

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-10

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Seattle, Wash.,

Standard Metropolitan Statistical Area

Prepared under the supervision of
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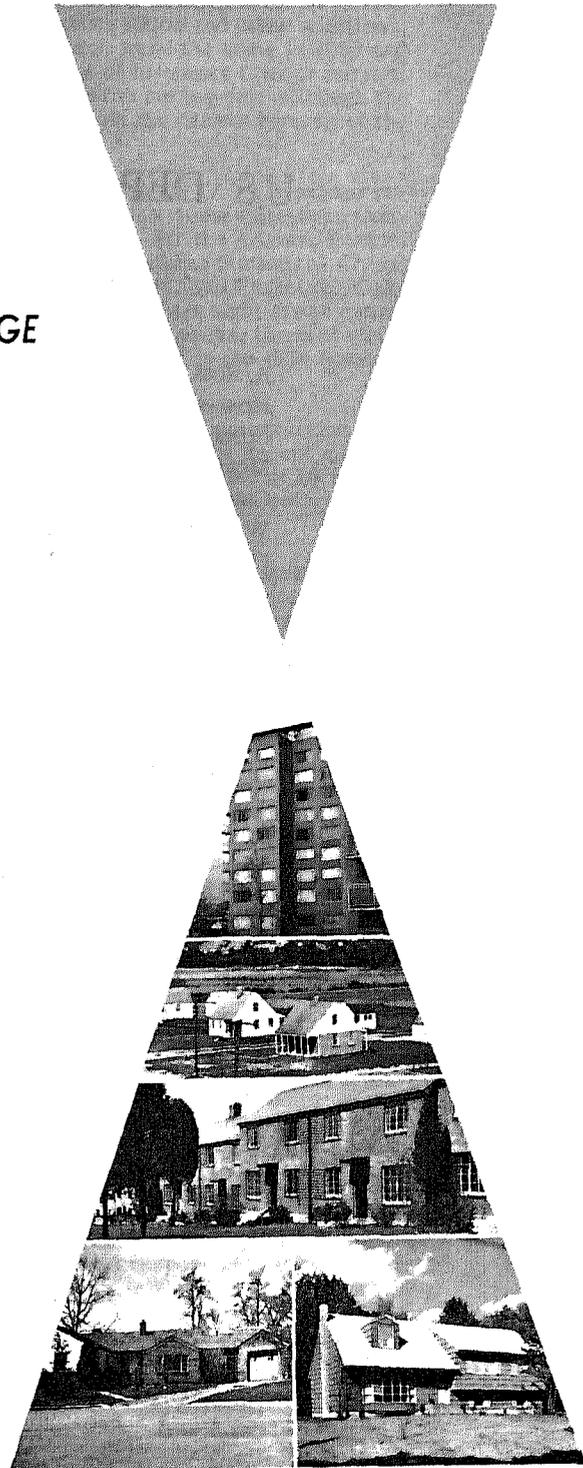
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PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 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.

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)

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959		1950		1959 by 1950, same units	1959, new con- struction units
	Total units	New con- struction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units				
OCCUPANCY CHARACTERISTICS									
	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<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	...	...	...	4	...	...	...
Tenure by color.....	1	1	1	2	3	4	...	...	...
Year moved into unit.....	1	1	...	...	...	...	...	...	...
By tenure.....	1	1	...	...	3	4	...	...	...
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	...	...	...	5	...	...	...
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	...	...	...	...	...	...	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 1950 data.

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

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

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

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

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

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMPONENTS OF CHANGE

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

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

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

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

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

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

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

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

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

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

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

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

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.

Components of Inventory Change

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

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

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

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

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

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

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

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

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

HOUSEHOLD CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

COLLECTION AND PROCESSING OF DATA

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

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

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

ACCURACY OF DATA

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

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

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

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

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

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

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

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

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

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

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

ESTIMATION PROCEDURE

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

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

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

Components of Inventory Change

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

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

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

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

SAMPLING VARIABILITY

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

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 12,000 dwelling units, including the units in the 1,400 land area segments and the list of 3,200 specific addresses for measuring losses; the subsample for this area consists of approximately 3,300 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; 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.....	374,300	4,400
Same units, 1950 and 1959.....	261,600	2,300
Units changed by--		
Conversion.....	6,700	1,300
Merger.....	3,200	500
Units added through--		
New construction.....	95,300	3,000
Other sources.....	7,500	1,500
1950 INVENTORY		
Units changed by--		
Conversion.....	3,400	500
Merger.....	6,300	1,000
Units lost through--		
Demolition.....	11,400	1,300
Other means.....	9,500	1,200
NET CHANGE		
Total.....	82,000	3,900
Units added through--		
Conversion.....	3,300	500
New construction.....	95,300	3,000
Other sources.....	7,500	1,500
Total added.....	106,100	3,400
Units lost through--		
Merger.....	3,100	500
Demolition.....	11,400	1,300
Other means.....	9,500	1,200
Total lost.....	24,100	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 155,300 in 1950 and as 154,700 in 1959, the standard error of the 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.....	200	250	25,000.....	1,100	1,300
1,000.....	250	300	50,000.....	...	1,900
5,000.....	500	600	100,000.....	...	2,700
10,000.....	800	900	200,000.....	...	3,100
15,000.....	900	1,000	350,000.....	...	3,800

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				
	5,000	25,000	100,000	200,000	375,000
2 or 98.....	2.2	1.0	0.4	0.3	0.2
5 or 95.....	3.5	1.3	0.6	0.4	0.3
10 or 90.....	4.9	1.6	0.9	0.6	0.4
25 or 75.....	5.6	2.4	1.1	0.9	0.6
50.....	5.7	2.8	1.4	1.1	0.7

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

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

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

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 374,300 dwelling units¹ in the housing inventory in the Seattle SMSA. Approximately 247,200 of these units were occupied by their owners, 106,700 were occupied by renters, and the remaining 20,400 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.0 persons and the size of their units averaged 5.3 rooms; for renter households, the medians were 2.1 persons and 3.4 rooms. Approximately one-sixth (18 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was three-fifths (59 percent).

Comparison with 1950 discloses a net gain of 82,000 dwelling units, or 28 percent over the 1950 inventory. Owner-occupied units increased from 65 percent of the occupied inventory in 1950 to 70 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 86 percent to 92 percent. The median size of units in 1950 was 4.4 rooms compared with 4.8 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$45 to \$74, and the median value of owner-occupied properties rose from \$8,400 to \$13,800.

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.....	374,300	100.0
Same units, 1950 and 1959.....	261,600	69.9
Units changed by--		
Conversion.....	6,700	1.8
Merger.....	3,200	0.8
Units added through--		
New construction.....	95,300	25.5
Other sources.....	7,500	2.0

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 70 percent of the dwelling units (261,600 units) in the Seattle 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 30 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 95,300 units, amounting to 25 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 6,700 converted units in the inventory in 1959 (table A) which had been produced by dividing 3,400 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April-enumeration of the 1960 Census of Housing is 392,656; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

3,200 units (table A). These were produced by combining an estimated 6,300 units that existed in 1950 (table B). Units involved in conversions and mergers represented 3 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.....	292,300	100.0
Same units, 1950 and 1959.....	261,600	89.5
Units changed by--		
Conversion.....	3,400	1.2
Merger.....	6,300	2.2
Units lost through--		
Demolition.....	11,400	3.9
Other means.....	9,500	3.2

Table B, which describes the disposition of the 1950 inventory, shows that the 261,600 "same" units represented about 90 percent of the 1950 inventory. Approximately 11,400 units, or 4 percent of the 1950 inventory, were demolished before 1959 and 9,500 units (around 3 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, were changed to nonresidential uses, rooming houses, or transient accommodations, or were moved from site. The remaining units in the 1950 inventory (3 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 106,100 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 24,100 dwelling units from the 1950 inventory. Thus, for every four units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 82,000 units represents an average annual gain of approximately 8,400 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.....	374,300
April 1950.....	292,300
NET CHANGE	
Total.....	82,000
Percent.....	28.0
Units added through--	
Conversion.....	3,300
New construction.....	95,300
Other sources.....	7,500
Total added.....	106,100
Units lost through--	
Merger.....	3,100
Demolition.....	11,400
Other means.....	9,500
Total lost.....	24,100

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 (98 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 five was occupied by renters in 1959 and the median gross rent was \$99. 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-fifth were dilapidated or lacked hot water, private toilet or bath, and the median size was 4.0 rooms. The bulk of the occupied units (about 54 percent) had been occupied by renters in 1950, and the gross rent at that time was \$43.

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

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

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	95,300	261,600	11,400	261,600
Not dilapidated, with all facilities..	93,100	237,700	8,200	210,400
Percent of total.....	97.8	90.9	78.3	89.9
With 1.01 or more persons per room....	5,400	22,000	1,700	18,800
Percent of occupied.....	6.1	8.8	18.2	8.4
Owner occupied.....	71,300	170,400	4,400	155,300
Percent of occupied.....	80.3	68.2	46.1	69.3
Median:				
Number of rooms.....	5.1	4.8	4.0	4.5
Number of persons.....	3.4	2.5	2.9	2.7
Value.....	\$16,700	\$12,600	\$5,000-	\$8,600
Gross rent.....	\$99	\$70	\$43	\$48
Contract rent.....	\$87	\$60	\$31	\$38

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 nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were renter occupied in 1950, around 13,000 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 nearly the same level in both years.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 11 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.....	374,264	...	95,279	...	292,311	...	ROOMS—Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	374,264	100.0	95,279	100.0	292,311	100.0	1 and 2 rooms.....	25,373	23.8	2,490	14.2	31,069	32.3
Occupied.....	353,888	94.6	88,787	93.2	272,153	93.1	3 rooms.....	29,550	27.7	6,458	36.9	26,042	27.0
Owner occupied.....	247,186	66.0	71,300	74.8	175,856	60.2	4 rooms.....	27,127	25.4	5,862	33.5	21,094	21.9
White.....	240,750	64.3	70,427	73.9	172,818	59.1	5 rooms.....	14,644	13.7	1,942	11.1	11,522	12.0
Nonwhite.....	6,436	1.7	873	0.9	3,038	1.0	6 rooms.....	5,471	5.1	549	3.1	3,768	3.9
Renter occupied.....	106,702	28.5	17,487	18.4	96,297	32.9	7 rooms or more.....	4,537	4.3	186	1.1	2,802	2.9
White.....	99,032	26.5	17,428	18.3	90,998	31.1	Median.....	3.4	...	3.5	...	3.2	...
Nonwhite.....	7,670	2.0	59	0.1	5,299	1.8	Vacant.....	20,376	...	6,492	...	20,158	...
Vacant.....	20,376	5.4	6,492	6.8	20,158	6.9	UNITS IN STRUCTURE						
Available for sale only.....	3,622	1.0	2,165	2.3	2,412	0.8	All units.....	374,264	100.0	95,279	100.0	292,311	100.0
Available for rent.....	9,196	2.5	1,974	2.1	5,231	1.8	1.....	280,389	74.9	77,141	81.0	215,963	73.9
Other.....	7,558	2.0	2,353	2.5	12,515	4.3	2 to 4.....	40,696	10.9	8,130	8.5	26,580	9.1
CONDITION AND PLUMBING							5 to 19.....	25,634	6.8	4,592	4.8	48,615	16.6
All units.....	374,264	100.0	95,279	100.0	292,311	100.0	20 or more.....	24,522	6.6	2,868	3.0	1,153	0.4
Not dilapidated.....	360,783	96.4	94,977	99.7	278,516	95.3	Trailer.....	3,023	0.8	2,548	2.7	1,153	0.4
With all plumbing facilities.....	343,414	91.8	93,139	97.8	250,100	85.6	Owner occupied.....						
Lacking only hot water.....	805	0.2	484	0.5	876	0.3	1.....	232,980	94.3	67,320	94.4	176,897	94.9
Lack'g other plumbing facilities.....	16,564	4.4	1,354	1.4	27,540	9.4	2 to 4.....	8,739	3.5	1,003	1.4	6,131	3.5
Dilapidated.....	13,481	3.6	302	0.3	13,795	4.7	5 or more.....	2,549	1.0	534	0.7	1,852	1.1
Owner occupied.....	247,186	100.0	71,300	100.0	175,856	100.0	Trailer.....	2,918	1.2	2,443	3.4	976	0.6
Not dilapidated.....	241,076	97.5	70,998	99.6	170,007	96.7	Renter occupied.....						
With all plumbing facilities.....	237,916	96.2	70,495	98.9	161,269	91.7	1.....	106,702	100.0	17,487	100.0	96,297	100.0
Lacking only hot water.....	591	0.2	379	0.5	423	0.2	2 to 4.....	34,695	32.5	4,866	27.8	34,921	36.3
Lack'g other plumbing facilities.....	2,569	1.0	124	0.2	8,315	4.7	5 to 19.....	29,101	27.3	6,714	38.4	18,456	19.2
Dilapidated.....	6,110	2.5	302	0.4	5,849	3.3	20 to 49.....	21,905	20.5	3,501	18.9	42,743	44.4
Renter occupied.....	106,702	100.0	17,487	100.0	96,297	100.0	50 or more.....	14,000	13.1	1,280	7.9	1,121	6.4
Not dilapidated.....	101,061	94.7	17,487	100.0	90,714	94.2	Trailer.....	6,896	6.5	1,121	6.4	177	0.2
With all plumbing facilities.....	91,160	85.4	17,337	99.1	75,645	78.6	Vacant.....	103	0.1	105	0.6	20,158	...
Lacking only hot water.....	214	0.2	105	0.6	287	0.3	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	9,687	9.1	45	0.3	14,782	15.4	All units.....	374,264	100.0	95,279	100.0	292,311	100.0
Dilapidated.....	5,641	5.3	...	...	5,983	5.8	1957 to 1959.....	31,170	8.3	31,170	32.7	...	...
Vacant.....	20,376	...	6,492	...	20,158	...	April 1950 to 1956.....	64,109	17.1	64,109	67.3	...	...
BATHROOMS							1940 to March 1950.....	77,033	20.6	...	...	89,405	30.6
All units.....	374,264	100.0	95,279	100.0	...	...	1939 or earlier.....	201,952	54.0	...	...	202,906	69.4
1.....	287,056	76.7	66,029	69.3	...	...	Owner occupied.....						
More than 1.....	65,627	17.5	27,412	28.8	...	...	1957 to 1959.....	247,186	100.0	71,300	100.0	...	...
Shared or none.....	21,581	5.8	1,838	1.9	...	...	1957 to 1959.....	20,902	8.5	20,902	29.3	...	...
Owner occupied.....	247,186	100.0	71,300	100.0	...	...	April 1950 to 1956.....	50,398	20.4	50,398	70.7	...	...
1.....	183,439	74.2	46,143	64.7	...	...	1940 to March 1950.....	56,842	23.0	...	...	...	...
More than 1.....	59,515	24.1	24,654	34.6	...	...	1939 or earlier.....	119,044	48.2	...	...	...	...
Shared or none.....	4,232	1.7	503	0.7	...	...	Renter occupied.....						
Renter occupied.....	106,702	100.0	17,487	100.0	...	...	1957 to 1959.....	106,702	100.0	17,487	100.0	...	...
1.....	90,689	85.0	16,681	95.4	...	...	April 1950 to 1956.....	6,090	5.7	6,090	34.8	...	...
More than 1.....	3,740	3.5	656	3.8	...	...	1957 to 1959.....	11,397	10.7	11,397	65.2	...	...
Shared or none.....	12,273	11.5	150	0.9	...	...	April 1950 to 1956.....	17,646	16.5	...	...	...	...
Vacant.....	20,376	...	6,492	...	...	...	1940 to March 1950.....	71,569	67.1	...	...	...	...
ROOMS							1939 or earlier.....	20,376	...	6,492	...	...	...
All units.....	374,264	100.0	95,279	100.0	292,311	100.0	PERSONS						
1 and 2 rooms.....	34,411	9.2	4,330	4.5	43,012	14.7	All occupied units.....	353,888	100.0	88,787	100.0	272,153	100.0
3 rooms.....	45,692	12.2	10,669	11.2	43,406	14.8	1 person.....	63,253	17.9	6,814	7.7	41,693	15.3
4 rooms.....	77,955	20.8	17,535	18.4	69,181	23.7	2 persons.....	103,374	29.2	22,511	25.4	87,337	32.1
5 rooms.....	94,197	25.2	25,487	26.7	66,940	22.9	3 persons.....	53,911	15.2	16,032	18.1	57,019	21.0
6 rooms.....	70,329	18.8	22,453	23.6	36,718	12.6	4 persons.....	60,864	17.2	22,007	24.8	47,662	17.5
7 rooms or more.....	51,680	13.8	14,805	15.5	33,054	11.3	5 persons.....	39,125	11.1	13,265	14.9	23,182	8.5
Median.....	4.8	...	5.1	...	4.4	...	6 persons or more.....	33,361	9.4	8,177	9.2	15,260	5.6
Owner occupied.....	247,186	100.0	71,300	100.0	175,856	100.0	Median.....	2.7	...	3.4	...	2.6	...
1 and 2 rooms.....	3,957	1.6	1,249	1.8	5,684	3.2	Owner occupied.....						
3 rooms.....	11,322	4.6	2,426	3.4	13,261	7.5	1 person.....	26,699	10.8	3,383	4.7	15,831	9.0
4 rooms.....	47,133	19.1	10,655	14.9	43,618	24.8	2 persons.....	75,580	30.6	15,364	21.5	54,588	31.0
5 rooms.....	76,552	31.0	22,473	31.5	52,344	29.8	3 persons.....	38,803	15.7	12,818	18.0	39,511	22.5
6 rooms.....	62,071	25.1	20,496	28.7	31,657	18.0	4 persons.....	47,880	19.4	19,482	27.3	35,880	20.4
7 rooms or more.....	46,151	18.7	14,001	19.6	29,292	16.7	5 persons.....	31,273	12.7	12,198	17.1	18,117	10.3
Median.....	5.3	...	5.4	...	5.0	...	6 persons or more.....	26,951	10.9	8,055	11.3	11,929	6.8
Owner occupied.....							Median.....	3.0	...	3.7	...	2.9	...
1 and 2 rooms.....	3,957	1.6	1,249	1.8	5,684	3.2	Renter occupied.....						
3 rooms.....	11,322	4.6	2,426	3.4	13,261	7.5	1 person.....	106,702	100.0	17,487	100.0	96,297	100.0
4 rooms.....	47,133	19.1	10,655	14.9	43,618	24.8	2 persons.....	36,554	34.3	3,431	19.6	25,862	26.9
5 rooms.....	76,552	31.0	22,473	31.5	52,344	29.8	3 persons.....	27,794	26.0	7,147	40.9	32,749	34.0
6 rooms.....	62,071	25.1	20,496	28.7	31,657	18.0	4 persons.....	15,108	14.2	3,214	18.4	17,508	18.2
7 rooms or more.....	46,151	18.7	14,001	19.6	29,292	16.7	5 persons.....	12,984	12.2	2,525	14.4	11,782	12.2
Median.....	5.3	...	5.4	...	5.0	...	6 persons or more.....	7,852	7.4	1,048	6.0	5,065	5.3
Owner occupied.....							Median.....	6,410	6.0	1.22	0.7	3,331	3.5
1 and 2 rooms.....	3,957	1.6	1,249	1.8	5,684	3.2	2.1	...	2.2	...	2.2	...	
3 rooms.....	11,322	4.6	2,426	3.4	13,261	7.5	PERSONS						
4 rooms.....	47,133	19.1	10,655	14.9	43,618	24.8	All persons per room.....	353,888	100.0	88,787	100.0	272,153	100.0
5 rooms.....	76,552	31.0	22,473	31.5	52,344	29.8	1 person.....	63,253	17.9	6,814	7.7	41,693	15.3
6 rooms.....	62,071	25.1	20,496	28.7	31,657	18.0	2 persons.....	103,374	29.2	22,511	25.4	87,337	32.1
7 rooms or more.....	46,151	18.7	14,001	19.6	29,292	16.7	3 persons.....	53,911	15.2	16,032	18.1	57,019	21.0
Median.....	5.3	...	5.4	...	5.0	...	4 persons.....	60,864	17.2	22,007	24.8	47,662	17.5
Owner occupied.....							5 persons.....	39,125	11.1	13,265	14.9	23,182	8.5
1 and 2 rooms.....	3,957	1.6	1,249	1.8	5,684	3.2	6 persons or more.....	33,361	9.4	8,177	9.2	15,260	5.6
3 rooms.....	11,322	4.6	2,426	3.4	13,261	7.5	Median.....	2.7	...	3.4	...	2.6	...
4 rooms.....	47,133	19.1	10,655	14.9	43,618	24.8	Owner occupied.....						
5 rooms.....	76,552	31.0	22,473	31.5	52,344	29.8	1 person.....	26,699	10.8	3,383	4.7	15,831	9.0
6 rooms.....	62,071	25.1	20,496	28.7	31,657	18.0	2 persons.....	75,5					

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.....	353,888	100.0	88,787	100.0	272,153	100.0	All occupied units.....	353,888	100.0	88,787	100.0	...	...
0.50 or less.....	158,358	44.7	28,959	32.6	178,093	65.4	No children.....	189,768	53.6	34,401	38.7	...	...
0.51 to 0.75.....	83,551	23.6	28,977	24.6			1 child.....	44,646	12.6	13,860	15.6	...	...
0.76 to 1.00.....	83,630	23.6	25,425	28.6			2 children.....	57,794	16.3	21,033	23.7	...	...
1.01 to 1.50.....	21,527	6.1	4,904	5.5			3 children.....	34,405	9.7	12,139	13.7	...	...
1.51 or more.....	6,822	1.9	522	0.6			4 children.....	16,267	4.6	5,491	6.2	...	...
Owner occupied.....	247,186	100.0	71,300	100.0	5 children.....	6,126	1.7	1,275	1.4	...	...
0.50 or less.....	116,961	47.3	23,424	32.9	6 children or more.....	4,882	1.4	588	0.7	...	...
0.51 to 0.75.....	59,731	24.2	23,160	32.5	Owner occupied.....	247,186	100.0	71,300	100.0	...	...
0.76 to 1.00.....	53,224	21.5	20,331	28.5	No children.....	122,381	49.5	23,386	32.8	...	...
1.01 to 1.50.....	14,439	5.8	4,058	5.7	1 child.....	31,993	12.9	11,250	15.8	...	...
1.51 or more.....	2,831	1.1	327	0.5	2 children.....	44,008	17.8	18,217	25.5	...	...
Renter occupied.....	106,702	100.0	17,487	100.0	3 children.....	27,936	11.3	11,215	15.7	...	...
0.50 or less.....	41,397	38.8	5,535	31.7	4 children or more.....	20,868	8.4	7,232	10.1	...	...
0.51 to 0.75.....	23,820	22.3	5,817	33.3	Renter occupied.....	106,702	100.0	17,487	100.0	...	...
0.76 to 1.00.....	30,406	28.5	5,094	29.1	No children.....	67,387	63.2	11,015	63.0	...	...
1.01 to 1.50.....	7,088	6.6	846	4.8	1 child.....	12,653	11.9	2,610	14.9	...	...
1.51 or more.....	3,991	3.7	195	1.1	2 children.....	13,786	12.9	2,816	16.1	...	...
					3 children.....	6,469	6.1	924	5.3	...	...
					4 children or more.....	6,407	6.0	122	0.7	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	353,888	100.0	88,787	100.0	...	...	All occupied units.....	353,888	100.0	88,787	100.0	...	...
Male head, wife present, no non-relatives.....	254,850	72.0	77,709	87.5	...	...	No children.....	189,768	53.6	34,401	38.7	...	...
Under 45 years.....	132,852	37.5	51,706	58.2	...	...	Under 6 years only.....	39,567	11.2	16,613	18.7	...	...
45 to 64 years.....	93,831	26.5	21,963	24.7	...	...	1 child.....	16,643	4.7	6,393	7.2	...	...
65 years and over.....	28,167	8.0	4,040	4.6	...	...	2 children or more.....	22,924	6.5	10,220	11.5	...	...
Other male head.....	39,302	11.1	5,200	5.9	...	...	6 to 17 years only.....	79,052	22.3	22,155	25.0	...	...
Under 65 years.....	26,928	7.6	4,228	4.8	...	...	1 child.....	28,003	7.9	7,467	8.4	...	...
65 years and over.....	12,374	3.5	972	1.1	...	...	2 children.....	31,832	9.0	8,877	10.0	...	...
Female head.....	59,736	16.9	5,878	6.6	...	...	3 children or more.....	19,217	5.4	5,811	6.5	...	...
Under 65 years.....	35,264	10.0	4,345	4.9	...	...	Both age groups.....	45,501	12.9	15,618	17.6	...	...
65 years and over.....	24,472	6.9	1,533	1.7	...	...	2 children.....	9,734	2.8	4,646	5.2	...	...
					...	...	3 children.....	14,814	4.2	5,342	6.0	...	...
					...	...	4 children or more.....	20,953	5.9	5,630	6.3	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	353,888	100.0	88,787	100.0	...	...	All occupied units.....	353,888	100.0	88,787	100.0	...	...
1958 and 1959.....	107,957	30.5	38,408	43.3	...	...	No children.....	122,381	49.5	23,386	32.8	...	...
1955 to 1957.....	84,408	23.9	29,691	33.4	...	...	Under 6 years only.....	22,049	8.9	12,262	17.2	...	...
1950 to 1954.....	66,442	18.8	20,688	23.3	...	...	1 child.....	7,830	3.2	4,253	6.0	...	...
1945 to 1949.....	38,184	10.8	...	...	...	...	2 children or more.....	14,219	5.8	8,009	11.2	...	...
1944 or earlier.....	56,897	16.1	...	...	...	...	6 to 17 years only.....	67,035	27.1	20,762	29.1	...	...
Owner occupied.....	247,186	100.0	71,300	100.0	...	...	1 child.....	24,163	9.8	6,997	9.8	...	...
1958 and 1959.....	44,909	18.2	24,503	34.4	...	...	2 children.....	25,698	10.4	8,344	11.7	...	...
1955 to 1957.....	59,102	23.9	26,426	37.1	...	...	3 children or more.....	17,174	6.9	5,441	7.6	...	...
1950 to 1954.....	57,671	23.3	20,371	28.6	...	...	Both age groups.....	35,721	14.5	14,870	20.9	...	...
1945 to 1949.....	32,757	13.3	...	...	...	...	2 children.....	7,967	3.2	4,332	6.1	...	...
1944 or earlier.....	52,747	21.3	...	...	...	...	3 children.....	12,078	4.9	5,030	7.1	...	...
Renter occupied.....	106,702	100.0	17,487	100.0	...	...	4 children or more.....	15,676	6.3	5,508	7.7	...	...
1958 and 1959.....	63,048	59.1	13,905	79.5	...	...	No children.....	67,387	63.2	11,015	63.0	...	...
1955 to 1957.....	25,306	23.7	3,265	18.7	...	...	Under 6 years only.....	17,518	16.4	4,351	24.9	...	...
1950 to 1954.....	8,771	8.2	317	1.8	...	...	1 child.....	8,813	8.3	2,140	12.2	...	...
1945 to 1949.....	5,427	5.1	...	...	...	...	2 children or more.....	8,705	8.2	2,211	12.6	...	...
1944 or earlier.....	4,150	3.9	...	...	...	...	6 to 17 years only.....	12,017	11.3	1,373	7.9	...	...
					...	...	1 child.....	3,840	3.6	470	2.7	...	...
					...	...	2 children.....	6,134	5.7	533	3.0	...	...
					...	...	3 children or more.....	2,043	1.9	370	2.1	...	...
					...	...	Both age groups.....	9,780	9.2	748	4.3	...	...
					...	...	2 children.....	1,767	1.7	314	1.8	...	...
					...	...	3 children.....	2,736	2.6	312	1.8	...	...
					...	...	4 children or more.....	5,277	4.9	122	0.7	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	353,888	100.0	88,787	100.0	...	...	All occupied units.....	353,888	100.0	88,787	100.0	...	...
None.....	275,603	77.9	78,927	88.9	...	...	No nonrelatives.....	341,948	96.6	86,905	97.9	...	...
1 person.....	57,487	16.2	7,936	8.9	...	...	With nonrelatives.....	11,940	3.4	1,882	2.1	...	...
2 persons.....	20,475	5.8	1,924	2.2	...	...	Owner occupied.....	247,186	100.0	71,300	100.0	...	...
3 persons or more.....	323	0.1	...	...	...	...	No nonrelatives.....	239,928	97.1	70,251	98.5	...	...
Owner occupied.....	247,186	100.0	71,300	100.0	...	...	With nonrelatives.....	7,258	2.9	1,049	1.5	...	...
None.....	188,409	76.2	62,997	88.4	...	...	Renter occupied.....	106,702	100.0	17,487	100.0	...	...
1 person.....	40,976	16.6	6,714	9.4	...	...	No nonrelatives.....	102,020	95.6	16,654	95.2	...	...
2 persons.....	17,478	7.1	1,589	2.2	...	...	With nonrelatives.....	4,682	4.4	833	4.8	...	...
3 persons or more.....	323	0.1	...	...	...	...	OWNER OF UNIT					...	...
Renter occupied.....	106,702	100.0	17,487	100.0	...	...	Owner-occupied units.....	247,186	100.0	71,300	100.0	...	...
None.....	87,194	81.7	15,930	91.1	...	...	Head or wife.....	246,756	99.8	71,300	100.0	...	...
1 person.....	16,511	15.5	1,222	7.0	...	...	Other relative of head.....	430	0.2	...	...	...	...
2 persons.....	2,997	2.8	335	1.9	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	...	...	...	...	...	...						...	...

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 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..	106,047	...	17,426	...	94,634	...
Owner-occupied units.....	247,186	100.0	71,300	100.0	...	...	GROSS RENT						
Under 25 years.....	3,309	1.3	1,173	1.6	...	...	Reporting.....	102,125	100.0	16,957	100.0	89,523	100.0
25 to 34 years.....	35,589	14.4	18,957	26.6	...	...	Less than \$40.....	12,108	11.9	392	2.3	34,450	38.5
35 to 44 years.....	61,373	24.8	24,389	34.2	...	...	\$40 to \$59.....	20,322	19.9	388	2.3	35,414	39.6
45 to 54 years.....	57,554	23.3	12,546	17.6	...	...	\$60 to \$79.....	26,470	25.9	1,782	10.5	16,803	18.8
55 to 64 years.....	43,097	17.4	9,092	12.8	...	...	\$80 to \$99.....	22,219	21.8	6,274	37.0		
65 years and over.....	46,264	18.7	5,143	7.2	...	...	\$100 to \$119.....	11,013	10.8	4,919	29.0		
							\$120 to \$149.....	7,857	7.7	2,164	12.8			2,856	3.2
							\$150 to \$199.....	1,862	1.8	879	5.2		
VALUE							\$200 or more.....	274	0.3	159	0.9		
Owner-occupied nonfarm units ² ..	221,312	100.0	65,003	100.0	150,062	100.0	No cash rent.....	3,922	...	469	...	5,311	...
Less than \$5,000.....	5,744	2.6	528	0.8	23,527	15.7	Median.....dollars..	74	...	99	...	45	...
\$5,000 to \$7,400.....	12,133	5.5	799	1.2	38,067	25.4	CONTRACT RENT						
\$7,500 to \$9,900.....	25,730	11.6	2,643	4.1	35,456	23.6	Reporting cash rent.....	102,125	...	16,957	...	89,523	...
\$10,000 to \$12,400.....	44,763	20.2	7,496	11.5	35,310	23.8	Median.....dollars..	63	...	87	...	39	...
\$12,500 to \$14,900.....	44,421	20.1	11,692	18.0									
\$15,000 to \$17,400.....	33,085	14.9	13,515	20.8	10,100	6.7							
\$17,500 to \$19,900.....	19,556	8.8	9,550	14.7	7,602	5.1							
\$20,000 to \$24,900.....	17,677	8.0	9,044	13.9	5,3	...							
\$25,000 to \$34,900.....	11,025	5.0	6,318	9.7	...	...					
\$35,000 or more.....	7,178	3.2	3,418	5.3	...	...					
Median.....dollars..	13,800	...	16,700	...	8,400	...							

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.....	95,279	...	7,540	...	6,654	...	3,198	...	261,593	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	95,279	100.0	7,540	100.0	6,654	100.0	3,198	100.0	261,593	100.0
Occupied.....	88,787	93.2	6,447	85.5	6,134	92.2	2,856	89.3	249,664	95.4
Owner occupied.....	71,300	74.8	2,285	30.3	1,902	28.6	1,906	40.8	170,393	65.1
White.....	70,427	73.9	2,179	28.9	1,799	27.0	1,136	35.5	165,209	63.2
Nonwhite.....	873	0.9	106	1.4	103	1.5	170	5.3	5,184	2.0
Renter occupied.....	17,487	18.4	4,162	55.2	4,232	63.6	1,550	48.5	79,271	30.3
White.....	17,428	18.3	3,863	51.2	4,129	62.1	1,522	41.3	78,290	27.6
Nonwhite.....	59	0.1	299	4.0	103	1.5	228	7.1	6,981	2.7
Vacant.....	6,492	6.8	1,093	14.5	520	7.8	342	10.7	11,929	4.6
Available for sale only.....	2,165	2.3	...	...	...	...	...	...	1,457	0.6
Available for rent.....	1,974	2.1	981	13.0	417	6.3	113	3.5	5,711	2.2
Other.....	2,353	2.5	112	1.5	103	1.5	229	7.2	4,761	1.8
CONDITION AND PLUMBING										
All units.....	95,279	100.0	7,540	100.0	6,654	100.0	3,198	100.0	261,593	100.0
Not dilapidated.....	94,977	99.7	6,669	88.4	6,447	96.9	2,971	92.9	249,719	95.5
With all plumbing facilities.....	93,139	97.8	5,538	73.4	4,636	69.7	2,401	75.1	237,700	90.9
Lacking some or all facilities.....	1,838	1.9	1,131	15.0	1,811	27.2	570	17.8	18,019	6.6
Dilapidated.....	302	0.3	871	11.6	207	3.1	227	7.1	11,874	4.5
Owner occupied.....	71,300	100.0	2,285	...	1,902	...	1,306	...	170,393	100.0
Not dilapidated.....	70,998	99.6	2,083	...	1,902	...	1,193	...	164,900	96.8
With all plumbing facilities.....	70,495	98.9	2,083	...	1,618	...	1,193	...	162,527	95.4
Lacking some or all facilities.....	503	0.7	...	...	284	...	...	...	2,373	1.4
Dilapidated.....	302	0.4	202	...	...	...	113	...	5,493	3.2
Renter occupied.....	17,487	100.0	4,162	...	4,232	...	1,550	...	79,271	100.0
Not dilapidated.....	17,487	100.0	3,493	...	4,025	...	1,436	...	74,620	94.1
With all plumbing facilities.....	17,337	99.1	2,553	...	2,705	...	1,095	...	67,470	85.1
Lacking some or all facilities.....	150	0.9	940	...	1,320	...	341	...	7,150	9.0
Dilapidated.....	...	...	669	...	207	...	114	...	4,651	5.9
Vacant.....	6,492	...	1,093	...	520	...	342	...	11,929	...
BATHROOMS										
All units.....	95,279	100.0	7,540	100.0	6,654	100.0	3,198	100.0	261,593	100.0
1.....	66,029	69.3	5,049	67.0	4,637	69.7	1,069	33.4	210,272	80.4
More than 1.....	27,412	28.8	585	7.8	1,03	1.5	1,559	48.7	35,968	13.7
Shared or none.....	1,838	1.9	1,906	25.3	1,914	28.8	570	17.8	15,353	5.9

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.....	95,279	100.0	7,540	100.0	6,654	100.0	3,198	100.0	261,593	100.0
1 and 2 rooms.....	4,330	4.5	3,555	47.1	1,741	26.2	668	20.9	24,117	9.2
3 and 4 rooms.....	28,204	29.6	2,336	31.0	3,423	51.4	421	13.2	89,263	34.1
5 and 6 rooms.....	47,940	50.3	1,457	19.3	1,281	19.3	798	25.0	113,050	43.2
7 rooms or more.....	14,805	15.5	192	2.5	209	3.1	1,311	41.0	35,163	13.4
Median.....	5.1	...	2.9	...	3.4	...	5.5	...	4.8	...
Owner occupied.....	71,300	100.0	2,285	...	1,902	...	1,306	...	170,393	100.0
1 and 2 rooms.....	1,249	1.8	227	...	77	...	...	...	2,404	1.4
3 and 4 rooms.....	13,081	18.3	937	...	931	...	...	...	43,906	25.5
5 and 6 rooms.....	42,969	60.3	1,025	...	790	...	...	...	93,326	54.8
7 rooms or more.....	14,001	19.6	96	...	104	...	...	...	31,157	18.3
Median.....	5.4	...	...	...	...	...	...	...	5.2	...
Renter occupied.....	17,487	100.0	4,162	...	4,232	...	1,550	...	79,271	100.0
1 and 2 rooms.....	2,490	14.2	2,969	...	1,456	...	439	...	18,019	22.7
3 and 4 rooms.....	12,320	70.5	665	...	2,180	...	421	...	41,091	51.8
5 and 6 rooms.....	2,491	14.2	432	...	491	...	172	...	16,529	20.9
7 rooms or more.....	186	1.1	96	...	105	...	518	...	3,632	4.6
Median.....	3.5	...	...	...	...	...	...	...	3.5	...
Vacant.....	6,492	...	1,093	...	520	...	342	...	11,929	...
UNITS IN STRUCTURE										
All units.....	95,279	100.0	7,540	100.0	6,654	100.0	3,198	100.0	261,593	100.0
1.....	79,689	83.6	4,177	55.4	...	...	1,656	51.8	197,890	75.6
2 to 4.....	8,130	8.5	1,496	19.8	5,101	76.7	759	23.7	25,210	9.6
5 or more.....	7,460	7.8	1,867	24.8	1,553	23.3	783	24.5	38,493	14.7
YEAR STRUCTURE BUILT										
All units.....	95,279	100.0	7,540	100.0	6,654	100.0	3,198	100.0	261,593	100.0
1957 to 1959.....	31,170	32.7	...	...	...	...	...	...	...	...
April 1950 to 1956.....	64,109	67.3	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	2,335	31.0	623	9.4	472	14.8	73,603	28.1
1939 or earlier.....	...	...	5,205	69.0	6,031	90.6	2,726	85.2	187,990	71.9
PERSONS										
Occupied units.....	88,787	100.0	6,447	100.0	6,134	100.0	2,856	100.0	249,664	100.0
1 person.....	6,814	7.7	3,232	50.1	2,741	44.7	552	19.3	49,914	20.0
2 persons.....	22,511	25.4	1,144	17.7	1,966	32.1	688	24.1	77,065	30.9
3 persons.....	16,032	18.1	529	8.2	726	11.8	287	10.0	36,337	14.6
4 persons.....	22,007	24.8	796	12.3	416	6.8	454	15.9	37,191	14.9
5 persons.....	13,246	14.9	319	4.9	181	3.0	116	4.1	25,263	10.1
6 persons or more.....	8,177	9.2	427	6.6	104	1.7	759	26.6	23,894	9.6
Median: All occupied.....	3.4	...	1.5	...	1.7	...	3.2	...	2.5	...
Owner.....	3.7	...	...	...	...	...	...	...	2.7	...
Renter.....	2.2	...	...	...	...	...	...	...	2.1	...
PERSONS PER ROOM										
Occupied units.....	88,787	100.0	6,447	100.0	6,134	100.0	2,856	100.0	249,664	100.0
0.50 or less.....	28,959	32.6	1,400	21.7	3,364	54.8	1,473	51.6	123,162	49.3
0.51 to 0.75.....	28,977	32.6	922	14.3	620	10.1	624	21.8	52,408	21.0
0.76 to 1.00.....	25,425	28.6	3,604	55.9	2,046	33.4	457	16.0	52,098	20.9
1.01 to 1.50.....	4,904	5.5	426	6.6	...	...	110	3.9	16,087	6.4
1.51 or more.....	522	0.6	95	1.5	104	1.7	192	6.7	5,909	2.4
VALUE										
Owner-occupied nonfarm units ¹	65,003	100.0	1,328	...	...	...	966	...	154,015	100.0
Less than \$5,000.....	528	0.8	...	...	...	...	...	...	5,216	3.4
\$5,000 to \$7,400.....	799	1.2	208	...	...	...	...	...	11,074	7.2
\$7,500 to \$9,900.....	2,643	4.1	745	...	...	...	...	...	22,229	14.4
\$10,000 to \$12,400.....	7,496	11.5	...	...	...	...	...	...	37,096	24.1
\$12,500 to \$14,900.....	11,692	18.0	...	...	...	...	...	...	32,557	21.1
\$15,000 or more.....	41,845	64.4	375	...	...	...	...	...	45,843	29.8
Median.....dollars.....	16,700	...	...	...	...	...	...	...	12,600	...
Renter-occupied nonfarm units.....	17,426	...	4,162	...	4,232	...	1,550	...	78,677	...
GROSS RENT										
Reporting.....	16,957	100.0	4,162	...	4,232	...	1,550	...	75,224	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	971	1.3
\$20 to \$39.....	392	2.3	2,676	...	622	...	325	...	7,122	9.5
\$40 to \$59.....	368	2.3	218	...	1,557	...	306	...	17,853	23.7
\$60 to \$79.....	1,782	10.5	493	...	811	...	230	...	23,154	30.8
\$80 to \$99.....	6,274	37.0	472	...	932	...	229	...	14,312	19.0
\$100 or more.....	8,121	47.9	303	...	310	...	460	...	11,812	15.7
No cash rent.....	469	...	...	...	...	...	...	...	3,453	...
Median.....dollars.....	99	...	...	...	...	...	...	...	70	...
CONTRACT RENT										
Reporting cash rent.....	16,957	...	4,162	...	4,232	...	1,550	...	75,224	...
Median.....dollars.....	87	...	...	...	...	...	...	...	60	...

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.....	11,446	100.0	9,528	100.0	3,399	100.0	6,344	100.0	261,593	100.0
Units with 1950 records available,....	10,483	91.6	8,935	93.8	3,375	99.3	6,304	99.4	233,976	89.4
TENURE, COLOR, AND VAGANCY STATUS										
All units.....	10,483	100.0	8,935	100.0	3,375	100.0	6,304	100.0	233,976	100.0
Occupied.....	9,602	91.6	8,033	89.9	3,322	98.4	5,763	91.4	223,936	95.7
Owner occupied.....	4,422	42.2	3,896	43.6	2,177	64.5	1,235	19.6	155,296	66.4
Nonwhite.....	4,398	42.0	3,826	42.8	2,123	62.9	1,235	19.6	153,122	65.4
White.....	24	0.2	70	0.8	54	1.6	...	...	2,174	0.9
Renter occupied.....	5,180	49.4	4,137	46.3	1,145	33.9	4,528	71.8	68,640	29.3
White.....	4,284	40.9	3,925	43.9	1,127	33.4	3,523	55.9	64,318	27.5
Nonwhite.....	896	8.5	212	2.4	18	0.5	1,005	15.9	4,322	1.8
Vacant.....	881	8.4	902	10.1	53	1.6	541	8.6	10,040	4.3
Available for sale only.....	...	...	...	...	...	...	54	0.9	1,528	0.7
Available for rent.....	366	3.5	363	4.1	...	...	282	4.5	2,710	1.2
Other.....	515	4.9	539	6.0	53	1.6	205	3.3	5,802	2.5
CONDITION AND PLUMBING										
All units.....	10,483	100.0	8,935	100.0	3,375	100.0	6,304	100.0	233,976	100.0
Not dilapidated.....	9,165	87.4	8,323	93.2	3,357	99.5	6,049	96.0	224,476	95.9
With all plumbing facilities.....	8,213	78.3	6,673	74.7	3,034	89.9	2,794	44.3	210,377	89.9
Lacking some or all facilities.....	952	9.1	1,650	18.5	323	9.6	3,255	51.6	14,099	6.0
Dilapidated.....	1,318	12.6	612	6.8	18	0.5	255	4.0	9,500	4.1
Owner occupied.....	4,422	100.0	3,896	100.0	2,177	100.0	1,235	...	155,296	100.0
Not dilapidated.....	3,660	82.8	3,610	92.7	2,159	99.2	1,235	...	150,433	96.9
With all plumbing facilities.....	3,419	77.3	3,223	82.7	2,159	99.2	655	...	145,341	93.6
Lacking some or all facilities.....	241	5.5	387	9.9	...	...	580	...	3,092	3.3
Dilapidated.....	762	17.2	286	7.3	18	0.8	...	...	4,863	3.1
Renter occupied.....	5,180	100.0	4,137	100.0	1,145	...	4,528	100.0	68,640	100.0
Not dilapidated.....	4,624	89.3	3,811	92.1	1,145	...	4,333	95.7	64,521	94.0
With all plumbing facilities.....	4,251	82.1	2,910	70.3	822	...	1,851	40.9	56,783	82.7
Lacking some or all facilities.....	373	7.2	901	21.8	323	...	2,482	54.8	7,738	11.3
Dilapidated.....	556	10.7	326	7.9	...	...	195	4.3	4,119	6.0
Vacant.....	881	...	902	...	53	...	541	...	10,040	...
ROOMS										
All units.....	10,483	100.0	8,935	100.0	3,375	100.0	6,304	100.0	233,976	100.0
1 and 2 rooms.....	2,247	21.4	2,523	28.2	274	8.1	2,819	44.7	24,256	10.4
3 and 4 rooms.....	4,368	41.7	3,459	38.7	873	25.9	2,182	34.6	90,889	38.8
5 and 6 rooms.....	2,706	25.8	2,504	28.0	1,163	34.5	876	13.9	89,330	38.2
7 rooms or more.....	1,162	11.1	449	5.0	1,065	31.6	427	6.8	29,501	12.7
Median.....	4.0	...	3.7	...	5.5	...	2.8	...	4.5	...
Owner occupied.....	4,422	100.0	3,896	100.0	2,177	100.0	1,235	...	155,296	100.0
1 and 2 rooms.....	315	7.1	398	10.2	...	...	203	...	2,101	1.4
3 and 4 rooms.....	1,470	33.2	1,478	37.9	322	14.8	350	...	51,220	33.0
5 and 6 rooms.....	1,841	41.6	1,745	44.8	858	39.4	443	...	75,108	48.4
7 rooms or more.....	796	18.0	275	7.1	997	45.8	239	...	26,867	17.3
Median.....	4.9	...	4.6	...	6.3	...	...	...	5.0	...
Renter occupied.....	5,180	100.0	4,137	100.0	1,145	...	4,528	100.0	68,640	100.0
1 and 2 rooms.....	1,362	26.3	1,668	40.3	274	...	2,397	52.9	19,416	28.3
3 and 4 rooms.....	2,659	51.3	1,669	40.3	551	...	1,510	33.3	34,907	50.9
5 and 6 rooms.....	793	15.3	626	15.1	252	...	433	9.6	12,028	17.5
7 rooms or more.....	366	7.1	174	4.2	68	...	188	4.2	2,289	3.3
Median.....	3.5	...	3.1	...	...	...	2.5-	...	3.3	...
Vacant.....	881	...	902	...	53	...	541	...	10,040	...
UNITS IN STRUCTURE										
All units.....	10,483	100.0	8,935	100.0	3,375	100.0	6,304	100.0	233,976	100.0
1.....	6,966	66.5	5,134	57.5	2,163	64.1	...	...	176,938	75.6
2 to 4.....	1,308	12.5	2,243	25.1	871	25.8	4,297	68.2	22,555	9.6
5 or more.....	2,209	21.1	1,558	17.4	341	10.1	2,007	31.8	34,483	14.7
YEAR STRUCTURE BUILT										
All units.....	10,483	100.0	8,935	100.0	3,375	100.0	6,304	100.0	233,976	100.0
1940 to March 1950.....	3,148	30.0	6,224	69.7	311	9.2	993	15.8	65,388	27.9
1939 or earlier.....	7,335	70.0	2,711	30.3	3,064	90.8	5,311	84.2	168,588	72.1
PERSONS										
Occupied units.....	9,602	100.0	8,033	100.0	3,322	100.0	5,763	100.0	223,936	100.0
1 person.....	945	9.8	1,288	16.0	386	11.6	2,137	37.1	29,185	13.0
2 persons.....	2,900	30.2	1,879	23.4	1,334	40.2	1,443	25.0	71,668	32.0
3 persons.....	2,227	23.2	2,550	31.7	408	12.3	785	13.6	47,311	21.1
4 persons.....	2,071	21.6	1,168	14.5	614	18.5	688	11.9	41,467	18.5
5 persons.....	746	7.8	454	5.7	258	7.8	533	9.2	25,200	9.9
6 persons or more.....	713	7.4	694	8.6	322	9.7	177	3.1	12,105	5.4
Median.....	...	...	...	...	...	...	...	...	...	...
All occupied.....	2.9	...	2.8	...	2.5	...	2.0	...	2.7	...
Owner.....	3.0	...	2.8	...	3.4	...	...	...	3.0	...
Renter.....	2.8	...	2.9	...	...	...	1.9	...	2.2	...

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.....	9,602	100.0	8,033	100.0	3,322	100.0	5,763	100.0	223,936	100.0
0.50 or less.....	3,042	31.7	1,742	21.7	1,495	45.0	2,154	37.4	92,405	41.3
0.51 to 0.75.....	2,461	25.6	2,035	25.3	1,121	33.7	548	9.5	58,516	26.1
0.76 to 1.00.....	2,352	24.5	2,486	30.9	692	20.8	2,202	38.2	54,254	24.2
1.01 to 1.50.....	1,207	12.6	1,330	16.6	14	0.4	453	7.9	13,675	6.1
1.51 or more.....	540	5.6	440	5.5	...	...	406	7.0	5,086	2.3
VALUE										
Owner-occupied nonfarm units ¹	3,503	...	2,712	...	1,861	...	...	...	127,950	...
Reporting.....	2,855	100.0	2,439	100.0	1,767	...	...	...	126,651	100.0
Less than \$5,000.....	1,455	51.0	844	34.6	439	...	...	...	14,870	11.7
\$5,000 to \$7,400.....	498	17.4	677	27.8	249	...	...	...	34,087	26.9
\$7,500 to \$9,900.....	350	12.3	435	17.8	356	...	...	...	32,561	25.7
\$10,000 to \$12,400.....	322	11.3	150	6.2	479	...	...	...	24,868	19.6
\$12,500 to \$14,900.....	54	1.9	...	...	54	...	...	...	4,969	3.9
\$15,000 or more.....	176	6.2	333	13.7	190	...	...	...	15,296	12.1
Not reported.....	648	...	273	...	94	...	...	...	1,299	...
Median.....dollars..	5,000-	...	6,400	...	...	...	...	...	8,600	...
Renter-occupied nonfarm units.....	5,125	...	4,137	...	1,145	...	4,474	...	67,539	...
GROSS RENT										
Reporting.....	4,493	100.0	2,987	100.0	1,064	...	4,378	100.0	56,634	100.0
Less than \$20.....	126	2.8	11	0.4	45	...	85	1.9	2,220	3.9
\$20 to \$39.....	1,799	40.0	1,023	34.2	395	...	2,156	49.2	16,005	28.3
\$40 to \$59.....	2,113	47.0	1,576	52.8	368	...	1,797	41.0	25,059	44.2
\$60 to \$79.....	354	7.9	341	11.4	108	...	17	0.4	8,173	14.4
\$80 to \$99.....	24	0.5	36	1.2	94	...	162	3.7	3,341	5.9
\$100 or more.....	77	1.7	...	...	51	...	161	3.7	1,836	3.2
Not reported.....	427	...	871	...	81	...	53	...	8,025	...
No cash rent.....	205	...	279	...	...	...	43	...	2,880	...
Median.....dollars..	43	...	46	...	...	...	40	...	48	...
CONTRACT RENT										
Reporting cash rent.....	4,681	...	3,554	...	1,118	...	4,431	...	61,643	...
Median.....dollars..	31	...	36	...	...	...	36	...	38	...

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.....	233,976	224,584	213,264	11,320	154,671	149,487	5,184	69,913	63,777	6,136	9,392	6,169	3,223
Occupied.....	223,936	215,282	204,832	10,450	149,187	144,418	4,769	66,095	60,414	5,681	8,654	6,097	2,597
White.....	217,440	209,221	203,044	6,177	147,015	143,771	3,244	62,206	59,273	2,933	8,219	5,839	2,380
Nonwhite.....	6,496	6,061	1,788	4,273	2,172	647	1,525	3,889	1,141	2,748	435	218	217
Owner occupied.....	155,296	151,773	146,788	4,985	136,313	132,189	4,124	15,460	14,599	861	3,523	2,469	1,054
White.....	153,122	149,599	146,355	3,244	134,464	131,756	2,708	15,135	14,599	536	3,523	2,469	1,054
Nonwhite.....	2,174	2,174	433	1,741	1,849	433	1,416	325	...	325	...	...	...
Renter occupied.....	68,640	63,509	58,044	5,465	12,874	12,229	645	50,635	45,815	4,820	5,131	3,588	1,543
White.....	64,318	59,622	56,689	2,933	12,551	12,015	536	47,071	44,674	2,397	4,696	3,370	1,326
Nonwhite.....	4,322	3,887	1,355	2,532	323	214	109	3,564	1,141	2,423	435	218	217
Vacant.....	10,040	9,302	8,432	870	5,484	5,069	415	3,818	3,363	455	738	112	626
Available.....	4,238	4,126	3,561	565	1,895	1,676	219	2,231	1,885	346	112	112	...
Other.....	5,802	5,176	4,871	305	3,589	3,393	196	1,587	1,478	109	626	...	626

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.....	233,976	215,301	9,529	9,146	148,235	2,144	4,292	60,254	6,402	3,257	9,392
Not dilapidated:	210,377	204,079	2,125	4,173	141,623	742	2,262	56,267	1,167	1,385	6,731
With all plumbing facilities.....	14,099	5,675	5,992	2,432	3,265	1,297	1,051	1,891	3,928	589	2,078
Lacking some or all facilities.....	9,500	5,547	1,412	2,541	3,347	105	979	2,096	1,307	1,083	583
Dilapidated.....	155,296	148,113	2,097	5,086	130,785	1,828	3,700	14,176	269	1,015	3,523
Owner occupied.....	145,341	141,908	635	2,798	126,056	530	1,962	13,219	105	708	2,741
Not dilapidated:	5,092	2,892	1,357	843	2,212	1,193	739	161	164	...	623
With all plumbing facilities.....	4,863	3,313	105	1,445	2,517	105	979	796	...	307	159
Lacking some or all facilities.....	68,640	57,989	6,908	3,743	11,966	316	592	42,989	5,721	1,925	5,131
Dilapidated:	56,783	54,155	1,253	1,375	10,942	212	280	40,283	825	877	3,364
With all plumbing facilities.....	7,738	2,009	4,348	1,381	499	104	312	1,510	3,589	381	1,343
Lacking some or all facilities.....	4,119	1,825	1,307	987	525	...	...	1,196	1,307	667	424
Vacant.....	10,040	9,199	524	317	5,484	...	...	3,089	412	317	738

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]

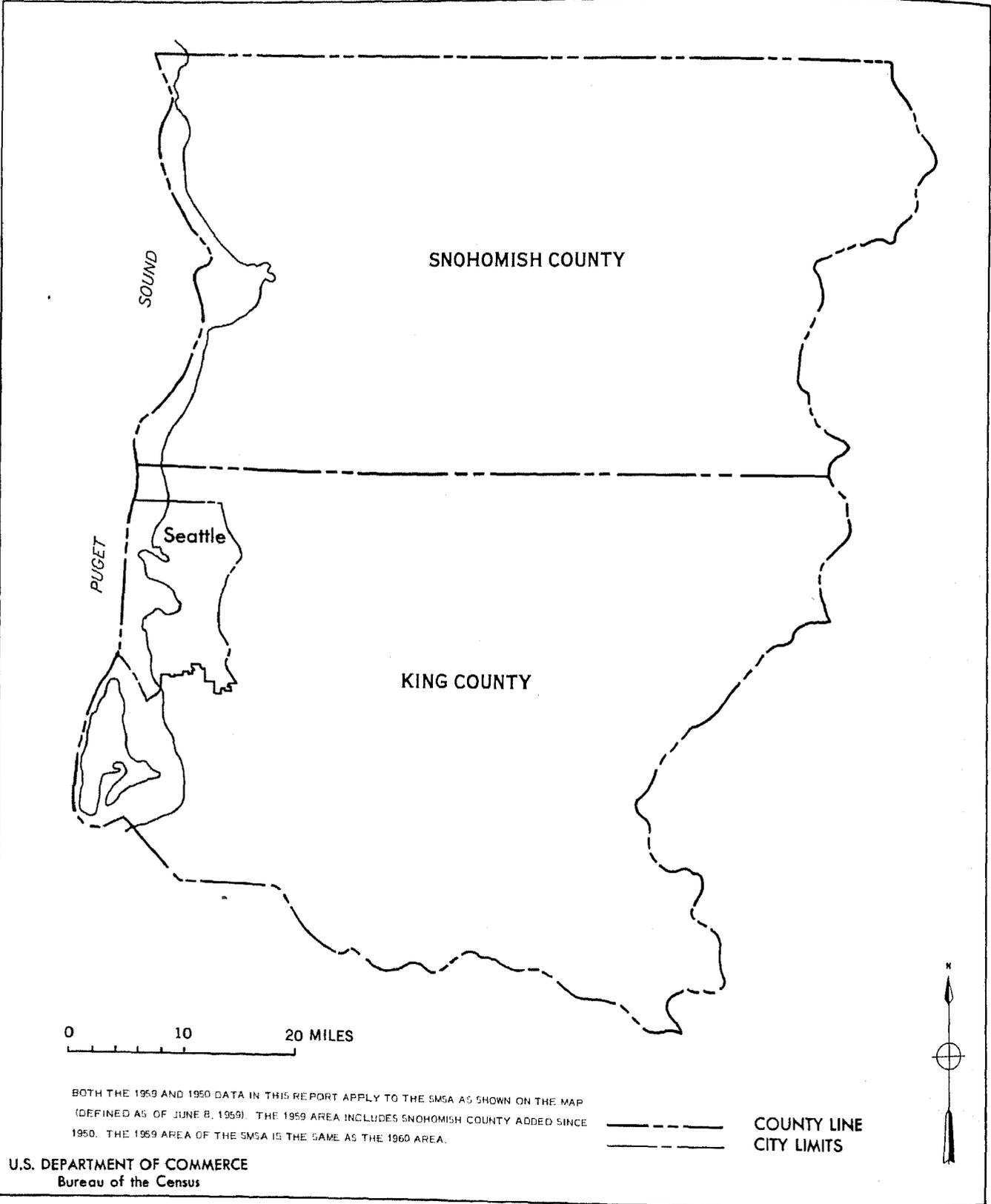
Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	65,003	1,327	2,643	7,496	11,692	13,515	9,550	9,044	9,736
ROOMS									
1 and 2 rooms.....	200	95	105	...	...	...	...	...	...
3 and 4 rooms.....	10,392	983	1,849	2,880	1,638	1,713	522	380	427
5 and 6 rooms.....	41,245	125	689	4,616	9,744	8,774	7,814	5,231	4,252
7 rooms or more.....	13,166	124	...	...	310	3,028	1,214	3,433	5,057
PERSONS									
1 and 2 persons.....	15,160	679	1,297	1,830	3,302	1,893	2,237	1,675	2,247
3 and 4 persons.....	30,068	524	838	4,266	4,273	7,116	3,611	4,377	5,063
5 and 6 persons.....	17,596	124	442	1,098	3,459	4,178	3,255	2,659	2,381
7 persons or more.....	2,179	...	66	302	658	328	447	333	45
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	60,698	983	2,098	6,560	10,426	13,158	9,077	8,983	9,413
Under 45 years.....	40,910	462	1,145	4,697	7,669	10,043	6,247	4,962	5,685
45 to 64 years.....	17,106	348	723	1,674	2,601	2,674	2,706	3,360	3,020
65 years and over.....	2,682	173	230	189	156	441	124	661	708
Other male head.....	1,568	95	170	664	219	62	61	...	297
Female head.....	2,737	249	375	272	1,047	295	412	61	26

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						
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	No cash rent
Renter-occupied nonfarm dwelling units...	17,426	392	388	1,782	6,274	7,083	1,038	469
ROOMS								
1 and 2 rooms.....	2,490	210	173	125	1,270	451	156	105
3 and 4 rooms.....	12,259	182	215	1,548	4,457	4,995	744	118
5 and 6 rooms.....	2,491	...	...	109	547	1,637	76	122
7 rooms or more.....	186	...	...	...	...	...	62	124
PERSONS								
1 and 2 persons.....	10,578	333	293	1,132	4,144	3,939	632	105
3 and 4 persons.....	5,678	...	95	541	2,130	2,401	343	168
5 and 6 persons.....	1,109	59	...	48	...	743	63	196
7 persons or more.....	61	...	...	61	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	12,248	182	47	898	4,943	5,293	521	364
Under 45 years.....	8,901	182	47	775	3,924	3,532	138	303
45 to 64 years.....	2,689	...	...	...	790	1,455	383	61
65 years and over.....	658	...	...	123	229	306	...	...
Other male head.....	2,152	210	173	528	515	470	151	105
Female head.....	3,026	...	168	356	816	1,320	366	...

Seattle, Wash.
STANDARD METROPOLITAN STATISTICAL AREA



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 SNOHOMISH COUNTY 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-11

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Baltimore, Md.,

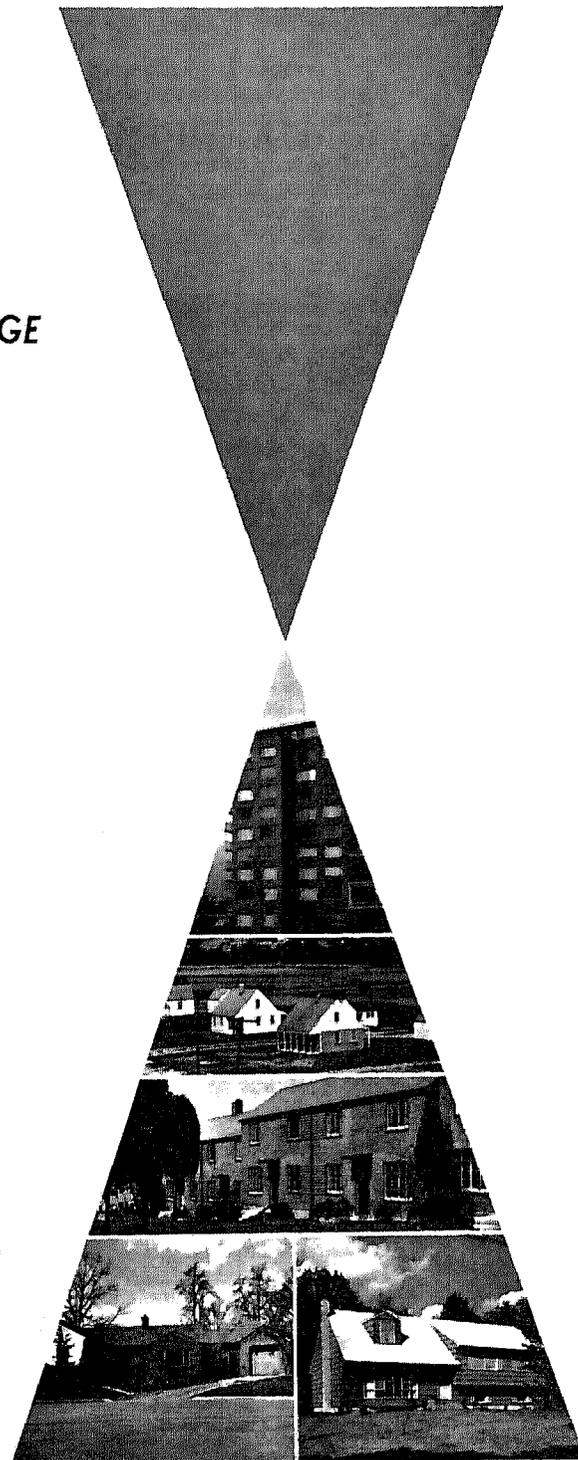
Standard Metropolitan Statistical Area

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



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

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





U.S. DEPARTMENT OF COMMERCE

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SUGGESTED CITATION

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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.

CONTENTS

INTRODUCTION

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

SUMMARY OF FINDINGS

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

TABLES

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

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

LIST OF REPORTS IN VOLUME IV, PART 1A

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

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 (16 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Units lost by change to nonresidential use.

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

STRUCTURAL CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

CONDITION AND PLUMBING FACILITIES

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

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

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

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

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

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

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: holes, open cracks, rotted, loose, or missing materials in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing 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 1960 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 6,400 dwelling units, including the units in the 750 land area segments and the list of 1,600 specific addresses for measuring losses; the subsample for this area consists of approximately 2,100 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.....	508,300	12,000
Same units, 1950 and 1959.....	316,500	5,000
Units changed by--		
Conversion.....	35,900	4,000
Merger.....	16,300	2,000
Units added through--		
New construction.....	136,800	10,000
Other sources.....	2,800	1,500
1950 INVENTORY		
Units changed by--		
Conversion.....	15,800	2,000
Merger.....	34,400	4,000
Units lost through--		
Demolition.....	23,300	5,000
Other means.....	14,200	3,000
NET CHANGE		
Total.....	104,100	12,000
Units added through--		
Conversion.....	20,000	5,000
New construction.....	136,800	10,000
Other sources.....	2,800	1,500
Total added.....	159,700	11,000
Units lost through--		
Merger.....	18,100	3,500
Demolition.....	23,300	5,000
Other means.....	14,200	3,000
Total lost.....	55,600	6,000

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

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 172,237 in 1950 and as 163,153 in 1959, the standard error of the 9,084 change is read from table III (column for subsample).

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

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
1,000.....	600	700	100,000.....	...	8,400
5,000.....	1,250	1,500	150,000.....	...	10,200
10,000.....	2,000	2,400	200,000.....	...	12,000
25,000.....	3,500	4,200	250,000.....	...	14,400
50,000.....	5,000	6,000	300,000.....	...	15,000

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

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

Estimated percentage	Base of percentage				
	10,000	50,000	200,000	350,000	508,000
2 or 98.....	1.9	1.4	0.6	0.5	0.5
5 or 95.....	4.1	1.9	1.2	0.9	0.8
10 or 90.....	6.6	2.8	1.7	1.3	1.2
25 or 75.....	8.0	4.5	2.6	1.8	1.7
50.....	9.0	5.9	3.0	1.9	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 508,300 dwelling units¹ in the housing inventory in the Baltimore SMSA. Approximately 307,400 of these units were occupied by their owners, 173,100 were occupied by renters, and the remaining 27,700 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 5.9 rooms; for renter households, the medians were 2.8 persons and 4.1 rooms. Approximately one-seventh (14 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-sevenths (44 percent).

Comparison with 1950 discloses a net gain of 104,100 dwelling units, or 26 percent over the 1950 inventory. Owner-occupied units increased from 55 percent of the occupied inventory in 1950 to 64 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 78 percent to 94 percent. The median size of units in 1950 was 5.1 rooms compared with 5.5 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$47 to \$75, and the median value of owner-occupied properties rose from \$7,600 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.....	508,300	100.0
Same units, 1950 and 1959.....	316,500	62.3
Units changed by--		
Conversion.....	35,900	7.1
Merger.....	16,300	3.2
Units added through--		
New construction.....	136,800	26.9
Other sources.....	2,800	0.5

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 62 percent of the dwelling units (316,500 units) in the Baltimore 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 38 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 136,800 units, amounting to 27 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 35,900 converted units in the inventory in 1959 (table A) which had been produced by dividing 15,800 units that existed in 1950 (table B). Roughly, two

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1950 Census of Housing is 509,384; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

units were created from one. Merged units in 1959 amounted to about 16,300 units (table A). These were produced by combining an estimated 34,400 units that existed in 1950 (table B). Units involved in conversions and mergers represented 10 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.....	404,200	100.0
Same units, 1950 and 1959.....	316,500	78.3
Units changed by--		
Conversion.....	15,800	3.9
Merger.....	34,400	8.5
Units lost through--		
Demolition.....	23,300	5.8
Other means.....	14,200	3.5

Table B, which describes the disposition of the 1950 inventory, shows that the 316,500 "same" units represented about 78 percent of the 1950 inventory. Approximately 23,300 units, or 6 percent of the 1950 inventory, were demolished before 1959 and 14,200 units (around 4 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 (12 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 (nonresidential space, rooming houses and transient accommodations) added about 159,700 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 55,600 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 104,100 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.....	508,300
April 1950.....	404,200
NET CHANGE	
Total.....	104,100
Percent.....	25.8
Units added through--	
Conversion.....	20,000
New construction.....	136,800
Other sources.....	2,800
Total added.....	159,700
Units lost through--	
Merger.....	18,100
Demolition.....	23,300
Other means.....	14,200
Total lost.....	55,600

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.5 rooms. Roughly one out of six new units was occupied by renters in 1959 and the median gross rent was \$38. 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 58 percent were dilapidated or lacked hot water, private toilet or bath, and the median size was 4.4 rooms. The bulk of the units (about 85 percent) had been occupied by renters in 1950, and the gross rent at that time was \$38.

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

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

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	136,800	316,500	23,300	316,500
Not dilapidated, with all facilities..	135,500	293,200	9,800	245,000
Percent of total.....	99.0	92.7	41.9	83.9
With 1.01 or more persons per room...	11,900	31,700	7,600	25,900
Percent of occupied.....	9.0	10.6	34.3	9.2
Owner occupied.....	109,100	177,700	3,300	172,200
Percent of occupied.....	83.3	59.4	14.7	61.3
Median:				
Number of rooms.....	5.5	5.6	4.4	5.6
Number of persons.....	3.5	3.0	3.9	3.1
Value.....	\$12,900	\$9,600	...	\$7,300
Gross rent.....	\$88	\$74	\$38	\$50
Contract rent.....	\$73	\$64	\$30	\$43

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 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 23,800 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 8 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.....	508,280	...	136,825	...	404,165	...	ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	508,280	100.0	136,825	100.0	404,165	100.0	1 and 2 rooms.....	12,869	7.4	...	...	21,648	12.7
Occupied.....	480,555	94.5	131,009	95.7	380,561	94.2	3 rooms.....	42,659	24.6	883	4.0	53,005	31.1
Owner occupied.....	307,442	60.5	109,068	79.7	209,941	51.9	4 rooms.....	47,804	27.6	11,915	54.3	42,397	24.8
White.....	272,900	53.7	104,093	76.1	194,001	48.0	5 rooms.....	28,572	16.5	7,186	32.8	21,886	12.8
Nonwhite.....	34,542	6.8	4,975	3.6	15,940	3.9	6 rooms.....	31,079	18.0	1,951	8.9	19,639	11.5
Renter occupied.....	173,113	34.1	21,941	16.0	170,620	42.2	7 rooms or more.....	10,130	5.9	6	...	12,045	7.1
White.....	110,049	21.7	14,660	10.7	126,290	31.2	Median.....	4.1	...	4.3	...	3.8	...
Nonwhite.....	63,064	12.4	7,281	5.3	44,330	11.0	Vacant.....	27,725	...	5,816	...	23,604	...
Vacant.....	27,725	5.5	5,816	4.3	23,604	5.8	UNITS IN STRUCTURE						
Available for sale only.....	3,783	0.7	2,166	1.6	2,451	0.6	All units.....	508,280	100.0	136,825	100.0	404,165	100.0
Available for rent.....	12,045	2.4	1,574	1.2	4,967	1.2	1.....	371,457	73.1	126,122	92.2	257,859	63.8
Other.....	11,897	2.3	2,076	1.5	16,186	4.0	2 to 4.....	107,602	21.2	4,482	3.3	112,371	27.8
CONDITION AND PLUMBING							5 or more.....	27,083	5.3	4,083	3.0	32,925	8.1
All units.....	508,280	100.0	136,825	100.0	404,165	100.0	Trailer.....	2,138	0.4	2,138	1.6	1,010	0.2
Not dilapidated.....	495,107	97.4	136,601	99.8	380,060	94.0	Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0
With all plumbing facilities.....	478,364	94.1	135,508	99.0	314,917	77.9	1.....	280,817	91.3	106,359	97.5	177,211	84.4
Lacking only hot water.....	5,829	1.1	...	...	12,662	3.1	2 to 4.....	24,446	8.0	960	0.9	30,787	14.7
Lack'g other plumbing facilities.....	10,914	2.1	1,093	0.8	52,481	13.0	5 or more.....	430	0.1	...	...	1,075	0.5
Dilapidated.....	13,173	2.6	224	0.2	24,105	6.0	Trailer.....	1,749	0.6	1,749	1.6	868	0.4
Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0	Renter occupied.....	173,113	100.0	21,941	100.0	170,620	100.0
Not dilapidated.....	304,776	99.1	109,068	100.0	205,241	97.8	1.....	77,639	44.8	15,303	69.7	63,565	37.3
With all plumbing facilities.....	298,038	96.9	108,486	99.5	182,830	87.1	2 to 4.....	72,282	41.8	3,522	16.1	77,136	45.2
Lacking only hot water.....	3,590	1.2	...	...	4,405	2.1	5 or more.....	22,803	13.2	2,727	12.4	29,777	17.5
Lack'g other plumbing facilities.....	3,148	1.0	582	0.5	18,006	8.6	Trailer.....	389	0.2	389	1.8	142	0.1
Dilapidated.....	2,666	0.9	...	...	4,700	2.2	Vacant.....	27,725	...	5,816	...	23,604	...
Renter occupied.....	173,113	100.0	21,941	100.0	170,620	100.0	YEAR STRUCTURE BUILT						
Not dilapidated.....	165,447	95.6	21,941	100.0	152,943	89.6	All units.....	508,280	100.0	136,825	100.0	404,165	100.0
With all plumbing facilities.....	159,081	91.9	21,941	100.0	117,140	68.7	1957 to 1959.....	39,350	7.7	39,350	28.8	...	...
Lacking only hot water.....	860	0.5	...	...	6,774	4.0	April 1950 to 1956.....	97,475	19.2	97,475	71.2	...	...
Lack'g other plumbing facilities.....	5,906	3.2	...	...	29,029	17.0	1940 to March 1950.....	88,371	17.4	...	...	90,904	22.5
Dilapidated.....	7,666	4.4	...	...	17,677	10.4	1939 or earlier.....	283,084	55.7	...	...	313,261	77.5
Vacant.....	27,725	...	5,816	...	23,604	...	Owner occupied.....	307,442	100.0	109,068	100.0	...	...
BATHROOMS							1957 to 1959.....	32,828	10.7	32,828	30.1	...	...
All units.....	508,280	100.0	136,825	100.0	...	...	April 1950 to 1956.....	76,240	24.8	76,240	69.9	...	...
1.....	371,637	73.1	89,729	65.6	...	...	1940 to March 1950.....	55,592	18.1	...	...	...	...
More than 1.....	114,572	22.5	45,779	33.5	...	...	1939 or earlier.....	142,782	46.4	...	...	...	...
Shared or none.....	22,071	4.3	1,317	1.0	...	...	Renter occupied.....	173,113	100.0	21,941	100.0	...	...
Owner occupied.....	307,442	100.0	109,068	100.0	...	...	1957 to 1959.....	3,661	2.1	3,661	16.7	...	...
1.....	197,701	64.3	65,305	59.9	...	...	April 1950 to 1956.....	18,280	10.6	18,280	83.3	...	...
More than 1.....	102,108	33.2	43,181	39.6	...	...	1940 to March 1950.....	28,728	16.6	...	...	...	...
Shared or none.....	7,633	2.5	582	0.5	...	...	1939 or earlier.....	122,444	70.7	...	...	...	...
Renter occupied.....	173,113	100.0	21,941	100.0	...	...	Vacant.....	27,725	...	5,816	...	...	...
1.....	153,717	88.8	20,878	95.2	...	...	PERSONS						
More than 1.....	9,483	5.5	1,063	4.8	...	...	All occupied units.....	480,555	100.0	131,009	100.0	380,561	100.0
Shared or none.....	9,913	5.7	...	...	...	...	1 person.....	45,309	9.5	5,014	3.8	29,351	7.7
Vacant.....	27,725	...	5,816	...	...	...	2 persons.....	139,368	29.0	30,199	23.1	102,056	26.8
ROOMS							3 persons.....	96,821	20.1	29,623	22.6	91,763	24.1
All units.....	508,280	100.0	136,825	100.0	404,165	100.0	4 persons.....	82,590	17.2	31,178	23.8	71,897	18.9
1 and 2 rooms.....	16,783	3.3	1,096	0.8	26,052	6.4	5 persons.....	52,939	11.0	20,128	15.4	41,446	10.9
3 rooms.....	97,568	11.3	1,989	1.5	69,207	17.1	6 persons or more.....	63,308	13.2	14,867	11.3	44,048	11.6
4 rooms.....	79,733	15.7	23,105	16.9	72,452	17.9	Median.....	3.1	...	3.5	...	3.1	
5 rooms.....	96,495	19.0	40,435	29.6	58,452	14.5	Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0
6 rooms.....	170,687	33.6	52,346	38.3	108,851	26.9	1 person.....	19,794	6.4	4,465	4.1	11,096	5.3
7 rooms or more.....	87,014	17.1	17,854	13.0	69,151	17.1	2 persons.....	86,045	28.0	24,407	22.4	49,533	23.6
Median.....	5.5	...	5.5	...	5.1	...	3 persons.....	68,345	22.2	24,201	22.2	50,780	24.2
Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0	4 persons.....	59,426	19.3	27,352	25.1	46,309	22.1
1 and 2 rooms.....	897	0.3	195	0.2	2,123	1.0	5 persons.....	37,725	12.3	16,370	15.0	26,656	12.7
3 rooms.....	7,142	2.3	462	0.4	11,815	5.6	6 persons or more.....	36,107	11.7	12,273	11.3	25,567	12.2
4 rooms.....	27,237	8.9	10,521	9.6	24,386	11.6	Median.....	3.2	...	3.6	...	3.4	
5 rooms.....	63,697	20.7	31,544	28.9	32,287	15.4	Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0
6 rooms.....	134,707	42.8	49,203	45.1	84,804	40.4	1 person.....	19,794	6.4	4,465	4.1	11,096	5.3
7 rooms or more.....	73,802	24.0	17,143	15.7	54,526	26.0	2 persons.....	86,045	28.0	24,407	22.4	49,533	23.6
Median.....	5.9	...	5.7	...	5.9	...	3 persons.....	68,345	22.2	24,201	22.2	50,780	24.2
ROOMS--Con.							4 persons.....	59,426	19.3	27,352	25.1	46,309	22.1
Renter occupied.....	173,113	100.0	21,941	100.0	170,620	100.0	5 persons.....	37,725	12.3	16,370	15.0	26,656	12.7
1 person.....	12,869	7.4	...	...	21,648	12.7	6 persons or more.....	36,107	11.7	12,273	11.3	44,048	11.6
2 persons.....	42,659	24.6	883	4.0	53,005	31.1	Median.....	3.1	...	3.5	...	3.1	
3 persons.....	47,804	27.6	11,915	54.3	42,397	24.8	Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0
4 persons.....	28,572	16.5	7,186	32.8	21,886	12.8	1 person.....	19,794	6.4	4,465	4.1	11,096	5.3
5 persons.....	31,079	18.0	1,951	8.9	19,639	11.5	2 persons.....	86,045	28.0	24,407	22.4	49,533	23.6
6 persons or more.....	10,130	5.9	6	...	12,045	7.1	3 persons.....	68,345	22.2	24,201	22.2	50,780	24.2
Median.....	4.1	...	4.3	...	3.8	...	4 persons.....	59,426	19.3	27,352	25.1	46,309	22.1
UNITS IN STRUCTURE							5 persons.....	37,725	12.3	16,370	15.0	26,656	12.7
All units.....	508,280	100.0	136,825	100.0	404,165	100.0	6 persons or more.....	36,107	11.7	12,273	11.3	44,048	11.6
1.....	371,457	73.1	126,122	92.2	257,859	63.8	Median.....	3.1	...	3.5	...	3.1	
2 to 4.....	107,602	21.2	4,482	3.3	112,371	27.8	Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0
5 or more.....	27,083	5.3	4,083	3.0	32,925	8.1	1 person.....	19,794	6.4	4,465	4.1	11,096	5.3
Trailer.....	2,138	0.4	2,138	1.6	1,010	0.2	2 persons.....	86,045	28.0	24,407	22.4	49,533	23.6
Owner occupied.....	307,442	100.0	109,068	100.0	209,941	100.0	3 persons.....	68,345	22.2	24,201	22.2	50,780	24.2
1.....	280,817	91.3	106,359	97.5	177,211	84.4	4 persons.....	59,426	19.3	27,352	25.1	46,309	22.1
2 to 4.....	24,446	8.0	960	0.9	30,787	14.7	5 persons.....	37,725	12.3	16,370	15.0	26,656	12.7
5													

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.....	480,555	100.0	131,009	100.0	380,561	100.0	All occupied units.....	480,555	100.0	131,009	100.0	...	...
0.50 or less.....	218,523	45.5	47,949	36.6	245,280	64.5	No children.....	244,543	50.9	44,006	33.6	...	...
0.51 to 0.75.....	113,930	23.7	39,133	29.9	89,447	23.5	1 child.....	76,351	15.9	26,697	20.4	...	...
0.76 to 1.00.....	97,857	20.4	32,073	24.5	32,766	8.6	2 children.....	68,924	14.3	30,501	23.3	...	...
1.01 to 1.50.....	40,342	8.4	11,142	8.5	13,068	3.4	3 children.....	43,513	9.1	15,638	11.9	...	...
1.51 or more.....	9,903	2.1	712	0.5	...	...	4 children.....	24,692	5.1	8,258	6.3	...	...
5 children.....	...	...	...	...	...	...	5 children.....	12,655	2.6	2,597	2.0	...	...
6 children or more.....	...	...	...	...	...	...	6 children or more.....	9,877	2.1	3,312	2.5	...	...
Owner occupied.....	307,442	100.0	109,068	100.0	...	...	Owner occupied.....	307,442	100.0	109,068	100.0	...	...
0.50 or less.....	154,244	50.2	42,491	39.0	...	...	No children.....	155,340	50.5	38,021	34.9	...	...
0.51 to 0.75.....	77,331	25.2	32,562	29.9	...	...	1 child.....	52,681	17.1	21,053	19.3	...	...
0.76 to 1.00.....	56,737	18.5	26,570	24.4	...	...	2 children.....	46,582	15.2	25,696	23.6	...	...
1.01 to 1.50.....	17,048	5.5	7,069	6.5	...	...	3 children.....	27,829	9.1	12,793	11.7	...	...
1.51 or more.....	2,082	0.7	376	0.3	...	...	4 children or more.....	25,010	8.1	11,505	10.5	...	...
Renter occupied.....	173,113	100.0	21,941	100.0	...	...	Renter occupied.....	173,113	100.0	21,941	100.0	...	...
0.50 or less.....	64,279	37.1	5,458	24.9	...	...	No children.....	89,203	51.5	5,985	27.3	...	...
0.51 to 0.75.....	36,599	21.1	6,871	29.9	...	...	1 child.....	23,670	13.7	5,644	25.7	...	...
0.76 to 1.00.....	41,120	23.8	5,503	25.1	...	...	2 children.....	22,342	12.9	4,805	21.9	...	...
1.01 to 1.50.....	23,294	13.5	4,073	18.6	...	...	3 children.....	15,684	9.1	2,845	13.0	...	...
1.51 or more.....	7,821	4.5	336	1.5	...	...	4 children or more.....	22,214	12.8	2,662	12.1	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	480,555	100.0	131,009	100.0	...	...	All occupied units.....	480,555	100.0	131,009	100.0	...	...
Male head, wife present, no non- relatives.....	358,738	74.7	113,633	86.7	...	...	No children.....	244,543	50.9	44,006	33.6	...	...
Under 45 years.....	199,723	41.6	83,605	63.8	...	...	Under 6 years only.....	58,427	12.2	26,841	20.5	...	...
45 to 64 years.....	124,100	25.8	24,975	19.1	...	...	1 child.....	29,120	6.1	11,800	9.0	...	...
65 years and over.....	34,915	7.3	5,053	3.9	...	...	2 children or more.....	29,307	6.1	15,041	11.5	...	...
Other male head.....	43,624	9.1	6,775	5.2	...	...	6 to 17 years only.....	100,499	20.9	29,707	22.7	...	...
Under 65 years.....	30,157	6.3	5,717	4.4	...	...	1 child.....	47,231	9.8	14,897	11.4	...	...
65 years and over.....	13,467	2.8	1,058	0.8	...	...	2 children.....	31,255	6.5	11,778	8.5	...	...
Female head.....	80,213	16.7	10,631	8.1	...	...	3 children or more.....	22,013	4.6	3,632	2.8	...	...
Under 65 years.....	60,713	12.6	9,500	7.3	...	...	Both age groups.....	77,086	16.0	30,455	23.2	...	...
65 years and over.....	19,500	4.1	1,131	0.8	...	...	2 children.....	16,041	3.3	7,214	5.5	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	480,555	100.0	131,009	100.0	...	...	No children.....	155,340	50.5	38,021	34.9	...	...
1958 and 1959.....	120,092	25.0	43,479	33.2	...	...	Under 6 years only.....	30,511	9.9	18,746	17.2	...	...
1955 to 1957.....	124,655	25.9	48,007	36.6	...	...	1 child.....	15,146	4.9	7,925	7.3	...	...
1950 to 1954.....	101,998	21.2	39,523	30.2	...	...	2 children or more.....	15,365	5.0	10,821	9.9	...	...
1945 to 1949.....	44,968	9.4	...	...	...	...	6 to 17 years only.....	72,690	23.6	26,262	24.1	...	...
1944 or earlier.....	88,842	18.5	...	...	...	...	1 child.....	37,535	12.2	13,128	12.0	...	...
Owner occupied.....	307,442	100.0	109,068	100.0	...	...	2 children.....	23,806	7.7	10,167	9.3	...	...
1958 and 1959.....	43,633	14.2	30,517	28.0	...	...	3 children or more.....	11,349	3.7	2,967	2.7	...	...
1955 to 1957.....	72,179	23.5	41,350	37.9	...	...	Both age groups.....	48,901	15.9	26,039	23.9	...	...
1950 to 1954.....	78,184	25.4	37,201	34.1	...	...	2 children.....	11,026	3.6	6,725	6.2	...	...
1945 to 1949.....	36,554	11.9	...	...	...	...	3 children.....	17,285	5.6	8,479	7.8	...	...
1944 or earlier.....	76,892	25.0	...	...	...	...	4 children or more.....	20,590	6.7	10,835	9.9	...	...
Renter occupied.....	173,113	100.0	21,941	100.0	...	...	Renter occupied.....	173,113	100.0	21,941	100.0	...	...
1958 and 1959.....	76,459	44.2	12,962	59.1	...	...	No children.....	89,203	51.5	5,985	27.3	...	...
1955 to 1957.....	52,476	30.3	6,657	30.3	...	...	Under 6 years only.....	27,916	16.1	8,095	36.9	...	...
1950 to 1954.....	23,814	13.8	2,322	10.6	...	...	1 child.....	13,974	8.1	3,875	17.7	...	...
1945 to 1949.....	8,414	4.9	...	...	...	...	2 children or more.....	13,942	8.1	4,220	19.2	...	...
1944 or earlier.....	11,950	6.9	...	...	...	...	6 to 17 years only.....	27,809	16.1	3,445	15.7	...	...
PERSONS 65 YEARS OLD AND OVER	480,555	100.0	131,009	100.0	...	...	1 child.....	9,696	5.6	1,769	8.1	...	...
None.....	390,135	81.2	117,459	89.7	...	...	2 children.....	7,449	4.3	1,011	4.6	...	...
1 person.....	64,439	13.4	8,588	6.6	...	...	3 children or more.....	10,664	6.2	665	3.0	...	...
2 persons.....	24,861	5.2	4,962	3.8	...	...	Both age groups.....	28,185	16.3	4,416	20.1	...	...
3 persons or more.....	1,120	0.2	...	...	...	...	2 children.....	5,015	2.9	489	2.2	...	...
Owner occupied.....	307,442	100.0	109,068	100.0	...	...	3 children.....	7,822	4.5	1,930	8.8	...	...
None.....	240,112	78.1	96,305	88.3	...	...	4 children or more.....	15,348	8.9	1,997	9.1	...	...
1 person.....	45,731	14.9	8,180	7.5	...	...	PRESENCE OF NONRELATIVES						
2 persons.....	20,693	6.7	4,583	4.2	...	...	All occupied units.....	480,555	100.0	131,009	100.0	...	...
3 persons or more.....	906	0.3	...	...	...	...	No nonrelatives.....	458,813	95.5	129,739	99.0	...	...
Renter occupied.....	173,113	100.0	21,941	100.0	...	...	With nonrelatives.....	21,742	4.5	1,270	1.0	...	...
None.....	150,023	86.7	21,154	96.4	...	...	Owner occupied.....	307,442	100.0	109,068	100.0	...	...
1 person.....	18,708	10.8	408	1.9	...	...	No nonrelatives.....	294,688	95.9	107,798	98.8	...	...
2 persons.....	4,168	2.4	379	1.7	...	...	With nonrelatives.....	12,754	4.1	1,270	1.2	...	...
3 persons or more.....	214	0.1	...	...	...	...	Renter occupied.....	173,113	100.0	21,941	100.0	...	...
OWNER OF UNIT						OWNER OF UNIT							
Owner-occupied units.....	307,442	100.0	109,068	100.0	...	...	Head or wife.....	305,773	99.5	108,180	99.2	...	...
Head or wife.....	305,773	99.5	108,180	99.2	...	...	Other relative of head.....	1,669	0.5	888	0.8	...	...
Other relative of head.....	1,669	0.5	888	0.8	...	...	Nonrelative of head.....	...	...	...	...	...
Nonrelative of head.....	...	...	...	...	...	...	Footnote						

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
AGE OF OWNER						Renter-occupied nonfarm units..							
Owner-occupied units.....	307,442	100.0	109,068	100.0	...	...	171,841	...	21,941	...	167,907	...	
VALUE						GROSS RENT							
Owner-occupied nonfarm units ² ..	273,856	100.0	105,033	100.0	161,052	100.0	Reporting.....	167,307	100.0	21,351	100.0	160,795	100.0
Less than \$5,000.....	14,074	5.1	195	0.2	29,296	18.2	Less than \$40.....	11,895	7.1	2,483	11.6	55,221	34.3
\$5,000 to \$7,400.....	41,589	15.2	3,093	2.9	49,456	30.7	\$40 to \$59.....	30,331	18.1	2,607	12.2	67,171	41.8
\$7,500 to \$9,900.....	55,322	20.2	15,862	15.1	34,931	21.7	\$60 to \$79.....	57,072	34.1	2,375	11.1	34,238	21.3
\$10,000 to \$12,400.....	63,656	23.2	28,968	27.6	30,724	19.1	\$80 to \$99.....	41,993	25.1	7,713	36.1	...	...
\$12,500 to \$14,900.....	45,691	16.7	27,595	26.3	...	...	\$100 to \$119.....	15,638	9.3	4,382	20.5	...	...
\$15,000 to \$17,400.....	21,291	7.8	12,370	11.8	...	...	\$120 to \$149.....	7,911	4.7	1,107	5.2	...	...
\$17,500 to \$19,900.....	9,938	3.6	6,006	5.7	9,129	5.7	\$150 to \$199.....	2,467	1.5	684	3.2	4,165	2.6
\$20,000 to \$24,900.....	9,649	3.5	4,370	4.2	...	...	\$200 or more.....	4,534	...	590	...	7,112	...
\$25,000 to \$34,900.....	10,509	3.8	5,726	5.5	7,516	4.7	No cash rent.....	75	...	88	...	47	...
\$35,000 or more.....	2,137	0.8	848	0.8	...	...	Median.....dollars..	...	...	...	...	...	...
Median.....dollars..	11,000	...	12,900	...	7,600	...	CONTRACT RENT						
						Reporting cash rent.....							
						Median.....dollars..							

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.....	136,825	...	2,842	...	35,870	...	16,283	...	316,460	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	136,825	100.0	2,842	...	35,870	100.0	16,283	100.0	316,460	100.0
Occupied.....	131,009	95.7	2,312	...	32,786	91.4	15,132	92.9	299,316	94.6
Owner occupied.....	109,068	79.7	463	...	9,081	25.3	11,099	68.2	177,731	56.2
White.....	104,093	76.1	463	...	6,935	19.3	8,103	49.8	153,306	48.4
Nonwhite.....	4,975	3.6	...	...	2,146	6.0	2,996	18.4	24,425	7.7
Renter occupied.....	21,941	16.0	1,849	...	23,705	66.1	4,033	24.8	121,585	38.4
White.....	14,680	10.7	1,849	...	14,499	40.4	1,497	9.2	77,544	24.5
Nonwhite.....	7,261	5.3	...	...	9,206	25.7	2,536	15.6	44,041	13.9
Vacant.....	5,816	4.3	530	...	3,084	8.6	1,151	7.1	17,144	5.4
Available for sale only.....	2,166	1.6	...	...	...	...	230	1.4	1,387	0.4
Available for rent.....	1,974	1.2	530	...	2,030	5.7	460	2.8	7,451	2.4
Other.....	2,076	1.5	...	...	1,054	2.9	461	2.8	8,306	2.6
CONDITION AND PLUMBING										
All units.....	136,825	100.0	2,842	...	35,870	100.0	16,283	100.0	316,460	100.0
Not dilapidated.....	136,601	99.8	2,842	...	34,393	95.9	14,902	91.5	306,369	96.8
With all plumbing facilities.....	135,508	99.0	2,842	...	31,874	88.9	14,902	91.5	293,238	92.7
Lacking some or all facilities.....	1,093	0.8	...	...	2,519	7.0	...	...	13,131	4.1
Dilapidated.....	224	0.2	...	...	1,477	4.1	1,381	8.5	10,091	3.2
Owner occupied.....	109,068	100.0	463	...	9,081	100.0	11,099	100.0	177,731	100.0
Not dilapidated.....	109,068	100.0	463	...	9,081	100.0	11,099	100.0	175,065	98.5
With all plumbing facilities.....	108,486	99.5	463	...	8,593	94.6	11,099	100.0	169,397	95.3
Lacking some or all facilities.....	582	0.5	...	...	488	...	...	...	5,668	3.2
Dilapidated.....	...	...	...	...	...	...	...	...	2,666	1.5
Renter occupied.....	21,941	100.0	1,849	...	23,705	100.0	4,033	...	121,585	100.0
Not dilapidated.....	21,941	100.0	1,849	...	22,861	96.4	2,882	...	115,914	95.3
With all plumbing facilities.....	21,941	100.0	1,849	...	21,073	88.9	2,882	...	111,336	91.6
Lacking some or all facilities.....	...	...	...	...	1,788	7.5	...	...	4,578	3.8
Dilapidated.....	...	...	...	...	844	3.6	1,151	...	5,671	4.7
Vacant.....	5,816	...	530	...	3,084	...	1,151	...	17,144	...
BATHROOMS										
All units.....	136,825	100.0	2,842	...	35,870	100.0	16,283	100.0	316,460	100.0
1.....	89,729	65.6	2,842	...	31,453	87.7	7,182	44.1	240,431	76.0
More than 1.....	45,779	33.5	...	...	1,477	4.1	6,641	53.1	58,675	18.5
Shared or none.....	1,317	1.0	...	...	2,940	8.2	460	2.8	17,354	5.5

Components of Inventory Change

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	136,825	100.0	2,842	...	35,870	100.0	16,283	100.0	316,460	100.0
1 and 2 rooms.....	1,096	0.8	793	...	5,348	14.9	693	4.3	8,853	2.8
3 and 4 rooms.....	25,094	18.3	1,521	...	24,416	68.1	1,152	7.1	85,118	26.9
5 and 6 rooms.....	92,781	67.8	264	...	4,955	13.8	7,414	45.5	161,768	51.1
7 rooms or more.....	17,854	13.0	264	...	1,151	3.2	7,024	43.1	60,721	19.2
Median.....	5.5	...	...	...	3.2	...	6.3	...	5.6	...
Owner occupied.....	109,068	100.0	463	...	9,081	100.0	11,099	100.0	177,731	100.0
1 and 2 rooms.....	195	0.2	...	...	...	...	...	...	662	0.4
3 and 4 rooms.....	10,983	10.1	199	...	5,694	62.7	...	...	17,503	9.8
5 and 6 rooms.....	80,747	74.0	...	...	2,656	29.2	5,225	47.1	109,776	61.8
7 rooms or more.....	17,143	15.7	264	...	731	8.0	5,874	52.9	49,790	28.0
Median.....	5.7	...	...	...	4.1	...	6.5+	...	6.0	...
Renter occupied.....	21,941	100.0	1,849	...	23,705	100.0	4,033	...	121,585	100.0
1 and 2 rooms.....	...	...	793	...	4,050	17.1	693	...	7,333	6.0
3 and 4 rooms.....	12,798	58.3	792	...	17,569	74.1	461	...	58,843	48.4
5 and 6 rooms.....	9,137	41.6	264	...	1,666	7.0	2,189	...	46,395	38.2
7 rooms or more.....	6	...	...	...	420	1.8	690	...	9,014	7.4
Median.....	4.3	...	...	...	3.1	...	...	...	4.3	...
Vacant.....	5,816	...	530	...	3,084	...	1,151	...	17,144	...
UNITS IN STRUCTURE										
All units.....	136,825	100.0	2,842	...	35,870	100.0	16,283	100.0	316,460	100.0
1.....	128,260	93.7	463	...	...	...	13,746	84.4	231,126	73.0
2 to 4.....	4,482	3.3	1,850	...	29,013	80.9	2,537	15.6	69,720	22.0
5 or more.....	4,083	3.0	529	...	6,857	19.1	...	...	15,614	4.9
YEAR STRUCTURE BUILT										
All units.....	136,825	100.0	2,842	...	35,870	100.0	16,283	100.0	316,460	100.0
1957 to 1959.....	39,350	28.8	...	...	...	...	...	...	...	...
April 1950 to 1956.....	97,475	71.2	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	528	...	...	...	...	...	...	...
1939 or earlier.....	...	...	2,314	...	3,349	9.3	3,210	19.7	81,284	25.7
...	...	...	...	...	32,521	90.7	13,073	80.3	235,176	74.3
PERSONS										
Occupied units.....	131,009	100.0	2,312	...	32,786	100.0	15,132	100.0	299,316	100.0
1 person.....	5,014	3.8	1,057	...	8,653	26.4	924	6.1	29,861	10.0
2 persons.....	30,199	23.1	199	...	14,197	43.3	5,026	33.2	89,747	30.4
3 persons.....	29,623	22.6	264	...	4,407	13.4	1,389	9.2	61,138	20.4
4 persons.....	31,178	23.8	528	...	2,086	6.4	2,585	17.1	46,213	15.4
5 persons.....	20,128	15.4	264	...	1,056	3.2	1,587	10.5	29,924	10.0
6 persons or more.....	14,867	11.3	...	...	2,387	7.3	3,621	23.9	42,433	14.2
Median: All occupied.....	3.5	...	...	...	2.0	...	3.6	...	3.0	...
Owner.....	3.6	...	...	...	2.0	...	3.5	...	3.1	...
Renter.....	3.4	...	...	...	2.0	...	...	...	2.8	...
PERSONS PER ROOM										
Occupied units.....	131,009	100.0	2,312	...	32,786	100.0	15,132	100.0	299,316	100.0
0.50 or less.....	47,949	36.6	1,057	...	15,111	46.1	8,253	54.5	146,153	48.8
0.51 to 0.75.....	39,133	29.9	727	...	8,733	26.6	3,304	21.8	62,033	20.7
0.76 to 1.00.....	32,073	24.5	264	...	4,079	12.4	2,037	13.5	59,404	19.8
1.01 to 1.50.....	11,142	8.5	264	...	3,143	9.6	1,077	7.1	24,716	8.3
1.51 or more.....	712	0.5	...	...	1,720	5.2	461	3.0	7,010	2.3
VALUE										
Owner-occupied nonfarm units ¹	105,033	100.0	463	...	...	...	10,237	100.0	198,123	100.0
Less than \$5,000.....	195	0.2	199	...	...	...	690	6.7	12,990	8.2
\$5,000 to \$7,400.....	3,093	2.9	...	...	...	...	2,535	24.8	35,961	22.7
\$7,500 to \$9,900.....	15,862	15.1	...	...	...	...	3,049	29.8	36,411	23.0
\$10,000 to \$12,400.....	28,968	27.6	...	...	...	...	2,573	25.1	32,115	20.3
\$12,500 to \$14,900.....	27,595	26.3	...	...	...	...	920	9.0	17,176	10.9
\$15,000 or more.....	29,320	27.9	264	...	...	...	470	4.6	23,470	14.8
Median.....dollars.....	12,900	...	...	...	...	...	9,100	...	9,600	...
Renter-occupied nonfarm units.....	21,941	...	1,849	...	23,461	...	4,033	...	120,557	...
GROSS RENT										
Reporting.....	21,351	100.0	1,849	...	22,918	100.0	4,033	...	117,156	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	430	0.4
\$20 to \$39.....	2,483	11.6	793	...	1,476	6.4	...	...	6,713	5.7
\$40 to \$59.....	2,607	12.2	...	...	5,106	22.3	1,152	...	21,466	18.3
\$60 to \$79.....	2,375	11.1	792	...	9,303	40.6	1,499	...	43,103	36.8
\$80 to \$99.....	7,713	36.1	264	...	6,401	27.9	690	...	26,925	23.0
\$100 or more.....	6,173	28.9	...	...	632	2.8	692	...	18,519	15.8
No cash rent.....	590	...	...	...	543	...	...	...	3,401	...
Median.....dollars.....	88	...	...	...	70	...	...	...	74	...
CONTRACT RENT										
Reporting cash rent.....	21,351	...	1,849	...	22,918	...	4,033	...	117,156	...
Median.....dollars.....	73	...	...	...	63	...	...	...	64	...

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.....	22,279	100.0	12,696	100.0	14,858	100.0	32,348	100.0	281,179	100.0
0.50 or less.....	4,670	21.0	2,257	17.8	6,590	44.4	7,297	22.6	118,459	42.1
0.51 to 0.75.....	5,272	23.7	2,701	21.3	4,258	28.7	10,137	31.3	75,309	26.8
0.76 to 1.00.....	4,693	21.1	5,907	46.5	2,732	18.4	9,143	28.3	61,510	21.9
1.01 to 1.50.....	4,567	20.5	120	0.9	1,070	7.2	3,467	10.7	19,865	7.1
1.51 or more.....	3,077	13.8	1,711	13.5	208	1.4	2,304	7.1	6,036	2.1
VALUE										
Owner-occupied nonfarm units ¹	2,923	...	1,492	...	8,710	...	...	...	137,241	...
Reporting.....	1,935	...	1,492	...	8,470	100.0	...	...	134,411	100.0
Less than \$5,000.....	1,935	...	504	...	2,269	26.8	...	...	28,065	20.9
\$5,000 to \$7,400.....	...	...	...	...	2,261	26.7	...	...	42,297	31.5
\$7,500 to \$9,900.....	...	...	...	...	1,400	16.5	...	...	24,394	18.1
\$10,000 to \$12,400.....	...	...	504	...	1,736	20.5	...	...	22,640	16.8
\$12,500 to \$14,900.....	...	...	484	...	86	1.0	...	...	3,387	2.5
\$15,000 or more.....	...	...	...	...	718	8.5	...	...	13,628	10.1
Not reported.....	988	...	...	...	240	...	...	...	2,830	...
Median.....dollars..	...	...	...	...	7,200	...	...	...	7,300	...
Renter-occupied nonfarm units.....	18,993	...	9,169	...	4,552	...	21,176	...	107,566	...
GROSS RENT										
Reporting.....	16,922	100.0	6,551	100.0	3,435	100.0	18,207	100.0	90,155	100.0
Less than \$20.....	355	2.1	182	2.8	...	...	678	3.7	2,149	2.4
\$20 to \$39.....	8,856	52.3	4,010	61.2	313	9.1	6,095	33.5	24,835	27.5
\$40 to \$59.....	7,099	42.0	1,129	17.2	2,034	59.2	8,736	48.0	37,573	41.7
\$60 to \$79.....	516	3.0	625	9.5	932	27.1	2,472	13.6	17,654	19.6
\$80 to \$99.....	96	0.6	...	...	...	...	226	1.2	5,413	6.0
\$100 or more.....	...	...	605	9.2	156	4.5	...	...	2,531	2.8
Not reported.....	1,567	...	1,631	...	694	...	2,095	...	13,265	...
No cash rent.....	504	...	987	...	423	...	874	...	4,146	...
Median.....dollars..	38	...	35	...	54	...	45	...	50	...
CONTRACT RENT										
Reporting cash rent.....	17,018	...	7,215	...	3,608	...	19,710	...	99,052	...
Median.....dollars..	30	...	32	...	44	...	41	...	43	...

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.....	291,871	276,525	212,211	64,314	163,153	140,035	23,118	113,372	72,176	41,196	15,346	7,701	7,642
Occupied.....	281,179	269,746	205,646	64,100	157,639	134,521	23,118	112,107	71,125	40,982	11,433	6,692	4,741
White.....	241,717	233,289	204,129	29,160	147,751	133,647	14,104	85,538	70,482	15,056	8,428	4,975	3,453
Nonwhite.....	39,462	36,457	1,517	34,940	9,888	874	9,014	26,569	643	25,926	3,005	1,717	1,288
Owner occupied.....	172,237	168,971	137,777	31,194	145,143	123,958	21,185	23,828	13,819	10,009	3,266	1,505	1,761
White.....	158,143	155,736	136,689	19,047	136,543	123,084	13,459	19,193	13,605	5,588	2,407	860	1,547
Nonwhite.....	14,094	13,235	1,088	12,147	8,600	874	7,726	4,635	214	4,421	859	645	214
Renter occupied.....	108,942	100,775	67,869	32,906	12,496	10,563	1,933	88,279	57,306	30,973	8,167	5,187	2,980
White.....	83,374	77,553	67,440	10,113	11,208	10,563	645	66,345	56,877	9,468	6,021	4,115	1,906
Nonwhite.....	25,568	23,222	429	22,793	1,288	...	1,288	21,934	429	21,505	2,146	1,072	1,074
Vacant.....	10,692	6,779	6,565	214	5,514	5,514	...	1,265	1,051	214	3,913	1,009	2,904
Available.....	2,784	2,338	2,338	...	1,519	1,519	...	819	819	...	446	...	...
Other.....	7,908	4,441	4,227	214	3,995	3,995	...	446	232	214	3,467	563	2,904

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.....	291,871	272,928	9,730	9,213	156,893	3,808	2,452	104,485	3,880	5,007		15,346
Not dilapidated:											
With all plumbing facilities.....	244,994	239,080	2,426	3,488	145,878	1,334	1,539	84,946	644	1,501	9,152
Lacking some or all facilities.....	36,534	25,239	6,857	4,438	9,728	2,027	698	12,432	3,236	2,863	5,590
Dilapidated.....	10,343	8,609	447	1,287	1,287	447	215	7,107	...	643	644
Owner occupied.....	172,237	165,284	3,626	3,327	139,978	3,161	2,004	22,935	232	661	3,266
Not dilapidated:											
With all plumbing facilities.....	156,264	152,961	1,334	1,969	132,113	1,334	1,306	18,908	...	215	2,388
Lacking some or all facilities.....	13,807	10,604	1,845	1,358	7,007	1,380	698	3,166	232	446	878
Dilapidated.....	2,166	1,719	447	...	858	447	...	861	...	...	...
Renter occupied.....	108,942	98,737	4,551	5,654	11,401	647	448	80,691	3,474	4,114	8,167
Not dilapidated:											
With all plumbing facilities.....	83,009	80,631	899	1,519	10,309	...	233	65,609	644	1,286	4,928
Lacking some or all facilities.....	17,970	11,430	3,692	2,848	663	647	...	9,050	2,830	2,185	2,595
Dilapidated.....	7,963	6,676	...	1,287	429	...	215	6,032	...	643	644
Vacant.....	10,692	8,907	1,593	232	5,514	...	...	859	174	232	3,913

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 ...	105,033	3,288	15,862	28,968	27,595	12,370	6,006	4,370	6,574
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	9,031	754	1,180	3,829	1,311	1,457	...	193	307
5 and 6 rooms.....	79,378	2,534	14,153	22,155	23,764	8,685	2,052	2,229	3,806
7 rooms or more.....	16,624	...	529	2,984	2,520	2,228	3,954	1,948	2,461
PERSONS									
1 and 2 persons.....	26,919	2,182	3,726	6,256	5,092	4,417	854	781	3,611
3 and 4 persons.....	50,145	...	8,968	14,849	16,041	3,718	2,025	2,140	2,404
5 and 6 persons.....	22,236	911	2,179	5,939	5,854	2,412	3,127	1,255	599
7 persons or more.....	5,733	195	989	1,924	608	1,823	...	194	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	92,324	2,310	14,827	26,751	23,022	10,631	6,006	4,146	4,631
Under 45 years.....	66,852	1,106	10,867	22,348	17,282	5,767	5,454	2,165	1,863
45 to 64 years.....	20,993	224	3,332	3,132	5,352	3,959	552	1,981	2,461
65 years and over.....	4,479	980	628	1,271	388	905	...	...	307
Other male head.....	5,522	642	987	385	2,797	1,111	...	...	...
Female head.....	7,187	336	448	1,832	1,776	628	...	224	1,943

¹ Restricted to single-unit properties; see text.

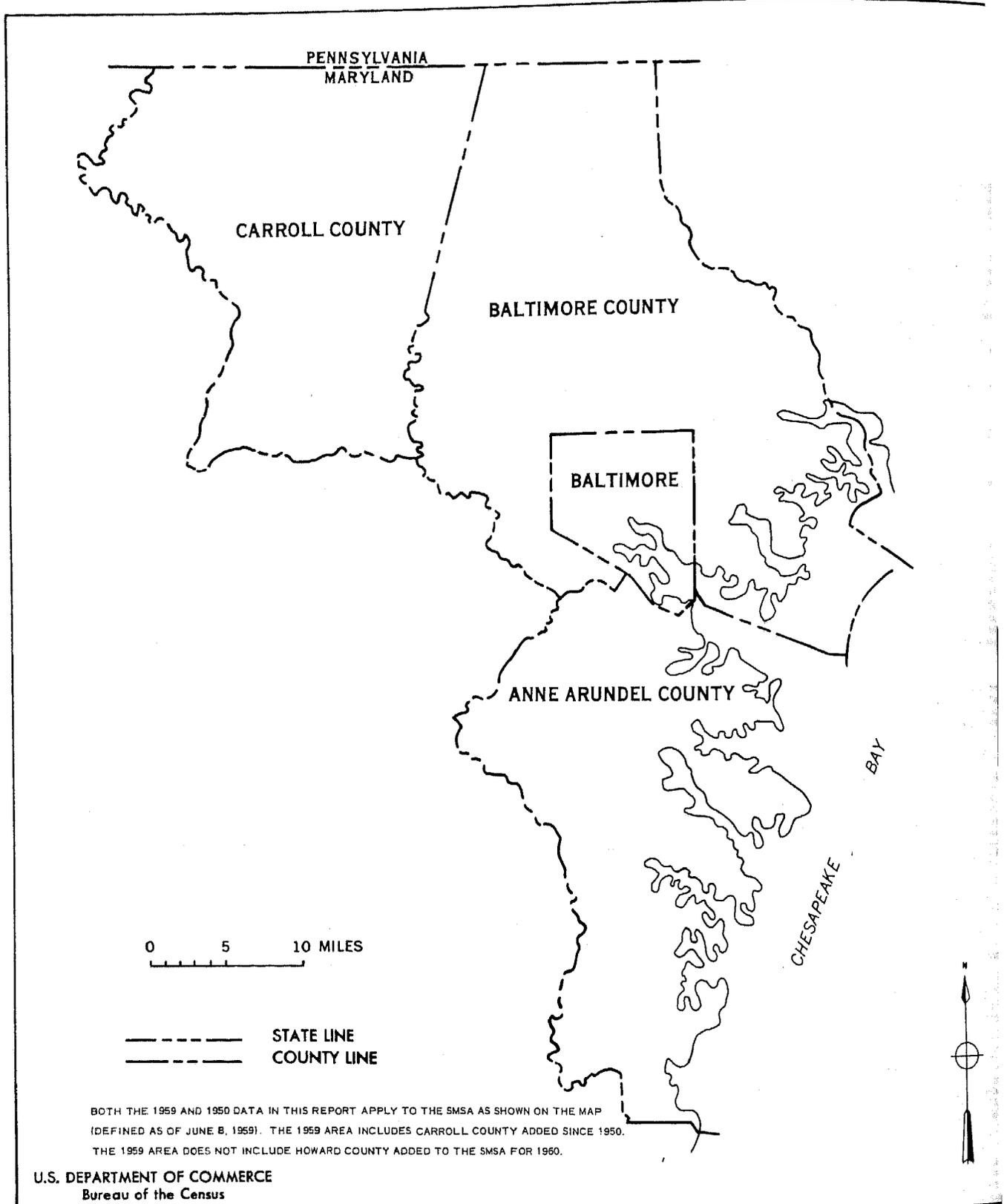
Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[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... ¹	21,941	2,483	2,607	2,375	7,713	5,489	684	590	
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	12,798	2,483	530	1,792	5,851	1,552	...	590	
5 and 6 rooms.....	9,137	...	2,077	583	1,862	3,937	678	...	
7 rooms or more.....	6	...	...	...	...	...	6	...
PERSONS									
1 and 2 persons.....	6,341	194	194	1,598	1,594	2,755	6	...	
3 and 4 persons.....	9,248	1,308	428	194	4,369	1,955	404	590	
5 and 6 persons.....	5,260	981	893	583	1,750	779	274	...	
7 persons or more.....	1,092	...	1,092	...	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	18,320	1,504	1,385	1,728	7,607	4,822	684	590	
Under 45 years.....	15,047	1,504	1,385	821	6,114	3,949	684	590	
45 to 64 years.....	2,894	...	...	907	1,270	717	...	...
65 years and over.....	379	...	...	...	223	196	...	...
Other male head.....	475	...	...	323	...	152	...	...
Female head.....	3,146	979	1,222	324	106	515	...	...

Baltimore, Md.

STANDARD METROPOLITAN STATISTICAL AREA



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-12

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Buffalo, N.Y.,

Standard Metropolitan Statistical Area

Prepared under the supervision of

DANIEL B. RATHBUN, Chief
Housing Division



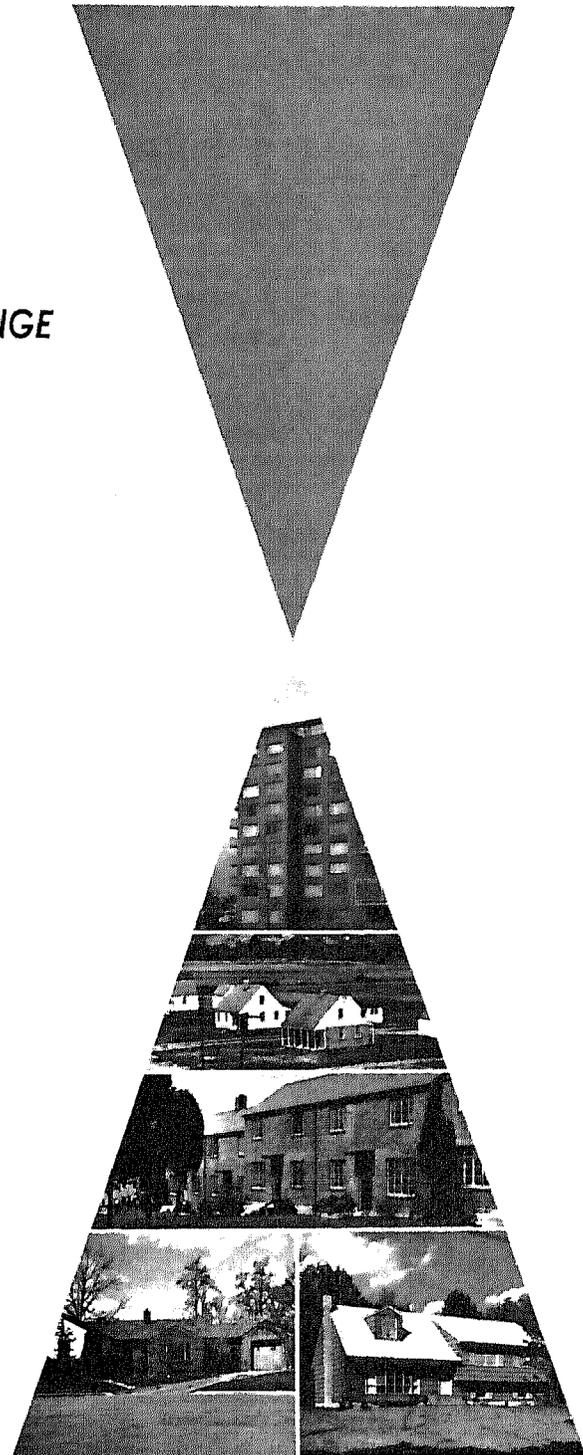
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PREFACE

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.

CONTENTS

INTRODUCTION

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

SUMMARY OF FINDINGS

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

TABLES

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

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

LIST OF REPORTS IN VOLUME IV, PART 1A

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

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 (16 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 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

Components of Inventory Change

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

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

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

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

SAMPLING VARIABILITY

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

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 7,100 dwelling units, including the units in the 750 land area segments and the list of 1,700 specific addresses for measuring losses; the subsample for this area consists of approximately 2,100 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.....	396,300	8,200
Same units, 1950 and 1959.....	291,900	3,500
Units changed by--		
Conversion.....	11,500	1,200
Merger.....	4,700	400
Units added through--		
New construction.....	84,300	7,200
Other sources.....	3,900	1,000
1950 INVENTORY		
Units changed by--		
Conversion.....	5,400	600
Merger.....	9,500	700
Units lost through--		
Demolition.....	5,800	1,600
Other means.....	4,800	1,100
NET CHANGE		
Total.....	78,800	7,600
Units added through--		
Conversion.....	6,100	700
New construction.....	84,300	7,200
Other sources.....	3,900	1,000
Total added.....	94,300	7,300
Units lost through--		
Merger.....	4,800	400
Demolition.....	5,800	1,600
Other means.....	4,800	1,100
Total lost.....	15,500	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 148,300 in 1950 and as 149,500 in 1959, the standard error of the 1,200 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
1,000.....	600	700	100,000.....	...	5,500
5,000.....	1,000	1,500	150,000.....	...	6,500
10,000.....	1,500	2,000	200,000.....	...	7,000
25,000.....	2,500	3,000	250,000.....	...	8,000
50,000.....	...	4,000	300,000.....	...	8,500

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				
	10,000	50,000	200,000	350,000	396,000
2 or 98.....	2.8	1.4	0.6	0.5	0.4
5 or 95.....	4.0	1.9	1.0	0.7	0.6
10 or 90.....	6.8	2.8	1.2	0.9	0.8
25 or 75.....	8.5	3.7	1.8	1.3	1.2
50.....	10.6	4.2	2.0	1.5	1.4

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 396,300 dwelling units¹ in the housing inventory in the Buffalo SMSA. Approximately 233,500 of these units were occupied by their owners, 146,300 were occupied by renters, and the remaining 16,400 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.3 persons and the size of their units averaged 5.8 rooms; for renter households, the medians were 2.7 persons and 4.7 rooms. Approximately one-tenth (10 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 (39 percent).

Comparison with 1950 discloses a net gain of 78,800 dwelling units, or 25 percent over the 1950 inventory. Owner-occupied units increased from 54 percent of the occupied inventory in 1950 to 61 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 85 percent to 95 percent. The median gross rent for renter-occupied units increased during the decade from \$45 to \$74, and the median value of owner-occupied properties rose from \$9,700 to \$15,400.

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.....	396,300	100.0
Same units, 1950 and 1959.....	291,900	73.6
Units changed by--		
Conversion.....	11,500	2.9
Merger.....	4,700	1.2
Units added through--		
New construction.....	84,300	21.3
Other sources.....	3,900	1.0

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 74 percent of the dwelling units (291,900 units) in the Buffalo area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 26 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 84,300 units, amounting to 21 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 11,500 converted units in the inventory in 1959 (table A) which had been produced by dividing 8,400 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 409,766; for comparability between housing unit and dwelling unit, see sections on "dwelling unit" and "Sampling variability."

4,700 units (table A). These were produced by combining an estimated 9,500 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.....	317,400	100.0
Same units, 1950 and 1959.....	291,900	92.0
Units changed by--		
Conversion.....	5,400	1.7
Merger.....	9,500	3.0
Units lost through--		
Demolition.....	5,800	1.8
Other means.....	4,800	1.5

Table B, which describes the disposition of the 1950 inventory, shows that the 291,900 "same" units represented about 92 percent of the 1950 inventory. Approximately 5,800 units, or 2 percent of the 1950 inventory, were demolished before 1959 and 4,800 units (around 1.5 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 94,300 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 15,500 dwelling units from the 1950 inventory. Thus, for every six units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 78,800 units represents an average annual gain of approximately 8,000 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.....	396,300
April 1950.....	317,400
NET CHANGE	
Total.....	78,800
Percent.....	24.8
Units added through--	
Conversion.....	6,100
New construction.....	84,300
Other sources.....	3,900
Total added.....	94,300
Units lost through--	
Merger.....	4,800
Demolition.....	5,800
Other means.....	4,800
Total lost.....	15,500

Summary of Findings

17

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). Of the occupied new units roughly one out of eight was occupied by renters in 1959 and the median gross rent was \$95. 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. The bulk of the occupied units (about 71 percent) had been occupied by renters in 1950, and the gross rent at that time was \$39.

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.....	84,300	291,900	5,800	291,900
Not dilapidated, with all facilities..	83,400	274,100	2,900	247,200
Percent of total.....	98.9	93.9	49.9	85.5
With 1.01 or more persons per room....	7,900	15,500	800	14,200
Percent of occupied.....	9.9	5.5	15.8	5.2
Owner occupied.....	70,200	155,100	1,400	148,300
Percent of occupied.....	87.4	55.3	29.0	54.6
Median:				
Number of rooms.....	5.2	5.6	4.9	5.5
Number of persons.....	3.7	2.8	3.0	3.1
Value.....	\$17,800	\$13,700	...	\$10,000
Gross rent.....	\$95	\$73	\$39	\$49
Contract rent.....	\$84	\$59	\$30	\$35

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

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

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

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to non-white occupancy by 1959, and vice versa. Further, it shows that, of the units which were renter occupied in 1950, around 22,100 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 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 4 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.....	396,258	...	84,333	...	317,423	...	ROOMS—Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	396,258	100.0	84,333	100.0	317,423	100.0	1 and 2 rooms.....	6,370	4.4	289	2.8	8,212	5.8
Occupied.....	379,885	95.9	80,399	95.3	306,059	96.4	3 rooms.....	22,832	15.6	2,652	26.1	20,894	14.8
Owner occupied.....	233,546	58.9	70,245	83.3	164,652	51.9	4 rooms.....	36,485	24.9	3,444	33.9	36,835	26.0
White.....	228,239	57.6	69,514	82.9	162,144	51.1	5 rooms.....	35,516	24.3	1,785	17.6	32,783	23.2
Nonwhite.....	5,307	1.3	331	0.4	2,508	0.8	6 rooms.....	30,279	20.7	1,796	17.7	29,961	21.2
Renter occupied.....	146,339	36.9	10,154	12.0	141,407	44.5	7 rooms or more.....	14,857	10.2	188	1.9	12,722	9.0
White.....	130,590	33.0	9,141	10.8	133,458	42.0	Median.....	4.7	...	4.1	...	4.6	...
Nonwhite.....	15,749	4.0	1,013	1.2	7,949	2.5	Vacant.....	16,373	...	3,934	...	11,364	...
Vacant.....	16,373	4.1	3,934	4.7	11,364	3.6	UNITS IN STRUCTURE						
Available for sale only.....	2,136	0.5	502	0.6	1,003	0.3	All units.....	396,258	100.0	84,333	100.0	317,423	100.0
Available for rent.....	7,263	1.8	1,152	1.4	1,577	0.5	1.....	203,396	51.3	71,712	85.0	217,620	68.5
Other.....	6,974	1.8	2,280	2.7	8,804	2.8	2 to 4.....	165,802	41.8	7,659	9.1	145,509	45.8
CONDITION AND PLUMBING							5 to 19.....						
All units.....	396,258	100.0	84,333	100.0	317,423	100.0	20 or more.....	20,594	5.2	1,232	1.5	19,078	6.0
Not dilapidated.....	388,776	98.1	84,145	99.8	303,408	95.6	Trailer.....	5,055	1.3	2,313	2.7	4,363	1.4
With all plumbing facilities.....	374,806	94.6	83,395	98.9	271,359	85.5	Owner occupied.....	1,417	0.4	1,417	1.7	853	0.3
Lacking only hot water.....	1,759	0.4	187	0.2	4,160	13	1.....	233,546	100.0	70,245	100.0	164,652	100.0
Lack'g other plumbing facilities.....	12,211	3.1	563	0.7	27,889	88	2 to 4.....	175,187	75.0	66,881	95.2	213,754	69.1
Dilapidated.....	7,482	1.9	188	0.2	14,015	4.4	5 or more.....	54,974	23.5	1,804	2.6	48,948	29.7
Owner occupied.....	233,546	100.0	70,245	100.0	164,652	100.0	Trailer.....	1,968	0.8	1,423	0.2	1,172	0.7
Not dilapidated.....	230,918	98.9	70,057	99.7	160,879	97.7	Renter occupied.....	1,417	0.6	1,417	2.0	778	0.5
With all plumbing facilities.....	226,668	97.1	69,682	99.2	150,235	91.2	1.....	19,781	13.5	2,237	22.0	25,797	18.2
Lacking only hot water.....	535	0.2	187	0.3	1,982	1.2	2 to 4.....	104,233	71.2	5,527	54.4	94,000	66.5
Lack'g other plumbing facilities.....	3,715	1.6	188	0.3	8,662	5.3	5 to 19.....	18,425	12.6	1,232	12.1	...	...
Dilapidated.....	2,628	1.1	188	0.3	3,773	2.3	20 to 49.....	1,486	1.0	...	...	21,535	15.2
Renter occupied.....	146,339	100.0	10,154	100.0	141,407	100.0	50 or more.....	2,414	1.6	1,158	11.4	...	...
Not dilapidated.....	142,532	97.4	10,154	100.0	131,974	93.3	Trailer.....	...	...	...	...	75	0.1
With all plumbing facilities.....	134,133	91.7	10,154	100.0	113,781	80.5	Vacant.....	16,373	...	3,934	...	11,364	...
Lacking only hot water.....	872	0.6	...	...	1,668	1.2	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	7,527	5.1	...	...	16,525	11.7	All units.....	396,258	100.0	84,333	100.0	317,423	100.0
Dilapidated.....	3,807	2.6	...	...	9,433	6.7	1957 to 1959.....	19,497	4.9	19,497	23.1	...	...
Vacant.....	16,373	...	3,934	...	11,364	...	April 1950 to 1956.....	64,836	16.4	64,836	76.9	...	...
BATHROOMS							1940 to March 1950.....						
All units.....	396,258	100.0	84,333	100.0	...	...	1939 or earlier.....	267,269	67.4	...	...	43,933	13.8
1.....	333,524	84.2	64,996	77.1	...	...	Owner occupied.....	233,546	100.0	70,245	100.0	...	...
More than 1.....	47,344	11.9	18,399	21.8	...	...	1957 to 1959.....	13,453	5.8	13,453	19.2	...	...
Shared or none.....	15,390	3.9	938	1.1	...	...	April 1950 to 1956.....	56,792	24.3	56,792	80.8	...	...
Owner occupied.....	233,546	100.0	70,245	100.0	...	...	1940 to March 1950.....	31,692	13.6	...	...	...	...
1.....	186,329	79.8	52,624	74.9	...	...	1939 or earlier.....	131,609	56.4	...	...	...	...
More than 1.....	42,251	18.1	17,058	24.3	...	...	Renter occupied.....	146,339	100.0	10,154	100.0	...	...
Shared or none.....	4,966	2.1	563	0.8	...	...	1957 to 1959.....	2,956	2.0	2,956	29.1	...	...
Renter occupied.....	146,339	100.0	10,154	100.0	...	...	April 1950 to 1956.....	7,198	4.9	7,198	70.9	...	...
1.....	133,725	91.4	9,779	96.3	...	...	1940 to March 1950.....	11,276	7.7	...	...	...	...
More than 1.....	3,863	2.6	375	3.7	...	...	1939 or earlier.....	124,909	85.4	...	...	...	...
Shared or none.....	8,751	6.0	...	...	...	...	Vacant.....	16,373	...	3,934	...	...	...
Vacant.....	16,373	...	3,934	...	...	...	PERSONS						
ROOMS							All occupied units.....						
All units.....	396,258	100.0	84,333	100.0	317,423	100.0	1 person.....	43,335	11.4	3,499	4.4	21,150	6.9
1 and 2 rooms.....	7,052	1.8	795	0.9	10,942	3.4	2 persons.....	108,071	28.4	16,951	21.1	81,392	26.6
3 rooms.....	29,349	7.4	3,598	4.3	25,336	8.0	3 persons.....	70,701	18.6	15,748	19.6	74,545	24.4
4 rooms.....	64,496	16.3	13,862	16.4	56,576	17.8	4 persons.....	73,327	19.3	19,904	24.8	63,375	20.7
5 rooms.....	101,679	25.7	32,416	38.4	68,055	21.4	5 persons.....	47,166	12.4	15,548	19.3	35,114	11.5
6 rooms.....	115,486	29.1	24,317	28.8	89,148	28.1	6 persons or more.....	37,285	9.8	8,749	10.9	30,483	10.0
7 rooms or more.....	78,196	19.7	9,345	11.1	67,366	21.2	Median.....	3.0	...	3.7	...	3.2	
Median.....	5.5	...	5.2	...	5.5	...	Owner occupied.....	233,546	100.0	70,245	100.0	164,652	100.0
Owner occupied.....	233,546	100.0	70,245	100.0	164,652	100.0	1 person.....	14,765	6.3	1,995	2.8	8,349	5.1
1 and 2 rooms.....	362	0.2	362	0.5	1,284	0.8	2 persons.....	67,888	29.1	15,103	21.5	39,969	24.3
3 rooms.....	4,247	1.8	571	0.8	3,002	1.8	3 persons.....	42,930	18.4	12,969	18.5	38,673	23.2
4 rooms.....	23,445	10.0	9,658	13.7	17,345	10.5	4 persons.....	48,010	20.6	18,241	26.0	35,746	21.7
5 rooms.....	63,681	27.3	29,396	41.8	32,970	20.0	5 persons.....	35,477	15.2	14,557	20.7	22,054	13.4
6 rooms.....	81,193	34.8	21,288	30.3	57,091	34.7	6 persons or more.....	24,476	10.5	7,380	10.5	19,861	12.1
7 rooms or more.....	60,618	26.0	8,970	12.8	52,960	32.2	Median.....	3.3	...	3.8	...	3.4	
Median.....	5.8	...	5.3	...	6.0	...	Renter occupied.....	146,339	100.0	10,154	100.0	141,407	100.0
1 person.....	28,570	19.5	1,504	14.8	12,801	9.1	1 person.....	40,183	27.5	1,848	18.2	41,423	29.3
2 persons.....	27,771	19.0	2,779	27.4	35,872	25.4	2 persons.....	25,317	17.3	1,663	16.4	27,629	19.5
3 persons.....	11,689	8.0	991	9.8	13,060	9.2	3 persons.....	12,809	8.8	1,369	13.5	10,622	7.5
4 persons.....	3,161	...	3.1	...	3.0	...	Median.....	2.7	...	3.1	...	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	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	379,885	100.0	80,399	100.0	306,059	100.0	All occupied units.....	379,885	100.0	80,399	100.0	...	...
0.50 or less.....	180,329	47.5	26,440	32.9	214,450	70.1	No children.....	192,799	50.8	26,376	32.8	...	...
0.51 to 0.75.....	91,651	24.1	19,927	24.8			1 child.....	57,168	15.0	14,405	17.9	...	...
0.76 to 1.00.....	82,591	21.7	26,111	32.5			2 children.....	64,533	17.0	19,635	24.4	...	...
1.01 to 1.50.....	22,677	6.0	7,628	9.5			3 children.....	37,937	10.0	12,867	16.0	...	...
1.51 or more.....	2,637	0.7	293	0.4			4 children.....	15,332	4.0	4,815	6.0	...	...
Owner occupied.....	233,546	100.0	70,245	100.0	5 children.....	6,027	1.6	1,569	2.0	...	...
0.50 or less.....	110,700	47.4	23,581	33.6	6 children or more.....	6,089	1.6	732	0.9	...	...
0.51 to 0.75.....	57,545	24.6	16,922	24.1	Owner occupied.....	233,546	100.0	70,245	100.0	...	...
0.76 to 1.00.....	52,230	22.4	23,925	34.1	No children.....	114,894	49.2	22,855	32.5	...	...
1.01 to 1.50.....	11,907	5.1	5,524	7.9	1 child.....	33,407	14.3	11,795	16.8	...	...
1.51 or more.....	1,164	0.5	293	0.4	2 children.....	39,851	17.1	17,338	24.7	...	...
Renter occupied.....	146,339	100.0	10,154	100.0	3 children.....	27,234	11.7	12,341	17.6	...	...
0.50 or less.....	69,629	47.6	2,859	28.2	4 children or more.....	18,160	7.8	5,916	8.4	...	...
0.51 to 0.75.....	34,106	23.3	3,005	29.6	Renter occupied.....	146,339	100.0	10,154	100.0	...	...
0.76 to 1.00.....	30,361	20.7	2,186	21.5	No children.....	77,905	53.2	3,521	34.7	...	...
1.01 to 1.50.....	10,770	7.4	2,104	20.7	1 child.....	23,761	16.2	2,610	25.7	...	...
1.51 or more.....	1,473	1.0	...	...	2 children.....	24,682	16.9	2,297	22.6	...	...
					3 children.....	10,703	7.3	526	5.2	...	...
					4 children or more.....	9,288	6.3	1,200	11.8	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	379,885	100.0	80,399	100.0	...	...	All occupied units.....	379,885	100.0	80,399	100.0	...	...
Male head, wife present, no non-relatives.....	290,696	76.5	71,411	88.8	...	...	No children.....	192,799	50.8	26,376	32.8	...	...
Under 45 years.....	149,073	39.2	46,364	57.7	...	...	Under 6 years only.....	45,242	11.9	12,899	16.0	...	...
45 to 64 years.....	107,706	28.4	21,810	27.1	...	...	1 child.....	18,626	4.9	5,482	6.8	...	...
65 years and over.....	33,917	8.9	3,237	4.0	...	...	2 children or more.....	26,616	7.0	7,417	9.2	...	...
Other male head.....	29,787	7.8	3,444	4.3	...	...	6 to 17 years only.....	87,888	23.1	23,121	28.8	...	...
Under 45 years.....	21,357	5.6	2,653	3.3	...	...	1 child.....	38,542	10.1	8,923	11.1	...	...
65 years and over.....	8,430	2.2	791	1.0	...	...	2 children.....	32,894	8.7	9,710	12.1	...	...
Female head.....	59,402	15.6	5,544	6.9	...	...	3 children or more.....	16,452	4.3	4,488	5.6	...	...
Under 45 years.....	40,133	10.6	4,464	5.6	...	...	Both age groups.....	53,956	14.2	18,003	22.4	...	...
65 years and over.....	19,269	5.1	1,080	1.3	...	...	2 children.....	14,303	3.8	5,704	7.1	...	...
					...	...	3 children.....	19,178	5.0	6,564	8.2	...	...
					...	...	4 children or more.....	20,475	5.4	5,735	7.1	...	...
					...	...	Owner occupied.....	233,546	100.0	70,245	100.0	...	...
YEAR MOVED INTO UNIT						OWN CHILDREN BY AGE GROUP							
All occupied units.....	379,885	100.0	80,399	100.0	...	...	No children.....	114,894	49.2	22,855	32.5	...	...
1958 and 1959.....	82,908	21.6	21,516	26.8	...	...	Under 6 years only.....	17,296	7.4	9,834	14.0	...	...
1955 to 1957.....	92,619	24.4	36,248	45.1	...	...	1 child.....	5,711	2.4	2,872	4.1	...	...
1950 to 1954.....	74,674	19.7	22,635	28.2	...	...	2 children or more.....	11,585	5.0	6,962	9.9	...	...
1945 to 1949.....	46,830	12.3	...	...	...	...	6 to 17 years only.....	63,608	27.2	21,503	30.6	...	...
1944 or earlier.....	83,754	22.0	...	...	...	...	1 child.....	27,696	11.9	8,923	12.7	...	...
Owner occupied.....	233,546	100.0	70,245	100.0	...	...	2 children.....	22,684	9.7	8,092	11.5	...	...
1958 and 1959.....	24,350	10.4	14,793	21.1	...	...	3 children or more.....	13,228	5.7	4,488	6.4	...	...
1955 to 1957.....	52,170	22.3	32,817	46.7	...	...	Both age groups.....	37,748	16.2	16,053	22.9	...	...
1950 to 1954.....	52,193	22.3	22,635	32.2	...	...	2 children.....	10,386	4.4	5,166	7.4	...	...
1945 to 1949.....	35,954	15.4	...	...	...	...	3 children.....	14,103	6.0	6,207	8.8	...	...
1944 or earlier.....	68,879	29.5	...	...	...	...	4 children or more.....	13,259	5.7	4,680	6.7	...	...
Renter occupied.....	146,339	100.0	10,154	100.0	...	...	Renter occupied.....	146,339	100.0	10,154	100.0	...	...
1958 and 1959.....	57,658	39.4	6,723	66.2	...	...	No children.....	77,905	53.2	3,521	34.7	...	...
1955 to 1957.....	40,449	27.6	3,431	33.8	...	...	Under 6 years only.....	27,946	19.1	3,065	30.2	...	...
1950 to 1954.....	22,481	15.4	...	...	...	...	1 child.....	12,915	8.8	2,610	25.7	...	...
1945 to 1949.....	10,876	7.4	...	...	...	...	2 children or more.....	15,031	10.3	455	4.5	...	...
1944 or earlier.....	14,875	10.2	...	...	...	...	6 to 17 years only.....	24,280	16.6	1,618	15.9	...	...
					...	...	1 child.....	10,846	7.4	...	...	...	...
					...	...	2 children.....	10,210	7.0	1,618	15.9	...	...
					...	...	3 children or more.....	3,224	2.2	...	...	...	...
					...	...	Both age groups.....	16,208	11.1	1,950	19.2	...	...
					...	...	2 children.....	3,917	2.7	538	5.3	...	...
					...	...	3 children.....	5,075	3.5	357	3.5	...	...
					...	...	4 children or more.....	7,216	4.9	1,055	10.4	...	...
					...	...	OWNER OF UNIT						
					...	...	Owner-occupied units.....	233,546	100.0	70,245	100.0	...	...
					...	...	Head or wife.....	232,689	99.6	70,245	100.0	...	...
					...	...	Other relative of head.....	857	0.4	...	...	...	...
					...	...	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	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..	145,657	...	10,154	...	139,319	...
Owner-occupied units.....	233,546	100.0	70,245	100.0	...	...	GROSS RENT						
Under 25 years.....	1,276	0.5	408	0.6	...	...	Reporting.....	143,031	100.0	10,058	100.0	133,340	100.0
25 to 34 years.....	30,214	12.9	17,124	24.4	...	...	Less than \$40.....	6,988	5.0	145	1.4	47,609	35.2
35 to 44 years.....	59,935	25.7	24,816	35.3	...	...	\$40 to \$59.....	28,971	20.7	722	7.2	58,776	43.4
45 to 54 years.....	53,845	23.1	15,288	21.8	...	...	\$60 to \$79.....	47,991	34.3	1,653	16.8	26,457	19.7
55 to 64 years.....	45,468	19.5	8,437	12.0	...	...	\$80 to \$99.....	32,633	23.3	3,335	33.2	...	...
65 years and over.....	42,808	18.3	4,172	5.9	...	...	\$100 to \$119.....	14,501	10.4	2,143	21.3	...	...
							\$120 to \$149.....	5,449	3.9	1,645	16.4	2,298	1.7
							\$150 to \$199.....	2,982	2.1	375	3.7	...	...
							\$200 or more.....	516	0.4	...	...	...	...
VALUE							No cash rent.....	5,626	...	96	...	3,979	...
Owner-occupied nonfarm units ² ..	167,623	100.0	65,862	100.0	98,104	100.0	Median.....dollars..	74	...	95	...	45	...
Less than \$5,000.....	3,015	1.8	1,089	1.7	8,279	8.4	CONTRACT RENT						
\$5,000 to \$7,400.....	5,608	3.3	751	1.1	18,844	19.2	Reporting cash rent.....	140,031	...	10,058	...	135,340	...
\$7,500 to \$9,900.....	15,625	9.3	801	1.2	24,787	25.3	Median.....dollars..	61	...	84	...	34	...
\$10,000 to \$12,400.....	24,519	14.6	4,645	7.1	31,333	31.9							
\$12,500 to \$14,900.....	30,412	18.1	10,043	15.2	...	...					
\$15,000 to \$17,400.....	28,873	17.2	14,118	21.4	9,290	9.5							
\$17,500 to \$19,900.....	23,868	14.2	13,629	20.7	...	...					
\$20,000 to \$24,900.....	18,010	10.7	12,097	18.4	5,571	5.7							
\$25,000 to \$34,900.....	13,134	7.8	6,655	10.1	...	...					
\$35,000 or more.....	4,559	2.7	2,034	3.1	...	...					
Median.....dollars..	15,400	...	17,800	...	9,700	...							

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.....	84,333	...	3,877	...	11,462	...	4,692	...	291,894	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	84,333	100.0	3,877	...	11,462	100.0	4,692	100.0	291,894	100.0
Occupied.....	80,399	95.3	3,693	...	10,878	94.9	4,514	96.2	280,401	96.1
Owner occupied.....	70,245	83.3	1,259	...	3,754	32.8	3,207	68.4	155,081	53.1
White.....	69,914	82.9	1,074	...	3,428	29.9	3,207	68.4	190,616	65.6
Nonwhite.....	331	0.4	185	...	226	2.8	...	...	4,465	1.5
Renter occupied.....	10,154	12.0	2,434	...	7,124	62.2	1,307	27.9	125,320	42.9
White.....	9,141	10.8	2,065	...	5,986	52.2	784	16.7	112,614	38.6
Nonwhite.....	1,013	1.2	369	...	1,138	9.9	523	11.1	12,706	4.4
Vacant.....	3,934	4.7	184	...	584	5.1	178	3.8	11,493	3.9
Available for sale only.....	502	0.6	...	...	...	...	...	...	1,634	0.6
Available for rent.....	1,152	1.4	184	...	409	3.6	90	1.9	5,428	1.9
Other.....	2,280	2.7	...	...	175	1.5	88	1.9	4,431	1.5
CONDITION AND PLUMBING										
All units.....	84,333	100.0	3,877	...	11,462	100.0	4,692	100.0	291,894	100.0
Not dilapidated.....	84,145	99.8	3,692	...	11,299	98.6	4,692	100.0	284,948	97.6
With all plumbing facilities.....	83,395	98.9	3,692	...	9,435	82.3	4,164	88.7	274,120	93.9
Lacking some or all facilities.....	750	0.9	...	...	1,864	16.3	528	11.3	10,828	3.7
Dilapidated.....	188	0.2	185	...	163	1.4	...	...	6,946	2.4
Owner occupied.....	70,245	100.0	1,259	...	3,754	...	3,207	...	155,081	100.0
Not dilapidated.....	70,057	99.7	1,259	...	3,754	...	3,207	...	152,641	98.4
With all plumbing facilities.....	69,682	99.2	1,259	...	3,591	...	3,028	...	149,108	96.1
Lacking some or all facilities.....	375	0.5	...	...	163	...	179	...	3,533	2.3
Dilapidated.....	188	0.3	...	...	...	...	...	...	2,440	1.6
Renter occupied.....	10,154	100.0	2,434	...	7,124	100.0	1,307	...	125,320	100.0
Not dilapidated.....	10,154	100.0	2,249	...	6,961	97.7	1,307	...	121,861	97.2
With all plumbing facilities.....	10,154	100.0	2,249	...	5,523	77.5	958	...	115,249	92.0
Lacking some or all facilities.....	...	...	...	...	1,438	20.2	349	...	6,612	5.3
Dilapidated.....	...	...	185	...	163	2.3	...	...	3,459	2.8
Vacant.....	3,934	...	184	...	584	...	178	...	11,493	...
BATHROOMS										
All units.....	84,333	100.0	3,877	...	11,462	100.0	4,692	100.0	291,894	100.0
1.....	64,996	77.1	3,877	...	9,408	82.1	2,981	63.5	252,262	86.4
More than 1.....	18,399	21.8	...	...	190	1.7	1,183	25.2	27,572	9.4
Shared or none.....	938	1.1	...	...	1,864	16.3	528	11.3	12,060	4.1

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.....	84,333	100.0	3,877	...	11,462	100.0	4,692	100.0	291,894	100.0
1 and 2 rooms.....	795	0.9	185	...	684	6.0	175	3.7	5,213	1.8
3 and 4 rooms.....	17,460	20.7	1,935	...	5,928	51.7	527	11.2	67,995	23.3
5 and 6 rooms.....	56,733	67.3	1,572	...	4,593	40.1	1,663	35.4	152,604	52.3
7 rooms or more.....	9,345	11.1	185	...	257	2.2	2,327	49.6	66,082	22.6
Median.....	5.2	...	...	...	4.2	...	6.5	...	5.6	...
Owner occupied.....	70,245	100.0	1,259	...	3,754	...	3,207	...	155,081	100.0
1 and 2 rooms.....	362	0.5	...	...	...	...	...	...	...	...
3 and 4 rooms.....	10,229	14.6	444	...	1,253	...	353	...	15,413	9.9
5 and 6 rooms.....	50,684	72.2	815	...	2,434	...	876	...	90,065	58.1
7 rooms or more.....	8,970	12.8	...	...	67	...	1,978	...	49,603	32.0
Median.....	5.3	...	...	...	...	...	...	...	6.0	...
Renter occupied.....	10,154	100.0	2,434	...	7,124	100.0	1,307	...	125,320	100.0
1 and 2 rooms.....	289	2.8	185	...	684	9.6	175	...	5,037	4.0
3 and 4 rooms.....	6,096	60.0	1,307	...	4,200	59.0	174	...	47,540	37.9
5 and 6 rooms.....	3,581	35.3	757	...	2,050	28.8	697	...	58,710	46.8
7 rooms or more.....	188	1.9	185	...	190	2.7	261	...	14,033	11.2
Median.....	4.1	...	...	...	3.8	...	...	...	4.8	...
Vacant.....	3,934	...	184	...	584	...	178	...	11,493	...
UNITS IN STRUCTURE										
All units.....	84,333	100.0	3,877	...	11,462	100.0	4,692	100.0	291,894	100.0
1.....	73,129	86.7	953	...	...	...	1,985	42.3	128,740	44.1
2 to 4.....	7,659	9.1	2,740	...	11,023	96.2	2,533	54.0	141,847	48.6
5 or more.....	3,545	4.2	184	...	439	3.8	174	3.7	21,307	7.3
YEAR STRUCTURE BUILT										
All units.....	84,333	100.0	3,877	...	11,462	100.0	4,692	100.0	291,894	100.0
1957 to 1959.....	19,497	23.1	...	...	...	...	...	...	...	...
April 1950 to 1956.....	64,836	76.9	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	322	...	1,173	10.2	313	6.7	42,848	14.7
1939 or earlier.....	...	...	3,555	...	10,289	89.8	4,379	93.3	249,046	85.3
PERSONS										
Occupied units.....	80,399	100.0	3,693	...	10,878	100.0	4,514	100.0	280,401	100.0
1 person.....	3,499	4.4	248	...	2,557	23.5	524	11.6	36,507	13.0
2 persons.....	16,951	21.1	887	...	3,502	32.2	526	11.7	86,205	30.7
3 persons.....	15,748	19.6	1,263	...	910	8.4	353	7.8	52,427	18.7
4 persons.....	19,904	24.8	925	...	2,320	21.3	1,188	26.3	48,990	17.5
5 persons.....	15,548	19.3	185	...	1,117	10.3	1,047	23.2	29,269	10.4
6 persons or more.....	8,749	10.9	185	...	472	4.3	876	19.4	27,003	9.6
Median: All occupied.....	3.7	...	...	...	2.3	...	4.2	...	2.8	...
Owner.....	3.8	...	...	...	...	...	...	...	3.0	...
Renter.....	3.1	...	...	...	2.0	...	...	...	2.6	...
PERSONS PER ROOM										
Occupied units.....	80,399	100.0	3,693	...	10,878	100.0	4,514	100.0	280,401	100.0
0.50 or less.....	26,440	32.9	951	...	4,607	42.4	1,711	37.9	146,620	52.3
0.51 to 0.75.....	19,927	24.8	1,263	...	1,951	17.9	961	21.3	67,549	24.1
0.76 to 1.00.....	26,111	32.5	1,109	...	3,531	32.5	1,059	23.5	50,781	18.1
1.01 to 1.50.....	7,628	9.5	370	...	438	4.0	783	17.3	13,458	4.8
1.51 or more.....	293	0.4	...	...	351	3.2	...	...	1,993	0.7
VALUE										
Owner-occupied nonfarm units ¹	65,862	100.0	815	...	...	...	1,811	...	99,135	100.0
Less than \$5,000.....	1,089	1.7	...	...	...	...	178	...	1,748	1.8
\$5,000 to \$7,400.....	751	1.1	...	...	...	...	179	...	4,678	4.7
\$7,500 to \$9,900.....	801	1.2	185	...	...	...	174	...	14,465	14.6
\$10,000 to \$12,400.....	4,645	7.1	...	...	...	...	611	...	19,263	19.4
\$12,500 to \$14,900.....	10,043	15.2	260	...	...	...	535	...	19,574	19.7
\$15,000 or more.....	48,533	73.7	370	...	...	...	134	...	39,407	39.8
Median.....dollars..	17,800	...	...	...	...	...	...	...	13,700	...
Renter-occupied nonfarm units.....	10,154	...	2,434	...	7,124	...	1,307	...	124,638	...
GROSS RENT										
Reporting.....	10,058	100.0	2,434	...	6,361	100.0	1,307	...	119,871	100.0
Less than \$20.....	...	...	...	...	162	2.5	...	...	172	0.1
\$20 to \$39.....	145	1.4	...	...	471	7.4	...	...	6,038	5.0
\$40 to \$59.....	722	7.2	62	...	1,585	24.9	523	...	26,079	21.8
\$60 to \$79.....	1,693	16.8	739	...	1,695	26.6	261	...	43,603	36.4
\$80 to \$99.....	3,335	33.2	1,079	...	927	14.6	175	...	27,117	22.6
\$100 or more.....	4,163	41.4	554	...	1,521	23.9	348	...	16,862	14.1
No cash rent.....	96	...	...	...	763	...	...	...	4,767	...
Median.....dollars..	95	...	...	...	71	...	...	...	73	...
CONTRACT RENT										
Reporting cash rent.....	10,058	...	2,434	...	6,361	...	1,307	...	119,871	...
Median.....dollars..	84	...	...	...	65	...	...	...	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		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	5,844	100.0	4,799	100.0	5,382	100.0	9,503	100.0	291,894	100.0
Units with 1950 records available.....	5,844	100.0	4,799	100.0	5,295	98.4	9,146	96.2	279,165	95.6
TENURE, COLOR, AND VACANCY STATUS										
All units.....	5,844	100.0	4,799	100.0	5,295	100.0	9,146	100.0	279,165	100.0
Occupied.....	4,818	82.4	3,448	71.8	5,038	95.1	8,788	96.1	271,641	97.3
Owner occupied.....	1,395	23.9	1,187	24.7	3,870	73.1	2,601	28.4	148,273	53.1
White.....	1,062	18.2	1,187	24.7	3,701	69.9	2,552	27.9	147,071	52.7
Nonwhite.....	333	5.7	...	...	169	3.2	49	0.5	1,202	0.4
Renter occupied.....	3,423	58.6	2,261	47.1	1,168	22.1	6,187	67.6	123,368	44.2
White.....	2,062	35.3	1,838	38.3	916	17.3	5,911	64.6	117,696	42.2
Nonwhite.....	1,361	23.3	423	8.8	252	4.8	276	3.0	5,672	2.0
Vacant.....	1,026	17.6	1,351	28.2	257	4.9	358	3.9	7,524	2.7
Available for sale only.....	258	4.4	194	4.0	...	...	...	...	523	0.2
Available for rent.....	...	...	158	3.3	109	2.1	158	1.7	2,320	0.8
Other.....	768	13.1	999	20.8	148	2.8	200	2.2	4,681	1.7
CONDITION AND PLUMBING										
All units.....	5,844	100.0	4,799	100.0	5,295	100.0	9,146	100.0	279,165	100.0
Not dilapidated.....	4,221	72.2	4,126	86.0	4,933	93.2	8,723	95.4	270,672	97.0
With all plumbing facilities.....	2,917	49.9	2,881	53.8	4,557	86.1	5,511	60.3	247,182	88.5
Lacking some or all facilities.....	1,304	22.3	1,245	26.2	376	7.1	3,212	35.1	23,490	8.4
Dilapidated.....	1,623	27.8	673	14.0	362	6.8	423	4.6	8,493	3.0
Owner occupied.....	1,395	...	1,187	...	3,870	100.0	2,601	100.0	148,273	100.0
Not dilapidated.....	1,201	...	993	...	3,595	92.9	2,517	96.8	145,856	98.4
With all plumbing facilities.....	817	...	782	...	3,489	90.2	1,919	73.8	136,814	92.3
Lacking some or all facilities.....	384	...	211	...	106	2.7	598	23.0	9,042	6.1
Dilapidated.....	194	...	194	...	275	7.1	84	3.2	2,437	1.6
Renter occupied.....	3,423	100.0	2,261	100.0	1,168	...	6,187	100.0	123,368	100.0
Not dilapidated.....	2,184	63.8	1,782	78.8	1,081	...	5,848	94.5	117,463	95.2
With all plumbing facilities.....	1,846	53.9	1,253	55.4	854	...	3,463	36.0	104,245	84.5
Lacking some or all facilities.....	338	9.9	529	23.4	227	...	2,385	38.5	13,218	10.7
Dilapidated.....	1,299	36.2	479	21.2	87	...	399	5.5	5,905	4.8
Vacant.....	1,026	...	1,351	...	257	...	358	...	7,524	...
ROOMS										
All units.....	5,844	100.0	4,799	100.0	5,295	100.0	9,146	100.0	279,165	100.0
1 and 2 rooms.....	1,074	18.4	1,561	32.5	84	1.6	1,464	16.0	5,717	2.0
3 and 4 rooms.....	1,366	23.4	1,126	23.5	495	9.3	4,622	50.5	69,386	24.9
5 and 6 rooms.....	2,313	39.6	1,918	40.0	1,536	29.0	2,662	29.1	146,136	52.3
7 rooms or more.....	1,091	18.7	194	4.0	3,180	60.1	398	4.4	97,926	20.7
Median.....	4.9	...	4.0	...	6.5+	...	3.9	...	5.5	...
Owner occupied.....	1,395	...	1,187	...	3,870	100.0	2,601	100.0	148,273	100.0
1 and 2 rooms.....	...	...	246	...	...	...	220	8.5	1,002	0.7
3 and 4 rooms.....	...	...	356	...	280	7.2	800	30.8	16,794	11.3
5 and 6 rooms.....	820	...	885	...	1,147	29.6	1,243	47.8	84,920	57.3
7 rooms or more.....	575	...	...	...	2,443	63.1	338	13.0	45,557	30.7
Median.....	...	...	...	...	6.5+	...	4.9	...	6.0	...
Renter occupied.....	3,423	100.0	2,261	100.0	1,168	...	6,187	100.0	123,368	100.0
1 and 2 rooms.....	492	14.4	538	23.8	84	...	1,043	16.9	4,540	3.7
3 and 4 rooms.....	1,112	32.5	687	30.4	196	...	3,749	60.6	48,805	39.6
5 and 6 rooms.....	1,303	38.1	1,036	45.8	389	...	1,335	21.6	58,354	47.3
7 rooms or more.....	516	15.1	...	...	499	...	60	1.0	11,669	9.5
Median.....	4.7	...	3.9	...	...	...	3.6	...	4.8	...
Vacant.....	1,026	...	1,351	...	257	...	358	...	7,524	...
UNITS IN STRUCTURE										
All units.....	5,844	100.0	4,799	100.0	5,295	100.0	9,146	100.0	279,165	100.0
1.....	2,883	49.3	2,631	54.8	3,924	74.1	...	...	126,192	45.2
2 to 4.....	2,771	47.4	1,939	40.4	1,287	24.3	8,351	91.3	134,279	48.1
5 or more.....	190	3.3	229	4.8	84	1.6	795	8.7	18,694	6.7
YEAR STRUCTURE BUILT										
All units.....	5,844	100.0	4,799	100.0	5,295	100.0	9,146	100.0	279,165	100.0
1940 to March 1950.....	...	...	1,396	29.1	578	10.9	510	5.6	40,213	14.4
1939 or earlier.....	5,844	100.0	3,403	70.9	4,717	89.1	8,636	94.4	238,952	85.6
PERSONS										
Occupied units.....	4,818	100.0	3,448	100.0	5,038	100.0	8,788	100.0	271,641	100.0
1 person.....	190	3.9	638	18.5	318	6.3	974	11.1	16,504	6.1
2 persons.....	1,452	30.1	1,028	29.8	1,300	25.8	2,966	33.8	72,871	26.8
3 persons.....	1,566	32.5	849	24.6	759	15.1	1,907	21.7	72,272	26.6
4 persons.....	475	9.9	429	12.4	1,027	20.4	1,557	17.7	55,016	20.3
5 persons.....	564	11.7	383	11.1	767	15.2	856	9.7	29,964	11.0
6 persons or more.....	571	11.9	121	3.5	867	17.2	528	6.0	25,014	9.2
Median.....	...	...	...	...	...	...	...	...	...	...
All occupied.....	3.0	...	2.6	...	3.6	...	2.7	...	3.1	...
Owner.....	...	...	...	...	3.7	...	3.3	...	3.3	...
Renter.....	3.0	...	2.4	...	...	...	2.6	...	2.9	...

Components of Inventory Change

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	4,818	100.0	3,448	100.0	5,038	100.0	8,788	100.0	271,641	100.0
0.50 or less.....	2,216	46.0	1,676	48.6	2,820	56.0	2,590	29.5	118,461	43.6
0.51 to 0.75.....	890	18.5	199	5.8	1,261	25.0	2,633	30.0	78,413	28.9
0.76 to 1.00.....	950	19.7	1,026	29.8	773	15.3	2,365	26.9	60,519	22.3
1.01 to 1.50.....	714	14.8	444	12.9	184	3.7	754	8.6	11,053	4.1
1.51 or more.....	48	1.0	103	3.0	...	...	446	5.1	3,195	1.2
VALUE										
Owner-occupied nonfarm units ¹	578	...	384	...	2,744	...	...	...	92,580	...
Reporting.....	578	...	384	...	2,527	100.0	...	...	90,896	100.0
Less than \$5,000.....	194	...	...	...	265	10.5	...	...	7,347	8.1
\$5,000 to \$7,400.....	190	...	194	...	374	14.8	...	...	16,695	18.4
\$7,500 to \$9,900.....	...	...	...	...	377	14.8	...	...	21,421	23.6
\$10,000 to \$12,400.....	194	...	...	...	704	27.9	...	...	26,294	28.9
\$12,500 to \$14,900.....	...	...	...	...	107	4.2	...	...	4,826	5.3
\$15,000 or more.....	...	...	190	...	400	15.8	...	...	14,313	15.7
Not reported.....	...	...	...	...	217	...	...	...	1,684	...
Median.....dollars..	...	...	...	...	9,800	...	...	...	10,000	...
Renter-occupied nonfarm units.....	3,423	...	2,261	...	1,147	...	6,054	...	122,264	...
GROSS RENT										
Reporting.....	3,360	100.0	1,935	...	851	...	5,659	100.0	111,961	100.0
Less than \$20.....	238	7.1	...	...	...	...	184	3.3	1,107	1.0
\$20 to \$39.....	1,488	44.3	500	...	191	...	1,901	33.6	31,490	28.1
\$40 to \$59.....	1,499	44.6	845	...	318	...	2,801	49.5	53,367	47.7
\$60 to \$79.....	135	4.0	301	...	183	...	487	8.6	15,837	14.1
\$80 to \$99.....	...	...	95	...	159	...	286	5.1	6,537	5.8
\$100 or more.....	...	...	194	...	...	...	...	...	3,623	3.2
Not reported.....	63	...	97	...	85	...	272	...	6,299	...
No cash rent.....	...	...	229	...	211	...	123	...	4,004	...
Median.....dollars..	39	...	...	...	...	...	45	...	49	...
CONTRACT RENT										
Reporting cash rent.....	3,360	...	2,032	...	851	...	5,829	...	115,941	...
Median.....dollars..	30	...	...	...	...	...	36	...	35	...

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.....	279,165	268,726	252,242	16,484	149,476	145,183	4,293	119,250	107,059	12,191	10,439	6,886	3,553
Occupied.....	271,641	263,088	246,776	16,312	147,175	142,882	4,293	115,913	103,894	12,019	8,553	6,539	2,014
White.....	264,767	256,386	243,737	10,649	145,973	142,711	3,262	110,413	103,026	7,387	8,381	6,539	1,842
Nonwhite.....	6,874	6,702	1,039	5,663	1,202	171	1,031	5,500	868	4,632	172	...	172
Owner occupied.....	148,273	145,130	141,182	3,948	125,050	122,988	2,062	20,080	18,194	1,886	3,143	2,352	791
White.....	147,071	143,928	141,182	2,746	124,362	122,988	1,374	19,566	18,194	1,372	3,143	2,352	791
Nonwhite.....	1,202	1,202	...	1,202	688	...	688	514	...	514	...	...	...
Renter occupied.....	123,368	117,958	105,594	12,364	22,125	19,894	2,231	95,833	85,700	10,133	5,410	4,187	1,223
White.....	117,696	112,458	104,555	7,903	21,611	19,723	1,888	90,847	84,832	6,015	5,238	4,187	1,051
Nonwhite.....	5,672	5,500	1,039	4,461	514	171	343	4,986	868	4,118	172	...	172
Vacant.....	7,524	5,638	5,466	172	2,301	2,301	...	3,337	3,165	172	1,886	347	1,539
Available.....	3,843	2,843	2,671	172	347	347	...	2,496	2,324	172	...	...	...
Other.....	4,681	2,795	2,795	...	1,954	1,954	...	841	841	...	1,886	347	1,539

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.....	279,165	262,771	10,657	5,737	143,674	3,533	2,269	110,037	6,441	2,772	10,439	
Not dilapidated:												
With all plumbing facilities.....	247,182	242,487	1,915	2,780	136,347	519	875	98,021	1,044	1,385	8,991	
Lacking some or all facilities.....	23,490	13,869	8,394	1,227	5,769	3,014	875	7,501	5,049	352	930	
Dilapidated.....	8,493	6,415	348	1,730	1,558	...	519	4,515	348	1,035	518	
Owner occupied.....	148,273	141,247	3,891	3,135	119,590	3,191	2,269	19,038	524	518	3,143	
Not dilapidated:												
With all plumbing facilities.....	136,814	134,548	872	1,394	114,875	348	875	17,482	348	171	2,715	
Lacking some or all facilities.....	9,042	5,148	3,019	875	3,850	2,843	875	870	176	...	428	
Dilapidated.....	2,417	1,551	...	866	865	...	519	686	...	347	...	
Renter occupied.....	123,368	114,528	6,414	2,426	21,783	342	...	88,013	5,742	2,078	5,410	
Not dilapidated:												
With all plumbing facilities.....	104,245	101,992	1,043	1,210	19,700	171	...	77,902	696	1,038	4,738	
Lacking some or all facilities.....	13,218	7,843	5,023	352	1,390	171	...	6,282	4,698	352	325	
Dilapidated.....	5,905	4,693	348	864	693	...	...	3,829	348	688	347
Vacant.....	7,524	6,996	352	176	2,301	...	...	2,986	175	176	1,886

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 ...	65,862	1,840	801	4,645	10,043	14,118	13,629	12,097	8,689	
ROOMS										
1 and 2 rooms.....	140	...	...	...	...	...	...	140	...
3 and 4 rooms.....	8,160	1,090	94	1,302	2,549	1,905	471	562	187	
5 and 6 rooms.....	48,967	562	332	3,155	7,494	10,762	12,218	8,705	5,719	
7 rooms or more.....	8,595	188	375	188	...	1,431	940	2,690	2,783	
PERSONS										
1 and 2 persons.....	15,922	376	...	2,081	2,094	4,061	1,479	3,563	2,268	
3 and 4 persons.....	29,345	901	469	1,385	4,153	5,560	7,769	4,717	4,191	
5 and 6 persons.....	18,990	563	332	839	3,588	3,746	4,228	3,441	1,853	
7 persons or more.....	2,005	...	...	140	208	751	153	376	377
HOUSEHOLD COMPOSITION BY AGE OF HEAD										
Male head, wife present, no nonrelatives.....	60,515	1,314	801	4,085	9,273	13,208	13,254	10,338	8,242	
Under 45 years.....	37,320	750	707	1,401	6,902	8,108	9,045	6,491	3,516	
45 to 64 years.....	20,126	564	94	1,441	2,021	4,725	4,022	3,121	4,138	
65 years and over.....	3,069	...	...	1,243	350	375	187	726	188
Other male head.....	1,469	188	...	184	248	485	...	255	109	
Female head.....	3,878	338	...	376	522	425	375	1,504	338	

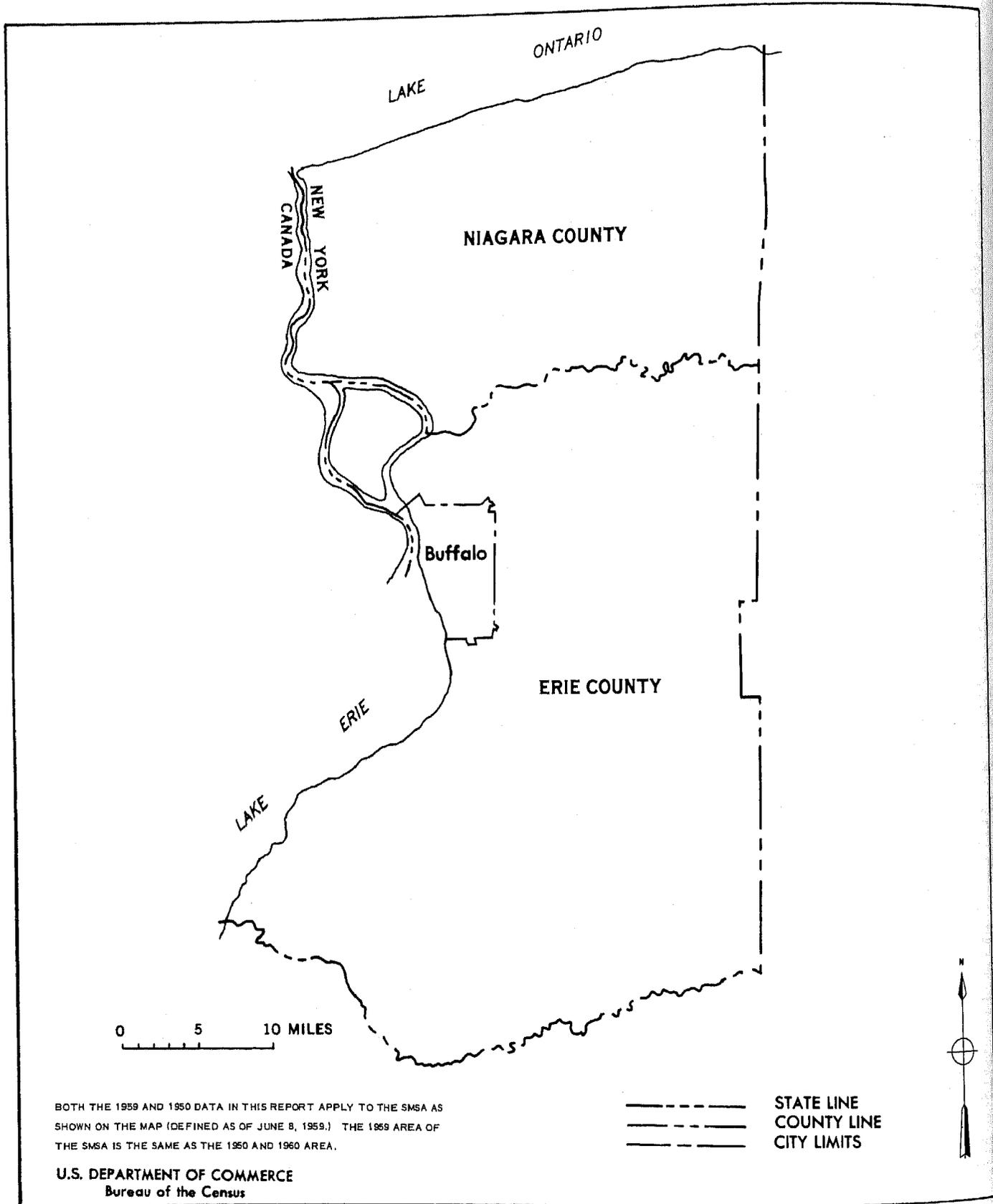
¹ Restricted to single-unit properties; see text.

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...	10,154	145	722	1,693	3,335	3,788	375	96
ROOMS								
1 and 2 rooms.....	289	145	144	...	...	...	...	...
3 and 4 rooms.....	6,096	...	142	821	2,590	2,543	...	...
5 and 6 rooms.....	3,581	...	436	872	745	1,057	375	96
7 rooms or more.....	188	...	...	...	...	188	...	...
PERSONS								
1 and 2 persons.....	3,352	145	286	...	1,085	1,836	...	...
3 and 4 persons.....	4,442	...	291	187	1,710	1,879	375	...
5 and 6 persons.....	1,925	...	145	1,071	540	73	...	96
7 persons or more.....	435	...	...	435	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	7,702	...	436	914	2,786	3,095	375	96
Under 45 years.....	6,566	...	436	624	2,786	2,249	375	96
45 to 64 years.....	1,136	...	...	290	...	846	...	...
65 years and over.....	...	...	...	...	...	...	...	...
Other male head.....	1,853	...	286	634	240	693	...	...
Female head.....	599	145	...	145	309	...	...	...

Buffalo, N.Y. STANDARD METROPOLITAN STATISTICAL AREA



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 OF THE SMSA IS THE SAME AS THE 1950 AND 1960 AREA.

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-13

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Cleveland, Ohio,

Standard Metropolitan Statistical Area

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



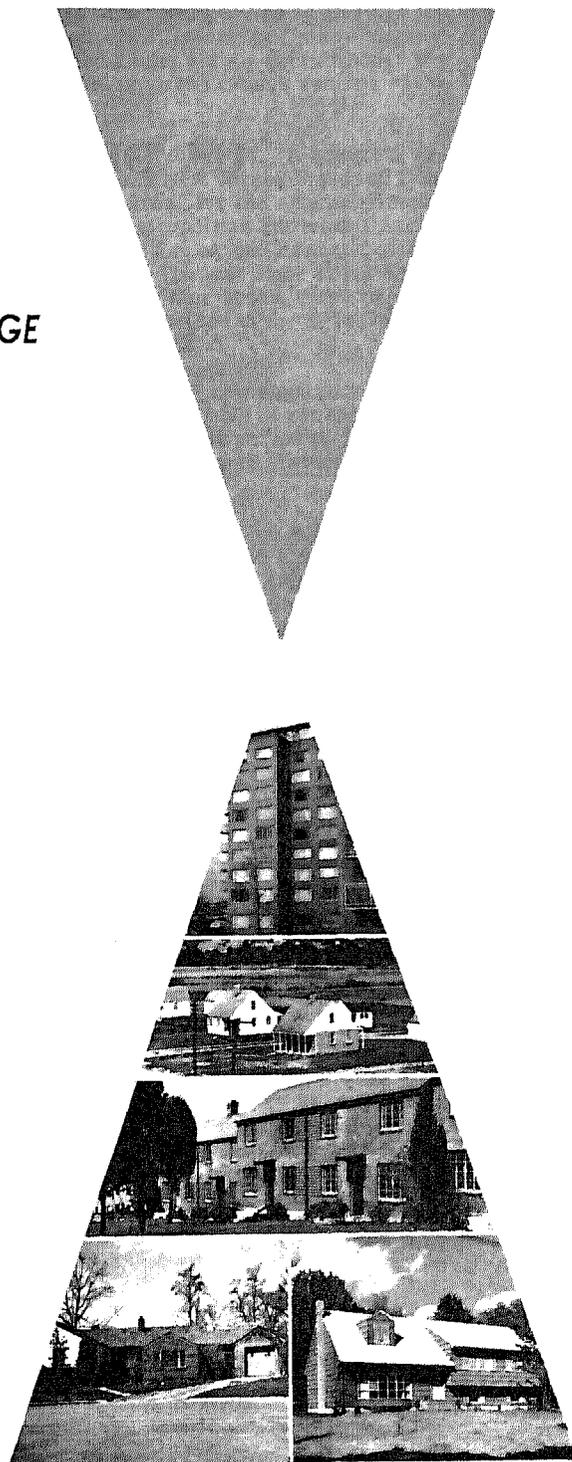
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PREFACE

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 Serraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

CONTENTS

INTRODUCTION

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

SUMMARY OF FINDINGS

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

TABLES

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

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

LIST OF REPORTS IN VOLUME IV, PART 1A

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

1. United States and Regions
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>
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	...	3	...	...
Median by tenure.....	1	1	1	2	...	...	...
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	...	...	...	4	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	2	3	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...
Units in structure.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	...	...	...	...
Trailers by tenure.....	1	1	1	...	...	...	...
Year structure built.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES							
Bathrooms.....	1	1	...	2	...	...	...
By tenure.....	1	1	...	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	5	...
By tenure.....	1	1	1	2	3	5	...
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	...
Gross rent.....	1	1	1	2	3	...	7
By rooms.....	...	...	...	...	...	...	7
By persons.....	...	...	...	...	...	...	7
By household composition and age of head..	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...
Value.....	1	1	1	2	3	...	6
By rooms.....	...	...	...	...	...	...	6
By persons.....	...	...	...	...	...	...	6
By household composition and age of head..	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	6, 7
Own children under 18 years old.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

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

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

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

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

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

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

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

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

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

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

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

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

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMPONENTS OF CHANGE

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

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

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

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

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

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

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

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

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

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

Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1960 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.

Components of Inventory Change

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 6 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 1959, 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 6,400 dwelling units, including the units in the 750 land area segments and the list of 1,600 specific addresses for measuring losses; the subsample for this area consists of approximately 1,900 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

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

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

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

Table I.--SOURCE OF TABULATIONS

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

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

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

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	557,800	8,300
Same units, 1950 and 1959.....	405,000	5,600
Units changed by--		
Conversion.....	13,400	1,700
Merger.....	5,400	800
Units added through--		
New construction.....	131,000	5,000
Other sources.....	2,900	1,000
1950 INVENTORY		
Units changed by--		
Conversion.....	6,300	900
Merger.....	12,200	1,800
Units lost through--		
Demolition.....	9,800	2,100
Other means.....	5,600	1,200
NET CHANGE		
Total.....	118,900	7,800
Units added through--		
Conversion.....	7,100	900
New construction.....	131,000	5,000
Other sources.....	2,900	1,000
Total added.....	141,000	5,200
Units lost through--		
Merger.....	6,700	1,000
Demolition.....	9,800	2,000
Other means.....	5,600	1,200
Total lost.....	22,100	2,600

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 216,800 in 1950 and as 214,800 in 1959, the standard error of the 2,000 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.....	...	6,000
5,000.....	1,500	2,000	150,000.....	...	7,000
10,000.....	2,000	2,500	200,000.....	...	7,500
25,000.....	3,000	3,500	350,000.....	...	9,500
50,000.....	...	4,500	500,000.....	...	11,500

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				
	10,000	50,000	200,000	350,000	558,000
2 or 98.....	3.4	1.8	0.8	0.6	0.4
5 or 95.....	5.4	2.4	1.1	0.8	0.6
10 or 90.....	8.5	3.3	1.4	1.0	0.8
25 or 75.....	10.6	4.4	2.0	1.4	1.1
50.....	13.0	4.9	2.3	1.6	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 557,800 dwelling units¹ in the housing inventory in the Cleveland SMSA. Approximately 332,800 of these units were occupied by their owners, 199,600 were occupied by renters, and the remaining 25,400 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.4 persons and the size of their units averaged 5.7 rooms; for renter households, the medians were 2.7 persons and 4.4 rooms. Approximately one-seventh (14 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-sevenths (42 percent).

Comparison with 1950 discloses a net gain of 118,900 dwelling units, or 27 percent over the 1950 inventory. Owner-occupied units increased from 54 percent of the occupied inventory in 1950 to 63 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 89 percent to 93 percent. The median gross rent for renter-occupied units increased during the decade from \$45 to \$82, and the median value of owner-occupied properties rose from \$12,000 to \$18,300.

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.....	557,800	100.0
Same units, 1950 and 1959.....	405,000	72.6
Units changed by--		
Conversion.....	13,400	2.4
Merger.....	5,400	1.0
Units added through--		
New construction.....	131,000	23.5
Other sources.....	2,900	0.5

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 73 percent of the dwelling units (405,000 units) in the Cleveland 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 27 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 131,000 units, amounting to 23 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 13,400 converted units in the inventory in 1959 (table A) which had been produced by dividing 6,300 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 562,452; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

5,400 units (table A). These were produced by combining an estimated 12,200 units that existed in 1950 (table B). Units involved in conversions and mergers represented 3 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.....	438,900	100.0
Same units, 1950 and 1959.....	405,000	92.3
Units changed by--		
Conversion.....	6,300	1.4
Merger.....	12,200	2.8
Units lost through--		
Demolition.....	9,800	2.2
Other means.....	5,600	1.3

Table B, which describes the disposition of the 1950 inventory, shows that the 405,000 "same" units represented about 92 percent of the 1950 inventory. Approximately 9,800 units, or 2 percent of the 1950 inventory, were demolished before 1959 and 5,600 units (around one 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 (4 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 141,000 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 22,100 dwelling units from the 1950 inventory. Thus, for every six units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 118,900 units represents an average annual gain of approximately 12,000 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.....	557,800
April 1950.....	438,900
NET CHANGE	
Total.....	118,900
Percent.....	27.1
Units added through--	
Conversion.....	7,100
New construction.....	131,000
Other sources.....	2,900
Total added.....	141,000
Units lost through--	
Merger.....	6,700
Demolition.....	9,800
Other means.....	5,600
Total lost.....	22,100

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). Of the occupied new units roughly one out of eight was occupied by renters in 1959 and the median gross rent was \$121. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about one-third were dilapidated or lacked hot water, private toilet or bath. The bulk of the occupied units (about 81 percent) had been occupied by renters in 1950, and the gross rent at that time was \$40.

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 renter occupied in 1950, around 24,500 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 3 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 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.....	131,000	405,000	9,800	405,000
Not dilapidated, with all facilities..	130,300	371,100	6,400	364,100
Percent of total.....	99.4	91.6	65.2	92.7
With 1.01 or more persons per room....	12,200	28,300	2,200	23,900
Percent of occupied.....	9.8	7.3	23.8	6.2
Owner occupied.....	108,200	220,200	1,800	216,800
Percent of occupied.....	86.7	56.8	19.3	56.1
Median:				
Number of rooms.....	5.3	5.2	4.3	5.2
Number of persons.....	3.8	2.9	3.3	3.1
Value.....	\$19,800	\$16,900	...	\$11,900
Gross rent.....	\$121	\$80	\$40	\$48
Contract rent.....	\$109	\$70	\$31	\$37

¹ Data on characteristics based on units with 1950 records 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.....	557,793	...	130,999	...	438,902	...	ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	557,793	100.0	130,999	100.0	438,902	100.0	1 and 2 rooms.....	199,570	100.0	16,561	100.0	198,821	100.0
Occupied.....	532,403	95.4	124,718	95.2	427,792	97.5	3 rooms.....	13,335	6.7	...	...	23,303	11.7
Owner occupied.....	332,833	59.7	108,157	82.6	228,971	52.2	4 rooms.....	41,148	20.6	5,876	35.5	37,436	18.8
White.....	313,355	56.2	106,830	81.6	219,692	50.1	5 rooms.....	48,530	24.8	4,949	29.9	49,329	24.8
Nonwhite.....	19,478	3.5	1,327	1.0	9,279	2.1	6 rooms.....	64,134	32.1	4,071	24.6	58,540	29.4
Renter occupied.....	199,570	35.8	16,561	12.6	198,821	45.3	7 rooms or more.....	26,391	13.2	1,665	10.1	21,470	10.8
White.....	144,500	25.9	14,931	11.4	172,407	39.3	Median.....	7,032	3.5	...	...	8,773	4.4
Nonwhite.....	55,070	9.9	1,630	1.2	26,414	6.0	Vacant.....	4.4	...	4.0	...	4.3	...
Vacant.....	25,390	4.6	6,281	4.8	11,110	2.5	UNITS IN STRUCTURE						
Available for sale only.....	3,840	0.7	2,512	1.9	2,090	0.5	All units.....	557,793	100.0	130,999	100.0	438,902	100.0
Available for rent.....	11,450	2.1	1,014	0.8	2,298	0.5	1.....	308,112	55.2	112,916	86.2	216,178	49.3
Other.....	10,100	1.8	2,755	2.1	6,722	1.5	2 to 4.....	176,943	31.7	1,943	1.5	153,345	34.9
CONDITION AND PLUMBING							5 to 19.....	49,843	8.9	13,080	10.0	46,784	10.7
All units.....	557,793	100.0	130,999	100.0	438,902	100.0	20 or more.....	22,895	4.1	2,460	1.9	21,139	4.8
Not dilapidated.....	531,434	95.3	130,501	99.6	421,951	96.1	Trailer.....	...	...	...	...	1,777	0.3
With all plumbing facilities.....	516,558	92.6	130,253	99.4	389,487	88.7	Owner occupied.....						
Lacking only hot water.....	789	0.1	248	0.2	2,490	0.6	1.....	277,299	53.3	106,257	98.8	2176,860	77.2
Lack'g other plumbing facilities.....	14,087	2.5	...	...	29,974	6.8	2 to 4.....	54,014	16.2	1,300	1.2	48,665	21.3
Dilapidated.....	26,359	4.7	498	0.4	16,951	3.9	5 or more.....	1,520	0.5	...	...	2,206	1.0
Owner occupied.....	332,833	100.0	108,157	100.0	228,971	100.0	Trailer.....	...	...	...	...	1,240	0.5
Not dilapidated.....	326,670	98.1	107,659	99.5	225,650	98.5	Renter occupied.....						
With all plumbing facilities.....	325,137	97.7	107,411	99.3	218,052	95.2	1.....	199,570	100.0	16,561	100.0	198,821	100.0
Lacking only hot water.....	789	0.2	248	0.2	1,201	0.5	2 to 4.....	22,274	11.2	1,556	9.4	23,613	16.4
Lack'g other plumbing facilities.....	744	0.2	...	...	6,397	2.8	5 to 19.....	112,199	56.2	977	5.9	102,081	51.3
Dilapidated.....	6,163	1.9	498	0.5	3,321	1.5	20 to 49.....	44,870	22.5	11,812	71.4	63,890	32.1
Renter occupied.....	199,570	100.0	16,561	100.0	198,821	100.0	50 or more.....	14,799	7.4	990	6.0	...	...
Not dilapidated.....	182,686	91.5	16,561	100.0	185,903	93.5	Trailer.....	5,428	2.7	1,320	7.4	237	0.1
With all plumbing facilities.....	169,990	85.0	16,561	100.0	162,606	81.8	Vacant.....						
Lacking only hot water.....	...	...	...	...	1,081	0.5	25,390	...	6,281	...	11,110	...	
Lack'g other plumbing facilities.....	13,096	6.6	...	...	22,216	11.2	YEAR STRUCTURE BUILT						
Dilapidated.....	16,884	8.5	...	...	12,918	6.5	All units.....	557,793	100.0	130,999	100.0	438,902	100.0
Vacant.....	25,390	...	6,281	...	11,110	...	1957 to 1959.....	31,145	5.6	31,145	23.8	...	...
BATHROOMS							April 1950 to 1956.....	99,854	17.9	99,854	76.2	...	...
All units.....	557,793	100.0	130,999	100.0	...	...	1940 to March 1950.....	54,011	9.7	...	...	70,931	16.2
1.....	409,973	73.5	91,558	69.9	...	...	1939 or earlier.....	372,783	66.8	...	...	367,971	83.8
More than 1.....	128,144	23.0	39,193	29.9	...	...	Owner occupied.....						
Shared or none.....	19,676	3.5	248	0.2	...	...	1957 to 1959.....	23,846	7.2	23,846	22.0	...	...
Owner occupied.....	332,833	100.0	108,157	100.0	...	...	April 1950 to 1956.....	84,311	25.3	84,311	78.0	...	...
1.....	215,032	64.6	72,818	67.3	...	...	1940 to March 1950.....	45,293	13.6	...	...	...	...
More than 1.....	115,975	34.8	35,091	32.4	...	...	1939 or earlier.....	179,383	53.9	...	...	...	...
Shared or none.....	1,826	0.5	248	0.2	...	...	Renter occupied.....						
Renter occupied.....	199,570	100.0	16,561	100.0	...	...	1957 to 1959.....	3,045	1.5	3,045	18.4	...	...
1.....	173,008	86.7	14,434	87.2	...	...	April 1950 to 1956.....	13,516	6.8	13,516	81.6	...	...
More than 1.....	9,947	5.0	2,127	12.8	...	...	1940 to March 1950.....	6,176	4.2	...	...	...	...
Shared or none.....	16,615	8.3	...	...	...	...	1939 or earlier.....	174,833	87.6	...	...	...	...
Vacant.....	25,390	...	6,281	...	...	...	Vacant.....						
ROOMS							25,390	...	6,281	...	11,110	...	
All units.....	557,793	100.0	130,999	100.0	438,902	100.0	PERSONS						
1 and 2 rooms.....	18,158	3.3	499	0.4	26,524	6.0	All occupied units.....	532,403	100.0	124,718	100.0	427,792	100.0
3 rooms.....	50,026	9.0	7,268	5.5	43,554	9.9	1 person.....	49,004	9.2	3,604	2.9	24,829	5.8
4 rooms.....	91,648	16.4	19,944	15.2	83,769	19.1	2 persons.....	153,342	28.8	28,481	22.8	123,435	28.9
5 rooms.....	172,070	30.8	48,658	37.1	121,039	27.6	3 persons.....	102,438	19.2	19,568	15.7	111,369	26.0
6 rooms.....	139,275	25.0	41,653	31.8	96,961	22.1	4 persons.....	106,323	19.9	33,493	26.9	77,577	18.1
7 rooms or more.....	86,616	15.5	12,977	9.9	67,055	15.3	5 persons.....	71,432	13.4	22,985	18.4	49,688	11.6
Median.....	5.2	...	5.3	...	5.0	...	6 persons or more.....	55,864	10.5	16,987	13.3	40,898	9.6
Owner occupied.....	332,833	100.0	108,157	100.0	228,971	100.0	Median.....	3.1	...	3.8	...	3.1	...
1 and 2 rooms.....	4,328	1.3	645	0.6	4,762	2.1	Owner occupied.....						
3 rooms.....	37,185	11.2	14,480	13.4	31,846	13.9	1 person.....	19,502	5.9	1,493	1.4	10,305	4.5
4 rooms.....	102,396	30.8	42,984	39.7	59,652	26.1	2 persons.....	92,631	27.8	21,020	19.4	57,583	25.1
5 rooms.....	110,954	33.3	37,789	34.9	73,734	32.2	3 persons.....	60,039	18.0	16,800	15.5	54,899	24.0
6 rooms or more.....	77,113	23.2	12,259	11.3	57,200	25.0	4 persons.....	69,807	21.0	30,743	28.4	52,102	22.8
Median.....	5.7	...	5.4	...	5.7	...	5 persons.....	50,572	15.2	22,041	20.4	29,608	12.9
Owner occupied.....	332,833	100.0	108,157	100.0	228,971	100.0	6 persons or more.....	40,282	12.1	16,063	14.8	34,474	10.7
1 and 2 rooms.....	4,328	1.3	645	0.6	4,762	2.1	Median.....	3.4	...	4.0	...	3.3	...
3 rooms.....	37,185	11.2	14,480	13.4	31,846	13.9	Renter occupied.....						
4 rooms.....	102,396	30.8	42,984	39.7	59,652	26.1	1 person.....	29,502	14.8	2,111	12.7	14,523	7.3
5 rooms.....	110,954	33.3	37,789	34.9	73,734	32.2	2 persons.....	60,711	30.4	7,461	45.3	65,852	31.1
6 rooms or more.....	77,113	23.2	12,259	11.3	57,200	25.0	3 persons.....	42,399	21.2	2,768	16.7	56,470	28.4
Median.....	5.7	...	5.4	...	5.7	...	4 persons.....	30,516	15.3	2,790	16.6	25,478	12.8
Owner occupied.....	332,833	100.0	108,157	100.0	228,971	100.0	5 persons.....	20,860	10.5	944	5.7	20,080	10.1
1 and 2 rooms.....	4,328	1.3	645	0.6	4,762	2.1	6 persons or more.....	15,582	7.8	577	3.2	16,424	8.3
3 rooms.....	37,185	11.2	14,480	13.4	31,846	13.9	Median.....	2.7	...	2.3	...	2.8	...
4 rooms.....	102,396	30.8	42,984	39.7	59,652	26.1	PERCENTAGE OF UNITS IN STRUCTURE BUILT						
5 rooms.....	110,954	33.3	37,789	34.9	73,734	32.2	1957 to 1959.....	31,145	5.6	31,145	23.8	...	...
6 rooms or more.....	77,113	23.2	12,259	11.3	57,200	25.0	April 1950 to 1956.....	99,854	17.9	99,854	76.2	...	...
Median.....	5.7	...	5.4	...	5.7	...	1940 to March 1950.....	54,011	9.7	...	...	70,931	16.2

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	532,403	100.0	124,718	100.0	427,792	100.0	All occupied units.....	532,403	100.0	124,718	100.0	...	...
0.50 or less.....	220,742	41.5	33,158	26.6	287,073	67.1	No children.....	258,854	48.6	37,542	30.1	...	...
0.51 to 0.75.....	142,471	26.8	38,852	31.2			1 child.....	86,820	16.3	21,770	17.5	...	...
0.76 to 1.00.....	127,902	24.0	40,502	32.5			2 children.....	90,509	17.0	34,519	27.7	...	...
1.01 to 1.50.....	34,267	6.4	12,206	9.8			3 children.....	58,978	11.1	20,553	16.5	...	...
1.51 or more.....	7,021	1.3	...	...			4 children.....	21,233	4.0	6,561	5.3	...	...
Owner occupied.....	332,833	100.0	108,157	100.0	5 children.....	9,667	1.8	2,120	1.7	...	...
0.50 or less.....	147,472	44.3	26,617	24.6	6 children or more.....	6,342	1.2	1,653	1.3	...	...
0.51 to 0.75.....	88,112	26.5	32,543	30.1	Owner occupied.....	332,833	100.0	108,157	100.0	...	...
0.76 to 1.00.....	76,811	23.1	38,081	35.2	No children.....	152,007	45.7	27,751	25.7	...	...
1.01 to 1.50.....	19,150	5.8	10,916	10.1	1 child.....	51,475	15.5	18,694	17.3	...	...
1.51 or more.....	1,288	0.4	...	...	2 children.....	63,999	19.2	32,131	29.7	...	...
Renter occupied.....	199,570	100.0	16,561	100.0	3 children.....	39,816	12.0	19,441	18.0	...	...
0.50 or less.....	73,270	36.7	6,541	39.5	4 children or more.....	25,536	7.7	10,140	9.4	...	...
0.51 to 0.75.....	54,359	27.2	6,309	38.1	Renter occupied.....	199,570	100.0	16,561	100.0	...	...
0.76 to 1.00.....	51,091	25.6	2,421	14.6	No children.....	106,847	53.5	9,791	59.1	...	...
1.01 to 1.50.....	15,117	7.6	1,290	7.8	1 child.....	35,345	17.7	3,076	18.6	...	...
1.51 or more.....	5,733	2.9	...	...	2 children.....	26,510	13.3	2,388	14.4	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	532,403	100.0	124,718	100.0	...	...	All occupied units.....	532,403	100.0	124,718	100.0	...	...
Male head, wife present, no non-relatives.....	416,239	78.2	115,320	92.5	...	...	No children.....	258,854	48.6	37,542	30.1	...	...
Under 45 years.....	224,538	42.2	79,303	63.6	...	...	Under 6 years only.....	60,952	11.4	20,638	16.5	...	...
45 to 64 years.....	143,877	27.0	29,110	23.3	...	...	1 child.....	30,667	5.8	9,225	7.4	...	...
65 years and over.....	47,824	9.0	6,907	5.5	...	...	2 children or more.....	30,285	5.7	11,413	9.2	...	...
Other male head.....	35,108	6.6	2,550	2.0	...	...	6 to 17 years only.....	128,684	24.2	32,928	26.4	...	...
Under 65 years.....	27,679	5.2	2,384	1.9	...	...	1 child.....	56,153	10.5	12,545	10.1	...	...
65 years and over.....	7,429	1.4	166	0.1	...	...	2 children.....	48,888	9.2	16,998	13.6	...	...
Female head.....	81,056	15.2	6,848	5.5	...	...	3 children or more.....	23,643	4.4	3,385	2.7	...	...
Under 65 years.....	59,544	11.2	5,855	4.7	...	...	Both age groups.....	83,913	15.8	33,610	26.9	...	...
65 years and over.....	21,512	4.0	993	0.8	...	...	2 children.....	20,893	3.9	9,131	7.3	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	532,403	100.0	124,718	100.0	...	...	All occupied units.....	532,403	100.0	108,157	100.0	...	...
1958 and 1959.....	130,475	24.5	28,801	23.1	...	...	No children.....	152,007	45.7	27,751	25.7	...	...
1955 to 1957.....	134,090	25.2	49,641	39.8	...	...	Under 6 years only.....	26,881	8.0	16,583	15.3	...	...
1950 to 1954.....	117,880	22.1	46,276	37.1	...	...	1 child.....	11,600	3.5	7,197	6.7	...	...
1945 to 1949.....	55,964	10.5	...	...	...	...	2 children or more.....	15,081	4.5	9,386	8.7	...	...
1944 or earlier.....	93,994	17.7	...	...	...	...	6 to 17 years only.....	95,187	28.6	31,502	29.1	...	...
Owner occupied.....	332,833	100.0	108,157	100.0	...	...	1 child.....	39,875	12.0	11,497	10.6	...	...
1958 and 1959.....	45,974	13.8	22,373	20.7	...	...	2 children.....	38,733	11.6	16,620	15.4	...	...
1955 to 1957.....	72,371	21.7	42,142	39.0	...	...	3 children or more.....	16,579	5.0	3,385	3.1	...	...
1950 to 1954.....	91,791	27.6	43,642	40.4	...	...	Both age groups.....	58,958	17.7	32,321	29.9	...	...
1945 to 1949.....	44,649	13.4	...	...	...	...	2 children.....	14,740	4.4	8,883	8.2	...	...
1944 or earlier.....	78,048	23.4	...	...	...	...	3 children.....	22,037	6.6	14,213	13.1	...	...
Renter occupied.....	199,570	100.0	16,561	100.0	...	...	4 children or more.....	22,181	6.7	9,225	8.5	...	...
1958 and 1959.....	84,501	42.3	6,428	38.8	...	...	Renter occupied.....	199,570	100.0	16,561	100.0	...	...
1955 to 1957.....	61,719	30.9	7,499	45.3	...	...	No children.....	106,847	53.5	9,791	59.1	...	...
1950 to 1954.....	26,089	13.1	2,634	15.9	...	...	Under 6 years only.....	34,271	17.2	4,055	24.5	...	...
1945 to 1949.....	11,315	5.7	...	...	...	...	1 child.....	19,067	9.6	2,028	12.2	...	...
1944 or earlier.....	15,946	8.0	...	...	...	...	2 children or more.....	15,204	7.6	2,027	12.2	...	...
PERSONS 65 YEARS OLD AND OVER						RENTER OCCUPIED							
All occupied units.....	532,403	100.0	124,718	100.0	...	...	All occupied units.....	532,403	100.0	16,561	100.0	...	...
None.....	427,367	80.3	111,062	89.1	...	...	No children.....	106,847	53.5	9,791	59.1	...	...
1 person.....	68,754	12.9	8,734	7.0	...	...	Under 6 years only.....	34,271	17.2	4,055	24.5	...	...
2 persons.....	35,246	6.6	4,922	3.9	...	...	1 child.....	19,067	9.6	2,028	12.2	...	...
3 persons or more.....	1,036	0.2	...	...	...	...	2 children or more.....	15,204	7.6	2,027	12.2	...	...
Owner occupied.....	332,833	100.0	108,157	100.0	...	...	6 to 17 years only.....	33,497	16.8	1,426	8.6	...	...
None.....	255,056	76.6	97,781	90.4	...	...	1 child.....	36,278	8.2	1,048	6.3	...	...
1 person.....	48,387	14.5	6,486	6.0	...	...	2 children.....	10,155	5.1	378	2.3	...	...
2 persons.....	28,601	8.6	3,890	3.6	...	...	3 children or more.....	7,064	3.5	...	...	...	...
3 persons or more.....	789	0.2	...	...	...	...	Both age groups.....	24,955	12.5	1,289	7.8	...	...
Renter occupied.....	199,570	100.0	16,561	100.0	...	...	2 children.....	6,153	3.1	248	1.5	...	...
None.....	172,311	86.3	13,281	80.2	...	...	3 children.....	8,626	4.3	847	5.1	...	...
1 person.....	20,367	10.2	2,248	13.6	...	...	4 children or more.....	10,176	5.1	1,894	1.2	...	...
2 persons.....	6,645	3.3	1,032	6.2	...	...	PRESENCE OF NONRELATIVES	...	...	...	...	...	...
3 persons or more.....	247	0.1	...	...	...	...	All occupied units.....	532,403	100.0	124,718	100.0	...	...
OWNER OF UNIT						OWNER OCCUPIED							
Owner-occupied units.....	332,833	100.0	108,157	100.0	...	...	All occupied units.....	532,403	100.0	108,157	100.0	...	...
Head or wife.....	331,798	99.7	108,157	100.0	...	...	No nonrelatives.....	512,449	96.3	123,221	98.8	...	...
Other relative of head.....	1,035	0.3	...	...	...	...	With nonrelatives.....	19,954	3.7	1,497	1.2	...	...
Nonrelative of head.....	...	...	...	...	...	...	Owner occupied.....	332,833	100.0	108,157	100.0	...	...
OWNER OF UNIT						WITH NONRELATIVES							
Owner-occupied units.....	332,833	100.0	108,157	100.0	...	...	All occupied units.....	332,833	100.0	106,907	98.8	...	...
Head or wife.....	331,798	99.7	108,157	100.0	...	...	No nonrelatives.....	323,883	97.3	106,907	98.8	...	...
Other relative of head.....	1,035	0.3	...	...	...	...	With nonrelatives.....	8,950	2.7	1,250	1.2	...	...
Nonrelative of head.....	...	...	...	...	...	...	Renter occupied.....	199,570	100.0	16,561	100.0	...	...
OWNER OF UNIT						WITH NONRELATIVES							
Owner-occupied units.....	332,833	100.0	108,157	100.0	...	...	All occupied units.....	199,570	100.0	16,561	100.0	...	...
Head or wife.....	331,798	99.7	108,157	100.0	...	...	No nonrelatives.....	188,566	94.5	16,314	98.5	...	...
Other relative of head.....	1,035	0.3	...	...	...	...	With nonrelatives.....	11,004	5.5	247	1.5	...	...
Nonrelative of head.....	...	...	...	...	...	...	OWNER OF UNIT						

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹											
	Total		New construction		Number	Percent		Total		New construction		Number	Percent										
	Number	Percent	Number	Percent				Number	Percent	Number	Percent												
AGE OF OWNER						Renter-occupied nonfarm units..						199,270	...	16,561	...	198,327	...						
Owner-occupied units.....						332,833	100.0	108,157	100.0	...	...	GROSS RENT									
Under 25 years.....						5,768	1.7	573	0.5	...	...	Reporting.....	189,332	100.0	15,537	100.0	190,900	100.0			
25 to 34 years.....						50,320	15.1	29,269	27.1	...	...	Less than \$40.....	8,479	4.5	521	3.4	68,116	35.7			
35 to 44 years.....						90,966	27.3	44,230	40.9	...	...	\$40 to \$59.....	25,088	13.3	769	4.9	83,693	43.8			
45 to 54 years.....						80,607	24.2	22,503	20.8	...	...	\$60 to \$79.....	54,624	28.9	265	1.7	32,968	17.3			
55 to 64 years.....						49,964	15.0	6,382	5.9	...	...	\$80 to \$99.....	54,735	28.9	2,131	13.7	...	...			
65 years and over.....						55,208	16.6	5,200	4.8	...	...	\$100 to \$119.....	24,853	13.1	4,001	25.8	...	...			
												\$120 to \$149.....	14,416	7.6	4,298	27.7	6,123	3.2					
												\$150 to \$199.....	4,806	2.5	2,103	13.5	...	...			
												\$200 or more.....	2,331	1.2	1,449	9.3	...	...			
VALUE												No cash rent.....	10,238	...	1,024	...	7,427	...					
Owner-occupied nonfarm units ² ..						274,251	100.0	106,857	100.0	166,184	100.0	Median.....dollars..	82	...	121	...	45	...					
Less than \$5,000.....						542	0.2	249	0.2	5,445	3.3	CONTRACT RENT											
\$5,000 to \$7,400.....						2,814	1.0	17,582	10.6	Reporting cash rent.....						189,332	...	15,537	...	190,900	...
\$7,500 to \$9,900.....						10,966	4.0	29,266	17.6	Median.....dollars..						71	...	109	...	38	...
\$10,000 to \$12,400.....						19,065	7.0	2,009	1.9	69,279	41.7												
\$12,500 to \$14,900.....						29,764	10.9	2,889	2.7	26,428	15.9												
\$15,000 to \$17,400.....						57,732	21.1	23,289	21.8	18,184	10.9												
\$17,500 to \$19,900.....						53,531	19.5	26,823	25.1	12,000	...												
\$20,000 to \$24,900.....						47,103	17.2	26,699	25.0												
\$25,000 to \$34,900.....						37,814	13.8	18,727	17.5												
\$35,000 or more.....						14,920	5.4	6,172	5.8												
Median.....dollars..						18,300	...	19,800												

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.....	130,999	...	2,924	...	13,430	...	5,412	...	405,028	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	130,999	100.0	2,924	...	13,430	100.0	5,412	...	405,028	100.0
Occupied.....	124,718	95.2	2,716	...	12,827	95.5	4,994	...	387,548	95.7
Owner occupied.....	108,157	82.6	418	...	2,151	16.0	1,795	...	220,312	54.4
White.....	106,830	81.6	418	...	2,151	16.0	1,597	...	202,359	50.0
Nonwhite.....	1,327	1.0	...	...	...	...	198	...	17,953	4.4
Renter occupied.....	16,561	12.6	2,298	...	10,676	79.5	2,799	...	167,236	41.3
White.....	14,931	11.4	1,046	...	6,148	45.8	1,807	...	120,568	29.8
Nonwhite.....	1,630	1.2	1,252	...	4,528	33.7	992	...	46,668	11.5
Vacant.....	6,281	4.8	208	...	603	4.5	818	...	17,480	4.3
Available for sale only.....	2,512	1.9	...	...	...	...	...	...	1,328	0.3
Available for rent.....	1,014	0.8	208	...	302	2.2	421	...	9,509	2.3
Other.....	2,755	2.1	...	...	301	2.2	397	...	6,647	1.6
CONDITION AND PLUMBING										
All units.....	130,999	100.0	2,924	...	13,430	100.0	5,412	...	405,028	100.0
Not dilapidated.....	130,501	99.6	2,716	...	11,618	86.5	4,025	...	382,574	94.5
With all plumbing facilities.....	130,253	99.4	2,507	...	8,882	66.1	3,814	...	373,102	91.6
Lacking some or all facilities.....	248	0.2	209	...	2,736	20.4	211	...	11,472	2.8
Dilapidated.....	498	0.4	208	...	1,812	13.5	1,387	...	22,454	5.5
Owner occupied.....	108,157	100.0	418	...	2,151	...	1,795	...	220,312	100.0
Not dilapidated.....	107,659	99.5	418	...	2,151	...	1,399	...	215,045	97.6
With all plumbing facilities.....	107,411	99.3	418	...	2,151	...	1,399	...	213,758	97.0
Lacking some or all facilities.....	248	0.2	...	...	...	...	...	...	1,285	0.6
Dilapidated.....	498	0.5	...	...	...	...	396	...	5,269	2.4
Renter occupied.....	16,561	100.0	2,298	...	10,676	100.0	2,799	...	167,236	100.0
Not dilapidated.....	16,561	100.0	2,090	...	9,165	85.8	1,808	...	153,062	91.5
With all plumbing facilities.....	16,561	100.0	1,881	...	6,429	60.2	1,597	...	143,122	85.6
Lacking some or all facilities.....	...	...	209	...	2,736	25.6	211	...	9,940	5.9
Dilapidated.....	...	...	208	...	1,511	14.2	992	...	14,174	8.5
Vacant.....	6,281	...	208	...	603	...	818	...	17,480	...
BATHROOMS										
All units.....	130,999	100.0	2,924	...	13,430	100.0	5,412	...	405,028	100.0
1.....	91,558	69.9	2,507	...	9,769	72.7	3,406	...	302,733	74.7
More than 1.....	39,193	29.9	209	...	2,736	6.9	1,596	...	86,222	21.3
Shared or none.....	248	0.2	209	...	2,736	20.4	410	...	16,073	4.0

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.....	130,999	100.0	2,924	...	13,430	100.0	5,412	...	405,028	100.0
1 and 2 rooms.....	499	0.4	626	...	1,850	13.8	397	...	14,786	3.7
3 and 4 rooms.....	27,212	20.8	418	...	7,316	54.5	1,413	...	105,315	26.0
5 and 6 rooms.....	90,311	68.9	1,880	...	3,623	27.0	1,796	...	213,735	52.8
7 rooms or more.....	12,977	9.9	...	...	641	4.8	1,806	...	71,192	17.6
Median.....	5.3	...	...	...	3.7	...	...	...	5.2	...
Owner occupied.....	108,197	100.0	418	...	2,151	...	1,795	...	220,312	100.0
1 and 2 rooms.....	...	...	...	...	...	...	...	...	897	0.4
3 and 4 rooms.....	15,125	14.0	...	...	905	...	...	...	25,483	11.6
5 and 6 rooms.....	80,773	74.7	418	...	605	...	1,003	...	130,551	59.3
7 rooms or more.....	12,259	11.3	...	...	641	...	792	...	63,421	28.8
Median.....	5.4	...	...	...	...	...	...	...	5.9	...
Renter occupied.....	16,561	100.0	2,298	...	10,676	100.0	2,799	...	167,236	100.0
1 and 2 rooms.....	...	...	418	...	1,850	17.3	397	...	10,670	6.4
3 and 4 rooms.....	10,825	65.4	418	...	6,110	57.2	1,016	...	72,309	43.2
5 and 6 rooms.....	5,736	34.6	1,462	...	2,716	25.4	793	...	77,818	46.5
7 rooms or more.....	...	...	...	...	...	...	593	...	6,439	3.9
Median.....	4.0	...	...	...	3.4	...	...	...	4.5	...
Vacant.....	6,281	...	208	...	603	...	818	...	17,480	...
UNITS IN STRUCTURE										
All units.....	130,999	100.0	2,924	...	13,430	100.0	5,412	...	405,028	100.0
1.....	112,916	86.2	1,045	...	...	...	2,227	...	191,924	47.4
2 to 4.....	2,543	1.9	627	...	12,204	90.9	1,388	...	160,181	39.5
5 or more.....	15,540	11.9	1,252	...	1,226	9.1	1,797	...	52,923	13.1
YEAR STRUCTURE BUILT										
All units.....	130,999	100.0	2,924	...	13,430	100.0	5,412	...	405,028	100.0
1957 to 1959.....	31,145	23.8	...	...	...	...	...	...	...	...
April 1950 to 1956.....	99,854	76.2	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	417	...	...	...	210	...	53,384	13.2
1939 or earlier.....	...	...	2,507	...	13,430	100.0	5,202	...	351,644	86.8
PERSONS										
Occupied units.....	124,718	100.0	2,716	...	12,827	100.0	4,594	...	387,548	100.0
1 person.....	3,604	2.9	627	...	2,791	21.8	596	...	41,386	10.7
2 persons.....	28,481	22.8	208	...	3,017	23.5	396	...	121,240	31.3
3 persons.....	19,568	15.7	625	...	3,053	23.8	1,013	...	78,179	20.2
4 persons.....	33,493	26.9	629	...	2,439	19.0	806	...	62,956	16.2
5 persons.....	22,985	18.4	208	...	1,207	9.4	1,585	...	45,447	11.7
6 persons or more.....	16,587	13.3	419	...	320	2.5	198	...	38,340	9.9
Median: All occupied.....	3.8	...	...	...	2.7	...	...	...	2.9	...
Owner.....	4.0	...	...	...	...	...	...	...	3.0	...
Renter.....	2.3	...	...	...	2.7	...	...	...	2.8	...
PERSONS PER ROOM										
Occupied units.....	124,718	100.0	2,716	...	12,827	100.0	4,594	...	387,548	100.0
0.50 or less.....	33,158	26.6	1,251	...	3,996	31.2	991	...	181,346	46.8
0.51 to 0.75.....	38,852	31.2	209	...	2,716	21.2	1,595	...	99,099	25.6
0.76 to 1.00.....	40,502	32.5	1,047	...	5,511	43.0	2,008	...	78,834	20.3
1.01 to 1.50.....	12,206	9.8	209	...	604	4.7	...	...	21,248	5.5
1.51 or more.....	...	...	...	...	...	...	...	...	7,021	1.8
VALUE										
Owner-occupied nonfarm units ¹	106,857	100.0	418	...	...	...	1,596	...	165,380	100.0
Less than \$5,000.....	249	0.2	...	...	...	...	...	...	293	0.2
\$5,000 to \$7,400.....	...	...	...	...	...	...	...	...	2,814	1.7
\$7,500 to \$9,900.....	...	...	...	...	...	...	198	...	10,768	6.5
\$10,000 to \$12,400.....	2,009	1.9	...	...	...	...	198	...	16,858	10.2
\$12,500 to \$14,900.....	2,889	2.7	418	...	...	...	595	...	25,862	15.6
\$15,000 or more.....	101,710	95.2	...	...	...	...	605	...	108,785	65.8
Median.....dollars..	19,800	...	...	...	...	...	...	...	16,900	...
Renter-occupied nonfarm units.....	16,561	...	2,298	...	10,676	...	2,799	...	167,236	...
GROSS RENT										
Reporting.....	15,537	100.0	1,881	...	10,374	100.0	2,602	...	158,938	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	494	0.3
\$20 to \$29.....	521	3.4	...	...	924	8.9	...	...	6,540	4.1
\$30 to \$39.....	769	4.9	210	...	1,887	18.2	397	...	21,825	13.7
\$40 to \$49.....	265	1.7	417	...	3,943	38.0	396	...	49,603	31.2
\$50 to \$79.....	2,121	13.7	837	...	2,113	20.4	1,610	...	48,044	30.2
\$80 to \$99.....	11,851	76.3	417	...	1,507	14.5	199	...	32,432	20.4
\$100 or more.....	1,024	...	417	...	302	...	197	...	8,298	...
No cash rent.....	...	...	...	...	...	...	...	...	...	...
Median.....dollars..	1.21	...	...	...	72	...	...	...	80	...
CONTRACT RENT										
Reporting cash rent.....	15,537	...	1,881	...	10,374	...	2,602	...	158,938	...
Median.....dollars..	1.09	...	...	...	66	...	...	...	70	...

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.....	9,823	100.0	5,577	100.0	6,314	100.0	12,160	100.0	405,028	100.0
Units with 1950 records available.....	9,823	100.0	5,577	100.0	6,158	97.5	11,665	95.9	392,836	97.0
TENURE, COLOR, AND VACANCY STATUS										
All units.....	9,823	100.0	5,577	100.0	6,158	100.0	11,665	100.0	392,836	100.0
Occupied.....	9,231	94.0	4,848	86.9	6,040	98.1	10,377	89.0	386,399	98.4
Owner occupied.....	1,783	18.2	1,585	28.4	3,039	49.4	1,948	16.7	216,771	55.2
White.....	1,690	17.2	1,585	28.4	2,764	44.9	1,889	16.2	206,831	52.7
Nonwhite.....	93	0.9	...	...	275	4.5	59	0.5	9,940	2.5
Renter occupied.....	7,448	75.8	3,263	58.5	3,001	48.7	8,429	72.3	169,628	43.2
White.....	4,196	42.7	2,705	48.5	2,135	34.7	5,394	46.2	148,796	37.9
Nonwhite.....	3,252	33.1	558	10.0	866	14.1	3,035	26.0	20,832	5.3
Vacant.....	592	6.0	729	13.1	118	1.9	1,288	11.0	6,437	1.6
Available for sale only.....	...	...	...	...	...	...	...	...	494	0.1
Available for rent.....	...	...	433	7.8	...	...	1,052	9.0	2,197	0.6
Other.....	592	6.0	296	5.3	118	1.9	236	2.0	3,746	1.0
CONDITION AND PLUMBING										
All units.....	9,823	100.0	5,577	100.0	6,158	100.0	11,665	100.0	392,836	100.0
Not dilapidated.....	7,597	77.3	4,950	88.8	5,922	96.2	9,479	81.3	379,755	96.7
With all plumbing facilities.....	6,405	65.2	3,064	54.9	5,289	85.9	3,780	32.4	364,090	92.7
Lacking some or all facilities.....	1,192	12.1	1,886	33.8	633	10.3	5,699	48.9	15,665	4.0
Dilapidated.....	2,226	22.7	627	11.2	236	3.8	2,186	18.7	13,081	3.3
Owner occupied.....	1,783	...	1,585	...	3,039	100.0	1,948	...	216,771	100.0
Not dilapidated.....	1,783	...	1,585	...	2,921	96.1	1,898	...	213,908	98.7
With all plumbing facilities.....	1,300	...	1,289	...	2,733	89.9	1,400	...	209,297	96.6
Lacking some or all facilities.....	483	...	296	...	188	6.2	498	...	4,611	2.1
Dilapidated.....	...	...	...	...	118	3.9	50	...	2,863	1.3
Renter occupied.....	7,448	100.0	3,263	100.0	3,001	100.0	8,429	100.0	169,628	100.0
Not dilapidated.....	5,222	70.1	2,636	80.8	3,001	100.0	6,293	74.7	160,154	94.4
With all plumbing facilities.....	4,513	60.6	1,479	45.3	2,556	85.2	2,262	26.8	149,347	88.0
Lacking some or all facilities.....	709	9.5	1,157	35.5	445	14.8	4,031	47.8	10,807	6.4
Dilapidated.....	2,226	29.9	627	19.2	...	...	2,136	25.3	9,474	5.6
Vacant.....	592	...	729	...	118	...	1,288	...	6,437	...
ROOMS										
All units.....	9,823	100.0	5,577	100.0	6,158	100.0	11,665	100.0	392,836	100.0
1 and 2 rooms.....	947	9.6	1,107	19.8	324	5.3	6,730	57.7	17,938	4.6
3 and 4 rooms.....	4,676	47.6	2,086	37.4	781	12.7	3,381	29.0	101,785	25.9
5 and 6 rooms.....	3,875	39.4	2,384	42.7	2,376	38.6	884	7.6	202,662	51.6
7 rooms or more.....	325	3.3	...	...	2,677	43.5	670	5.7	70,451	17.9
Median.....	4.3	...	4.0	...	6.0	...	2.5-	...	5.2	...
Owner occupied.....	1,783	...	1,585	...	3,039	100.0	1,948	...	216,771	100.0
1 and 2 rooms.....	390	...	...	...	...	...	59	...	1,283	0.6
3 and 4 rooms.....	510	...	435	...	...	...	632	...	31,502	14.5
5 and 6 rooms.....	697	...	1,150	...	1,097	36.1	587	...	118,612	54.7
7 rooms or more.....	186	...	...	...	1,880	61.9	670	...	65,374	30.2
Median.....	...	...	...	...	6.5+	...	...	...	5.8	...
Renter occupied.....	7,448	100.0	3,263	100.0	3,001	100.0	8,429	100.0	169,628	100.0
1 and 2 rooms.....	577	7.5	674	20.7	324	10.8	5,531	65.6	16,655	9.8
3 and 4 rooms.....	3,870	52.0	1,651	50.6	719	24.0	2,601	30.9	68,210	40.2
5 and 6 rooms.....	2,882	38.7	938	28.7	1,279	42.6	297	3.5	79,934	47.1
7 rooms or more.....	139	1.9	...	...	679	22.6	...	...	4,829	2.8
Median.....	4.3	...	3.7	...	4.9	...	2.5-	...	4.5	...
Vacant.....	592	...	729	...	118	...	1,288	...	6,437	...
UNITS IN STRUCTURE										
All units.....	9,823	100.0	5,577	100.0	6,158	100.0	11,665	100.0	392,836	100.0
1.....	2,857	29.1	2,300	41.2	3,581	58.2	...	...	185,668	47.3
2 to 4.....	6,129	62.4	2,333	41.8	2,282	37.1	5,707	48.9	158,133	40.3
5 or more.....	837	8.5	944	17.0	295	4.8	5,958	51.1	49,035	12.5
YEAR STRUCTURE BUILT										
All units.....	9,823	100.0	5,577	100.0	6,158	100.0	11,665	100.0	392,836	100.0
1940 to March 1950.....	1,734	17.7	482	8.6	41	0.7	42	0.4	30,342	12.8
1939 or earlier.....	8,089	82.3	5,095	91.4	6,117	99.3	11,623	99.6	342,494	87.2
PERSONS										
Occupied units.....	9,231	100.0	4,848	100.0	6,040	100.0	10,377	100.0	386,399	100.0
1 person.....	766	8.3	820	16.9	355	5.9	2,313	22.3	25,556	6.6
2 persons.....	1,705	18.5	1,021	21.1	1,703	28.2	3,682	35.5	109,848	28.4
3 persons.....	2,753	29.8	1,487	30.7	1,272	21.1	2,445	23.6	92,658	24.0
4 persons.....	1,732	18.8	685	14.1	801	13.3	890	8.6	79,282	20.5
5 persons.....	956	10.4	140	2.9	527	8.7	532	5.1	43,285	10.7
6 persons or more.....	1,319	14.3	695	14.3	1,382	22.9	515	5.0	37,770	9.8
Median.....	...	...	...	...	...	...	...	...	...	...
All occupied.....	3.3	...	2.9	...	3.3	...	2.3	...	3.1	...
Owner.....	...	...	...	...	3.3	...	...	...	3.4	...
Renter.....	3.2	...	2.7	...	3.3	...	2.1	...	2.7	...

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.....	9,231	100.0	4,848	100.0	6,040	100.0	10,377	100.0	386,399	100.0
0.50 or less.....	2,313	25.1	945	19.5	2,388	39.5	1,362	13.1	158,325	41.0
0.51 to 0.75.....	2,487	26.9	1,527	31.5	1,310	21.7	1,610	15.5	104,890	27.1
0.76 to 1.00.....	2,231	24.2	1,610	33.2	1,397	23.1	4,792	46.2	99,245	25.7
1.01 to 1.50.....	994	10.8	449	9.3	886	14.7	1,344	13.0	17,663	4.6
1.51 or more.....	1,206	13.1	317	6.5	59	1.0	1,269	12.2	6,276	1.6
VALUE										
Owner-occupied nonfarm units ¹	855	...	1,150	...	2,202	...	...	...	156,729	...
Reporting.....	558	...	854	...	1,959	...	...	...	154,025	100.0
Less than \$5,000.....	...	...	...	...	236	...	...	...	2,863	1.9
\$5,000 to \$7,400.....	558	...	...	...	198	...	...	...	17,384	11.3
\$7,500 to \$9,900.....	...	...	296	...	405	...	...	...	25,128	16.3
\$10,000 to \$12,400.....	...	...	558	...	667	...	...	...	42,014	27.3
\$12,500 to \$14,900.....	...	...	...	...	118	...	...	...	18,966	12.3
\$15,000 or more.....	...	...	...	...	335	...	...	...	47,670	30.9
Not reported.....	297	...	296	...	243	...	...	...	2,704	...
Median.....dollars..	...	...	...	...	...	...	...	...	11,900	...
Renter-occupied nonfarm units.....	7,448	...	3,263	...	3,001	...	8,429	...	169,628	...
GROSS RENT										
Reporting.....	6,954	100.0	3,093	100.0	2,723	...	7,787	100.0	159,529	100.0
Less than \$20.....	93	1.3	...	...	...	...	380	4.9	1,529	1.0
\$20 to \$39.....	3,357	48.3	1,642	53.1	611	...	3,372	43.3	49,471	31.0
\$40 to \$59.....	2,854	41.0	1,066	34.5	1,594	...	3,512	45.1	73,168	45.9
\$60 to \$79.....	511	7.3	385	12.4	396	...	168	2.2	26,793	16.8
\$80 to \$99.....	...	...	...	...	63	...	118	1.5	4,283	2.7
\$100 or more.....	139	2.0	...	...	59	...	237	3.0	4,285	2.7
Not reported.....	287	...	31	...	42	...	238	...	5,104	...
No cash rent.....	207	...	139	...	236	...	404	...	4,995	...
Median.....dollars..	40	...	39	...	...	...	41	...	48	...
CONTRACT RENT										
Reporting cash rent.....	7,186	...	3,124	...	2,765	...	7,906	...	161,401	...
Median.....dollars..	31	...	32	...	...	...	40	...	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.....	392,836	376,097	313,376	62,721	214,793	196,840	17,953	161,304	116,536	44,768	16,739	10,339	6,400
Occupied.....	386,399	369,660	307,852	61,808	212,534	194,581	17,953	157,126	113,271	43,855	16,739	10,339	6,400
White.....	355,627	341,115	305,534	35,581	203,340	193,794	9,546	137,775	111,740	26,035	14,512	9,843	4,669
Nonwhite.....	30,772	28,545	2,318	26,227	9,194	787	8,407	19,351	1,531	17,820	2,227	496	1,731
Owner occupied.....	216,771	212,410	195,648	16,762	188,046	175,291	12,755	24,364	20,357	4,007	4,361	2,440	1,921
White.....	206,831	202,719	195,108	7,611	180,088	174,751	5,337	22,631	20,357	2,274	4,112	2,440	1,672
Nonwhite.....	9,940	9,691	540	9,151	7,958	540	7,418	1,733	...	1,733	249	...	249
Renter occupied.....	169,628	157,250	112,204	45,046	24,488	19,290	5,198	132,762	92,914	39,848	12,378	7,899	4,479
White.....	148,796	138,396	110,426	27,970	23,252	19,043	4,209	115,144	91,383	23,761	10,400	7,403	2,997
Nonwhite.....	20,832	18,854	1,778	17,076	1,236	247	989	17,618	1,531	16,087	1,978	496	1,482
Vacant.....	6,437	6,437	5,524	913	2,259	2,259	...	4,178	3,265	913	...	...	...
Available.....	2,691	2,691	2,273	418	...	...	...	2,691	2,273	418	...	...	...
Other.....	3,746	3,746	3,251	495	2,259	2,259	...	1,487	992	495	...	...	...

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.....	392,836	361,470	11,178	20,188	208,825	1,285	4,683	138,917	9,646	12,741	16,739
Not dilapidated:											
With all plumbing facilities.....	364,090	348,585	4,836	10,669	203,473	1,037	4,096	132,175	3,799	5,538	13,972
Lacking some or all facilities.....	15,665	8,290	4,563	2,812	3,573	248	587	4,175	4,068	1,731	1,283
Dilapidated.....	13,081	4,595	1,779	6,707	1,779	...	...	2,567	1,779	5,472	1,484
Owner occupied.....	216,771	210,559	1,036	5,176	183,318	1,036	3,692	22,880	...	1,484	4,361
Not dilapidated:											
With all plumbing facilities.....	209,297	204,414	788	4,095	179,046	788	3,105	21,550	...	990	3,818
Lacking some or all facilities.....	4,611	3,776	248	587	2,740	248	587	742	...	...	294
Dilapidated.....	2,863	2,369	...	494	1,532	...	...	588	...	494	249
Renter occupied.....	169,628	145,465	9,895	14,268	23,248	249	991	112,850	9,399	10,513	12,378
Not dilapidated:											
With all plumbing facilities.....	149,347	138,725	4,048	6,574	22,168	249	991	107,438	3,799	4,548	10,154
Lacking some or all facilities.....	10,807	4,514	4,068	2,225	833	...	...	3,433	3,821	1,731	989
Dilapidated.....	9,474	2,226	1,779	5,469	247	...	...	1,979	1,779	4,234	1,235
Vacant.....	6,437	5,446	247	744	2,259	...	...	3,187	247	744	...

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 ...	106,857	249	...	2,009	2,889	23,289	26,823	26,699	24,899
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	15,125	249	...	811	513	6,659	4,218	1,664	1,011
5 and 6 rooms.....	79,473	...	...	1,198	2,376	16,128	21,700	22,784	15,287
7 rooms or more.....	12,259	...	...	...	...	502	905	2,251	8,601
PERSONS									
1 and 2 persons.....	22,033	249	...	249	762	5,605	4,290	5,932	4,946
3 and 4 persons.....	47,113	...	...	517	514	13,612	10,421	10,748	11,301
5 and 6 persons.....	32,835	...	...	1,243	1,613	3,140	11,615	8,359	6,865
7 persons or more.....	4,876	...	...	...	...	932	497	1,660	1,787
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	100,248	...	...	2,009	2,641	22,605	22,809	25,285	24,899
Under 45 years.....	71,417	...	...	1,760	2,127	17,707	18,112	15,375	16,136
45 to 64 years.....	24,465	...	...	249	266	4,401	2,956	7,820	8,763
65 years and over.....	4,376	...	...	...	248	497	1,741	1,890	...
Other male head.....	1,840	...	...	...	248	418	353	821	...
Female head.....	4,769	249	...	...	...	266	3,661	593	...

¹ Restricted to single-unit properties; see text.

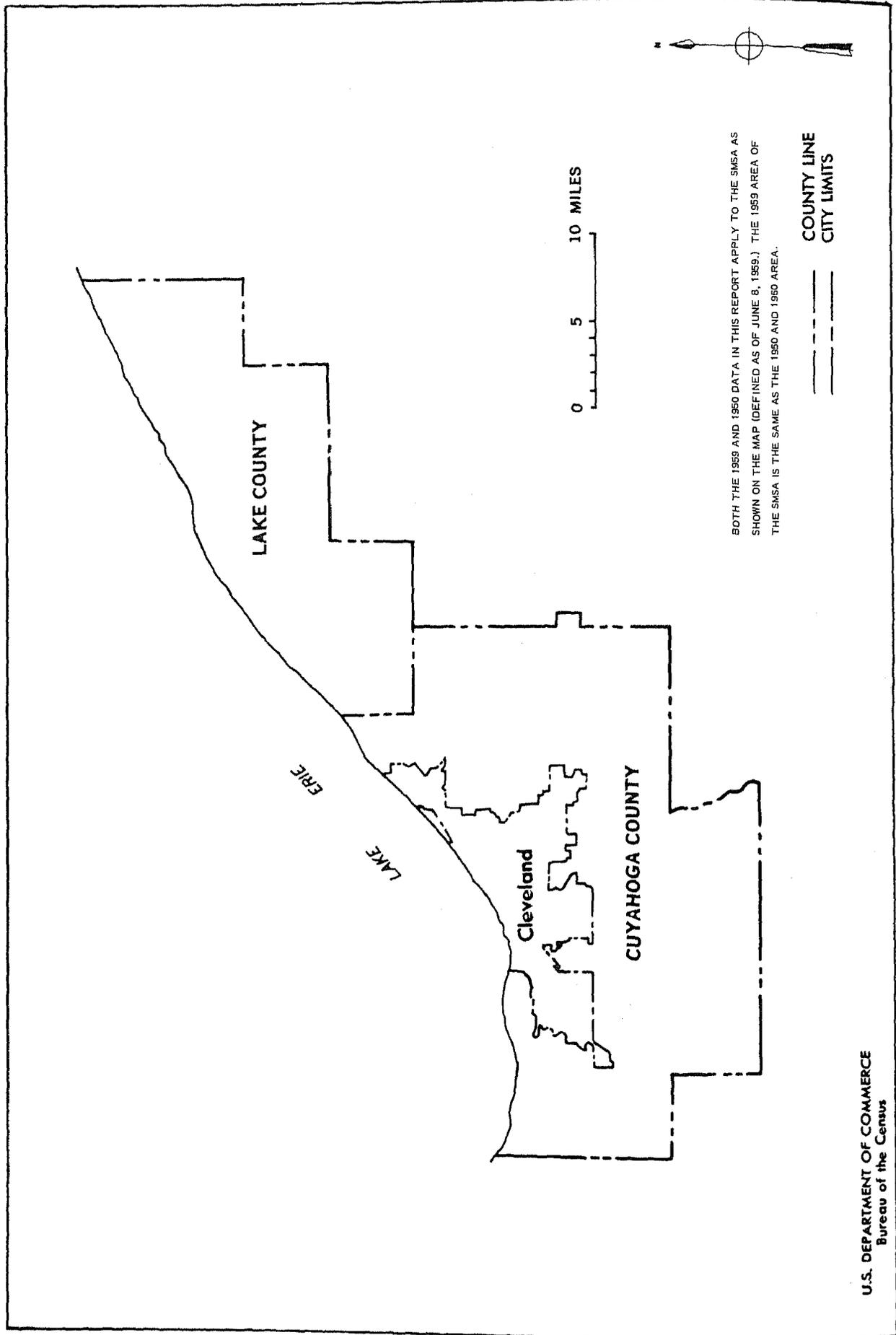
Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Gross rent						
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	No cash rent
Renter-occupied nonfarm dwelling units.....	16,561	521	769	265	2,131	8,299	3,552	1,024
ROOMS								
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	10,825	521	769	...	2,131	6,374	533	497
5 and 6 rooms.....	5,736	...	...	265	...	1,925	3,019	527
7 rooms or more.....	...	...	...	...	...	...	...	...
PERSONS								
1 and 2 persons.....	9,572	...	514	...	1,727	4,851	1,983	497
3 and 4 persons.....	5,518	256	255	...	404	3,005	1,071	527
5 and 6 persons.....	1,471	265	...	265	...	443	498	...
7 persons or more.....	...	...	...	...	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	13,772	521	519	265	1,329	6,964	3,140	1,024
Under 45 years.....	7,496	521	...	265	816	4,931	963	...
45 to 64 years.....	4,225	...	255	...	...	769	2,177	1,024
65 years and over.....	2,051	...	264	...	...	1,264	...	...
Other male head.....	710	...	250	...	295	...	165	...
Female head.....	2,079	...	...	...	497	1,335	247	...

Cleveland, Ohio

STANDARD METROPOLITAN STATISTICAL AREA



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 OF THE SMSA IS THE SAME AS THE 1950 AND 1960 AREA.

COUNTY LINE
CITY LIMITS

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census