	3.8	...	2.9	...	3.3	...
Renter.....	2.8	...	2.4	...	3.8	...	2.5	...	2.8	...

Components of Inventory Change

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	12,517	100.0	4,975	100.0	4,933	100.0	12,026	100.0	133,721	100.0
0.50 or less.....	2,078	16.6	731	14.7	1,757	35.6	2,023	16.8	43,850	32.8
0.51 to 0.75.....	2,237	17.9	1,477	29.7	1,189	24.1	2,344	19.5	34,684	25.9
0.76 to 1.00.....	3,385	27.0	1,486	29.9	1,083	22.0	4,031	33.5	34,022	25.4
1.01 to 1.50.....	1,842	14.7	657	13.2	509	10.3	1,366	11.4	11,647	8.7
1.51 or more.....	2,975	23.8	624	12.5	395	8.0	2,262	18.8	9,518	7.1
VALUE										
Owner-occupied nonfarm units ¹	1,356	...	1,192	...	2,737	...	...	...	56,851	...
Reporting.....	1,288	100.0	1,148	100.0	2,482	100.0	...	...	55,514	100.0
Less than \$5,000.....	569	44.2	528	46.0	724	29.2	...	...	10,579	19.1
\$5,000 to \$7,500.....	176	13.7	180	15.7	363	14.6	...	...	12,476	22.5
\$7,500 to \$9,900.....	179	13.9	87	7.6	482	19.4	...	...	11,947	21.5
\$10,000 to \$12,400.....	211	16.4	212	18.5	621	25.0	...	...	11,164	20.1
\$12,500 to \$14,900.....	...	...	...	...	35	1.4	...	...	1,949	3.5
\$15,000 or more.....	153	11.9	141	12.3	257	10.4	...	...	7,399	13.3
Not reported.....	68	...	44	...	255	...	...	...	1,337	...
Median.....dollars..	6,100	...	5,600	...	8,300	...	...	...	8,500	...
Renter-occupied nonfarm units.....	9,847	...	2,919	...	1,414	...	8,636	...	51,179	...
GROSS RENT										
Reporting.....	7,953	100.0	2,298	100.0	1,199	100.0	7,688	100.0	44,907	100.0
Less than \$20.....	2,657	33.9	337	14.7	158	13.2	1,108	14.4	3,312	7.4
\$20 to \$39.....	3,378	42.5	1,074	46.7	416	34.7	4,116	53.5	20,216	45.0
\$40 to \$59.....	1,100	13.8	502	21.8	291	24.3	1,783	23.2	9,689	21.6
\$60 to \$79.....	360	4.5	126	5.5	108	9.0	623	8.1	7,959	17.7
\$80 to \$99.....	92	1.2	112	4.9	144	12.0	34	0.4	2,492	5.5
\$100 or more.....	166	2.1	147	6.4	82	6.8	24	0.3	1,239	2.8
Not reported.....	1,337	...	416	...	147	...	547	...	3,874	...
No cash rent.....	597	...	205	...	68	...	401	...	2,398	...
Median.....dollars..	27	...	35	...	42	...	33	...	39	...
CONTRACT RENT										
Reporting cash rent.....	8,922	...	2,539	...	1,217	...	7,945	...	46,701	...
Median.....dollars..	20-	...	29	...	32	...	28	...	34	...

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Available	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	137,819	131,619	103,289	28,330	76,880	67,161	9,719	54,739	36,128	18,611	6,200	3,944	2,256
Occupied.....	133,721	127,725	99,533	28,192	74,913	65,194	9,719	52,812	34,339	18,473	5,996	3,740	2,256
White.....	109,807	104,301	98,882	5,419	67,212	65,044	2,168	37,089	33,838	3,251	5,506	3,602	1,904
Nonwhite.....	23,914	23,424	651	22,773	7,701	150	7,551	15,723	501	15,222	490	138	352
Owner occupied.....	81,129	78,824	68,832	9,992	67,415	60,013	7,402	11,409	8,819	2,590	2,305	1,409	896
White.....	72,840	70,678	68,607	2,071	61,236	59,863	1,373	9,442	8,744	698	2,162	1,340	822
Nonwhite.....	8,289	8,146	225	7,921	6,179	150	6,029	1,967	75	1,892	143	69	74
Renter occupied.....	52,592	48,901	30,701	18,200	7,498	5,181	2,317	41,403	25,520	15,883	3,691	2,331	1,360
White.....	36,967	33,623	30,275	3,348	5,976	5,181	795	27,647	25,094	2,553	3,344	2,262	1,082
Nonwhite.....	15,625	15,278	426	14,852	1,522	...	1,522	13,756	426	13,330	347	69	278
Vacant.....	4,098	3,894	3,756	138	1,967	1,967	...	1,927	1,789	138	204	204	...
Available.....	2,591	2,387	2,318	69	1,102	1,102	...	1,285	1,216	69	204	204	...
Other.....	1,507	1,507	1,438	69	865	865	...	642	573	69	...	...	...

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

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic										
		Total				Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated		
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities			
Same units 1950 and 1959: With 1950 records available.....	137,819	110,214	16,919	10,686	67,777	7,079	2,024	37,656	9,056	8,027	6,200	
Not dilapidated:												
With all plumbing facilities.....	94,341	90,577	1,539	2,225	55,653	680	308	30,737	758	1,778	4,427	
Lacking some or all facilities.....	30,495	15,743	10,816	3,936	9,792	4,950	762	5,528	5,544	2,892	1,027	
Dilapidated.....	12,983	3,894	4,564	4,525	2,332	1,449	954	1,391	2,754	3,397	746	
Owner occupied.....	81,129	71,512	6,599	3,018	60,388	5,337	1,690	9,209	941	1,259	2,305	
Not dilapidated:												
With all plumbing facilities.....	60,965	59,698	535	732	50,876	387	308	7,124	148	355	1,767	
Lacking some or all facilities.....	16,099	10,199	4,839	1,061	8,159	3,942	613	1,823	724	448	390	
Dilapidated.....	4,065	1,615	1,225	1,225	1,353	1,008	769	262	69	456	148	
Renter occupied.....	52,592	35,195	9,872	7,525	5,720	1,444	334	26,813	7,965	6,625	3,691	
Not dilapidated:												
With all plumbing facilities.....	30,278	27,930	855	1,493	3,666	144	...	21,979	610	1,423	2,456	
Lacking some or all facilities.....	13,889	5,335	5,753	2,801	1,424	934	...	3,705	4,670	2,370	637	
Dilapidated.....	8,425	1,930	3,264	3,231	630	366	185	1,129	2,685	2,832	598	
Vacant.....	4,098	3,507	448	143	1,669	298	...	1,634	150	143	204	

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

[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	79,307	3,959	4,869	15,503	14,773	12,920	8,262	9,461	9,560
ROOMS									
1 and 2 rooms.....	73	73	...	...	...	...	...	...	...
3 and 4 rooms.....	7,477	2,585	1,918	2,900	...	74	...	...	...
5 and 6 rooms.....	55,564	1,301	2,512	12,457	13,609	10,607	6,288	5,834	2,956
7 rooms or more.....	16,193	...	439	146	1,164	2,313	1,900	3,627	6,604
PERSONS									
1 and 2 persons.....	16,217	1,166	1,032	2,718	2,323	3,166	1,244	2,389	2,179
3 and 4 persons.....	41,127	1,553	2,228	8,015	8,494	7,873	5,219	4,106	3,639
5 and 6 persons.....	18,660	643	1,284	3,885	3,412	1,747	1,799	2,461	3,429
7 persons or more.....	3,303	597	325	885	544	134	...	505	313
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	72,838	3,248	4,330	13,971	14,301	11,623	7,869	8,250	9,246
Under 45 years.....	54,151	2,146	3,595	10,975	11,494	10,167	5,170	5,280	5,324
45 to 64 years.....	17,770	1,029	725	2,534	2,807	1,248	2,699	2,970	3,758
65 years and over.....	917	73	10	462	...	208	...	...	164
Other male head.....	2,392	219	155	243	...	526	206	887	156
Female head.....	4,077	492	384	1,289	472	771	187	324	158

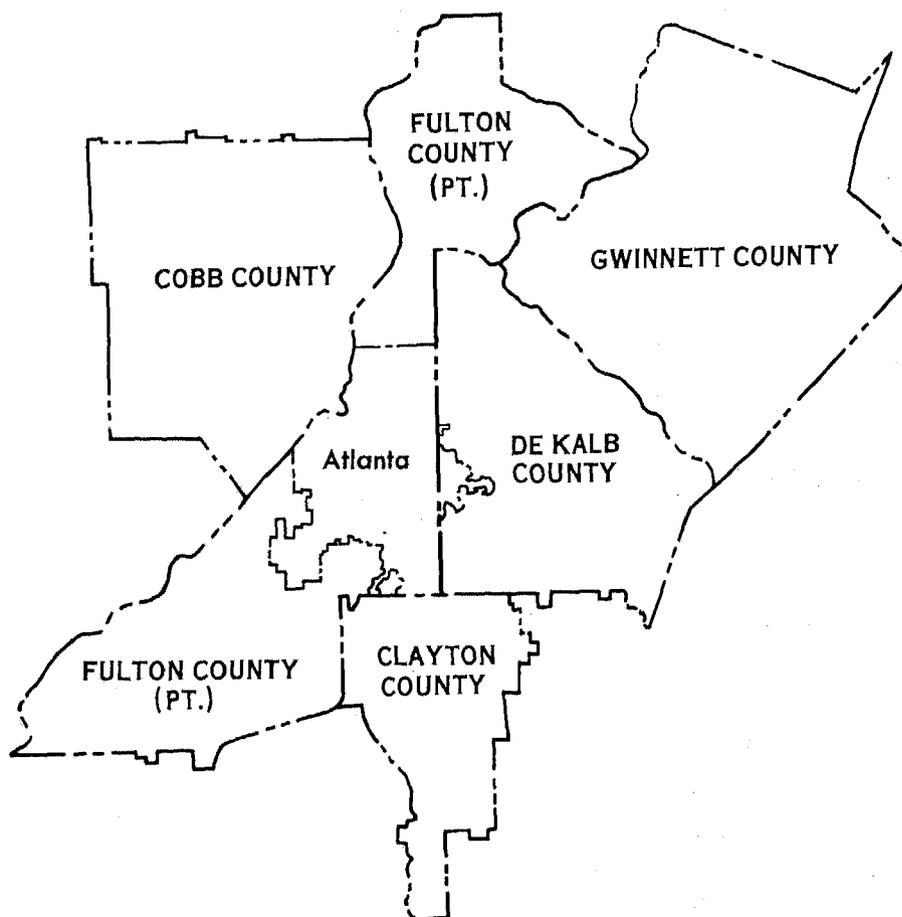
¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	30,562	3,738	6,159	10,368	4,677	3,730	837	1,053	
ROOMS									
1 and 2 rooms.....	2,559	411	1,085	470	262	173	...	158	
3 and 4 rooms.....	20,620	2,935	4,817	7,835	2,932	1,484	256	361	
5 and 6 rooms.....	6,926	392	86	2,063	1,483	1,997	581	324	
7 rooms or more.....	457	...	171	...	...	76	...	210
PERSONS									
1 and 2 persons.....	11,173	938	1,768	4,008	2,077	1,341	585	456	
3 and 4 persons.....	11,579	2,483	2,073	4,098	1,565	877	168	315	
5 and 6 persons.....	5,924	...	1,591	1,648	961	1,512	...	212	
7 persons or more.....	1,886	317	727	614	74	...	84	70	
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	22,736	2,199	4,145	8,249	3,733	3,284	407	719	
Under 45 years.....	17,957	1,736	3,731	6,461	2,862	2,655	84	428	
45 to 64 years.....	4,372	389	414	1,521	871	629	323	225	
65 years and over.....	407	74	...	267	...	...	...	66
Other male head.....	1,768	...	501	630	447	85	85	...	
Female head.....	6,058	1,539	1,513	1,469	497	361	345	334	

Atlanta, Ga. STANDARD METROPOLITAN STATISTICAL AREA



0 10 20 MILES

BOTH THE 1959 AND 1950 DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959). THE 1959 AREA INCLUDES CLAYTON AND GWINNETT COUNTIES ADDED SINCE 1950. THE 1959 AREA OF THE SMSA IS THE SAME AS THE 1960 AREA.

--- COUNTY LINE
--- CITY LIMITS

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-3

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Boston, Mass.,

Standard Metropolitan Statistical Area

Prepared under the supervision of

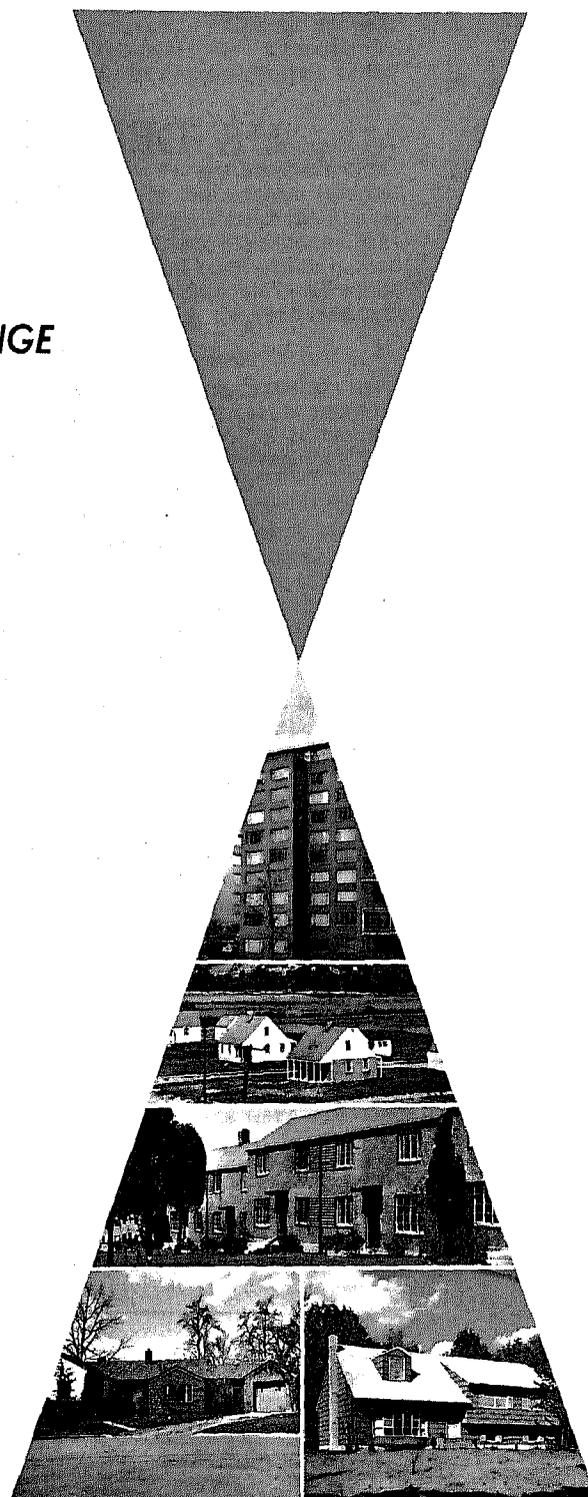
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U.S. DEPARTMENT OF COMMERCE

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BUREAU OF THE CENSUS

Richard M. Scammon, Director (From May 1, 1961)
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U.S. DEPARTMENT OF COMMERCE
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PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

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

Part 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 13 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as income of renter families.

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, for units classified as "same," the 1959 characteristic is cross tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities. For units classified as "new construction," value and rent are cross tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Both the 1959 and 1950 data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both

programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory may be compared, taking into account any changes in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to conversion by 1959). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use by 1959. In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population

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

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

In 1950, the areas were called standard metropolitan areas (SMA's). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

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

In the reports for these two SCA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census.

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

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

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties,

Components of Inventory Change

(c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

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

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census.

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

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

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

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

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

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

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

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

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

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

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

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

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

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

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas, and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records. In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

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

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

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

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

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

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

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation.

Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

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

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

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

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

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

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

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

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

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

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

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

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

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

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

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

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

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

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

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

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

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

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

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

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The

types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

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

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

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

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

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

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

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

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

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

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

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

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

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

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

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

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

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

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 3, this same procedure was followed. For the 1950 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Presence of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

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

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

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

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on processing will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. The 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

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

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

For segments which were in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

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

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

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

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

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

PROCESSING OF DATA

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

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

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

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

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

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or

on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For several items, including 1950 value and rent data for table 3, a "not reported" category was retained.

ACCURACY OF DATA

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

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

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

Editing and coding in the processing operations are subject to some inaccuracies. For units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

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

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

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments and the list of addresses,

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

ESTIMATION PROCEDURE

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

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., "same" units, conversions, mergers, demolitions, and other losses). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the

Components of Inventory Change

census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units.

For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

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

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

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 13,700 dwelling units, including the units in the 1,400 land area segments and the list of 2,500 specific addresses for measuring losses; the subsample for this area consists of approximately 3,600 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

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

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

Table I.--SOURCE OF TABULATIONS

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

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

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

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	772,400	10,800
Same units, 1950 and 1959.....	618,900	6,700
Units changed by--		
Conversion.....	34,900	4,500
Merger.....	8,100	1,000
Units added through--		
New construction.....	103,100	6,700
Other sources.....	7,400	2,400
1950 INVENTORY		
Units changed by--		
Conversion.....	15,700	2,100
Merger.....	17,300	2,100
Units lost through--		
Demolition.....	13,600	2,700
Other means.....	22,400	4,800
NET CHANGE		
Total.....	84,600	9,600
Units added through--		
Conversion.....	19,200	2,900
New construction.....	103,100	6,700
Other sources.....	7,400	2,400
Total added.....	129,700	7,700
Units lost through--		
Merger.....	9,200	1,300
Demolition.....	13,600	2,700
Other means.....	22,400	4,800
Total lost.....	45,200	5,700

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

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 265,900 in 1950 and as 277,300 in 1959, the standard error of the 11,400 change is read from table III (column for subsample).

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

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
500.....	600	700	50,000.....	6,000	7,000
1,000.....	800	900	100,000.....	...	10,100
5,000.....	1,800	2,100	250,000.....	...	16,200
10,000.....	2,400	2,800	500,000.....	...	23,200
25,000.....	4,200	4,900	750,000.....	...	28,800

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

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

Estimated percentage	Base of percentage				
	10,000	25,000	100,000	250,000	772,000
2 or 98.....	4.2	2.8	1.2	0.8	0.5
5 or 95.....	6.9	3.8	2.0	1.2	0.8
10 or 90.....	8.6	5.0	2.6	1.8	1.1
25 or 75.....	11.6	7.7	4.2	2.6	1.5
50.....	15.6	7.9	4.8	3.0	1.8

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

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

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

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 772,400 dwelling units¹ in the housing inventory in the Boston SMSA. Approximately 398,600 of these units were occupied by their owners, 338,900 were occupied by renters, and the remaining 35,000 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.4 persons and the size of their units averaged 6.0 rooms; for renter households, the medians were 2.5 persons and 4.4 rooms. Approximately one-eighth (12 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was about one-fourth (28 percent).

Comparison with 1950 discloses a net gain of 84,600 dwelling units, or 12 percent over the 1950 inventory. Owner-occupied units increased from 45 percent of the occupied inventory in 1950 to 54 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 88 percent to 93 percent. The median gross rent for renter-occupied units increased during the decade from \$52 to \$83, and the median value of owner-occupied properties rose from \$10,900 to \$16,200.

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

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

Component of change	Number	Percent
All dwelling units, 1959.....	772,400	100.0
Same units, 1950 and 1959.....	618,900	80.1
Units changed by--		
Conversion.....	34,900	4.5
Merger.....	8,100	1.0
Units added through--		
New construction.....	103,100	13.4
Other sources.....	7,400	1.0

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 80 percent of the dwelling units (618,900 units) in the Boston area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 20 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 103,100 units, amounting to 13 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 34,900 converted units in the inventory in 1959 (table A) which had been produced by dividing 15,700 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. For the area as defined for this survey, the number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 818,377; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

8,100 units (table A). These were produced by combining an estimated 17,300 units that existed in 1950 (table B). Units involved in conversions and mergers represented 6 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

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

Component of change	Number	Percent
All dwelling units, 1950.....	687,800	100.0
Same units, 1950 and 1959.....	618,900	90.0
Units changed by--		
Conversion.....	15,700	2.3
Merger.....	17,300	2.5
Units lost through--		
Demolition.....	13,600	2.0
Other means.....	22,400	3.2

Table B, which describes the disposition of the 1950 inventory, shows that the 618,900 "same" units represented about 90 percent of the 1950 inventory. Approximately 13,600 units, or 2 percent of the 1950 inventory, were demolished before 1959 and 22,400 units (around 3 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (5 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses and transient accommodations) added about 129,700 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 45,200 dwelling units from the 1950 inventory. Thus, for every three units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 84,600 units represents an average annual gain of approximately 9,000 units over the period of 9 3/4 years.

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

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	772,400
April 1950.....	687,800
NET CHANGE	
Total.....	84,600
Percent.....	12.3
Units added through--	
Conversion.....	19,200
New construction.....	103,100
Other sources.....	7,400
Total added.....	129,700
Units lost through--	
Merger.....	9,200
Demolition.....	13,600
Other means.....	22,400
Total lost.....	45,200

Characteristics of units created or removed.--Characteristics of units added through "new construction" differed from those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99.9 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Of the occupied new units roughly one out of six was occupied by renters in 1959 and the median contract rent was \$67. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about three-sevenths were dilapidated or lacked hot water, private toilet or bath. The bulk of the occupied units (about 88 percent) had been occupied by renters in 1950, and the contract rent at that time was \$26.

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

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

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	103,100	618,900	13,600	618,900
Not dilapidated, with all facilities..	103,000	568,400	7,300	510,700
Percent of total.....	99.9	91.8	57.0	90.7
With 1.01 or more persons per room....	9,200	39,100	2,800	46,800
Percent of occupied.....	9.5	6.6	22.8	8.5
Owner occupied.....	79,000	305,100	1,500	265,900
Percent of occupied.....	82.1	51.4	12.4	48.2
Median:				
Number of rooms.....	5.6	5.3	4.4	5.3
Number of persons.....	3.9	2.9	3.3	3.3
Value.....	\$18,500	\$15,200	...	\$10,200
Gross rent.....	\$73	\$82	\$43	\$52
Contract rent.....	\$67	\$62	\$26	\$37

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

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

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

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to non-white occupancy by 1959. Further, it shows that, of the units which were renter occupied in 1950, around 42,500 were occupied by owners in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at about the same level in both years.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 9 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	772,404	...	103,123	...	687,843	...	ROOMS—Con.	338,915	100.0	17,230	100.0	367,223	100.0
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....	31,798	9.4	982	3.4	34,213	9.3
All units.....	772,404	100.0	103,123	100.0	687,843	100.0	3 rooms.....	54,504	16.1	2,950	17.1	56,654	15.4
Owner occupied.....	398,522	51.6	79,021	76.6	298,567	43.4	4 rooms.....	89,549	26.4	4,456	25.9	88,993	24.2
White.....	5,994	0.7	76	0.1	2,900	0.4	5 rooms.....	97,910	28.9	5,437	31.6	105,354	28.7
Nonwhite.....	338,915	43.9	17,230	16.7	267,223	38.8	6 rooms.....	45,469	13.4	3,404	19.8	54,089	14.7
Renter occupied.....	320,281	41.5	15,814	15.3	355,478	51.7	7 rooms or more.....	19,685	5.9	401	2.3	27,920	7.6
White.....	18,634	2.4	1,416	1.4	11,745	1.7	Median.....	4.4	...	4.6	...	4.5	...
Nonwhite.....	34,967	4.5	6,872	6.7	22,053	3.2	Vacant.....	34,967	...	6,872	...	22,053	...
Vacant.....	7,202	0.9	4,692	4.5	2,384	0.3	UNITS IN STRUCTURE						
Available for sale only.....	11,610	1.5	480	0.5	4,779	0.7	All units.....	772,404	100.0	103,123	100.0	687,843	100.0
Available for rent.....	16,155	2.1	1,700	1.6	14,890	2.2	1.....	326,811	42.3	86,747	84.1	255,162	37.1
Other.....							2 to 4.....	317,113	41.1	3,206	3.1	315,240	45.8
CONDITION AND PLUMBING							5 to 19.....	96,701	12.5	6,312	6.1	85,473	12.4
All units.....	772,404	100.0	103,123	100.0	687,843	100.0	20 or more.....	30,429	3.9	5,739	5.6	31,185	4.5
Not dilapidated.....	745,402	96.5	103,047	99.9	661,624	96.2	Trailer.....	1,350	0.2	1,119	1.1	783	0.1
With all plumbing facilities.....	715,058	92.6	103,047	99.9	604,243	87.8	Owner occupied.....	398,522	100.0	79,021	100.0	298,567	100.0
Lacking only hot water.....	6,041	0.8	...	...	12,694	1.8	1.....	284,940	71.5	76,380	96.7	201,785	67.6
Lack'g other plumbing facilities.....	24,303	3.1	...	...	44,687	6.5	2 to 4.....	107,853	27.1	1,275	1.6	92,511	31.0
Dilapidated.....	27,002	3.5	76	0.1	26,219	3.8	5 or more.....	4,379	1.1	247	0.3	699	1.2
Owner occupied.....	398,522	100.0	79,021	100.0	298,567	100.0	Trailer.....	1,350	0.3	1,119	1.4	699	0.2
Not dilapidated.....	390,795	98.1	78,945	99.9	293,901	98.4	Renter occupied.....	338,915	100.0	17,230	100.0	367,223	100.0
With all plumbing facilities.....	387,767	97.3	78,945	99.9	282,365	94.6	1.....	24,116	7.1	3,975	23.1	24,474	11.0
Lacking only hot water.....	1,385	0.3	...	...	3,486	1.2	2 to 4.....	196,544	58.0	1,931	11.2	216,291	58.9
Lack'g other plumbing facilities.....	1,643	0.4	...	...	8,050	2.7	5 to 19.....	89,731	26.5	5,990	34.8	110,373	30.1
Dilapidated.....	7,727	1.9	76	0.1	4,666	1.6	20 to 49.....	24,123	7.1	3,918	22.7	85	...
Renter occupied.....	338,915	100.0	17,230	100.0	367,223	100.0	50 or more.....	4,401	1.3	1,416	8.2	...	...
Not dilapidated.....	323,974	95.6	17,230	100.0	347,479	94.6	Trailer.....	...	...	...	...	85	...
With all plumbing facilities.....	300,330	88.6	17,230	100.0	305,602	83.2	Vacant.....	34,967	...	6,872	...	22,053	...
Lacking only hot water.....	3,508	1.0	...	...	8,037	2.2	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	20,136	5.9	...	...	33,840	9.2	All units.....	772,404	100.0	103,123	100.0	687,843	100.0
Dilapidated.....	14,941	4.4	...	...	19,744	5.4	1957 to 1959.....	31,199	4.0	31,199	30.3	...	...
Vacant.....	34,967	...	6,872	...	22,053	...	April 1950 to 1956.....	71,924	9.3	71,924	69.7	...	...
BATHROOMS							1940 to March 1950.....	53,311	6.9	...	...	56,850	8.3
All units.....	772,404	100.0	103,123	100.0	...	...	1939 or earlier.....	615,970	79.7	...	...	630,993	91.7
1.....	613,916	79.5	70,505	68.4	...	...	Owner occupied.....	398,522	100.0	79,021	100.0	...	...
More than 1.....	117,416	15.2	32,618	31.6	...	...	1957 to 1959.....	22,038	5.5	22,038	27.9	...	...
Shared or none.....	41,072	5.3	...	...	...	...	April 1950 to 1956.....	56,983	14.3	56,983	72.1	...	...
Owner occupied.....	398,522	100.0	79,021	100.0	...	...	1940 to March 1950.....	34,605	8.7	...	...	...	...
1.....	288,310	72.3	47,528	60.1	...	...	1939 or earlier.....	284,896	71.5	...	...	...	...
More than 1.....	105,265	26.4	31,493	39.9	...	...	Renter occupied.....	338,915	100.0	17,230	100.0	...	...
Shared or none.....	4,947	1.2	...	...	...	...	1957 to 1959.....	3,488	1.0	3,488	20.2	...	...
Renter occupied.....	338,915	100.0	17,230	100.0	...	...	April 1950 to 1956.....	13,742	4.1	13,742	79.8	...	...
1.....	299,706	88.4	16,907	98.1	...	...	1940 to March 1950.....	16,529	4.9	...	...	...	...
More than 1.....	9,739	2.9	323	1.9	...	...	1939 or earlier.....	305,156	90.0	...	...	...	...
Shared or none.....	29,470	8.7	...	...	...	...	Vacant.....	34,967	...	6,872	...	...	...
Vacant.....	34,967	...	6,872	...	...	...	PERSONS						
ROOMS							All occupied units.....	737,437	100.0	96,251	100.0	665,790	100.0
All units.....	772,404	100.0	103,123	100.0	687,843	100.0	1 person.....	94,911	12.9	4,085	4.2	57,358	8.6
1 and 2 rooms.....	35,257	4.6	582	0.6	37,685	5.5	2 persons.....	205,134	27.8	15,782	16.4	167,958	25.2
3 rooms.....	67,450	8.7	4,832	4.7	64,873	9.4	3 persons.....	136,000	18.4	17,008	17.7	153,090	23.0
4 rooms.....	133,714	17.3	15,274	14.8	121,993	17.7	4 persons.....	136,033	18.4	30,327	31.5	132,785	19.9
5 rooms.....	196,536	25.4	27,955	27.1	170,486	24.8	5 persons.....	86,861	11.8	16,152	16.8	79,997	12.0
6 rooms.....	173,620	22.5	35,528	34.5	146,077	21.2	6 persons or more.....	78,498	10.6	12,897	13.4	74,642	11.2
7 rooms or more.....	165,827	21.5	18,952	18.4	146,769	21.3	Median.....	3.0	...	3.9	...	3.2	
Median.....	5.3	...	5.6	...	5.2	...	Owner occupied.....	398,522	100.0	79,021	100.0	298,567	100.0
Owner occupied.....	398,522	100.0	79,021	100.0	298,567	100.0	1 person.....	28,572	7.2	2,058	2.6	15,351	5.1
1 and 2 rooms.....	1,935	0.5	...	...	2,027	0.7	2 persons.....	102,082	25.6	12,317	15.6	65,655	22.0
3 rooms.....	5,682	1.4	1,703	2.2	5,567	1.9	3 persons.....	62,152	18.3	1,911	11.1	67,056	22.5
4 rooms.....	26,221	9.1	9,041	11.4	27,653	9.3	4 persons.....	83,378	20.9	27,104	34.3	63,546	21.3
5 rooms.....	93,374	23.4	22,158	28.0	60,468	20.3	5 persons.....	57,711	14.5	13,345	16.9	43,145	14.5
6 rooms.....	120,385	30.2	28,029	35.5	88,613	29.7	6 persons or more.....	52,931	13.3	9,100	11.5	43,814	14.7
7 rooms or more.....	140,925	35.4	18,090	22.9	114,239	38.3	Median.....	3.4	...	3.9	...	3.5	
Median.....	6.0	...	5.7	...	6.1	...	Renter occupied.....	338,915	100.0	17,230	100.0	367,223	100.0
							1 person.....	66,339	19.6	2,027	11.8	42,016	11.4
							2 persons.....	103,052	30.4	3,465	20.1	102,318	27.9
							3 persons.....	62,152	18.3	1,911	11.1	66,018	23.4
							4 persons.....	52,655	15.5	3,223	18.7	69,297	18.9
							5 persons.....	29,150	8.6	2,807	16.3	36,814	10.0
							6 persons or more.....	25,567	7.5	3,797	22.0	30,820	8.4
							Median.....	2.5	...	3.9	...	3.0	

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	737,437	100.0	96,251	100.0	665,790	100.0	All occupied units.....	737,437	100.0	96,251	100.0	...	...
0.50 or less.....	339,083	46.0	27,282	28.3	434,715	65.3	No children.....	402,953	54.6	27,079	28.1	...	...
0.51 to 0.75.....	186,379	25.3	32,578	33.8			1 child.....	105,172	14.3	14,810	15.4	...	...
0.76 to 1.00.....	159,565	21.6	27,224	28.3			2 children.....	108,772	14.7	28,336	29.4	...	...
1.01 to 1.50.....	45,024	6.1	8,715	9.1			3 children.....	67,916	9.2	14,808	15.4	...	...
1.51 or more.....	7,386	1.0	452	0.5			4 children.....	30,386	4.1	7,034	7.3	...	...
Owner occupied.....	398,522	100.0	79,021	100.0	5 children.....	12,764	1.7	2,704	2.8	...	...
0.50 or less.....	195,640	49.1	23,472	29.7	6 children or more.....	9,474	1.3	1,480	1.5	...	...
0.51 to 0.75.....	100,291	25.2	28,475	36.0	Owner occupied.....	398,522	100.0	79,021	100.0	...	...
0.76 to 1.00.....	83,072	20.8	21,626	27.4	No children.....	203,628	51.1	21,665	27.4	...	...
1.01 to 1.50.....	18,227	4.6	5,448	6.9	1 child.....	52,525	13.2	13,047	16.5	...	...
1.51 or more.....	1,292	0.3	...	...	2 children.....	65,900	16.5	24,734	31.3	...	...
Renter occupied.....	338,915	100.0	17,230	100.0	3 children.....	44,685	11.2	12,154	15.4	...	...
0.50 or less.....	143,443	42.3	3,810	22.1	4 children or more.....	31,784	8.0	7,421	9.4	...	...
0.51 to 0.75.....	86,088	25.4	4,103	23.8	Renter occupied.....	338,915	100.0	17,230	100.0	...	...
0.76 to 1.00.....	76,493	22.6	5,598	32.5	No children.....	199,325	58.8	5,414	31.4	...	...
1.01 to 1.50.....	26,797	7.9	3,267	19.0	1 child.....	52,647	15.5	1,763	10.2	...	...
1.51 or more.....	6,094	1.8	452	2.6	2 children.....	42,872	12.6	3,602	20.9	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	737,437	100.0	96,251	100.0	...	...	All occupied units.....	737,437	100.0	96,251	100.0	...	...
Male head, wife present, no non-relatives.....	531,272	72.0	86,750	90.1	...	...	No children.....	402,953	54.6	27,079	28.1	...	...
Under 45 years.....	266,659	36.2	61,205	63.6	...	...	Under 6 years only.....	80,124	10.9	21,128	22.0	...	...
45 to 64 years.....	194,079	26.3	21,290	22.1	...	...	1 child.....	34,829	4.7	5,753	6.0	...	...
65 years and over.....	70,534	9.6	4,255	4.4	...	...	2 children or more.....	45,295	6.1	15,375	16.0	...	...
Other male head.....	61,078	8.3	2,803	2.9	...	...	6 to 17 years only.....	155,336	21.1	26,011	27.0	...	...
Under 65 years.....	38,799	5.3	1,738	1.8	...	...	1 child.....	50,343	9.5	9,057	9.4	...	...
65 years and over.....	22,279	3.0	1,065	1.1	...	...	2 children.....	54,575	7.4	11,648	12.1	...	...
Female head.....	145,087	19.7	6,698	7.0	...	...	3 children or more.....	30,418	4.1	5,306	5.5	...	...
Under 65 years.....	76,666	10.4	4,852	5.0	...	...	Both age groups.....	99,024	13.4	22,033	23.0	...	...
65 years and over.....	68,421	9.3	1,846	1.9	...	...	2 children.....	29,574	3.2	5,684	5.9	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	737,437	100.0	96,251	100.0	...	...	All occupied units.....	398,522	100.0	79,021	100.0	...	...
1958 and 1959.....	144,292	19.6	32,080	33.3	...	...	No children.....	203,628	51.1	21,665	27.4	...	...
1955 to 1957.....	166,220	22.5	35,399	36.8	...	...	Under 6 years only.....	33,192	8.3	17,336	21.9	...	...
1950 to 1954.....	144,366	19.6	28,772	30.0	...	...	1 child.....	10,372	2.6	4,883	6.2	...	...
1945 to 1949.....	75,007	10.2	...	...	...	...	2 children or more.....	22,820	5.7	12,453	15.8	...	...
1944 or earlier.....	207,552	28.1	...	...	...	...	6 to 17 years only.....	98,907	24.8	22,847	28.9	...	...
Owner occupied.....	398,522	100.0	79,021	100.0	...	...	1 child.....	42,153	10.6	8,164	10.3	...	...
1958 and 1959.....	49,361	12.4	24,621	31.2	...	...	2 children.....	37,196	9.3	10,531	13.3	...	...
1955 to 1957.....	72,738	18.3	30,771	38.9	...	...	3 children or more.....	19,558	4.9	4,152	5.3	...	...
1950 to 1954.....	78,374	19.7	23,629	29.9	...	...	Both age groups.....	62,795	15.8	17,173	21.7	...	...
1945 to 1949.....	49,047	12.3	...	...	...	...	2 children.....	12,805	3.2	4,736	6.0	...	...
1944 or earlier.....	149,002	37.4	...	...	...	...	3 children.....	24,544	6.2	6,460	8.2	...	...
Renter occupied.....	338,915	100.0	17,230	100.0	...	...	4 children or more.....	25,446	6.4	5,977	7.6	...	...
1958 and 1959.....	94,931	28.0	7,459	43.3	...	...	Renter occupied.....	338,915	100.0	17,230	100.0	...	...
1955 to 1957.....	93,482	27.6	4,628	26.9	...	...	No children.....	199,325	58.8	5,414	31.4	...	...
1950 to 1954.....	65,992	19.5	5,143	29.8	...	...	Under 6 years only.....	46,932	13.8	3,792	22.0	...	...
1945 to 1949.....	25,960	7.7	...	...	...	...	1 child.....	24,457	7.2	870	5.0	...	...
1944 or earlier.....	58,550	17.3	...	...	...	...	2 children or more.....	22,475	6.6	2,922	17.0	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	737,437	100.0	96,251	100.0	...	...	All occupied units.....	737,437	100.0	96,251	100.0	...	...
None.....	538,495	73.0	85,655	89.0	...	...	No nonrelatives.....	708,626	96.1	95,397	99.1	...	...
1 person.....	144,045	19.5	7,636	7.9	...	...	With nonrelatives.....	28,811	3.9	934	0.9	...	...
2 persons.....	51,065	6.9	2,960	3.1	...	...	Owner occupied.....	398,522	100.0	79,021	100.0	...	...
3 persons or more.....	3,832	0.5	...	...	...	...	No nonrelatives.....	383,813	96.3	78,260	99.0	...	...
Owner occupied.....	398,522	100.0	79,021	100.0	...	...	With nonrelatives.....	14,709	3.7	761	1.0	...	...
None.....	283,257	71.1	70,950	89.8	...	...	Renter occupied.....	338,915	100.0	17,230	100.0	...	...
1 person.....	77,451	19.4	5,608	7.1	...	...	No nonrelatives.....	324,813	95.8	17,077	99.1	...	...
2 persons.....	34,212	8.6	2,463	3.1	...	...	With nonrelatives.....	14,102	4.2	153	0.9	...	...
3 persons or more.....	3,602	0.9	...	...	...	...	OWNER OF UNIT	...	...	...	...	...	...
Renter occupied.....	338,915	100.0	17,230	100.0	...	...	Owner-occupied units.....	398,522	100.0	79,021	100.0	...	...
None.....	255,238	75.3	14,705	85.3	...	...	Head or wife.....	393,671	98.8	78,740	99.6	...	...
1 person.....	66,594	19.6	2,028	11.8	...	...	Other relative of head.....	4,851	1.2	281	0.4	...	...
2 persons.....	16,853	5.0	497	2.9	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	230	0.1	...	...	...	...	...	...	...	...	...	...	...

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent		
AGE OF OWNER							Renter-occupied nonfarm units..	338,915	...	17,230	...	366,817	...
Owner-occupied units.....	398,522	100.0	79,021	100.0	...	...	GROSS RENT						
Under 25 years.....	2,788	0.7	145	0.2	...	...	Reporting.....	330,701	100.0	16,876	100.0	360,052	100.0
25 to 34 years.....	52,382	13.1	24,977	31.6	...	...	Less than \$40.....	10,293	3.1	608	3.6	77,450	21.5
35 to 44 years.....	94,060	23.6	26,745	33.8	...	...	\$40 to \$59.....	51,431	15.6	4,987	29.6	168,333	46.8
45 to 54 years.....	81,777	20.5	14,658	18.5	...	...	\$60 to \$79.....	91,457	27.7	4,295	25.5	103,429	28.7
55 to 64 years.....	77,970	19.6	7,673	9.7	...	...	\$80 to \$99.....	96,254	29.1	3,350	19.9	...	...
65 years and over.....	89,545	22.5	4,823	6.1	...	...	\$100 to \$119.....	44,492	13.5	1,011	6.0	...	...
							\$120 to \$149.....	23,883	7.2	1,347	8.0	10,840	3.0
VALUE							\$150 to \$199.....	7,081	2.1	569	3.4	...	...
Owner-occupied nonfarm units ² ..	276,402	100.0	75,660	100.0	188,966	100.0	\$200 or more.....	5,810	1.8	709	4.2	...	...
Less than \$5,000.....	3,018	1.1	...	...	11,325	6.0	No cash rent.....	8,214	...	354	...	6,765	...
\$5,000 to \$7,400.....	7,650	2.8	...	...	28,837	15.3	Median.....dollars..	83	...	73	...	52	...
\$7,500 to \$9,900.....	13,537	4.9	...	...	42,257	22.4							
\$10,000 to \$12,400.....	38,483	13.9	2,853	3.8	64,472	34.1	CONTRACT RENT						
\$12,500 to \$14,900.....	51,745	18.7	12,943	17.1	...	...	Reporting cash rent.....	330,701	...	16,876	...	360,052	...
\$15,000 to \$17,400.....	50,168	18.2	17,157	22.7	...	...	Median.....dollars..	64	...	67	...	37	...
\$17,500 to \$19,900.....	39,650	12.2	11,151	14.7	24,167	12.8							
\$20,000 to \$24,900.....	40,402	14.6	15,705	20.8	...	...					
\$25,000 to \$34,900.....	23,318	8.4	7,346	9.7	17,908	9.5							
\$35,000 or more.....	14,431	5.2	8,013	10.6	...	...					
Median.....dollars..	16,200	...	18,500	...	10,900	...							

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

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	103,123	...	7,419	...	34,878	...	8,077	...	618,907	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	103,123	100.0	7,419	100.0	34,878	100.0	8,077	100.0	618,907	100.0
Occupied.....	96,251	93.3	7,419	100.0	32,397	92.8	8,077	100.0	593,293	95.9
Owner occupied.....	79,021	76.6	92	1.2	8,105	23.2	6,225	77.1	305,079	49.3
White.....	78,945	76.6	92	1.2	7,635	21.9	5,861	72.6	300,395	48.5
Nonwhite.....	76	0.1	...	...	470	1.3	364	4.5	4,684	0.8
Renter occupied.....	17,230	16.7	7,327	98.8	24,292	69.6	1,852	22.9	288,214	46.6
White.....	15,814	15.3	5,982	80.6	23,987	67.6	1,852	22.9	273,046	44.1
Nonwhite.....	1,416	1.4	1,345	18.1	705	2.0	...	...	15,168	2.5
Vacant.....	6,872	6.7	...	...	2,481	7.1	...	...	25,614	4.1
Available for sale only.....	4,692	4.5	...	...	235	0.7	...	...	2,275	0.4
Available for rent.....	480	0.5	...	...	1,690	4.8	...	...	9,440	1.5
Other.....	1,700	1.6	...	...	556	1.6	...	...	13,899	2.2
CONDITION AND PLUMBING										
All units.....	103,123	100.0	7,419	100.0	34,878	100.0	8,077	100.0	618,907	100.0
Not dilapidated.....	103,047	99.9	7,419	100.0	33,254	95.3	7,956	98.5	593,726	95.9
With all plumbing facilities.....	103,047	99.9	6,076	82.0	29,717	85.2	7,835	97.0	568,383	91.8
Lacking some or all facilities.....	...	...	1,343	18.1	3,337	10.1	121	1.5	25,343	4.1
Dilapidated.....	76	0.1	...	...	1,624	4.7	121	1.5	25,181	4.1
Owner occupied.....	79,021	100.0	92	...	8,105	100.0	6,225	100.0	305,079	100.0
Not dilapidated.....	78,945	99.9	92	...	8,105	100.0	6,104	98.1	297,549	97.5
With all plumbing facilities.....	78,945	99.9	92	...	7,827	96.6	6,104	98.1	294,799	96.6
Lacking some or all facilities.....	...	...	...	...	278	3.4	...	...	2,750	0.9
Dilapidated.....	76	0.1	...	...	...	...	121	1.9	7,530	2.5
Renter occupied.....	17,230	100.0	7,327	100.0	24,292	100.0	1,852	...	288,214	100.0
Not dilapidated.....	17,230	100.0	7,327	100.0	23,224	95.6	1,852	...	274,341	95.2
With all plumbing facilities.....	17,230	100.0	5,984	81.7	19,965	82.2	1,731	...	253,420	88.6
Lacking some or all facilities.....	...	...	1,343	18.3	3,259	13.4	121	...	18,921	6.6
Dilapidated.....	...	...	...	...	1,068	4.4	...	...	13,873	4.8
Vacant.....	6,872	...	...	...	2,481	...	...	...	25,614	...
BATHROOMS										
All units.....	103,123	100.0	7,419	100.0	34,878	100.0	8,077	100.0	618,907	100.0
1.....	70,505	68.4	5,777	77.9	28,005	80.3	3,472	43.0	506,157	81.8
More than 1.....	32,618	31.6	299	4.0	2,224	6.4	4,484	55.5	77,791	12.6
Shared or none.....	...	...	1,343	18.1	4,649	13.3	121	1.5	34,959	5.6

Components of Inventory Change

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	103,123	100.0	7,419	100.0	34,878	100.0	8,077	100.0	618,907	100.0
1 and 2 rooms.....	582	0.6	3,586	48.3	6,362	18.2	...	...	24,727	4.0
3 and 4 rooms.....	20,106	19.5	2,770	37.3	18,929	54.3	567	7.0	158,792	25.7
5 and 6 rooms.....	63,483	61.6	465	6.3	8,240	23.6	980	12.1	296,988	48.0
7 rooms or more.....	18,952	18.4	598	8.1	1,347	3.9	6,530	80.8	138,400	22.4
Median.....	5.6	...	2.6	...	3.7	...	6.9	...	5.3	...
Owner occupied.....	79,021	100.0	92	...	8,105	100.0	6,225	100.0	305,079	100.0
1 and 2 rooms.....	...	...	...	...	...	...	...	...	1,935	0.6
3 and 4 rooms.....	10,744	13.6	...	...	2,563	31.6	...	...	28,596	9.4
5 and 6 rooms.....	50,187	63.5	92	...	4,473	55.2	721	11.6	158,286	51.9
7 rooms or more.....	18,090	22.9	...	...	1,069	13.2	5,504	88.4	116,262	38.1
Median.....	5.7	...	...	...	5.0	...	6.9	...	6.1	...
Renter occupied.....	17,230	100.0	7,327	100.0	24,292	100.0	1,852	...	288,214	100.0
1 and 2 rooms.....	582	3.4	3,586	48.9	5,806	23.9	...	...	21,824	7.6
3 and 4 rooms.....	7,406	43.0	2,770	37.8	14,676	60.4	567	...	118,634	41.2
5 and 6 rooms.....	8,841	51.3	373	5.1	3,532	14.5	259	...	130,374	45.2
7 rooms or more.....	401	2.3	598	8.2	278	1.1	1,026	...	17,382	6.0
Median.....	4.6	...	2.6	...	3.3	...	...	...	4.5	...
Vacant.....	6,872	...	...	...	2,481	...	...	...	25,614	...
UNITS IN STRUCTURE										
All units.....	103,123	100.0	7,419	100.0	34,878	100.0	8,077	100.0	618,907	100.0
1.....	87,866	85.2	901	12.1	...	...	5,600	69.3	233,794	37.8
2 to 4.....	3,206	3.1	2,392	32.2	20,587	59.0	2,355	29.2	288,573	46.6
5 or more.....	12,051	11.7	4,126	55.6	14,291	41.0	122	1.5	96,540	15.6
YEAR STRUCTURE BUILT										
All units.....	103,123	100.0	7,419	100.0	34,878	100.0	8,077	100.0	618,907	100.0
1957 to 1959.....	31,199	30.3	...	...	...	...	...	...	...	...
April 1950 to 1956.....	71,924	69.7	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	91	1.2	557	1.6	...	...	52,663	8.5
1939 or earlier.....	...	...	7,328	98.8	34,321	98.4	8,077	100.0	566,244	91.5
PERSONS										
Occupied units.....	96,251	100.0	7,419	100.0	32,397	100.0	8,077	100.0	593,293	100.0
1 person.....	4,085	4.2	2,765	37.3	8,117	25.1	380	4.7	79,564	13.4
2 persons.....	15,782	16.4	1,630	22.0	13,904	42.9	706	8.7	173,112	29.2
3 persons.....	17,008	17.7	1,586	21.4	4,920	15.2	944	11.7	111,542	18.8
4 persons.....	30,327	31.5	747	10.1	2,804	8.7	744	9.2	101,411	17.1
5 persons.....	16,152	16.8	392	5.3	1,304	4.0	2,506	31.0	66,507	11.2
6 persons or more.....	12,897	13.4	299	4.0	1,348	4.2	2,797	34.6	61,157	10.3
Median: All occupied.....	3.9	...	2.1	...	2.1	...	5.0	...	2.9	...
Owner.....	3.9	...	...	...	2.4	...	4.9	...	3.2	...
Renter.....	3.9	...	2.1	...	2.0	...	...	...	2.5	...
PERSONS PER ROOM										
Occupied units.....	96,251	100.0	7,419	100.0	32,397	100.0	8,077	100.0	593,293	100.0
0.50 or less.....	27,282	28.3	2,466	33.2	13,843	42.7	3,656	45.3	291,836	49.2
0.51 to 0.75.....	32,578	33.8	1,034	13.9	9,813	30.3	2,197	27.2	140,757	23.7
0.76 to 1.00.....	27,284	28.3	2,423	32.7	6,837	21.1	1,464	18.1	121,617	20.5
1.01 to 1.50.....	8,715	9.1	898	12.1	1,626	5.0	760	9.4	33,025	5.6
1.51 or more.....	452	0.5	598	8.1	278	0.9	...	...	6,058	1.0
VALUE										
Owner-occupied nonfarm units ¹	75,660	100.0	92	...	...	...	5,472	100.0	195,178	100.0
Less than \$5,000.....	...	...	...	...	...	...	364	6.7	2,654	1.4
\$5,000 to \$7,400.....	...	...	...	...	...	...	...	...	7,650	3.9
\$7,500 to \$9,900.....	492	0.7	...	...	...	...	...	...	12,802	6.6
\$10,000 to \$12,400.....	2,853	3.8	...	...	...	...	243	4.4	34,117	17.5
\$12,500 to \$14,900.....	12,943	17.1	92	...	...	...	1,513	27.6	37,839	19.4
\$15,000 or more.....	59,372	78.5	...	...	...	...	871	15.9	100,116	51.3
Median.....dollars.....	18,500	...	...	...	...	...	2,481	45.3	15,200	...
Renter-occupied nonfarm units.....	17,230	...	7,327	...	24,292	...	1,852	...	288,214	...
GROSS RENT										
Reporting.....	16,876	100.0	7,028	100.0	23,744	100.0	1,724	...	281,329	100.0
Less than \$20.....	608	3.6	298	4.2	...	...	...	...	8,874	3.2
\$20 to \$39.....	4,987	29.6	838	11.9	2,117	2.2	...	...	43,489	15.5
\$40 to \$59.....	4,295	25.5	1,032	14.7	3,735	15.7	566	...	81,829	29.1
\$60 to \$79.....	3,350	19.9	1,572	22.4	6,052	25.5	518	...	84,762	30.1
\$80 to \$99.....	3,636	21.5	3,288	46.8	11,327	47.7	640	...	62,375	22.2
\$100 or more.....	354	...	299	...	548	...	128	...	6,885	...
No cash rent.....	73	...	97	...	98	...	...	...	82	...
Median.....dollars.....	73	...	97	...	98	...	...	...	82	...
CONTRACT RENT										
Reporting cash rent.....	16,876	...	7,028	...	23,744	...	1,724	...	281,329	...
Median.....dollars.....	67	...	91	...	91	...	...	...	62	...

¹ Restricted to single-unit properties; see text.

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	13,606	100.0	22,353	100.0	15,686	100.0	17,290	100.0	618,907	100.0
Units with 1950 records available.....	12,765	93.8	18,402	82.3	15,091	96.2	16,105	93.1	563,319	91.0
TENURE, COLOR, AND VACANCY STATUS										
All units.....	12,765	100.0	18,402	100.0	15,091	100.0	16,105	100.0	563,319	100.0
Occupied.....	12,183	95.4	17,051	92.7	14,669	97.2	15,777	98.0	551,238	97.9
Owner occupied.....	1,515	11.9	2,708	14.7	7,210	47.8	5,138	31.9	265,900	47.2
White.....	1,417	11.1	2,655	14.4	7,103	47.1	4,979	30.9	263,969	46.9
Nonwhite.....	98	0.8	53	0.3	107	0.7	159	1.0	1,931	0.3
Renter occupied.....	10,668	83.6	14,343	77.9	7,459	49.4	10,639	66.1	285,338	50.7
White.....	9,385	73.5	14,254	77.5	7,405	49.1	9,785	60.8	277,121	49.2
Nonwhite.....	1,283	10.1	89	0.5	54	0.4	854	5.3	8,217	1.5
Vacant.....	582	4.6	1,351	7.3	422	2.8	328	2.0	12,081	2.1
Available for sale only.....	21	0.2	212	1.2	133	0.9	...	...	1,540	0.3
Available for rent.....	309	2.4	277	1.5	268	1.8	107	0.7	2,368	0.4
Other.....	252	2.0	862	4.7	21	0.1	221	1.4	8,173	1.5
CONDITION AND PLUMBING										
All units.....	12,765	100.0	18,402	100.0	15,091	100.0	16,105	100.0	563,319	100.0
Not dilapidated.....	10,956	85.8	16,394	89.1	14,378	96.6	15,227	94.5	544,975	96.7
With all plumbing facilities.....	7,282	57.0	9,016	49.0	13,922	92.3	9,366	58.2	310,724	90.7
Lacking some or all facilities.....	3,674	28.8	7,378	40.1	656	4.3	5,861	36.4	34,251	6.1
Dilapidated.....	1,809	14.2	2,008	10.9	513	3.4	878	5.5	18,344	3.3
Owner occupied.....	1,515	...	2,708	...	7,210	100.0	5,138	100.0	265,900	100.0
Not dilapidated.....	1,515	...	2,445	...	7,039	97.6	5,100	99.3	260,872	98.1
With all plumbing facilities.....	1,515	...	1,961	...	6,932	96.1	3,824	74.4	252,311	94.9
Lacking some or all facilities.....	...	...	484	...	107	1.5	1,276	24.8	8,561	3.2
Dilapidated.....	...	...	263	...	171	2.4	38	0.7	5,028	1.9
Renter occupied.....	10,668	100.0	14,343	100.0	7,459	100.0	10,639	100.0	285,338	100.0
Not dilapidated.....	8,894	83.4	12,865	89.7	7,117	95.4	9,999	92.1	272,945	95.7
With all plumbing facilities.....	5,438	51.0	6,042	42.1	6,568	88.1	5,342	52.1	248,529	87.1
Lacking some or all facilities.....	3,456	32.4	6,823	47.6	549	7.4	4,257	40.0	24,416	8.6
Dilapidated.....	1,774	16.6	1,478	10.3	342	4.6	840	7.9	12,393	4.3
Vacant.....	582	...	1,351	...	422	...	328	...	12,081	...
ROOMS										
All units.....	12,765	100.0	18,402	100.0	15,091	100.0	16,105	100.0	563,319	100.0
1 and 2 rooms.....	437	3.4	4,812	26.1	405	2.7	3,421	21.2	20,927	3.7
3 and 4 rooms.....	6,183	48.4	7,070	38.4	2,008	13.3	8,294	51.5	146,906	26.1
5 and 6 rooms.....	5,104	40.0	5,056	27.5	4,369	29.0	3,309	20.5	274,047	48.6
7 rooms or more.....	1,041	8.2	1,464	8.0	8,309	55.1	1,081	6.7	121,439	21.6
Median.....	4.4	...	3.8	...	6.5+	...	3.5	...	5.3	...
Owner occupied.....	1,515	...	2,708	...	7,210	100.0	5,138	100.0	265,900	100.0
1 and 2 rooms.....	...	...	236	...	14	0.2	...	...	1,328	0.5
3 and 4 rooms.....	250	...	472	...	554	7.7	2,197	42.8	30,291	11.4
5 and 6 rooms.....	593	...	1,107	...	1,511	21.0	2,160	42.0	136,068	51.2
7 rooms or more.....	672	...	893	...	5,131	71.2	781	15.2	98,213	36.9
Median.....	...	...	...	...	6.5+	...	4.8	...	6.1	...
Renter occupied.....	10,668	100.0	14,343	100.0	7,459	100.0	10,639	100.0	285,338	100.0
1 and 2 rooms.....	437	4.1	4,462	31.1	391	5.2	3,421	32.2	19,008	6.7
3 and 4 rooms.....	5,710	53.5	6,378	44.5	1,436	19.0	5,769	54.2	113,835	39.9
5 and 6 rooms.....	4,260	40.0	3,249	22.7	2,744	36.8	1,149	10.8	131,252	46.0
7 rooms or more.....	261	2.4	254	1.8	2,908	39.0	300	2.8	21,243	7.4
Median.....	4.2	...	3.4	...	6.1	...	3.0	...	4.6	...
Vacant.....	582	...	1,351	...	422	...	328	...	12,081	...
UNITS IN STRUCTURE										
All units.....	12,765	100.0	18,402	100.0	15,091	100.0	16,105	100.0	563,319	100.0
1.....	2,445	19.2	3,104	16.9	5,172	34.3	...	...	208,486	37.0
2 to 4.....	7,054	55.3	5,471	29.7	7,607	50.4	14,837	92.1	263,653	46.8
5 or more.....	3,266	25.6	9,827	53.4	2,312	15.3	1,268	7.9	91,180	16.2
YEAR STRUCTURE BUILT										
All units.....	12,765	100.0	18,402	100.0	15,091	100.0	16,105	100.0	563,319	100.0
1940 to March 1950.....	1,838	14.4	5,110	27.8	253	1.7	285	1.8	46,602	8.3
1939 or earlier.....	10,927	85.6	13,292	72.2	14,838	98.3	15,820	98.2	516,717	91.7
PERSONS										
Occupied units.....	12,183	100.0	17,051	100.0	14,669	100.0	15,777	100.0	551,238	100.0
1 person.....	1,475	12.1	4,148	24.3	889	6.1	2,994	19.0	38,191	6.9
2 persons.....	1,537	12.6	3,364	19.7	2,630	17.9	5,037	31.9	137,727	25.0
3 persons.....	3,670	30.1	4,090	24.0	3,138	21.4	4,533	28.7	128,421	23.3
4 persons.....	2,290	18.8	3,279	19.2	3,169	21.6	1,549	9.8	117,917	21.4
5 persons.....	1,000	8.2	746	4.4	1,913	13.0	371	2.4	70,949	12.9
6 persons or more.....	2,211	18.1	1,424	8.4	2,930	20.0	1,293	8.2	58,033	10.5
Median.....	...	...	...	...	...	...	...	...	...	...
All occupied.....	3.3	...	2.7	...	3.7	...	2.5	...	3.3	...
Owner.....	...	...	...	...	4.2	...	3.0	...	3.5	...
Renter.....	3.3	...	2.6	...	3.2	...	2.2	...	3.0	...

Components of Inventory Change

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	12,183	100.0	17,051	100.0	14,669	100.0	15,777	100.0	551,238	100.0
0.50 or less.....	3,397	27.6	3,943	23.1	6,780	46.2	4,921	31.2	211,361	38.3
0.51 to 0.75.....	2,780	22.8	3,563	20.9	4,050	27.6	4,349	28.8	159,031	28.8
0.76 to 1.00.....	3,265	26.8	6,071	35.6	3,070	20.9	4,022	25.5	134,048	24.3
1.01 to 1.50.....	2,074	17.0	2,379	14.0	698	4.8	1,869	11.8	38,860	7.0
1.51 or more.....	707	5.8	1,095	6.4	71	0.5	416	2.6	7,938	1.4
VALUE										
Owner-occupied nonfarm units ¹	742	...	1,552	...	3,438	...	...	...	158,408	...
Reporting.....	742	...	1,143	...	3,181	100.0	...	...	154,903	100.0
Less than \$5,000.....	227	...	129	...	281	8.8	...	...	13,748	8.9
\$5,000 to \$7,400.....	340	...	547	...	542	17.0	...	...	23,295	15.0
\$7,500 to \$9,900.....	114	...	171	...	1,041	32.7	...	...	36,646	23.7
\$10,000 to \$12,400.....	23	...	19	...	619	19.5	...	...	38,495	24.9
\$12,500 to \$14,900.....	...	...	...	...	316	9.9	...	...	8,467	5.5
\$15,000 or more.....	38	...	277	...	382	12.0	...	...	34,252	22.1
Not reported.....	...	...	409	...	257	...	...	...	3,505	...
Median.....dollars..	...	...	...	...	9,300	...	...	...	10,200	...
Renter-occupied nonfarm units.....	10,668	...	14,343	...	7,459	...	10,639	...	283,273	...
GROSS RENT										
Reporting.....	9,370	100.0	12,912	100.0	6,526	100.0	9,757	100.0	263,811	100.0
Less than \$20.....	285	3.0	1,268	9.8	...	...	213	2.2	1,351	0.5
\$20 to \$39.....	3,558	38.0	5,240	40.6	800	12.3	3,284	33.7	45,798	17.4
\$40 to \$59.....	4,856	51.8	4,936	38.2	1,332	20.4	4,310	44.2	136,836	51.9
\$60 to \$79.....	564	6.0	1,085	8.4	1,954	29.9	1,703	17.5	59,961	22.7
\$80 to \$99.....	107	1.1	172	1.3	653	10.0	224	2.3	15,026	5.7
\$100 or more.....	...	...	211	1.6	1,787	27.4	23	0.2	4,839	1.8
Not reported.....	23	...	75	...	253	...	369	...	5,689	...
No cash rent.....	1,275	...	1,356	...	680	...	513	...	13,773	...
Median.....dollars..	43	...	40	...	72	...	46	...	52	...
CONTRACT RENT										
Reporting cash rent.....	10,398	...	14,119	...	7,064	...	9,978	...	270,489	...
Median.....dollars..	26	...	28	...	60	...	38	...	37	...

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Available	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	563,319	542,979	524,487	18,492	277,261	273,035	4,226	265,718	251,452	14,266	20,340	11,261	9,079
Occupied.....	551,238	534,281	515,789	18,492	273,145	268,919	4,226	261,126	246,870	14,266	16,957	11,261	5,696
White.....	541,090	524,812	514,872	9,940	271,207	268,688	2,519	253,605	246,184	7,421	16,278	11,037	5,241
Nonwhite.....	10,148	9,469	917	8,552	1,938	231	1,707	7,531	686	6,845	679	224	455
Owner occupied.....	265,900	261,599	257,387	4,212	230,689	227,828	2,861	30,910	29,559	1,351	4,301	2,698	1,603
White.....	263,969	259,899	257,156	2,743	229,437	227,597	1,840	30,462	29,559	903	4,070	2,698	1,372
Nonwhite.....	1,931	1,700	231	1,469	1,252	231	1,021	448	448	231	231	231	231
Renter occupied.....	285,338	272,682	258,402	14,280	42,456	41,091	1,365	230,226	217,311	12,915	12,656	8,563	4,093
White.....	277,121	264,913	257,716	7,197	41,770	41,091	679	223,143	216,625	6,518	12,208	8,339	3,869
Nonwhite.....	8,217	7,769	686	7,083	686	...	686	7,083	686	6,397	448	224	224
Vacant.....	12,081	8,698	8,698	...	4,116	4,116	...	4,582	4,582	...	3,383	...	3,383
Available.....	3,908	3,684	3,684	...	1,309	1,309	...	2,375	2,375	...	224	...	224
Other.....	8,173	5,014	5,014	...	2,807	2,807	...	2,207	2,207	...	3,159	...	3,159

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

1950 characteristic	Total dwelling units	1959 characteristic									Vacant
		Total			Owner occupied			Renter occupied			
		Not dilapidated		Dilap- dated	Not dilapidated		Dilap- dated	Not dilapidated		Dilap- dated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	563,319	520,547	20,755	22,017	269,320	1,603	6,338	235,211	17,320	13,187	20,340
Not dilapidated:											
With all plumbing facilities.....	510,724	487,773	8,943	14,008	256,329	917	4,077	217,024	7,341	9,021	16,015
Lacking some or all facilities.....	34,251	20,789	9,294	4,168	8,611	686	455	11,030	8,384	2,579	2,506
Dilapidated.....	18,344	11,985	2,518	3,841	4,280	...	1,806	7,157	1,595	1,587	1,819
Owner occupied.....	265,900	256,581	2,750	6,569	224,127	1,372	5,190	29,070	1,378	462	4,301
Not dilapidated:											
With all plumbing facilities.....	252,311	246,632	1,609	4,070	216,148	686	3,384	27,331	923	231	3,608
Lacking some or all facilities.....	8,561	6,496	1,141	924	4,981	686	231	1,284	455	231	693
Dilapidated.....	5,028	3,453	...	1,575	2,998	...	1,575	455	...	...	...
Renter occupied.....	285,338	253,494	16,851	14,993	41,077	231	1,148	202,021	15,711	12,494	12,656
Not dilapidated:											
With all plumbing facilities.....	248,529	221,712	7,334	9,483	36,593	231	693	185,857	6,418	8,559	10,178
Lacking some or all facilities.....	24,416	13,250	7,922	3,244	3,102	...	224	9,462	7,698	2,348	1,582
Dilapidated.....	12,393	8,532	1,595	2,266	1,382	...	231	6,702	1,595	1,587	896
Vacant.....	12,081	10,472	1,154	455	4,116	...	...	4,120	231	231	3,383

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

Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	75,660	...	492	2,853	12,943	17,157	11,151	15,705	15,359
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	9,063	...	246	1,551	3,154	2,800	519	522	271
5 and 6 rooms.....	48,830	...	246	1,302	9,713	14,037	8,275	11,566	3,691
7 rooms or more.....	17,767	...	...	...	76	320	2,357	3,617	11,397
PERSONS									
1 and 2 persons.....	12,846	...	246	1,248	1,002	2,930	1,843	3,390	2,187
3 and 4 persons.....	40,672	...	...	807	7,823	9,833	6,044	8,204	7,961
5 and 6 persons.....	19,201	...	...	798	3,548	4,086	2,715	3,716	4,338
7 persons or more.....	2,941	...	246	...	570	308	549	395	873
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	70,682	...	246	2,834	12,415	16,142	10,837	14,205	14,003
Under 45 years.....	48,755	...	246	1,928	10,420	12,667	7,241	9,780	6,473
45 to 64 years.....	18,681	...	...	662	1,749	3,168	2,968	3,572	6,562
65 years and over.....	3,246	...	...	244	246	307	628	853	968
Other male head.....	1,657	...	246	...	320	151	...	229	711
Female head.....	3,321	...	...	19	208	864	314	1,271	645

¹ Restricted to single-unit properties; see text.

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

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	17,230	608	4,987	4,295	3,350	2,358	1,278	354	
ROOMS									
1 and 2 rooms.....	582	...	298	60	...	75	149	...	
3 and 4 rooms.....	7,406	455	2,731	1,533	527	1,518	566	76	
5 and 6 rooms.....	8,841	77	1,884	2,626	2,823	765	525	141	
7 rooms or more.....	401	76	74	76	...	...	38	137
PERSONS									
1 and 2 persons.....	5,492	531	2,122	382	136	1,293	887	141	
3 and 4 persons.....	5,134	...	1,284	1,119	1,500	930	88	213	
5 and 6 persons.....	4,471	77	977	1,816	1,163	135	303	...	
7 persons or more.....	2,133	...	604	978	551	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	13,030	456	2,572	3,761	3,122	1,987	919	213	
Under 45 years.....	10,850	77	1,883	3,387	3,003	1,765	522	213	
45 to 64 years.....	1,414	151	300	299	119	222	323	...	
65 years and over.....	766	228	389	75	...	...	74	...
Other male head.....	823	...	271	247	153	152	...	...
Female head.....	3,377	152	2,144	287	75	219	339	141	

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-4

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Chicago, Ill.—Northwestern Indiana, Standard Consolidated Area

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



U.S. DEPARTMENT OF COMMERCE

Luther H. Hodges, Secretary

BUREAU OF THE CENSUS

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

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, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

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

Part 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, for units classified as "same," the 1959 characteristic is cross tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities. For units classified as "new construction," value and rent are cross tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Both the 1959 and 1950 data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both

programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory may be compared, taking into account any changes in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to conversion by 1959). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use by 1959. In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population

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

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

In 1950, the areas were called standard metropolitan areas (SMA's). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMA defined as of June 8, 1959.

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

In the reports for these two SCA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census.

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

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

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties,

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(c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas; and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

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

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1960. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census.

Quarters classified as quasi-units in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1960 but as quasi-units in 1959 are considered losses from the 1960 housing inventory; conversely, quarters which were classified as quasi-units (nondwelling-unit quarters) in 1960 and as dwelling units in 1959 are considered additions to the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1960 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

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

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

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

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

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

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

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

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

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

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

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

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

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas, and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records. In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

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

1. Units created from living quarters classified as nondwelling-unit quarters, or quasi-units, in 1950; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.

2. Units created from nonresidential space such as a store, garage, or barn.

3. Units moved to site during the period April 1950 to December 1959. Such units, if moved within the same area, do not result in a net addition to the total inventory since they represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, is a net addition if occupied as a dwelling unit in 1959 but not in 1950.

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

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

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

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

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

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

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

4. Units lost by change to nonresidential use.

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation.

Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

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

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

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

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

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

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

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

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

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

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

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

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

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

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

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

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

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

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

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

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

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

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

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

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The

types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

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

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

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

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

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

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

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

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

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

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

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

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

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

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

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

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

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

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 3, this same procedure was followed. For the 1950 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Presence of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

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

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

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

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on processing will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. The 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

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

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

For segments which were in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

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

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

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

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

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

PROCESSING OF DATA

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

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

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

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

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

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or

on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For several items, including 1950 value and rent data for table 3, a "not reported" category was retained.

ACCURACY OF DATA

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

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

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

Editing and coding in the processing operations are subject to some inaccuracies. For units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

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

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

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments and the list of addresses,

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

ESTIMATION PROCEDURE

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

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., "same" units, conversions, mergers, demolitions, and other losses). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the

census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units.

For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

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

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

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 12,000 dwelling units, including the units in the 1,400 land area segments and the list of 7,000 specific addresses for measuring losses; the subsample for this area consists of approximately 3,600 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

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

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

Table I.--SOURCE OF TABULATIONS

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

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

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

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	2,144,000	24,500
Same units, 1950 and 1959.....	1,515,200	11,200
Units changed by--		
Conversion.....	67,800	8,300
Merger.....	25,300	3,100
Units added through--		
New construction.....	503,900	19,300
Other sources.....	31,800	4,900
1950 INVENTORY		
Units changed by--		
Conversion.....	34,200	4,200
Merger.....	52,000	6,600
Units lost through--		
Demolition.....	53,400	6,900
Other means.....	27,800	4,300
NET CHANGE		
Total.....	461,300	22,300
Units added through--		
Conversion.....	33,500	4,700
New construction.....	503,900	19,300
Other sources.....	31,800	4,900
Total added.....	569,200	20,400
Units lost through--		
Merger.....	26,700	3,800
Demolition.....	53,400	6,900
Other means.....	27,800	4,300
Total lost.....	107,900	9,000

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

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 608,800 in 1950 and as 648,800 in 1959, the standard error of the 39,900 change is read from table III (column for subsample).

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

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
1,000.....	800	900	100,000.....	8,000	9,500
5,000.....	2,000	2,500	250,000.....	...	16,000
10,000.....	2,500	3,000	500,000.....	...	23,000
25,000.....	4,500	5,000	1,000,000.....	...	32,500
50,000.....	6,000	7,000	1,500,000.....	...	40,000

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

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

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	500,000	2,144,000
2 or 98.....	2.5	1.2	0.9	0.6	0.3
5 or 95.....	3.8	2.2	1.3	1.0	0.4
10 or 90.....	5.2	3.0	1.9	1.3	0.6
25 or 75.....	8.0	4.4	2.6	1.8	1.0
50.....	9.3	5.3	2.7	2.3	1.2

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

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

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

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 2,144,000 dwelling units¹ in the housing inventory in the Chicago, Ill.-Northwestern Indiana SCA. Approximately 1,137,400 of these units were occupied by their owners, 917,300 were occupied by renters, and the remaining 89,200 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.2 persons and the size of their units averaged 5.4 rooms; for renter households, the medians were 2.5 persons and 4.0 rooms. Approximately one-seventh (15 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was two-fifths (40 percent).

Comparison with 1950 discloses a net gain of 461,300 dwelling units, or 27 percent over the 1950 inventory. Owner-occupied units increased from 42 percent of the occupied inventory in 1950 to 55 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 78 percent to 91 percent. The median size of units in 1950 was 4.5 rooms compared with 4.8 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$49 to \$88, and the median value of owner-occupied properties rose from \$11,900 to \$18,500.

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

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

Component of change	Number	Percent
All dwelling units, 1959.....	2,144,000	100.0
Same units, 1950 and 1959.....	1,515,200	70.7
Units changed by--		
Conversion.....	67,800	3.1
Merger.....	25,300	1.2
Units added through--		
New construction.....	503,900	23.5
Other sources.....	31,800	1.5

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 71 percent of the dwelling units (1,515,200 units) in the Chicago, Ill.-Northwestern Indiana area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 29 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 503,900 units, amounting to 24 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 67,800 converted units in the inventory in 1959 (table A) which had been produced by dividing 34,200 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 2,166,437; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

25,300 units (table A). These were produced by combining an estimated 52,000 units that existed in 1950 (table B). Units involved in conversions and mergers represented 4 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

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

Component of change	Number	Percent
All dwelling units, 1950.....	1,682,600	100.0
Same units, 1950 and 1959.....	1,515,200	90.1
Units changed by--		
Conversion.....	34,200	2.0
Merger.....	52,000	3.1
Units lost through--		
Demolition.....	53,400	3.2
Other means.....	27,800	1.6

Table B, which describes the disposition of the 1950 inventory, shows that the 1,515,200 "same" units represented about 90 percent of the 1950 inventory. Approximately 53,400 units, or 3 percent of the 1950 inventory, were demolished before 1959 and 27,800 units (around 2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (5 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, and transient accommodations) added about 569,200 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 107,900 dwelling units from the 1950 inventory. Thus, for every five units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 461,300 units represents an average annual gain of approximately 47,000 units over the period of 9 3/4 years.

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

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	2,144,000
April 1950.....	1,682,600
NET CHANGE	
Total.....	461,300
Percent.....	27.4
Units added through--	
Conversion.....	33,500
New construction.....	503,900
Other sources.....	31,800
Total added.....	569,200
Units lost through--	
Merger.....	26,700
Demolition.....	53,400
Other means.....	27,800
Total lost.....	107,900

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.1 rooms. Of the occupied new units roughly one out of six was occupied by renters in 1959 and the median gross rent was \$131. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about one-half were dilapidated or lacked hot water, private toilet or bath, and the median size was 4.2 rooms. The bulk of the occupied units (about 76 percent) had been occupied by renters in 1950, and the gross rent at that time was \$42.

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

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

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	503,900	1,515,200	53,400	1,515,200
Not dilapidated, with all facilities..	498,000	1,360,100	23,300	1,170,200
Percent of total.....	98.8	89.8	48.1	85.8
With 1.01 or more persons per room...	48,100	128,800	10,900	149,400
Percent of occupied.....	10.0	8.8	23.9	11.1
Owner occupied.....	404,200	696,000	11,200	608,800
Percent of occupied.....	84.3	47.6	24.5	45.2
Median:				
Number of rooms.....	5.1	4.7	4.2	4.7
Number of persons.....	3.6	2.7	3.1	3.0
Value.....	\$19,700	\$17,100	\$11,100	\$11,100
Gross rent.....	\$131	\$88	\$42	\$51
Contract rent.....	\$119	\$79	\$32	\$46

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

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

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

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to non-white occupancy by 1959, and vice versa. Further, it shows that, of the units which were renter occupied in 1950, around 119,200 were occupied by owners in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at a higher level in 1959 than in 1950.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 10 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

CHICAGO-NORTHWESTERN INDIANA

STANDARD CONSOLIDATED AREA

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
All dwelling units.....	2,143,962	...	503,882	...	1,682,626	...	ROOMS—Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	2,143,962	100.0	503,882	100.0	1,682,626	100.0	1 and 2 rooms.....	917,349	100.0	75,366	100.0	944,399	100.0
Occupied.....	2,054,743	95.8	479,535	95.2	1,633,454	97.1	3 rooms.....	138,068	15.1	6,536	8.7	207,457	22.0
Owner occupied.....	1,137,394	53.1	404,169	80.2	689,055	41.0	4 rooms.....	168,002	18.3	12,699	16.8	156,234	16.5
White.....	1,065,127	49.7	397,172	78.8	664,321	39.5	5 rooms.....	312,188	34.0	23,784	31.6	273,127	28.9
Nonwhite.....	72,267	3.4	6,997	1.4	24,734	1.5	6 rooms.....	183,678	20.0	22,758	30.2	168,661	17.9
Renter occupied.....	917,349	42.8	75,366	15.0	944,399	56.1	7 rooms or more.....	89,934	9.8	8,089	10.7	107,796	11.4
White.....	719,988	33.6	63,108	12.5	816,223	48.5	Median.....	25,479	2.8	1,500	2.0	31,124	3.3
Nonwhite.....	197,361	9.2	12,258	2.4	128,176	7.6	Vacant.....	89,219	...	24,347	...	49,172	...
Vacant.....	89,219	4.2	24,347	4.8	49,172	2.9	UNITS IN STRUCTURE						
Available for sale only.....	15,174	0.7	12,849	2.5	4,884	0.3	All units.....	2,143,962	100.0	503,882	100.0	1,682,626	100.0
Available for rent.....	49,082	2.3	5,425	1.1	10,265	0.6	1.....	969,434	45.2	418,193	83.0	2,601,272	35.7
Other.....	24,963	1.2	6,073	1.2	34,023	2.0	2 to 4.....	610,580	28.5	29,776	5.9	575,642	34.2
CONDITION AND PLUMBING							5 to 19.....	305,088	14.2	15,828	3.1	497,522	29.6
All units.....	2,143,962	100.0	503,882	100.0	1,682,626	100.0	20 or more.....	244,719	11.4	25,944	5.1	8,190	0.5
Not dilapidated.....	2,057,460	96.0	501,149	99.5	1,595,043	94.8	Trailer.....	14,141	0.7	14,141	2.8	8,190	0.5
With all plumbing facilities.....	1,941,742	90.6	497,952	98.8	1,311,624	78.0	Owner occupied.....	1,137,394	100.0	404,169	100.0	689,055	100.0
Lacking only hot water.....	25,181	1.2	...	...	67,538	4.0	1.....	858,070	75.4	377,810	93.5	2,473,354	68.7
Lack'g other plumbing facilities.....	90,537	4.2	3,197	0.6	215,881	12.8	2 to 4.....	232,145	20.4	11,659	2.9	183,847	26.7
Dilapidated.....	86,502	4.0	2,733	0.5	87,583	5.2	5 or more.....	33,677	3.0	1,198	0.3	25,301	3.7
Owner occupied.....	1,137,394	100.0	404,169	100.0	689,055	100.0	Trailer.....	13,502	1.2	13,502	3.3	6,553	1.0
Not dilapidated.....	1,123,207	98.8	403,258	99.8	674,067	97.8	Renter occupied.....	917,349	100.0	75,366	100.0	944,399	100.0
With all plumbing facilities.....	1,096,418	96.4	400,061	99.0	610,338	88.6	1.....	81,108	8.8	22,127	29.4	299,042	10.5
Lacking only hot water.....	11,209	1.0	...	...	23,946	3.5	2 to 4.....	354,915	38.7	17,112	22.7	382,256	40.5
Lack'g other plumbing facilities.....	15,580	1.4	3,197	0.8	39,783	5.8	5 to 19.....	255,585	27.9	10,509	13.9	461,464	48.9
Dilapidated.....	14,187	1.2	911	0.2	14,988	2.2	20 to 49.....	159,033	17.3	3,636	4.8	1,637	0.2
Renter occupied.....	917,349	100.0	75,366	100.0	944,399	100.0	50 or more.....	66,069	7.2	21,343	28.3	49,172	...
Not dilapidated.....	852,067	92.9	73,544	97.6	875,408	92.7	Trailer.....	639	0.1	639	0.8	1,637	0.2
With all plumbing facilities.....	776,556	84.7	73,544	97.6	672,453	71.2	Vacant.....	89,219	...	24,347	...	49,172	...
Lacking only hot water.....	12,799	1.4	...	...	39,583	4.2	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	62,712	6.8	...	...	163,372	17.3	All units.....	2,143,962	100.0	503,882	100.0	1,682,626	100.0
Dilapidated.....	65,282	7.1	1,822	0.4	68,991	7.3	1957 to 1959.....	151,659	7.1	151,659	30.1	...	...
Vacant.....	89,219	...	24,347	...	49,172	...	April 1950 to 1956.....	352,223	16.4	352,223	69.9	...	...
BATHROOMS							1940 to March 1950.....	170,238	7.9	...	...	196,861	11.7
All units.....	2,143,962	100.0	503,882	100.0	...	...	1939 or earlier.....	1,469,842	68.6	...	...	1,485,765	88.3
1.....	1,698,390	79.2	382,635	75.9	...	...	Owner occupied.....	1,137,394	100.0	404,169	100.0	...	...
More than 1.....	293,062	13.7	117,460	23.3	...	...	1957 to 1959.....	103,322	9.1	103,322	25.6	...	...
Shared or none.....	152,510	7.1	3,787	0.8	...	...	April 1950 to 1956.....	300,847	26.5	300,847	74.4	...	...
Owner occupied.....	1,137,394	100.0	404,169	100.0	...	...	1940 to March 1950.....	139,509	12.3	...	...	...	...
1.....	846,478	74.4	301,512	74.6	...	...	1939 or earlier.....	593,716	52.2	...	...	...	...
More than 1.....	260,897	22.9	98,870	24.5	...	...	Renter occupied.....	917,349	100.0	75,366	100.0	...	...
Shared or none.....	30,019	2.6	3,787	0.9	...	...	1957 to 1959.....	27,090	3.0	27,090	35.9	...	...
Renter occupied.....	917,349	100.0	75,366	100.0	...	...	April 1950 to 1956.....	48,276	5.3	48,276	64.1	...	...
1.....	790,624	86.2	65,545	87.0	...	...	1940 to March 1950.....	28,941	3.2	...	...	...	...
More than 1.....	21,012	2.3	9,821	13.0	...	...	1939 or earlier.....	813,042	88.6	...	...	...	...
Shared or none.....	105,713	11.5	...	...	...	...	Vacant.....	89,219	...	24,347	...	...	...
Vacant.....	89,219	...	24,347	...	...	...	PERSONS						
ROOMS							All occupied units.....	2,054,743	100.0	479,535	100.0	1,633,454	100.0
All units.....	2,143,962	100.0	503,882	100.0	1,682,626	100.0	1 person.....	234,947	11.4	22,857	4.8	156,675	9.6
1 and 2 rooms.....	173,394	8.1	8,485	1.7	229,338	13.6	2 persons.....	614,881	29.9	111,570	23.3	465,922	28.5
3 rooms.....	202,172	9.4	19,204	3.8	187,092	11.1	3 persons.....	413,416	20.1	91,989	19.2	383,513	23.5
4 rooms.....	517,265	24.1	98,140	19.5	406,411	24.2	4 persons.....	373,110	18.2	124,230	25.9	316,848	19.4
5 rooms.....	608,828	28.4	217,908	43.2	400,730	23.8	5 persons.....	209,167	10.2	65,719	13.7	168,186	10.3
6 rooms.....	436,160	20.3	118,502	23.5	307,435	18.3	6 persons or more.....	209,222	10.2	63,170	13.2	142,310	8.7
7 rooms or more.....	206,143	9.6	41,643	8.3	151,620	9.0	Median.....	2.9	...	3.6	...	3.0	
Median.....	4.8	...	5.1	...	4.5	...	Owner occupied.....	1,137,394	100.0	404,169	100.0	689,055	100.0
Owner occupied.....	1,137,394	100.0	404,169	100.0	689,055	100.0	1 person.....	75,694	6.7	12,075	3.0	33,621	4.9
1 and 2 rooms.....	8,685	0.8	1,281	0.3	11,858	1.7	2 persons.....	318,072	28.0	85,726	21.2	165,378	24.0
3 rooms.....	21,151	1.9	3,012	0.7	24,217	3.5	3 persons.....	237,805	20.9	81,622	20.2	161,651	23.5
4 rooms.....	188,780	16.6	71,034	17.6	120,334	17.5	4 persons.....	233,006	20.5	107,709	26.6	153,815	22.3
5 rooms.....	407,996	35.9	185,567	45.9	222,181	32.2	5 persons.....	138,098	12.1	60,174	14.9	92,616	13.4
6 rooms.....	337,155	29.6	105,438	26.1	193,514	28.1	6 persons or more.....	134,719	11.8	56,863	14.1	81,974	11.9
7 rooms or more.....	175,627	15.3	37,837	9.4	116,951	17.0	Median.....	3.2	...	3.7	...	3.4	
Median.....	5.4	...	5.2	...	5.3	...	Renter occupied.....	917,349	100.0	75,366	100.0	944,399	100.0
1 and 2 rooms.....	8,685	0.8	1,281	0.3	11,858	1.7	1 person.....	159,253	17.4	10,782	14.3	123,054	13.0
3 rooms.....	21,151	1.9	3,012	0.7	24,217	3.5	2 persons.....	296,809	32.4	25,844	34.3	300,544	31.8
4 rooms.....	188,780	16.6	71,034	17.6	120,334	17.5	3 persons.....	175,611	19.1	10,367	13.8	221,862	23.5
5 rooms.....	407,996	35.9	185,567	45.9	222,181	32.2	4 persons.....	140,104	15.3	16,521	21.9	163,033	17.3
6 rooms.....	337,155	29.6	105,438	26.1	193,514	28.1	5 persons.....	71,069	7.7	5,545	7.4	75,970	8.0
7 rooms or more.....	175,627	15.3	37,837	9.4	116,951	17.0	6 persons or more.....	74,503	8.1	6,307	8.4	60,336	6.4
Median.....	5.4	...	5.2	...	5.3	...	Median.....	2.5	...	2.6	...	2.7	

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

² Includes units in semidetached 2-unit structures; see text.

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	2,054,743	100.0	479,535	100.0	1,633,454	100.0	All occupied units.....	2,054,743	100.0	479,535	100.0	...	...
0.50 or less.....	840,540	40.9	150,065	31.3	937,417	57.4	No children.....	1,078,054	52.5	170,489	35.6	...	...
0.51 to 0.75.....	496,972	24.2	123,062	25.7			1 child.....	328,068	16.0	87,904	18.3	...	...
0.76 to 1.00.....	518,554	25.2	158,243	33.0			2 children.....	316,340	15.4	108,472	22.6	...	...
1.01 to 1.50.....	151,543	7.4	40,933	8.5			3 children.....	174,698	8.5	58,867	12.3	...	...
1.51 or more.....	47,134	2.3	7,132	1.5			4 children.....	76,083	3.7	33,919	7.1	...	...
Owner occupied.....	1,137,394	100.0	404,169	100.0	5 children.....	48,832	2.4	14,995	3.1	...	...
0.50 or less.....	513,476	45.1	125,337	31.0	6 children or more.....	32,668	1.6	4,889	1.0	...	...
0.51 to 0.75.....	257,836	22.7	101,887	25.2	Owner occupied.....	1,137,394	100.0	404,169	100.0	...	...
0.76 to 1.00.....	286,544	25.2	137,702	34.1	No children.....	558,206	49.1	132,602	32.8	...	...
1.01 to 1.50.....	69,650	6.1	33,383	8.3	1 child.....	174,737	15.4	77,031	19.1	...	...
1.51 or more.....	9,888	0.9	5,860	1.4	2 children.....	196,932	17.3	94,249	23.3	...	...
Renter occupied.....	917,349	100.0	75,366	100.0	3 children.....	112,837	9.9	52,829	13.1	...	...
0.50 or less.....	327,064	35.7	24,728	32.8	4 children or more.....	94,662	8.3	47,458	11.7	...	...
0.51 to 0.75.....	239,136	26.1	21,175	28.1	Renter occupied.....	917,349	100.0	75,366	100.0	...	...
0.76 to 1.00.....	232,010	25.3	20,641	27.4	No children.....	519,848	56.7	37,887	50.3	...	...
1.01 to 1.50.....	81,893	8.9	7,550	10.0	1 child.....	153,331	16.7	10,873	14.4	...	...
1.51 or more.....	37,246	4.1	1,272	1.7	2 children.....	119,408	13.0	14,223	18.9	...	...
					3 children.....	61,841	6.7	6,038	8.0	...	...
					4 children or more.....	62,921	6.9	6,345	8.4	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	2,054,743	100.0	479,535	100.0	...	...	All occupied units.....	2,054,743	100.0	479,535	100.0	...	...
Male head, wife present, no non-relatives.....	1,527,272	74.3	422,319	88.1	...	...	No children.....	1,078,054	52.5	170,489	35.6	...	...
Under 45 years.....	769,536	37.5	272,868	56.9	...	...	Under 6 years only.....	232,518	11.3	81,690	17.0	...	...
45 to 64 years.....	582,604	28.4	130,025	27.1	...	...	1 child.....	107,889	5.3	30,962	6.5	...	...
65 years and over.....	175,132	8.5	19,426	4.1	...	...	2 children or more.....	124,629	6.1	50,728	10.6	...	...
Other male head.....	193,867	9.4	21,447	4.5	...	...	6 to 17 years only.....	459,330	22.4	129,356	27.0	...	...
Under 65 years.....	148,466	7.2	20,185	4.2	...	...	1 child.....	250,179	10.7	56,942	11.9	...	...
65 years and over.....	45,401	2.2	1,262	0.3	...	...	2 children.....	156,709	7.6	46,594	9.7	...	...
Female head.....	333,604	16.2	35,769	7.5	...	...	3 children or more.....	82,442	4.0	25,820	5.4	...	...
Under 65 years.....	242,829	11.8	27,482	5.7	...	...	Both age groups.....	284,841	13.9	98,000	20.4	...	...
65 years and over.....	90,775	4.4	8,286	1.7	...	...	2 children.....	72,780	3.5	24,431	5.1	...	...
					...	...	3 children.....	82,353	4.0	29,239	6.1	...	...
					...	...	4 children or more.....	129,708	6.3	44,330	9.2	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	2,054,743	100.0	479,535	100.0	...	...	All occupied units.....	1,137,394	100.0	404,169	100.0	...	...
1958 and 1959.....	530,127	25.8	147,359	30.7	...	...	No children.....	558,206	49.1	132,602	32.8	...	...
1955 to 1957.....	338,870	16.5	170,424	35.5	...	...	Under 6 years only.....	97,228	8.5	65,344	16.2	...	...
1950 to 1954.....	407,777	19.8	139,191	29.0	...	...	1 child.....	39,245	3.5	23,943	5.9	...	...
1945 to 1949.....	181,240	8.8	...	...	...	...	2 children or more.....	57,983	5.1	41,401	10.2	...	...
1944 or earlier.....	396,729	19.3	...	...	...	...	6 to 17 years only.....	307,686	27.1	119,901	29.7	...	...
					...	...	1 child.....	135,492	11.9	53,088	13.1	...	...
					...	...	2 children.....	115,080	10.1	43,419	10.7	...	...
					...	...	3 children or more.....	57,114	5.0	23,394	5.8	...	...
					...	...	Both age groups.....	174,274	15.3	86,322	21.4	...	...
					...	...	2 children.....	40,123	3.5	21,126	5.2	...	...
					...	...	3 children.....	55,795	4.9	26,361	6.5	...	...
					...	...	4 children or more.....	78,356	6.9	38,835	9.6	...	...
					...	...	Renter occupied.....	917,349	100.0	75,366	100.0	...	...
					...	...	No children.....	519,848	56.7	37,887	50.3	...	...
					...	...	Under 6 years only.....	135,290	14.7	16,346	21.7	...	...
					...	...	1 child.....	68,644	7.5	7,019	9.3	...	...
					...	...	2 children or more.....	65,646	7.3	9,327	12.4	...	...
					...	...	6 to 17 years only.....	151,644	16.5	9,455	12.5	...	...
					...	...	1 child.....	84,689	9.2	3,854	5.1	...	...
					...	...	2 children.....	43,629	4.5	3,175	4.2	...	...
					...	...	3 children or more.....	25,328	2.8	2,426	3.2	...	...
					...	...	Both age groups.....	110,567	12.1	11,678	15.5	...	...
					...	...	2 children.....	32,657	3.6	3,305	4.4	...	...
					...	...	3 children.....	26,358	2.9	2,878	3.8	...	...
					...	...	4 children or more.....	51,352	5.6	5,495	7.3	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	2,054,743	100.0	479,535	100.0	...	...	All occupied units.....	2,054,743	100.0	479,535	100.0	...	...
None.....	1,652,629	80.4	425,999	88.8	...	...	No nonrelatives.....	1,976,553	96.2	469,918	98.0	...	...
1 person.....	269,499	13.1	36,762	7.7	...	...	With nonrelatives.....	78,190	3.8	9,617	2.0	...	...
2 persons.....	128,541	6.3	16,774	3.5	...	...	Owner occupied.....	1,137,394	100.0	404,169	100.0	...	...
3 persons or more.....	4,074	0.2	...	...	...	...	No nonrelatives.....	1,098,632	96.6	396,875	98.2	...	...
					...	...	With nonrelatives.....	38,762	3.4	7,294	1.8	...	...
					...	...	Renter occupied.....	917,349	100.0	75,366	100.0	...	...
					...	...	No nonrelatives.....	877,921	95.7	73,043	96.9	...	...
					...	...	With nonrelatives.....	39,428	4.3	2,323	3.1	...	...
					...	...	OWNER OF UNIT					...	...
					...	...	Owner-occupied units.....	1,137,394	100.0	404,169	100.0	...	...
					...	...	Head or wife.....	1,133,973	99.7	404,169	100.0	...	...
					...	...	Other relative of head.....	3,421	0.3	...	...	...	...
					...	...	Nonrelative of head.....	...	...	...	...	...	...

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹							
	Total		New construction		Number	Percent		Total		New construction		Number	Percent						
	Number	Percent	Number	Percent				Number	Percent	Number	Percent								
AGE OF OWNER						Renter-occupied nonfarm units..						912,977	...	75,166	...	937,454	...		
Owner-occupied units.....						1,137,394	100.0	404,169	100.0	...	...	GROSS RENT					
Under 25 years.....						12,369	1.1	8,173	2.0	...	...	Reporting.....					
25 to 34 years.....						149,201	13.1	93,994	23.3	...	...	Less than \$40.....					
35 to 44 years.....						294,212	25.9	143,754	35.6	...	...	\$40 to \$59.....					
45 to 54 years.....						264,764	23.3	88,529	21.9	...	...	\$60 to \$79.....					
55 to 64 years.....						215,357	18.9	47,868	11.8	...	...	\$80 to \$99.....					
65 years and over.....						201,491	17.7	21,851	5.4	...	...	\$100 to \$119.....					
VALUE						Owner-occupied nonfarm units²..						437,379	100.0	\$120 to \$149.....					
Less than \$5,000.....						2,344	0.3	...	...	25,573	5.8	\$150 to \$199.....					
\$5,000 to \$7,400.....						15,368	1.9	3,149	0.9	58,517	13.4	\$200 or more.....							
\$7,500 to \$9,900.....						21,415	2.6	2,860	0.8	70,870	16.2	Median.....dollars..							
\$10,000 to \$12,400.....						77,334	9.5	11,775	3.3	164,685	37.7	CONTRACT RENT							
\$12,500 to \$14,900.....						101,161	12.4	33,224	9.3	68,132	15.6	Reporting cash rent.....							
\$15,000 to \$17,400.....						135,005	16.6	58,659	16.4	49,602	11.3	Median.....dollars..							
\$17,500 to \$19,900.....						142,629	17.5	76,478	21.4	...	...	Reporting.....					
\$20,000 to \$24,900.....						165,043	20.3	87,688	24.6	...	...	Less than \$40.....					
\$25,000 to \$34,900.....						95,185	11.7	54,565	15.3	...	...	\$40 to \$59.....					
\$35,000 or more.....						58,874	7.2	28,354	7.9	...	...	\$60 to \$79.....					
Median.....dollars..						18,500	...	19,700	...	11,900	...	\$80 to \$99.....							

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

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	503,882	...	31,822	...	67,772	...	25,268	...	1,515,218	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	503,882	100.0	31,822	100.0	67,772	100.0	25,268	100.0	1,515,218	100.0
Occupied.....	479,535	95.2	24,526	77.1	62,338	92.0	24,915	98.6	1,463,429	96.6
Owner occupied.....	404,169	80.2	5,112	16.1	17,215	25.4	14,941	59.1	695,957	45.9
White.....	397,172	78.8	4,381	13.8	13,871	20.5	12,193	48.3	637,510	42.1
Nonwhite.....	6,997	1.4	731	2.3	3,344	4.9	2,748	10.9	58,447	3.9
Renter occupied.....	75,366	15.0	19,414	61.0	45,123	66.6	9,974	39.5	767,472	50.7
White.....	63,108	12.5	13,506	42.4	23,917	35.3	3,000	11.9	616,457	40.7
Nonwhite.....	12,258	2.4	5,908	18.6	21,206	31.3	6,974	27.6	151,015	10.0
Vacant.....	24,347	4.8	7,296	22.9	5,434	8.0	353	1.4	51,789	3.4
Available for sale only.....	12,849	2.5	...	...	...	...	...	...	2,325	0.2
Available for rent.....	5,425	1.1	4,379	13.8	4,737	7.0	353	1.4	34,188	2.3
Other.....	6,073	1.2	2,917	9.2	697	1.0	...	...	15,276	1.0
CONDITION AND PLUMBING										
All units.....	503,882	100.0	31,822	100.0	67,772	100.0	25,268	100.0	1,515,218	100.0
Not dilapidated.....	501,149	99.5	25,988	81.7	51,512	76.0	21,878	86.6	1,456,933	96.2
With all plumbing facilities.....	497,952	98.8	20,148	63.3	43,872	64.7	19,625	77.7	1,360,145	89.8
Lacking some or all facilities.....	3,197	0.6	5,840	18.4	7,640	11.3	2,253	8.9	96,788	6.4
Dilapidated.....	2,733	0.5	5,834	18.3	16,260	24.0	3,390	13.4	58,285	3.8
Owner occupied.....	404,169	100.0	5,112	...	17,215	100.0	14,941	100.0	695,957	100.0
Not dilapidated.....	403,258	99.8	5,112	...	15,821	91.9	14,305	95.7	684,711	98.4
With all plumbing facilities.....	400,061	99.0	4,381	...	15,821	91.9	14,305	95.7	661,850	95.1
Lacking some or all facilities.....	3,197	0.8	731	...	...	...	...	...	22,861	3.3
Dilapidated.....	911	0.2	...	...	1,394	8.1	636	4.3	11,246	1.6
Renter occupied.....	75,366	100.0	19,414	100.0	45,123	100.0	9,974	...	767,472	100.0
Not dilapidated.....	73,544	97.6	16,497	85.0	30,257	67.1	7,220	...	724,549	94.4
With all plumbing facilities.....	73,544	97.6	12,846	66.2	24,707	54.8	4,967	...	660,492	86.1
Lacking some or all facilities.....	...	...	3,651	18.8	5,550	12.3	2,253	...	64,057	8.3
Dilapidated.....	1,822	2.4	2,917	15.0	14,866	32.9	2,734	...	42,923	5.6
Vacant.....	24,347	...	7,296	...	5,434	...	353	...	51,789	...
BATHROOMS										
All units.....	503,882	100.0	31,822	100.0	67,772	100.0	25,268	100.0	1,515,218	100.0
1.....	382,635	75.9	20,874	65.6	51,169	75.5	14,612	57.8	1,229,100	81.1
More than 1.....	117,460	23.3	1,462	4.6	2,692	4.0	6,285	24.9	165,163	10.9
Shared or none.....	3,787	0.8	9,486	29.8	13,911	20.5	4,371	17.3	120,955	8.0

Components of Inventory Change

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	503,882	100.0	31,822	100.0	67,772	100.0	25,268	100.0	1,515,218	100.0
1 and 2 rooms.....	8,485	1.7	14,232	44.7	18,485	27.3	920	3.6	131,272	8.7
3 and 4 rooms.....	117,344	23.3	14,669	46.1	34,520	50.9	6,264	24.8	546,640	36.1
5 and 6 rooms.....	336,410	66.8	2,921	9.2	14,767	21.8	9,984	39.5	680,906	44.9
7 rooms or more.....	41,643	8.3	...	...	...	...	8,100	32.1	156,400	10.3
Median.....	5.1	...	2.7	...	3.6	...	5.8	...	4.7	...
Owner occupied.....	404,169	100.0	5,112	...	17,215	100.0	14,941	100.0	695,997	100.0
1 and 2 rooms.....	1,281	0.3	731	...	3,344	19.4	...	...	3,329	0.5
3 and 4 rooms.....	74,046	18.3	1,460	...	3,984	23.1	1,060	7.1	129,381	18.6
5 and 6 rooms.....	291,005	72.0	2,921	...	9,887	57.4	6,413	42.9	434,925	62.5
7 rooms or more.....	37,837	9.4	...	...	...	...	7,468	50.0	128,322	18.4
Median.....	5.2	...	...	...	4.7	...	6.5	...	5.5	...
Renter occupied.....	75,366	100.0	19,414	100.0	45,123	100.0	9,974	...	767,472	100.0
1 and 2 rooms.....	6,536	8.7	6,935	35.7	12,401	27.5	920	...	111,276	14.5
3 and 4 rooms.....	36,483	48.4	12,479	64.3	27,842	61.7	4,851	...	398,535	51.9
5 and 6 rooms.....	30,847	40.9	...	...	4,880	10.8	3,971	...	234,314	30.5
7 rooms or more.....	1,500	2.0	...	...	...	...	632	...	23,347	3.0
Median.....	4.3	...	2.9	...	3.4	...	...	...	4.0	...
Vacant.....	24,347	...	7,296	...	5,434	...	353	...	51,789	...
UNITS IN STRUCTURE										
All units.....	503,882	100.0	31,822	100.0	67,772	100.0	25,268	100.0	1,515,218	100.0
1.....	432,334	85.8	5,840	18.4	...	...	10,290	40.7	535,111	35.3
2 to 4.....	29,776	5.9	11,317	35.6	46,289	68.3	6,731	26.6	516,467	34.1
5 or more.....	41,772	8.3	14,665	46.1	21,483	31.7	8,247	32.6	463,640	30.6
YEAR STRUCTURE BUILT										
All units.....	503,882	100.0	31,822	100.0	67,772	100.0	25,268	100.0	1,515,218	100.0
1957 to 1959.....	151,659	30.1	...	...	...	...	...	...	...	...
April 1950 to 1956.....	352,223	69.9	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	...	...	1,951	2.9	...	...	168,287	11.1
1939 or earlier.....	...	...	31,822	100.0	65,821	97.1	25,268	100.0	1,346,931	88.9
PERSONS										
Occupied units.....	479,535	100.0	24,526	100.0	62,338	100.0	24,915	100.0	1,463,429	100.0
1 person.....	22,857	4.8	6,278	25.6	15,599	25.0	1,695	6.8	188,518	12.9
2 persons.....	111,570	23.3	9,491	38.7	16,292	26.1	3,456	13.9	474,072	32.4
3 persons.....	91,989	19.2	3,647	14.9	12,285	19.7	5,756	23.1	299,739	20.5
4 persons.....	124,230	25.9	1,460	6.0	5,434	8.7	3,454	13.9	238,532	16.3
5 persons.....	65,719	13.7	1,462	6.0	2,740	4.4	2,106	8.5	137,140	9.4
6 persons or more.....	63,170	13.2	2,188	8.9	9,988	16.0	8,448	33.9	125,428	8.6
Median: All occupied.....	3.6	...	2.1	...	2.5	...	3.9	...	2.7	...
Owner.....	3.7	...	...	...	2.1	...	4.3	...	3.0	...
Renter.....	2.6	...	2.1	...	2.6	...	...	...	2.5	...
PERSONS PER ROOM										
Occupied units.....	479,535	100.0	24,526	100.0	62,338	100.0	24,915	100.0	1,463,429	100.0
0.50 or less.....	150,065	31.3	7,006	28.6	22,970	36.8	7,812	31.4	652,687	44.6
0.51 to 0.75.....	123,062	25.7	5,842	23.8	11,590	18.6	6,780	27.2	349,698	23.9
0.76 to 1.00.....	158,343	33.0	8,031	32.7	12,960	20.8	7,010	28.1	332,210	22.7
1.01 to 1.50.....	40,933	8.5	730	3.0	9,292	14.9	1,484	6.0	99,104	6.8
1.51 or more.....	7,132	1.5	2,917	11.9	5,526	8.9	1,829	7.3	29,730	2.0
VALUE										
Owner-occupied nonfarm units ¹	356,752	100.0	2,192	...	...	...	6,501	...	448,913	100.0
Less than \$5,000.....	...	...	...	...	...	...	...	...	...	...
\$5,000 to \$7,400.....	3,149	0.9	...	...	...	...	...	...	2,344	0.5
\$7,500 to \$9,900.....	2,860	0.8	...	...	...	...	...	...	12,219	2.7
\$10,000 to \$12,400.....	11,775	3.3	732	...	...	...	...	...	18,555	4.1
\$12,500 to \$14,900.....	33,224	9.3	...	...	...	...	843	...	63,984	14.3
\$15,000 or more.....	305,744	85.7	1,460	...	...	...	1,478	...	66,459	14.8
Median.....dollars..	19,700	...	...	...	...	...	4,180	...	285,352	63.6
...	...	...	...	...	...	...	...	...	17,100	...
Renter-occupied nonfarm units.....	75,166	...	19,414	...	45,123	...	9,974	...	763,300	...
GROSS RENT										
Reporting.....	71,641	100.0	18,685	100.0	43,730	100.0	9,555	...	748,662	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	1,192	0.2
\$20 to \$39.....	...	...	2,190	11.7	1,348	3.1	...	...	20,785	2.8
\$40 to \$59.....	3,533	4.9	3,358	18.0	9,059	20.7	212	...	89,061	11.9
\$60 to \$79.....	7,529	10.5	3,649	19.5	13,000	29.7	...	...	178,364	23.8
\$80 to \$99.....	5,506	7.7	7,300	39.1	18,234	41.7	3,885	...	223,290	29.8
\$100 or more.....	55,073	76.9	2,188	11.7	2,089	4.8	2,862	...	235,970	31.5
No cash rent.....	3,525	...	729	...	1,393	...	419	...	14,638	...
Median.....dollars..	131	...	80	...	78	...	...	...	88	...
CONTRACT RENT										
Reporting cash rent.....	71,641	...	18,685	...	43,730	...	9,555	...	748,662	...
Median.....dollars..	119	...	69	...	71	...	...	...	79	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	45,825	100.0	21,681	100.0	31,334	100.0	40,995	100.0	1,347,584	100.0
0.50 or less.....	13,238	28.9	4,395	20.3	12,148	38.8	7,790	18.9	459,840	34.1
0.51 to 0.75.....	9,800	21.4	4,439	20.5	9,413	30.0	6,171	15.1	384,073	28.5
0.76 to 1.00.....	11,849	25.9	6,950	32.1	6,532	20.8	13,234	32.3	354,266	26.3
1.01 to 1.50.....	4,766	10.4	3,657	16.9	2,352	7.5	6,159	15.0	106,611	7.9
1.51 or more.....	6,172	13.5	2,240	10.3	889	2.8	7,681	18.7	42,794	3.2
VALUE										
Owner-occupied nonfarm units ¹	4,183	...	2,750	...	13,023	...	...	...	376,062	...
Reporting.....	4,183	100.0	2,776	...	11,739	100.0	...	...	371,329	100.0
Less than \$5,000.....	576	13.8	1,546	...	1,083	9.2	...	...	18,418	5.0
\$5,000 to \$7,400.....	779	18.6	280	...	779	6.6	...	...	44,299	11.9
\$7,500 to \$9,900.....	237	5.7	550	...	5,319	45.3	...	...	81,216	21.9
\$10,000 to \$12,400.....	1,138	27.2	...	...	2,289	19.5	...	...	95,196	25.6
\$12,500 to \$14,900.....	...	...	...	...	827	7.0	...	...	37,542	10.1
\$15,000 or more.....	1,453	34.7	...	...	1,442	12.3	...	...	94,658	25.5
Not reported.....	...	...	374	...	1,284	...	...	...	4,733	...
Median.....dollars..	11,100	...	...	...	9,400	...	...	...	11,100	...
Renter-occupied nonfarm units.....	24,208	...	15,341	...	12,739	...	28,462	...	732,196	...
GROSS RENT										
Reporting.....	30,517	100.0	13,161	100.0	11,312	100.0	24,757	100.0	667,804	100.0
Less than \$20.....	1,413	4.6	467	3.5	278	2.5	1,709	6.9	8,649	1.3
\$20 to \$39.....	12,722	41.7	4,934	37.5	1,620	14.3	5,925	23.9	129,080	19.3
\$40 to \$59.....	10,899	35.7	4,564	34.7	6,340	56.0	11,072	44.7	350,527	52.5
\$60 to \$79.....	4,059	13.3	1,400	10.6	2,122	18.8	4,210	17.0	129,191	19.3
\$80 to \$99.....	1,254	4.1	1,115	8.5	952	8.4	1,006	4.1	32,760	4.9
\$100 or more.....	170	0.6	681	5.2	...	...	835	3.4	17,597	2.6
Not reported.....	3,063	...	1,664	...	1,109	...	1,630	...	47,652	...
No cash rent.....	628	...	516	...	318	...	2,075	...	16,740	...
Median.....dollars..	42	...	45	...	52	...	49	...	51	...
CONTRACT RENT										
Reporting cash rent.....	32,081	...	14,240	...	11,729	...	25,925	...	693,433	...
Median.....dollars..	32	...	36	...	42	...	46	...	46	...

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	1,363,551	1,332,714	1,139,318	193,396	648,760	594,276	54,484	683,954	545,042	138,912	30,837	23,231	7,606
Occupied.....	1,347,584	1,316,747	1,125,100	191,647	640,732	586,248	54,484	676,015	538,852	137,163	30,837	23,231	7,606
White.....	1,274,181	1,243,920	1,119,873	124,047	616,346	583,903	32,443	627,574	535,970	91,604	30,261	23,231	7,030
Nonwhite.....	73,403	72,827	5,227	67,600	24,386	2,345	22,041	48,441	2,882	45,559	576	...	576
Owner occupied.....	608,830	601,216	550,137	51,079	521,581	484,931	36,650	79,635	65,206	14,429	7,614	5,249	2,365
White.....	589,156	581,542	547,793	33,749	504,788	483,163	21,625	76,754	64,630	12,124	7,614	5,249	2,365
Nonwhite.....	19,674	19,674	2,344	17,330	16,793	1,768	15,025	2,881	576	2,305	...	...	...
Renter occupied.....	738,754	715,531	574,963	140,568	119,151	101,317	17,834	596,380	473,646	122,734	23,223	17,982	5,241
White.....	685,025	662,378	572,080	90,298	111,558	100,740	10,818	550,820	471,340	79,480	22,647	17,982	4,665
Nonwhite.....	53,729	53,153	2,883	50,270	7,593	577	7,016	45,560	2,306	43,254	576	...	576
Vacant.....	15,967	15,967	14,218	1,749	8,028	8,028	...	7,939	6,190	1,749	...	...	...
Available.....	7,750	7,750	6,001	1,749	5,116	5,116	...	2,634	885	1,749	...	...	...
Other.....	8,217	8,217	8,217	...	2,912	2,912	...	5,305	5,305	...	...	...	...

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

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic									
		Total			Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	1,363,551	1,234,684	77,777	51,090	618,569	19,521	10,670	593,429	51,875	38,650	30,837
Not dilapidated:	1,170,195	1,129,672	18,566	21,957	566,541	8,691	5,186	546,819	9,279	16,771	16,908
With all plumbing facilities.....	145,680	77,325	49,176	19,179	38,503	9,101	3,119	34,773	35,443	14,866	9,875
Lacking some or all facilities.....	47,676	27,687	10,035	9,954	13,525	1,729	2,365	11,837	7,153	7,013	4,054
Dilapidated.....	608,830	578,637	20,299	9,894	500,321	15,457	5,803	71,876	3,668	4,091	7,614
Owner occupied:	554,265	541,474	7,547	5,244	467,213	7,547	2,881	68,994	...	2,363	5,267
With all plumbing facilities.....	39,334	25,408	11,600	2,326	22,506	7,334	2,326	1,729	3,092	...	2,347
Lacking some or all facilities.....	15,231	11,755	1,152	2,324	10,602	576	596	1,153	576	1,728	...
Dilapidated.....	738,754	642,424	56,326	40,004	110,220	4,064	4,867	515,958	47,055	33,367	23,223
Renter occupied:	603,030	576,470	10,443	16,117	93,195	1,144	2,305	472,230	8,703	13,812	11,641
With all plumbing facilities.....	103,855	50,022	37,576	16,257	14,102	1,767	793	33,044	32,351	14,270	7,528
Lacking some or all facilities.....	31,669	15,932	8,307	7,630	2,923	1,153	1,769	10,684	6,001	5,285	4,054
Dilapidated.....	15,967	13,623	1,152	1,192	8,028	...	...	5,595	1,152	1,192	...
Vacant.....											

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

[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	356,752	3,149	2,860	11,775	33,224	58,659	76,478	87,688	82,919
ROOMS									
1 and 2 rooms.....	54,019	1,869	1,920	6,940	10,301	11,163	13,088	6,922	1,816
3 and 4 rooms.....	266,472	1,280	350	4,835	22,923	46,272	62,539	75,197	53,076
5 and 6 rooms.....	36,261	...	590	...	...	1,224	851	5,569	28,027
7 rooms or more.....									
PERSONS									
1 and 2 persons.....	83,408	591	960	2,490	6,892	10,619	20,381	25,925	15,550
3 and 4 persons.....	167,650	2,558	960	5,367	16,628	25,782	37,145	37,660	41,550
5 and 6 persons.....	89,891	...	940	3,622	8,394	17,611	14,664	21,935	22,725
7 persons or more.....	15,803	...	...	296	1,310	4,647	4,288	2,168	3,094
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	326,040	3,149	1,900	9,583	29,546	56,403	66,387	84,012	75,060
Under 45 years.....	207,451	2,558	1,310	6,428	20,451	40,718	49,651	46,146	40,189
45 to 64 years.....	104,177	591	590	2,834	9,095	14,319	11,691	34,147	35,910
65 years and over.....	14,412	...	...	321	...	1,366	5,045	3,719	3,961
Other male head.....	12,739	...	...	640	2,399	616	4,036	1,231	3,817
Female head.....	17,973	...	960	1,552	1,279	1,640	6,055	2,445	4,042

¹ Restricted to single-unit properties; see text.

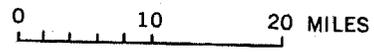
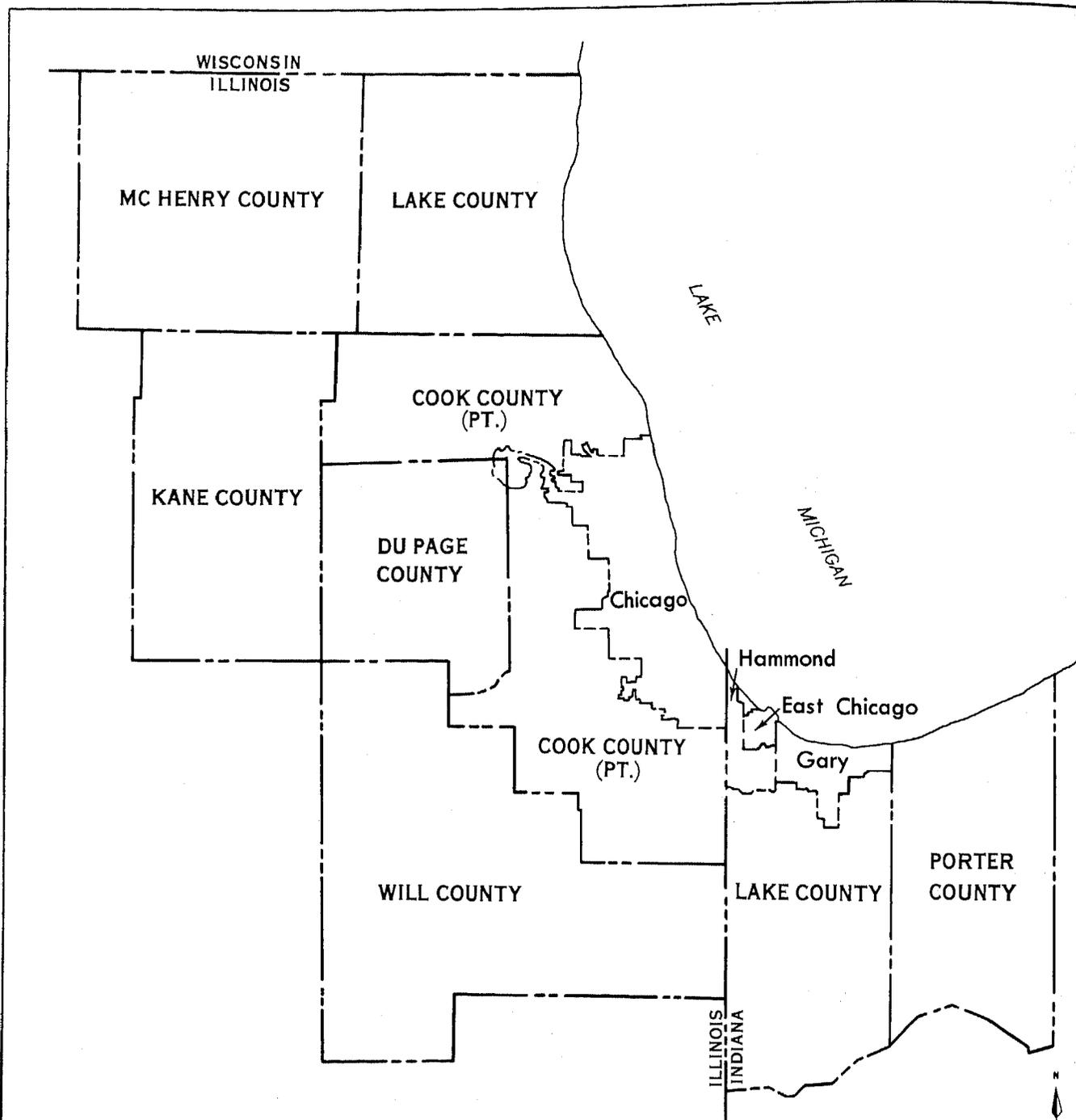
Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	75,166	...	3,533	7,529	5,506	31,705	23,368	3,525	
ROOMS									
1 and 2 rooms.....	6,536	...	...	935	956	4,349	296	...
3 and 4 rooms.....	36,483	...	2,452	3,488	1,801	18,360	9,103	1,279	
5 and 6 rooms.....	30,647	...	814	2,513	2,749	8,996	13,329	2,246	
7 rooms or more.....	1,500	...	267	593	...	...	640	...
PERSONS									
1 and 2 persons.....	36,626	...	296	2,171	2,214	15,568	14,352	2,025	
3 and 4 persons.....	26,888	...	2,156	2,204	1,479	11,855	8,015	1,179	
5 and 6 persons.....	8,021	...	221	1,232	1,230	4,026	1,001	321	
7 persons or more.....	3,631	...	860	1,922	593	256	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	52,953	...	2,132	4,659	3,933	23,640	16,770	1,819	
Under 45 years.....	35,340	...	1,493	3,730	3,933	13,586	11,419	1,179	
45 to 64 years.....	14,871	...	639	297	...	9,150	4,785	...	
65 years and over.....	2,742	...	...	632	...	904	566	640
Other male head.....	8,091	...	...	1,299	...	3,789	2,364	639
Female head.....	14,122	...	1,401	1,571	1,573	4,276	4,234	1,067	

Chicago, Ill.-Northwestern Indiana

STANDARD CONSOLIDATED AREA



BOTH THE 1959 AND 1950 DATA IN THIS REPORT APPLY TO THE SCA AS SHOWN ON THE MAP. THE 1959 SCA INCLUDES MCHENRY COUNTY, ILLINOIS, AND PORTER COUNTY, INDIANA, ADDED TO THE CHICAGO SMA OF 1950. THE 1959 AREA OF THE SCA IS THE SAME AS THE 1960 AREA.

- - - - - STATE LINE
 - - - - - COUNTY LINE
 _____ CITY LIMITS

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-5

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Dallas, Tex.,

Standard Metropolitan Statistical Area

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

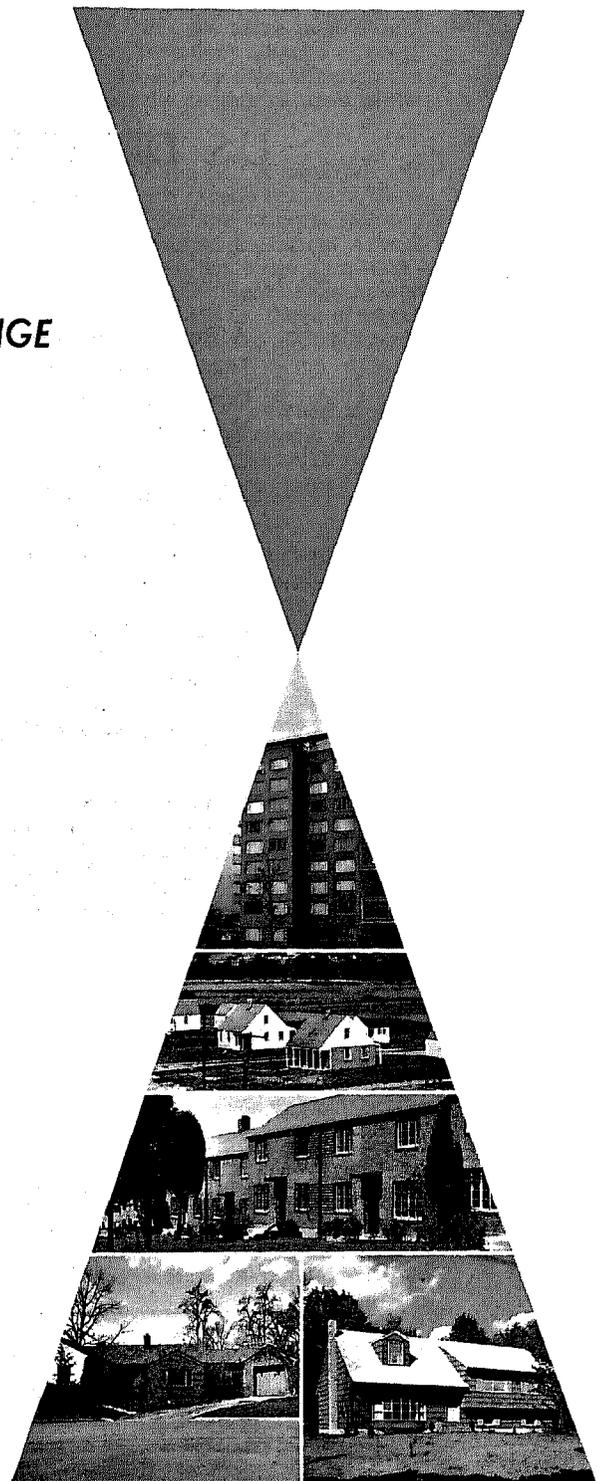


U.S. DEPARTMENT OF COMMERCE

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PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

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

Part 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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LIST OF REPORTS IN VOLUME IV, PART 1A

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, for units classified as "same," the 1959 characteristic is cross tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities. For units classified as "new construction," value and rent are cross tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Both the 1959 and 1950 data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1960 data.

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both

programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory may be compared, taking into account any changes in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to conversion by 1959). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use by 1959. In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population

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

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

In 1950, the areas were called standard metropolitan areas (SMA's). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

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

In the reports for these two SCA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census.

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

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

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties,

(c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

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

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census.

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

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas, and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records. In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

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

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

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

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

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

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

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

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

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

4. Units lost by change to nonresidential use.

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation.

Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

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

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

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

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

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

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

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

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

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

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

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

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

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms---The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

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

Units in structure---In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

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

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

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

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

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

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

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

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

Condition---The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The

types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

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

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

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

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

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

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

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

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

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

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

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

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

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

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

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

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

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

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 3, this same procedure was followed. For the 1950 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Presence of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

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

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

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

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on processing will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. The 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

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

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

For segments which were in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

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

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

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

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

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

PROCESSING OF DATA

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

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

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

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

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

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or

on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For several items, including 1950 value and rent data for table 3, a "not reported" category was retained.

ACCURACY OF DATA

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

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

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

Editing and coding in the processing operations are subject to some inaccuracies. For units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

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

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

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments and the list of addresses,

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

ESTIMATION PROCEDURE

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

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., "same" units, conversions, mergers, demolitions, and other losses). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the

census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units.

For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

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

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

SAMPLING VARIABILITY

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

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 13,500 dwelling units, including the units in the 1,400 land area segments and the list of 3,000 specific addresses for measuring losses; the subsample for this area consists of approximately 3,400 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 1, 1950 data: Counts of all dwelling units.....	100 percent.
Characteristics: Year built.....	20 percent.
All other.....	100 percent.
Table 2, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 3, 1950 data: Counts of all dwelling units.....	Full sample.
Characteristics of same units.....	Subsample.
Characteristics of remaining components.....	Full sample.
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	364,600	4,500
Same units, 1950 and 1959.....	201,000	2,100
Units changed by--		
Conversion.....	8,800	1,000
Merger.....	4,200	400
Units added through--		
New construction.....	144,100	3,600
Other sources.....	6,500	1,200
1950 INVENTORY		
Units changed by--		
Conversion.....	4,200	500
Merger.....	8,500	900
Units lost through--		
Demolition.....	11,200	1,300
Other means.....	13,300	1,400
NET CHANGE		
Total.....	126,400	4,300
Units added through--		
Conversion.....	4,600	500
New construction.....	144,100	3,600
Other sources.....	6,500	1,200
Total added.....	155,200	3,800
Units lost through--		
Merger.....	4,300	400
Demolition.....	11,200	1,300
Other means.....	13,300	1,400
Total lost.....	28,800	2,000

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 107,500 in 1950 and as 96,900 in 1959, the standard error of the 10,600 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
500.....	300	400	50,000.....	...	2,400
1,000.....	400	500	75,000.....	...	2,800
5,000.....	800	900	100,000.....	...	3,100
10,000.....	1,100	1,300	200,000.....	...	3,900
25,000.....	1,600	1,900	300,000.....	...	4,500

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

Estimated percentage	Base of percentage				
	5,000	10,000	25,000	100,000	365,000
2 or 98.....	2.6	1.8	1.6	0.6	0.3
5 or 95.....	4.4	3.9	2.1	0.9	0.4
10 or 90.....	7.1	4.8	2.5	1.3	0.6
25 or 75.....	9.2	5.6	3.5	1.7	0.7
50.....	10.3	6.2	4.2	1.8	0.8

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 364,600 dwelling units¹ in the housing inventory in the Dallas SMSA. Approximately 212,900 of these units were occupied by their owners, 128,600 were occupied by renters, and the remaining 23,200 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 2.9 persons and the size of their units averaged 5.1 rooms; for renter households, the medians were 2.7 persons and 3.8 rooms. Approximately one-fifth (22 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was three-fifths (60 percent).

Comparison with 1950 discloses a net gain of 126,400 dwelling units, or 53 percent over the 1950 inventory. Owner-occupied units increased from 57 percent of the occupied inventory in 1950 to 62 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 67 percent to 89 percent. The median size of units in 1950 was 4.3 rooms compared with 4.6 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$45 to \$75, and the median value of owner-occupied properties rose from \$7,100 to \$11,000.

Additional data on characteristics of the 1959 inventory and changes since 1950, which are helpful in the analysis of developments during the decade, are presented in tables 1 to 7. The counts and characteristics by components of change are summarized in tables A to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	364,600	100.0
Same units, 1950 and 1959.....	201,000	55.1
Units changed by--		
Conversion.....	8,800	2.4
Merger.....	4,200	1.2
Units added through--		
New construction.....	144,100	39.5
Other sources.....	6,500	1.8

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 55 percent of the dwelling units (201,000 units) in the Dallas area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 45 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 144,100 units, amounting to 40 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 8,800 converted units in the inventory in 1959 (table A) which had been produced by dividing 4,200 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 362,357; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

4,200 units (table A). These were produced by combining an estimated 8,500 units that existed in 1950 (table B). Units involved in conversions and mergers represented 4 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	238,200	100.0
Same units, 1950 and 1959.....	201,000	84.4
Units changed by--		
Conversion.....	4,200	1.7
Merger.....	8,500	3.6
Units lost through--		
Demolition.....	11,200	4.7
Other means.....	13,300	5.6

Table B, which describes the disposition of the 1950 inventory, shows that the 201,000 "same" units represented about 84 percent of the 1950 inventory. Approximately 11,200 units, or 5 percent of the 1950 inventory, were demolished before 1959 and 13,300 units (around 6 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, or were moved from site. The remaining units in the 1950 inventory (5 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, transient accommodations, and units moved to site) added about 155,200 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 28,800 dwelling units from the 1950 inventory. Thus, for every five units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 126,400 units represents an average annual gain of approximately 13,000 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959

(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	364,600
April 1950.....	238,200
NET CHANGE	
Total.....	126,400
Percent.....	53.1
Units added through--	
Conversion.....	4,600
New construction.....	144,100
Other sources.....	6,500
Total added.....	155,200
Units lost through--	
Merger.....	4,300
Demolition.....	11,200
Other means.....	13,300
Total lost.....	28,800

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (96 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 4.8 rooms. Of the occupied new units roughly three out of ten were occupied by renters in 1959 and the median gross rent was \$93. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, almost two-thirds were dilapidated or lacked hot water, private toilet or bath, and the median size was 3.0 rooms. The bulk of the occupied units (about 74 percent) had been occupied by renters in 1950, and the gross rent at that time was \$35.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE:
1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	144,100	201,000	11,200	201,000
Not dilapidated, with all facilities..	139,000	169,600	3,800	137,300
Percent of total.....	96.5	84.4	35.4	78.5
With 1.01 or more persons per room....	15,300	21,400	4,200	19,600
Percent of occupied.....	11.3	11.4	41.6	11.7
Owner occupied.....	94,900	109,900	2,600	107,500
Percent of occupied.....	69.9	58.6	26.4	64.1
Median:				
Number of rooms.....	4.8	4.6	3.0	4.6
Number of persons.....	3.4	2.4	3.0	2.9
Value.....	\$13,100	\$9,400	\$5,000-	\$7,700
Gross rent.....	\$93	\$70	\$35	\$57
Contract rent.....	\$85	\$59	\$33	\$54

¹ Data on characteristics based on units with 1950 records available.

Comparison of the characteristics of new units with those existing in the inventory as "same" indicates that new units tended to be higher in rents and values than "same" units. In addition, new units contained larger households and were more frequently owner occupied.

Units involved in conversion or merger also affected the characteristics of the inventory, although the overall effect is limited because of the relatively small numbers of units involved. The process of conversion, for example, added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were owner occupied in 1950, around 16,600 were occupied by renters in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at a higher level in 1959 than in 1950.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 13 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	364,615	...	144,119	...	238,227	...	ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	364,615	100.0	144,119	100.0	238,227	100.0	1 and 2 rooms.....	12,889	10.0	2,384	5.8	23,634	24.5
Occupied.....	341,438	93.6	135,819	94.2	224,372	94.2	3 rooms.....	35,778	27.8	6,388	15.6	27,646	28.7
Owner occupied.....	212,884	58.4	94,947	65.9	128,089	53.8	4 rooms.....	47,400	36.9	25,495	62.4	25,043	26.0
White.....	196,476	53.9	91,409	63.4	117,020	49.1	5 rooms.....	21,573	16.8	4,214	10.3	13,610	14.1
Nonwhite.....	16,408	4.5	3,538	2.5	11,069	4.6	6 rooms.....	8,802	6.8	2,287	5.6	4,269	4.4
Renter occupied.....	128,554	35.3	40,872	28.4	96,283	40.4	7 rooms or more.....	2,112	1.6	104	0.3	2,081	2.2
White.....	98,280	27.0	26,014	18.1	79,704	33.5	Median.....	3.8	...	4.0	...	3.4	...
Nonwhite.....	30,274	8.3	14,858	10.3	16,579	7.0	Vacant.....	23,177	...	8,300	...	13,855	...
Vacant.....	23,177	6.4	8,300	5.8	13,855	5.8	UNITS IN STRUCTURE						
Available for sale only.....	4,999	1.4	3,405	2.4	2,063	0.9	All units.....	364,615	100.0	144,119	100.0	238,227	100.0
Available for rent.....	9,783	2.7	3,027	2.1	3,505	1.5	1.....	263,308	72.2	107,013	74.3	217,994	74.7
Other.....	8,395	2.3	1,868	1.3	8,287	3.5	2 to 4.....	61,603	16.9	17,907	12.4	41,357	17.4
CONDITION AND PLUMBING							5 to 19.....						
All units.....	364,615	100.0	144,119	100.0	238,227	100.0	20 or more.....	4,037	1.1	2,390	1.7	17,251	7.2
Not dilapidated.....	351,196	96.3	142,855	99.1	215,671	90.5	Trailer.....	4,855	1.3	4,011	2.8	1,625	0.7
With all plumbing facilities.....	322,693	88.5	139,040	96.5	159,455	66.9	Owner occupied.....	212,884	100.0	94,947	100.0	128,089	100.0
Lacking only hot water.....	4,997	1.4	965	0.7	8,401	3.5	1.....	196,857	92.5	90,520	95.3	216,616	91.0
Lack'g other plumbing facilities.....	23,506	6.4	2,850	2.0	47,815	20.1	2 to 4.....	10,651	5.0	438	0.5	9,691	7.6
Dilapidated.....	13,419	3.7	1,264	0.9	22,556	9.5	5 or more.....	949	0.4	176	0.2	602	0.5
Owner occupied.....	212,884	100.0	94,947	100.0	128,089	100.0	Trailer.....	4,427	2.1	3,813	4.0	1,180	0.9
Not dilapidated.....	208,935	98.1	94,305	99.3	121,408	94.8	Renter occupied.....	128,554	100.0	40,872	100.0	96,283	100.0
With all plumbing facilities.....	196,559	92.3	91,565	96.4	96,907	75.7	1.....	50,144	39.0	10,276	25.1	50,592	52.5
Lacking only hot water.....	2,457	1.2	572	0.6	4,192	3.3	2 to 4.....	46,822	36.3	16,768	41.0	29,922	31.1
Lack'g other plumbing facilities.....	9,919	4.7	2,168	2.3	20,309	15.9	5 to 19.....	28,043	21.8	11,710	28.7	15,324	15.9
Dilapidated.....	3,949	1.9	642	0.7	6,681	5.2	20 or 49.....	3,029	2.4	1,632	4.0	445	0.5
Renter occupied.....	128,554	100.0	40,872	100.0	96,283	100.0	50 or more.....	288	0.2	198	0.5	445	0.5
Not dilapidated.....	121,561	94.6	40,457	99.0	83,230	86.4	Trailer.....	428	0.3	198	0.5	445	0.5
With all plumbing facilities.....	109,823	85.4	40,052	98.0	55,642	57.8	Vacant.....	23,177	...	8,300	...	13,855	...
Lacking only hot water.....	1,795	1.4	104	0.3	3,764	3.9	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	9,943	7.7	301	0.7	23,824	24.7	All units.....	364,615	100.0	144,119	100.0	238,227	100.0
Dilapidated.....	6,993	5.4	415	1.0	13,053	13.6	1957 to 1959.....	43,883	12.0	43,883	30.4	...	...
Vacant.....	23,177	...	8,300	...	13,855	...	April 1950 to 1956.....	100,236	27.5	100,236	69.6	...	...
BATHROOMS							1940 to March 1950.....						
All units.....	364,615	100.0	144,119	100.0	...	...	1939 or earlier.....	132,591	36.4	...	...	90,939	38.2
1.....	266,093	73.0	96,752	67.1	...	...	Owner occupied.....	212,884	100.0	94,947	100.0	...	...
More than 1.....	62,279	17.1	42,699	29.6	...	...	1957 to 1959.....	32,340	15.2	32,340	34.1	...	...
Shared or none.....	36,243	9.9	4,668	3.2	...	...	April 1950 to 1956.....	62,607	29.4	62,607	65.9	...	...
Owner occupied.....	212,884	100.0	94,947	100.0	...	...	1940 to March 1950.....	52,441	24.6	...	...	90,939	38.2
1.....	144,577	67.9	54,797	57.7	...	...	1939 or earlier.....	65,496	30.8	...	...	147,288	61.8
More than 1.....	53,976	25.4	37,179	39.2	...	...	Renter occupied.....	128,554	100.0	40,872	100.0	...	...
Shared or none.....	14,331	6.7	2,971	3.1	...	...	1957 to 1959.....	6,627	5.2	6,627	16.2	...	...
Renter occupied.....	128,554	100.0	40,872	100.0	...	...	April 1950 to 1956.....	34,245	26.6	34,245	83.8	...	...
1.....	107,568	83.7	37,363	91.4	...	...	1940 to March 1950.....	31,194	24.3	...	...	...	...
More than 1.....	5,217	4.1	2,689	6.6	...	...	1939 or earlier.....	56,488	43.9	...	...	...	...
Shared or none.....	15,769	12.3	820	2.0	...	...	Vacant.....	23,177	...	8,300	...	...	...
Vacant.....	23,177	...	8,300	...	...	...	PERSONS						
ROOMS							All occupied units.....						
All units.....	364,615	100.0	144,119	100.0	238,227	100.0	1 person.....	44,007	12.9	7,143	5.3	19,474	8.7
1 and 2 rooms.....	18,559	5.1	3,500	2.4	33,767	14.2	2 persons.....	102,122	29.9	28,101	20.7	71,348	31.8
3 rooms.....	52,084	14.3	9,623	6.7	41,301	17.3	3 persons.....	73,382	21.5	38,249	28.2	55,184	24.6
4 rooms.....	96,348	26.4	45,464	31.5	55,671	23.4	4 persons.....	60,688	17.8	34,674	25.5	40,806	18.2
5 rooms.....	112,762	30.9	51,946	36.0	60,802	25.5	5 persons.....	29,008	8.5	13,569	10.0	19,443	8.9
6 rooms.....	58,884	16.1	25,330	17.6	27,615	11.6	6 persons or more.....	32,231	9.4	14,083	10.4	17,617	7.9
7 rooms or more.....	25,978	7.1	8,256	5.7	19,071	8.0	Median.....	2.8	...	3.4	...	2.9	
Median.....	4.6	...	4.8	...	4.3	...	Owner occupied.....	212,884	100.0	94,947	100.0	128,089	100.0
Owner occupied.....	212,884	100.0	94,947	100.0	128,089	100.0	1 person.....	20,175	9.5	2,452	2.6	8,076	6.3
1 and 2 rooms.....	1,897	0.9	467	0.5	6,057	4.7	2 persons.....	66,709	31.3	21,274	22.4	38,497	30.1
3 rooms.....	12,134	5.7	2,612	2.8	10,955	8.6	3 persons.....	45,755	21.5	23,747	25.0	32,743	25.6
4 rooms.....	43,846	20.6	17,631	18.6	27,456	21.4	4 persons.....	40,819	19.2	25,387	26.7	25,918	20.2
5 rooms.....	84,859	39.9	44,753	47.1	44,600	34.8	5 persons.....	19,986	9.4	11,459	12.1	12,743	9.9
6 rooms.....	47,129	22.1	21,681	22.8	22,462	17.5	6 persons or more.....	19,440	9.1	10,628	11.2	10,112	7.9
7 rooms or more.....	23,019	10.8	7,803	8.2	16,559	12.9	Median.....	2.9	...	3.5	...	3.0	
Median.....	5.1	...	5.1	...	4.9	...	Renter occupied.....	128,554	100.0	40,872	100.0	96,283	100.0
1 person.....	23,832	18.5	4,691	11.5	11,398	11.8	1 person.....	23,832	18.5	4,691	11.5	11,398	11.8
2 persons.....	35,413	27.5	6,827	16.7	32,851	34.1	2 persons.....	35,413	27.5	6,827	16.7	32,851	34.1
3 persons.....	27,627	21.5	14,502	35.5	22,441	23.3	3 persons.....	27,627	21.5	14,502	35.5	22,441	23.3
4 persons.....	19,869	15.5	9,287	22.7	14,888	15.5	4 persons.....	19,869	15.5	9,287	22.7	14,888	15.5
5 persons.....	9,022	7.0	2,110	5.2	7,200	7.5	5 persons.....	9,022	7.0	2,110	5.2	7,200	7.5
6 persons or more.....	12,791	9.9	3,455	8.5	7,505	7.8	6 persons or more.....	12,791	9.9	3,455	8.5	7,505	7.8
Median.....	2.7	...	3.1	...	2.7	...	Median.....	2.7	...	3.1	...	2.7	

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Includes units in semidetached 2-unit structures; see text.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	341,438	100.0	135,819	100.0	224,372	100.0	All occupied units.....	341,438	100.0	135,819	100.0	...	...
0.50 or less.....	138,179	40.5	37,707	27.8	130,935	58.4	No children.....	169,541	49.7	40,949	30.1	...	...
0.51 to 0.75.....	86,578	25.4	42,535	31.3			1 child.....	66,502	19.5	35,895	26.4	...	...
0.76 to 1.00.....	76,260	22.3	40,270	29.6			2 children.....	53,100	15.6	33,370	24.6	...	...
1.01 to 1.50.....	26,674	7.8	11,228	8.3			3 children.....	27,439	8.0	13,135	9.7	...	...
1.51 or more.....	13,747	4.0	4,079	3.0			4 children.....	12,231	3.6	6,475	4.8	...	...
Owner occupied.....	212,884	100.0	94,947	100.0	...	...	5 children.....	7,102	2.1	4,710	3.5	...	...
0.50 or less.....	99,515	46.7	30,306	31.9	...	...	6 children or more.....	5,523	1.6	1,285	0.9	...	...
0.51 to 0.75.....	47,852	22.5	26,012	27.4	...	...	Owner occupied.....	212,884	100.0	94,947	100.0	...	...
0.76 to 1.00.....	45,109	21.2	28,106	29.6	...	...	No children.....	104,567	49.1	28,290	29.8	...	...
1.01 to 1.50.....	15,717	7.4	8,692	9.2	...	...	1 child.....	40,490	19.0	21,752	22.9	...	...
1.51 or more.....	4,691	2.2	1,831	1.9	...	...	2 children.....	34,861	16.4	24,606	25.9	...	...
Renter occupied.....	128,554	100.0	40,872	100.0	...	...	3 children.....	18,069	8.5	10,887	11.5	...	...
0.50 or less.....	38,664	30.1	7,401	18.1	...	...	4 children or more.....	14,897	7.0	9,412	9.9	...	...
0.51 to 0.75.....	38,726	30.1	16,523	40.4	...	...	Renter occupied.....	128,554	100.0	40,872	100.0	...	...
0.76 to 1.00.....	31,151	24.2	12,164	29.8	...	...	No children.....	64,974	50.5	12,659	31.0	...	...
1.01 to 1.50.....	10,957	8.5	2,536	6.2	...	...	1 child.....	26,012	20.2	14,143	34.6	...	...
1.51 or more.....	9,056	7.0	2,248	5.5	...	...	2 children.....	18,239	14.2	8,764	21.4	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	341,438	100.0	135,819	100.0	...	...	All occupied units.....	341,438	100.0	135,819	100.0	...	...
Male head, wife present, no non-relatives.....	259,480	76.0	121,182	89.2	...	...	No children.....	169,541	49.7	40,949	30.1	...	...
Under 45 years.....	155,183	45.4	92,203	67.9	...	...	Under 6 years only.....	51,018	14.9	35,062	25.8	...	...
45 to 64 years.....	82,999	24.3	25,612	18.9	...	...	1 child.....	25,798	7.6	17,006	12.5	...	...
65 years and over.....	21,298	6.2	3,367	2.5	...	...	2 children or more.....	25,220	7.4	18,056	13.3	...	...
Other male head.....	23,315	6.8	4,015	3.0	...	...	6 to 17 years only.....	76,459	22.4	36,139	26.6	...	...
Under 65 years.....	17,780	5.2	3,488	2.6	...	...	1 child.....	40,704	11.9	18,889	13.9	...	...
65 years and over.....	5,535	1.6	527	0.4	...	...	2 children.....	24,138	7.1	13,208	9.7	...	...
Female head.....	58,643	17.2	10,622	7.8	...	...	3 children or more.....	11,617	3.4	4,042	3.0	...	...
Under 65 years.....	38,863	11.4	8,647	6.4	...	...	Both age groups.....	44,420	13.0	23,669	17.4	...	...
65 years and over.....	19,780	5.8	1,975	1.5	...	...	2 children.....	9,155	2.7	4,997	3.7	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	341,438	100.0	135,819	100.0	...	...	No children.....	104,567	49.1	28,290	29.8	...	...
1958 and 1959.....	123,231	36.1	69,939	51.5	...	...	Under 6 years only.....	25,431	11.9	20,411	21.5	...	...
1955 to 1957.....	79,890	23.4	35,095	25.8	...	...	1 child.....	13,137	6.2	9,979	10.5	...	...
1950 to 1954.....	64,544	18.9	30,785	22.7	...	...	2 children or more.....	12,294	5.8	10,432	11.0	...	...
1945 to 1949.....	30,057	8.8	...	...	...	...	6 to 17 years only.....	53,804	25.3	27,311	28.8	...	...
1944 or earlier.....	43,716	12.8	...	...	...	...	1 child.....	27,353	12.8	11,773	12.4	...	...
Owner occupied.....	212,884	100.0	94,947	100.0	...	...	2 children.....	18,666	8.8	12,176	12.9	...	...
1958 and 1959.....	46,259	21.7	36,980	38.9	...	...	3 children or more.....	7,785	3.7	3,362	3.5	...	...
1955 to 1957.....	47,093	22.1	29,553	31.1	...	...	Both age groups.....	29,082	13.7	18,935	19.9	...	...
1950 to 1954.....	54,154	25.4	28,414	29.9	...	...	2 children.....	6,576	3.1	4,293	4.5	...	...
1945 to 1949.....	27,193	12.8	...	...	...	...	3 children.....	10,816	5.1	7,212	7.6	...	...
1944 or earlier.....	38,185	17.9	...	...	...	...	4 children or more.....	11,690	5.5	7,430	7.8	...	...
Renter occupied.....	128,554	100.0	40,872	100.0	...	...	Renter occupied.....	128,554	100.0	40,872	100.0	...	...
1958 and 1959.....	76,972	59.9	32,959	80.6	...	...	No children.....	64,974	50.5	12,659	31.0	...	...
1955 to 1957.....	32,797	25.5	5,542	13.6	...	...	Under 6 years only.....	25,587	19.9	14,651	35.8	...	...
1950 to 1954.....	10,390	8.1	2,371	5.8	...	...	1 child.....	12,661	9.8	7,027	17.2	...	...
1945 to 1949.....	2,864	2.2	...	...	...	...	2 children or more.....	12,926	10.1	7,624	18.7	...	...
1944 or earlier.....	5,531	4.3	...	...	...	...	6 to 17 years only.....	22,655	17.6	8,828	21.6	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	341,438	100.0	135,819	100.0	...	...	All occupied units.....	341,438	100.0	135,819	100.0	...	...
None.....	281,965	82.6	126,704	93.3	...	...	No nonrelatives.....	328,716	96.3	133,170	98.0	...	...
1 person.....	47,080	13.8	7,182	5.3	...	...	With nonrelatives.....	12,722	3.7	2,649	2.0	...	...
2 persons.....	11,534	3.4	1,819	1.3	...	...	Owner occupied.....	212,884	100.0	94,947	100.0	...	...
3 persons or more.....	859	0.3	114	0.1	...	...	No nonrelatives.....	206,182	96.9	94,564	99.6	...	...
Owner occupied.....	212,884	100.0	94,947	100.0	...	...	With nonrelatives.....	6,702	3.1	383	0.4	...	...
None.....	169,293	79.5	89,065	93.8	...	...	Renter occupied.....	128,554	100.0	40,872	100.0	...	...
1 person.....	33,244	15.6	4,102	4.3	...	...	No nonrelatives.....	122,534	95.3	38,606	94.5	...	...
2 persons.....	9,982	4.7	1,666	1.8	...	...	With nonrelatives.....	6,020	4.7	2,266	5.5	...	...
3 persons or more.....	365	0.2	114	0.1	...	...	OWNER OF UNIT					...	...
Renter occupied.....	128,554	100.0	40,872	100.0	...	...	Owner-occupied units.....	212,884	100.0	94,947	100.0	...	...
None.....	112,672	87.6	37,639	92.1	...	...	Head or wife.....	212,028	99.6	94,638	99.7	...	...
1 person.....	13,836	10.8	3,080	7.5	...	...	Other relative of head.....	787	0.4	309	0.3	...	...
2 persons.....	1,552	1.2	153	0.4	...	...	Nonrelative of head.....	69	...	...	...	...	...
3 persons or more.....	494	0.4	...	...	...	...					...	...

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent		
AGE OF OWNER							Renter-occupied nonfarm units..	123,850	...	40,155	...	89,051	...
Owner-occupied units.....	212,884	100.0	94,947	100.0	...	...	GROSS RENT						
Under 25 years.....	6,979	3.3	4,700	5.0	...	...	Reporting.....	117,203	100.0	38,346	100.0	81,947	100.0
25 to 34 years.....	43,228	20.3	31,274	32.9	...	...	Less than \$40.....	10,190	8.7	606	1.6	34,526	42.1
35 to 44 years.....	48,046	22.6	29,660	31.2	...	...	\$40 to \$59.....	23,458	20.0	4,754	12.4	24,323	29.7
45 to 54 years.....	48,410	22.7	18,202	19.2	...	...	\$60 to \$79.....	34,051	29.1	7,014	18.3	19,459	23.7
55 to 64 years.....	32,557	15.3	7,788	8.2	...	...	\$80 to \$99.....	27,257	23.3	10,487	27.3		
65 years and over.....	33,664	15.8	3,323	3.5	...	...	\$100 to \$119.....	15,169	12.9	10,700	27.9		
							\$120 to \$149.....	4,347	3.7	2,713	7.1			3,639	4.4
							\$150 to \$199.....	2,191	1.9	1,622	4.2		
VALUE							\$200 or more.....	940	0.5	450	1.2		
Owner-occupied nonfarm units ² ..	183,647	100.0	87,956	100.0	100,742	100.0	No cash rent.....	6,647	...	1,809	...	7,104	...
Less than \$5,000.....	19,588	10.7	4,621	5.3	27,157	27.0	Median.....dollars..	75	...	93	...	45	...
\$5,000 to \$7,400.....	23,736	12.9	7,713	8.8	27,585	27.4							
\$7,500 to \$9,900.....	36,134	19.7	11,871	13.5	18,319	18.2	CONTRACT RENT						
\$10,000 to \$12,400.....	32,092	17.5	15,390	17.5	15,055	14.9	Reporting cash rent.....	117,203	...	38,346	...	81,947	...
\$12,500 to \$14,900.....	25,087	13.7	17,480	19.9			6,994	6.9	Median.....dollars..	66	...	85	...	43	...
\$15,000 to \$17,400.....	16,546	9.0	11,173	12.7									
\$17,500 to \$19,900.....	8,017	4.4	5,833	6.6									
\$20,000 to \$24,900.....	11,032	6.0	7,997	9.1									
\$25,000 to \$34,900.....	5,830	3.2	2,806	3.2	5,632	5.6							
\$35,000 or more.....	5,585	3.0	3,072	3.5									
Median.....dollars..	11,000	...	13,100	...	7,100	...							

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	144,119	...	6,494	...	8,786	...	4,208	...	201,008	...
TEMURE, COLOR, AND VACANCY STATUS										
All units.....	144,119	100.0	6,494	100.0	8,786	100.0	4,208	100.0	201,008	100.0
Occupied.....	135,819	94.2	5,471	84.2	8,432	96.0	4,029	95.7	187,687	93.4
Owner occupied.....	94,947	65.9	3,466	53.4	1,887	21.5	2,646	62.9	109,938	54.7
White.....	91,409	63.4	3,225	49.7	1,593	18.1	1,954	46.4	98,295	48.9
Nonwhite.....	3,538	2.5	241	3.7	294	3.3	692	16.4	11,643	5.8
Renter occupied.....	40,872	28.4	2,005	30.9	6,545	74.5	1,383	32.9	77,749	38.7
White.....	26,014	18.1	1,557	24.0	4,602	52.4	1,167	27.7	64,940	32.3
Nonwhite.....	14,858	10.3	448	6.9	1,943	22.1	216	5.1	12,809	6.4
Vacant.....	8,300	5.8	1,023	15.8	354	4.0	179	4.3	13,321	6.6
Available for sale only.....	3,405	2.4	100	1.5	...	...	...	...	1,494	0.7
Available for rent.....	3,027	2.1	189	2.9	256	2.9	86	2.0	6,225	3.1
Other.....	1,868	1.3	734	11.3	98	1.1	93	2.2	5,602	2.8
CONDITION AND PLUMBING										
All units.....	144,119	100.0	6,494	100.0	8,786	100.0	4,208	100.0	201,008	100.0
Not dilapidated.....	142,855	99.1	5,863	90.3	8,035	91.5	3,987	94.7	190,456	94.8
With all plumbing facilities.....	139,040	96.5	4,365	67.2	6,255	71.2	3,447	81.9	169,586	84.4
Lacking some or all facilities.....	3,815	2.6	1,498	23.1	1,780	20.3	540	12.8	20,870	10.4
Dilapidated.....	1,264	0.9	631	9.7	751	8.5	221	5.3	10,552	5.2
Owner occupied.....	94,947	100.0	3,466	100.0	1,887	...	2,646	100.0	109,938	100.0
Not dilapidated.....	94,305	99.3	3,259	94.0	1,887	...	2,561	96.8	106,923	97.3
With all plumbing facilities.....	91,565	96.4	2,592	74.8	1,495	...	2,206	83.4	98,701	89.3
Lacking some or all facilities.....	2,740	2.9	667	19.2	392	...	355	13.4	8,222	7.5
Dilapidated.....	642	0.7	207	6.0	...	...	85	3.2	3,015	2.7
Renter occupied.....	40,872	100.0	2,005	...	6,545	100.0	1,383	...	77,749	100.0
Not dilapidated.....	40,457	99.0	1,663	...	5,794	88.5	1,340	...	72,307	93.0
With all plumbing facilities.....	40,052	98.0	1,176	...	4,455	68.1	1,155	...	62,985	81.0
Lacking some or all facilities.....	405	1.0	487	...	1,339	20.5	185	...	9,322	12.0
Dilapidated.....	415	1.0	342	...	751	11.5	43	...	5,442	7.0
Vacant.....	8,300	...	1,023	...	354	...	179	...	13,321	...
BATHROOMS										
All units.....	144,119	100.0	6,494	100.0	8,786	100.0	4,208	100.0	201,008	100.0
1.....	96,752	67.1	3,966	61.1	6,289	71.6	2,852	67.8	156,234	77.7
More than 1.....	42,699	29.6	360	5.6	284	3.2	723	17.2	18,013	9.0
Shared or none.....	4,668	3.2	1,968	30.3	2,213	25.2	633	15.0	26,761	13.3

Components of Inventory Change

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	144,119	100.0	6,494	100.0	8,786	100.0	4,208	100.0	201,008	100.0
1 and 2 rooms.....	3,500	2.4	1,422	21.9	2,602	29.6	172	4.1	10,863	5.4
3 and 4 rooms.....	55,087	38.2	2,214	34.1	4,920	56.0	769	18.3	85,442	42.5
5 and 6 rooms.....	77,276	53.6	2,695	41.5	1,044	11.9	2,522	59.9	88,109	43.8
7 rooms or more.....	8,256	5.7	163	2.5	220	2.5	745	17.7	16,594	8.3
Median.....	4.8	...	4.3	...	3.0	...	5.5	...	4.6	...
Owner occupied.....	94,947	100.0	3,466	100.0	1,887	...	2,646	100.0	109,938	100.0
1 and 2 rooms.....	467	0.5	531	15.3	196	...	86	3.3	617	0.6
3 and 4 rooms.....	20,243	21.3	1,022	29.5	710	...	576	21.8	33,429	30.4
5 and 6 rooms.....	66,434	70.0	1,832	52.9	761	...	1,325	50.1	61,636	56.1
7 rooms or more.....	7,803	8.2	81	2.3	220	...	659	24.9	14,256	13.0
Median.....	5.1	...	4.7	...	...	...	5.7	...	5.0	...
Renter occupied.....	40,872	100.0	2,005	...	6,545	100.0	1,383	...	77,749	100.0
1 and 2 rooms.....	2,384	5.8	565	...	2,308	35.3	86	...	7,546	9.7
3 and 4 rooms.....	31,883	78.0	1,113	...	3,954	60.4	193	...	46,035	59.2
5 and 6 rooms.....	6,501	15.9	245	...	283	4.3	1,018	...	22,328	28.7
7 rooms or more.....	104	0.3	82	...	...	...	86	...	1,840	2.4
Median.....	4.0	...	...	...	2.8	...	...	...	3.8	...
Vacant.....	8,300	...	1,023	...	354	...	179	...	13,321	...
UNITS IN STRUCTURE										
All units.....	144,119	100.0	6,494	100.0	8,786	100.0	4,208	100.0	201,008	100.0
1.....	111,024	77.0	5,858	90.2	...	...	3,214	76.4	148,067	73.7
2 to 4.....	17,907	12.4	316	4.9	8,102	92.2	902	21.4	34,376	17.1
5 or more.....	15,188	10.5	320	4.9	684	7.8	92	2.2	18,565	9.2
YEAR STRUCTURE BUILT										
All units.....	144,119	100.0	6,494	100.0	8,786	100.0	4,208	100.0	201,008	100.0
1957 to 1959.....	43,883	30.4	...	...	...	...	...	...	...	...
April 1950 to 1956.....	100,236	69.6	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	2,444	37.6	599	6.8	855	20.3	84,007	41.8
1939 or earlier.....	...	...	4,050	62.4	8,187	93.2	3,353	79.7	117,001	58.2
PERSONS										
Occupied units.....	135,819	100.0	5,471	100.0	8,432	100.0	4,029	100.0	187,687	100.0
1 person.....	7,143	5.3	937	17.1	2,807	33.3	578	14.3	32,542	17.3
2 persons.....	28,101	20.7	1,275	23.3	2,959	35.1	940	23.3	68,847	36.7
3 persons.....	38,249	28.2	708	12.9	919	10.9	976	24.2	32,530	17.3
4 persons.....	34,674	25.5	362	6.6	628	7.4	442	11.0	24,582	13.1
5 persons.....	13,569	10.0	1,363	24.9	294	3.5	350	8.7	13,432	7.2
6 persons or more.....	14,083	10.4	826	15.1	825	9.8	743	18.4	15,754	8.4
Median: All occupied.....	3.4	...	3.2	...	2.0	...	3.0	...	2.4	...
Owner.....	3.5	...	4.2	...	...	...	2.8	...	2.4	...
Renter.....	3.1	...	...	...	2.2	...	...	...	2.4	...
PERSONS PER ROOM										
Occupied units.....	135,819	100.0	5,471	100.0	8,432	100.0	4,029	100.0	187,687	100.0
0.50 or less.....	37,707	27.8	1,624	29.7	3,750	44.5	1,993	49.5	93,105	49.6
0.51 to 0.75.....	42,535	31.3	488	8.9	1,517	18.0	728	18.1	41,310	22.0
0.76 to 1.00.....	40,270	29.6	2,267	41.4	1,223	14.5	608	15.1	31,892	17.0
1.01 to 1.50.....	11,228	8.3	510	9.3	726	8.6	700	17.4	13,510	7.2
1.51 or more.....	4,079	3.0	582	10.6	1,216	14.4	...	...	7,870	4.2
VALUE										
Owner-occupied nonfarm units ¹	87,956	100.0	2,417	100.0	...	...	2,110	100.0	91,164	100.0
Less than \$5,000.....	4,621	5.3	427	17.7	...	...	711	33.7	13,829	15.2
\$5,000 to \$7,400.....	7,713	8.8	1,191	49.3	...	...	514	24.4	14,318	15.7
\$7,500 to \$9,900.....	11,871	13.5	799	33.1	...	...	301	14.3	23,163	25.4
\$10,000 to \$12,400.....	15,390	17.5	...	...	...	...	185	8.8	16,517	18.1
\$12,500 to \$14,900.....	17,480	19.9	...	...	...	...	216	10.2	7,391	8.1
\$15,000 or more.....	30,881	35.1	...	...	...	...	183	8.7	15,946	17.5
Median.....dollars..	13,100	...	6,600	...	...	...	6,700	...	9,400	...
Renter-occupied nonfarm units.....	40,155	...	1,924	...	6,545	...	1,383	...	73,843	...
GROSS RENT										
Reporting.....	38,346	100.0	1,843	...	6,140	100.0	1,290	...	69,584	100.0
Less than \$20.....	606	1.6	161	...	213	3.5	...	...	771	1.1
\$20 to \$39.....	4,754	12.4	444	...	1,214	19.8	86	...	6,894	9.9
\$40 to \$59.....	7,014	18.3	730	...	1,825	29.7	457	...	15,978	23.0
\$60 to \$79.....	10,487	27.3	162	...	2,277	37.1	660	...	23,370	33.6
\$80 to \$99.....	15,485	40.4	101	...	611	10.0	87	...	15,910	22.9
\$100 or more.....	1,809	...	81	...	...	...	...	...	6,661	9.6
No cash rent.....	...	...	...	...	405	...	93	...	4,259	...
Median.....dollars..	93	...	...	...	58	...	...	...	70	...
CONTRACT RENT										
Reporting cash rent.....	38,346	...	1,843	...	6,140	...	1,290	...	69,584	...
Median.....dollars..	85	...	...	...	51	...	...	...	59	...

¹ Restricted to single-unit properties; see text.

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Marger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	11,239	100.0	13,308	100.0	4,172	100.0	8,500	100.0	201,008	100.0
Units with 1950 records available.....	10,763	95.8	12,599	94.7	3,910	93.7	8,265	97.2	175,021	87.1
TENURE, COLOR, AND VACANCY STATUS										
All units.....	10,763	100.0	12,599	100.0	3,910	100.0	8,265	100.0	175,021	100.0
Occupied.....	10,012	93.0	11,329	89.9	3,781	96.7	8,008	96.9	167,705	95.8
Owner occupied.....	2,643	24.6	4,728	37.5	2,397	61.3	2,678	32.4	107,462	61.4
White.....	2,015	18.7	3,997	31.7	2,262	57.9	2,678	32.4	99,772	57.0
Nonwhite.....	628	5.8	731	5.8	135	3.5	...	...	7,690	4.4
Renter occupied.....	7,369	68.5	6,601	52.4	1,384	35.4	5,330	64.5	60,243	34.4
White.....	5,341	49.6	4,903	38.9	1,204	33.4	5,130	62.1	53,116	30.3
Nonwhite.....	2,028	18.8	1,698	13.5	80	2.0	200	2.4	7,127	4.1
Vacant.....	751	7.0	1,270	10.1	129	3.3	257	3.1	7,316	4.2
Available for sale only.....	...	...	43	0.3	...	...	...	...	1,165	0.7
Available for rent.....	110	1.0	152	1.2	51	1.3	236	2.9	4,107	2.3
Other.....	641	6.0	1,075	8.5	78	2.0	21	0.3	2,044	1.2
CONDITION AND PLUMBING										
All units.....	10,763	100.0	12,599	100.0	3,910	100.0	8,265	100.0	175,021	100.0
Not dilapidated.....	7,051	65.5	10,662	84.6	3,819	97.7	7,024	85.0	168,653	96.4
With all plumbing facilities.....	3,815	35.4	4,874	38.7	3,258	83.3	2,578	31.2	137,330	78.5
Lacking some or all facilities.....	3,236	30.1	5,788	45.9	561	14.3	4,446	53.8	31,323	17.9
Dilapidated.....	3,712	34.5	1,937	15.4	91	2.3	1,241	15.0	6,368	3.6
Owner occupied.....	2,643	100.0	4,728	100.0	2,397	100.0	2,678	100.0	107,462	100.0
Not dilapidated.....	2,324	87.9	4,584	97.0	2,378	99.2	2,293	85.6	104,190	97.0
With all plumbing facilities.....	1,197	45.3	1,883	39.8	2,173	90.7	928	34.7	87,163	81.1
Lacking some or all facilities.....	1,127	42.6	2,701	57.1	205	8.6	1,365	51.0	17,027	15.8
Dilapidated.....	319	12.1	144	3.0	19	0.8	385	14.4	3,272	3.0
Renter occupied.....	7,369	100.0	6,601	100.0	1,384	100.0	5,330	100.0	60,243	100.0
Not dilapidated.....	4,273	58.0	5,380	81.5	1,342	97.0	4,474	83.9	57,667	95.7
With all plumbing facilities.....	2,441	33.1	2,746	41.6	1,037	74.9	1,485	27.9	43,919	72.9
Lacking some or all facilities.....	1,832	24.9	2,634	39.9	305	22.0	2,989	56.1	13,748	22.8
Dilapidated.....	3,096	42.0	1,221	18.5	42	3.0	856	16.1	2,576	4.3
Vacant.....	751	...	1,270	...	129	...	257	...	7,316	...
ROOMS										
All units.....	10,763	100.0	12,599	100.0	3,910	100.0	8,265	100.0	175,021	100.0
1 and 2 rooms.....	4,131	38.4	3,649	29.0	388	9.9	3,258	39.4	10,725	6.1
3 and 4 rooms.....	4,700	43.7	6,401	50.8	756	19.3	3,721	45.0	71,579	40.9
5 and 6 rooms.....	1,674	15.6	2,138	17.0	1,884	48.2	1,131	13.7	79,119	45.2
7 rooms or more.....	258	2.4	411	3.3	882	22.6	155	1.9	13,598	7.8
Median.....	3.0	...	3.3	...	5.2	...	2.9	...	4.6	...
Owner occupied.....	2,643	100.0	4,728	100.0	2,397	100.0	2,678	100.0	107,462	100.0
1 and 2 rooms.....	345	13.1	1,051	22.2	...	...	522	19.5	1,435	1.3
3 and 4 rooms.....	1,259	47.6	2,233	47.2	370	15.4	1,329	49.6	30,423	28.3
5 and 6 rooms.....	781	29.5	1,251	26.5	1,433	59.8	804	30.0	63,044	58.7
7 rooms or more.....	258	9.8	193	4.1	594	24.8	23	0.9	12,560	11.7
Median.....	4.0	...	3.7	...	5.6	...	3.8	...	5.0	...
Renter occupied.....	7,369	100.0	6,601	100.0	1,384	100.0	5,330	100.0	60,243	100.0
1 and 2 rooms.....	3,285	44.6	2,267	34.3	348	25.1	348	49.6	8,148	13.5
3 and 4 rooms.....	3,191	43.3	3,371	51.1	352	25.4	2,360	44.3	36,360	60.4
5 and 6 rooms.....	893	12.1	745	11.3	411	29.7	316	5.9	14,766	24.5
7 rooms or more.....	...	...	218	3.3	273	19.7	9	0.2	969	1.6
Median.....	2.8	...	3.1	...	4.5	...	2.5	...	3.8	...
Vacant.....	751	...	1,270	...	129	...	257	...	7,316	...
UNITS IN STRUCTURE										
All units.....	10,763	100.0	12,599	100.0	3,910	100.0	8,265	100.0	175,021	100.0
1.....	7,135	66.3	10,501	83.3	3,022	77.3	...	...	125,375	71.6
2 to 4.....	2,328	21.6	1,666	13.2	626	16.0	7,683	93.0	33,804	19.3
5 or more.....	1,300	12.1	432	3.4	262	6.7	582	7.0	15,842	9.1
YEAR STRUCTURE BUILT										
All units.....	10,763	100.0	12,599	100.0	3,910	100.0	8,265	100.0	175,021	100.0
1940 to March 1950.....	3,617	33.6	5,011	39.8	377	9.6	829	10.0	69,595	39.8
1939 or earlier.....	7,146	66.4	7,588	60.2	3,533	90.4	7,436	90.0	105,426	60.2
PERSONS										
Occupied units.....	10,012	100.0	11,329	100.0	3,781	100.0	8,008	100.0	167,705	100.0
1 person.....	1,104	11.0	955	8.4	225	6.0	1,612	20.1	11,923	7.1
2 persons.....	2,318	23.2	3,380	29.8	1,008	26.7	2,651	33.1	55,541	33.1
3 persons.....	3,138	31.3	3,666	32.4	956	25.3	1,989	24.8	42,011	25.1
4 persons.....	916	9.1	1,435	12.7	785	20.8	1,229	15.3	33,379	19.9
5 persons.....	1,190	11.9	979	8.6	589	15.6	253	3.2	13,295	7.9
6 persons or more.....	1,346	13.4	914	8.1	218	5.8	274	3.4	11,556	6.9
Median.....	...	...	...	...	...	...	...	...	...	...
All occupied.....	3.0	...	2.9	...	3.2	...	2.4	...	2.9	...
Owner.....	3.0	...	2.7	...	3.0	...	2.4	...	3.1	...
Renter.....	3.0	...	3.0	...	3.8	...	2.4	...	2.5	...

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	10,012	100.0	11,329	100.0	3,781	100.0	8,008	100.0	167,705	100.0
0.50 or less.....	1,734	17.3	2,501	22.1	1,588	42.0	1,802	22.5	64,189	38.3
0.51 to 0.75.....	1,592	15.9	2,330	20.6	952	25.2	2,097	26.2	41,991	25.0
0.76 to 1.00.....	2,525	25.2	3,039	26.8	817	21.6	1,911	23.9	41,877	25.0
1.01 to 1.50.....	2,174	21.7	1,686	14.9	278	7.4	1,276	15.9	12,825	7.6
1.51 or more.....	1,987	19.8	1,773	15.7	146	3.9	922	11.5	6,823	4.1
VALUE										
Owner-occupied nonfarm units ¹	1,734	...	2,478	...	1,923	...	...	...	83,633	...
Reporting.....	1,668	100.0	2,320	100.0	1,923	100.0	...	...	81,243	100.0
Less than \$5,000.....	1,204	72.2	1,375	59.3	631	32.8	...	...	18,678	23.0
\$5,000 to \$7,400.....	252	15.1	434	18.7	462	24.0	...	...	20,213	24.9
\$7,500 to \$9,900.....	106	6.4	336	14.5	463	24.1	...	...	20,160	24.8
\$10,000 to \$12,400.....	40	2.4	175	7.5	243	12.6	...	...	9,848	12.1
\$12,500 to \$14,900.....	...	...	...	...	...	...	...	...	3,091	3.8
\$15,000 or more.....	66	4.0	...	...	124	6.4	...	...	9,253	11.4
Not reported.....	66	...	158	...	...	...	...	...	2,390	...
Median.....dollars..	5,000-	...	5,000-	...	6,800	...	...	...	7,700	...
Renter-occupied nonfarm units.....	6,879	...	6,215	...	1,384	...	5,137	...	55,719	...
GROSS RENT										
Reporting.....	5,491	100.0	3,761	100.0	1,131	100.0	4,368	100.0	49,184	100.0
Less than \$20.....	893	16.3	716	19.0	...	...	279	6.4	1,191	2.4
\$20 to \$39.....	2,431	44.3	1,786	47.5	266	23.5	1,682	38.5	10,765	21.9
\$40 to \$59.....	1,874	34.1	620	16.5	440	38.9	1,902	43.5	14,760	30.0
\$60 to \$79.....	174	3.2	536	14.3	305	27.0	445	10.2	7,998	16.3
\$80 to \$99.....	66	1.2	103	2.7	80	7.1	40	0.9	11,971	24.3
\$100 or more.....	53	1.0	...	...	40	3.5	20	0.5	2,499	5.1
Not reported.....	871	...	...	...	160	...	369	...	3,477	...
No cash rent.....	517	...	1,121	...	93	...	400	...	3,058	...
Median.....dollars..	35	...	33	...	54	...	42	...	57	...
CONTRACT RENT										
Reporting cash rent.....	6,279	...	4,820	...	1,211	...	4,683	...	50,817	...
Median.....dollars..	33	...	30	...	48	...	39	...	54	...

¹ Restricted to single-unit properties; see text.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	175,021	164,887	144,960	19,927	96,873	87,628	9,245	68,014	57,332	10,682	10,134	6,214	3,290
Occupied.....	167,705	158,534	138,928	19,606	95,678	86,503	9,175	68,856	52,425	10,431	9,171	5,878	3,293
White.....	152,888	144,312	138,569	5,743	88,322	86,322	2,000	55,744	52,247	3,497	8,576	5,534	3,042
Nonwhite.....	14,817	14,222	359	13,863	8,356	7,110	1,246	7,112	178	6,934	595	344	251
Owner occupied.....	107,462	103,987	93,776	10,211	87,373	79,277	8,096	16,614	14,499	2,115	3,475	2,405	1,070
White.....	99,772	96,402	93,685	2,717	80,948	79,186	1,762	15,454	14,499	955	3,370	2,300	1,070
Nonwhite.....	7,690	7,585	91	7,494	6,425	8,305	7,226	1,160	...	1,160	105	105	...
Renter occupied.....	60,243	54,547	45,152	9,395	8,305	7,226	1,079	46,242	37,926	8,316	5,696	3,473	2,223
White.....	53,116	47,910	44,884	3,026	7,620	7,136	484	40,290	37,748	2,542	5,206	3,234	1,972
Nonwhite.....	7,127	6,637	268	6,369	685	90	595	5,952	178	5,774	490	239	251
Vacant.....	7,316	6,353	6,032	321	1,195	1,125	70	5,158	4,907	251	963	336	627
Available.....	5,272	5,096	4,956	140	920	850	70	4,176	4,106	70	176	...	176
Other.....	2,044	1,257	1,076	181	275	275	...	982	801	181	787	336	451

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950
[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic									
		Total			Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	175,021	151,581	15,419	8,021	88,441	5,735	2,697	57,004	7,109	3,901	10,134
Not dilapidated:											
With all plumbing facilities.....	137,330	132,082	2,423	2,825	76,809	968	884	49,896	822	1,872	6,079
Lacking some or all facilities.....	31,323	16,360	11,823	3,140	10,021	4,407	1,060	5,883	5,564	1,194	3,194
Dilapidated.....	6,368	3,139	1,173	2,056	1,611	360	753	1,225	723	835	861
Owner occupied.....	107,462	97,668	6,851	2,943	80,395	4,835	2,143	14,732	1,422	460	3,475
Not dilapidated:											
With all plumbing facilities.....	87,163	84,958	1,058	1,147	70,920	899	687	12,028	159	391	2,079
Lacking some or all facilities.....	17,027	10,706	5,161	1,160	8,363	3,276	910	2,025	991	69	1,093
Dilapidated.....	3,272	2,004	632	636	1,112	360	546	679	272	...	303
Renter occupied.....	60,243	47,634	7,941	4,668	6,851	900	554	37,502	5,528	3,212	5,696
Not dilapidated:											
With all plumbing facilities.....	43,919	41,344	897	1,678	5,013	69	197	33,278	573	1,481	3,308
Lacking some or all facilities.....	13,748	5,335	6,593	1,820	1,429	831	150	3,768	4,504	965	2,101
Dilapidated.....	2,576	955	451	1,170	409	...	207	456	451	766	287
Vacant.....	7,316	6,279	627	410	1,195	...	...	4,770	159	229	963

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	87,956	12,334	11,871	15,390	17,480	11,173	5,833	7,997	5,878
ROOMS									
1 and 2 rooms.....	364	364	...	...	...	...	...	...	...
3 and 4 rooms.....	15,964	8,358	4,913	1,030	693	397	399	174	...
5 and 6 rooms.....	63,825	3,508	6,958	13,603	16,714	10,316	4,573	5,626	2,527
7 rooms or more.....	7,803	104	...	757	73	460	861	2,197	3,351
PERSONS									
1 and 2 persons.....	21,595	3,232	1,797	3,759	5,438	2,880	982	1,816	1,691
3 and 4 persons.....	44,860	5,349	6,286	7,827	9,143	5,985	2,654	4,701	2,915
5 and 6 persons.....	16,869	2,829	1,968	3,512	2,431	2,133	1,932	1,032	1,032
7 persons or more.....	4,632	924	1,820	292	468	175	265	448	240
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	82,453	11,156	11,232	14,771	16,911	10,570	4,995	7,852	4,966
Under 45 years.....	58,684	8,251	8,120	10,773	12,556	7,592	3,663	5,144	2,585
45 to 64 years.....	21,341	2,990	2,996	3,611	4,241	2,213	1,241	2,500	1,949
65 years and over.....	2,428	315	116	387	114	765	91	208	432
Other male head.....	731	103	114	65	99	...	260	...	90
Female head.....	4,772	1,075	525	554	470	603	578	145	822

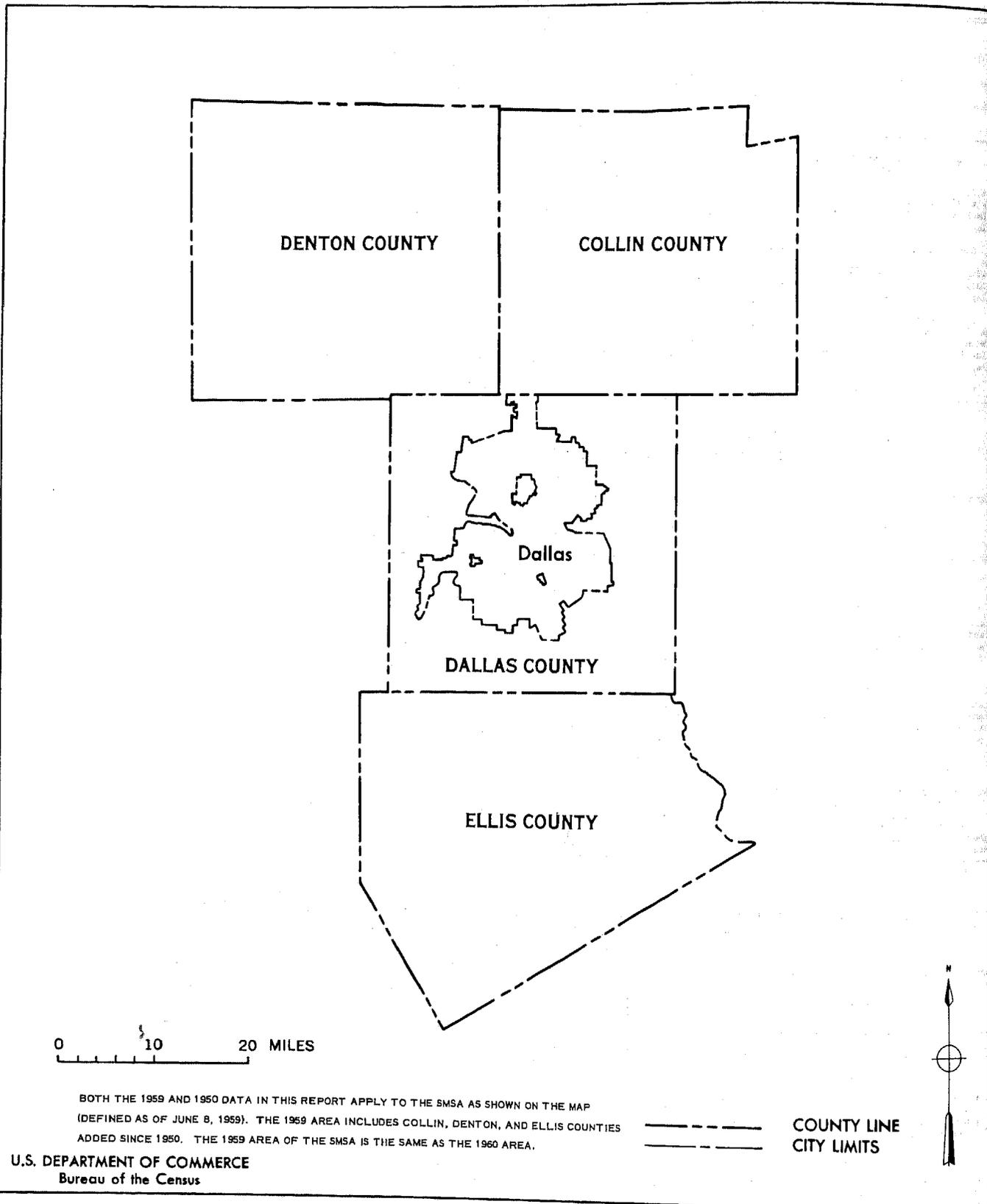
¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

Subject	Total	Gross rent						No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units...	40,155	606	4,754	7,014	10,487	13,413	2,072	1,809
ROOMS								
1 and 2 rooms.....	2,384	135	...	527	652	798	...	272
3 and 4 rooms.....	31,374	369	4,523	6,090	8,784	9,398	1,286	924
5 and 6 rooms.....	6,293	102	231	397	1,051	3,217	786	509
7 rooms or more.....	104	...	...	...	...	...	...	104
PERSONS								
1 and 2 persons.....	11,518	606	572	2,367	1,944	3,794	1,170	1,065
3 and 4 persons.....	23,384	...	3,882	2,301	7,651	8,607	811	132
5 and 6 persons.....	2,990	...	139	377	759	1,012	91	612
7 persons or more.....	2,263	...	161	1,969	133	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	31,548	237	4,079	5,022	8,289	11,352	1,344	1,225
Under 45 years.....	28,888	...	3,595	4,853	7,991	10,746	789	914
45 to 64 years.....	2,176	237	276	169	232	540	517	205
65 years and over.....	484	...	208	...	66	66	38	106
Other male head.....	3,073	369	90	509	355	1,243	403	104
Female head.....	5,534	...	585	1,483	1,843	818	325	480

Dallas, Tex.

STANDARD METROPOLITAN STATISTICAL AREA



0 10 20 MILES

BOTH THE 1959 AND 1960 DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959). THE 1959 AREA INCLUDES COLLIN, DENTON, AND ELLIS COUNTIES ADDED SINCE 1950. THE 1959 AREA OF THE SMSA IS THE SAME AS THE 1960 AREA.

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

--- COUNTY LINE
--- CITY LIMITS