

## APPENDIX A—Area Classifications and Definitions and Explanations of Subject Characteristics

<b>AREA CLASSIFICATIONS</b> .....	App-1	Sewage disposal .....	App-7
Counties .....	App-1	Equipment and Fuels .....	App-7
Standard Metropolitan Statistical Areas .....	App-1	Heating equipment .....	App-7
		Air conditioning .....	App-7
		Automobiles and trucks available .....	App-7
<b>DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS</b> ..	App-2	Fuels used for house heating and cooking .....	App-7
General .....	App-2	Owned second home .....	App-7
Comparability with 1970 Census of Housing data .....	App-2	Financial Characteristics .....	App-8
Comparability with other current reports .....	App-2	Value .....	App-8
Living Quarters .....	App-3	Value-income ratio .....	App-8
Housing units .....	App-3	Contract rent .....	App-8
Group quarters .....	App-3	Gross rent .....	App-8
Rules for mobile homes, hotels, rooming houses, etc. ....	App-3	Gross rent in nonsubsidized housing .....	App-8
Institutions .....	App-4	Gross rent as percentage of income .....	App-8
Year-round housing units .....	App-4	Gross rent in nonsubsidized housing as percentage of income .....	App-8
Changes in the Housing Inventory ..	App-4	Household Characteristics .....	App-8
Units added by new construction .....	App-4	Household .....	App-8
Units lost through demolition or disaster .....	App-4	Head of household .....	App-8
Units lost through other means .....	App-4	Household composition .....	App-8
Other units involved in change .....	App-4	Family or primary individual ..	App-9
Occupancy and Vacancy Characteristics .....	App-4	Subfamily .....	App-9
Occupied housing units .....	App-4	Age of head .....	App-9
Race .....	App-4	Persons 65 years old and over ..	App-9
Spanish origin .....	App-5	Own children .....	App-9
Tenure .....	App-5	Other relative of head .....	App-9
Vacant housing units .....	App-5	Nonrelative .....	App-9
Vacancy status .....	App-5	Income .....	App-9
Homeowner vacancy rate .....	App-5		
Rental vacancy rate .....	App-5		
Utilization Characteristics .....	App-5	<b>FACSIMILE OF THE ANNUAL HOUSING SURVEY QUESTIONNAIRE: 1973</b> .....	App-10
Persons .....	App-5		
Rooms .....	App-6		
Persons per room .....	App-6		
Bedrooms .....	App-6		
<b>Structural and Plumbing Characteristics</b> .....	App-6		
Complete kitchen facilities .....	App-6		
Basement .....	App-6		
Year structure built .....	App-6		
Units in structure .....	App-6		
Elevator in structure .....	App-6		
Plumbing facilities .....	App-6		
Complete bathrooms .....	App-7		
Source of water .....	App-7		

### AREA CLASSIFICATIONS

#### Counties

The primary divisions of most of the States are termed counties; in Louisiana the corresponding units are termed parishes. Alaska has no counties; in this State, areas designated census divisions have been defined for general statistical purposes by the State in cooperation with the Census Bureau and are treated as county equivalents. Four States (Maryland, Missouri, Nevada, and Virginia) contain one or more cities that are independ-

ent of any county; for statistical purposes these independent cities are treated as county equivalents.

#### Standard Metropolitan Statistical Areas

The definitions of standard metropolitan statistical areas used in the Annual Housing Survey correspond to the 243 SMSA's used in the 1970 census. These include the 228 SMSA's as defined and named in the Bureau of the Budget publication, **Standard Metropolitan Statistical Areas: 1967**, U.S. Government Printing Office, Washington, D.C. 20402. After 1967, 15 SMSA's were added, of which 2 were defined in January 1968 and an additional 13 were defined in February 1971 on the basis of the results of the 1970 census. Changes in SMSA definition criteria, boundaries, and titles made after February 1971 are not reflected in this series of reports. SMSA's are defined by the Office of Management and Budget (formerly Bureau of the Budget).

Except in the New England States, a standard metropolitan statistical area 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 socially and economically integrated with the central city. In the New England States, SMSA's consist of towns and cities instead of counties. Each SMSA must include at least one central city, and the complete title of an SMSA identifies the central city or cities. For a detailed description of the criteria used in defining SMSA's, see the Bureau of the Budget publication cited above.

In this report, figures for "in central cities" refer to all housing units within the legal city boundaries. For a few central cities, the figures include some housing units in parts of the city classified as rural in the 1970 census.

## DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS

### General

As stated in the introductory text of this report, the 1973 Annual Housing Survey was conducted by direct interview. The survey enumerators were instructed to read the questions directly from the questionnaire. The definitions and explanations given below for each subject are to a considerable extent drawn from various technical and procedural materials used in the collection of the data. This material helped the enumerative personnel to understand more fully the intent of each question and thus to resolve problem or unusual cases. Additional explanatory information has been added to this portion of the text to assist the user in the proper utilization of the statistics.

**Comparability with 1970 Census of Housing data.**—Selected items from the 1970 census are presented in this report for comparison purposes. The concepts and definitions are generally comparable for items that appear in both the 1970 census and the 1973 survey. Definitional differences, if any, are discussed under the particular subject later in this section. Additional differences between the 1973 Annual Housing Survey data and the 1970 census data (including 1970 data in this report) may be attributed to several factors. These include the extensive use of self-enumeration in the census in contrast to direct interview in the Annual Housing Survey; differences in processing procedures; the estimation procedures and sample designs; the sampling variability of the estimates from the Annual Housing Survey; to a smaller extent, the sampling variability associated with the sample data from the census; the nonsampling errors associated with the Annual Housing Survey estimates; and the nonsampling errors associated with the census estimates.

Statistics on counts and characteristics of changes in the housing inventory between the 1960 and 1970 censuses are given in the 1970 Census of Housing, Volume IV, **Components of Inventory**

**Change.** In Volume IV, the data are based on information for a sample of housing units enumerated in late 1970 as part of the 1970 census. Data are provided for such components of change between 1960 and 1970 as new construction, conversions, other additions, demolitions, mergers, other losses, and housing units that were the same in 1960 and in 1970.

In this report, data are shown only for new construction units and units removed from the inventory by demolition, disaster, or some other means. The 1973 data on new construction were obtained primarily by enumeration of a sample of units selected from building permits. The 1970 **Components of Inventory Change** data were obtained from the 1970 census tabulations of the "year structure built" item; i.e., housing units built in 1960 or later were classified as added by "new construction." Due to limitations in the 1973 survey procedures for obtaining data on losses, a unit is classified as lost from the inventory in this report only when the entire structure in which the sample unit was located was lost. In contrast, the data on losses in Volume IV refer to all housing unit losses, including losses of units in structures which still contained one or more housing units.

**Comparability with other current reports.**—This report contains information similar to that contained in some of the other current Census Bureau reports, such as the Current Housing Report **Housing Vacancies**, the Current Population Reports, and the Current Construction Reports, published by the Bureau of the Census. Because of procedural differences mentioned below, care should be taken when comparing data from the Annual Housing Survey with data from other current surveys.

**Current Housing Reports from the Housing Vacancy Survey.**—Vacancy rates, characteristics of vacant units, and summary information on the occupied and vacant housing inventory for the United States by inside and outside standard metropolitan statistical areas are available from the Current Housing Reports, Series H-111, **Housing Vacancies**. The statistics

presented are based on data collected in two different sample surveys conducted by the Bureau of the Census. Estimates of vacant housing units are based on data obtained in the monthly population sample survey, covering approximately 58,000 designated sample units. Estimates of occupied housing units are based on data obtained in the quarterly household sample survey, covering approximately 16,000 designated sample units. Series H-111 is published quarterly and annually.

The concepts and definitions used in the 1973 Annual Housing Survey and the Housing Vacancy Survey are the same. Differences may be attributed to factors such as sampling variability, nonsampling errors, survey techniques, and processing procedures.

**Current Population Reports from the Current Population Survey.**—The Current Population Survey is a monthly sample survey of approximately 58,000 designated sample units. From the data collected in the Current Population Survey, the Bureau issues several publications under the general title Current Population Reports. Included are reports on household and family characteristics, mobility of the population, and income.

Although the concepts and definitions used in this report are essentially the same as those used in the Current Population Reports and the intent of both the Annual Housing Survey and the Current Population Survey is the same, there are likely to be significant differences in the income data. The time period covering income is different in that in this report income covers the 12 months prior to the date of enumeration while the income data in the Current Population Survey refer to the calendar year prior to the date of enumeration. There are also significant differences in the way income questions are asked. Additional differences between the 1973 Annual Housing Survey and the Current Population Survey may be attributed to factors such as the sampling variability and nonsampling errors of the figures from the two surveys, survey procedures and techniques, and processing procedures.

**Current Population Reports from the Survey of Purchases and Ownership.**—The 1973 Survey of Purchases and Ownership is a sample survey, covering approximately 20,000 of the 60,000 designated sample units in the 1973 Annual Housing Survey. Data are collected on ownership, availability, and recent purchases of automobiles and other vehicles, television sets, and selected major household appliances. Information on the price paid is obtained for recently purchased items. The data are available in the Current Population Reports, Series P-65, **Consumer Buying Indicators**.

Although the Survey of Purchases and Ownership was taken in conjunction with the Annual Housing Survey, there are differences in the concepts and definitions between the two. For example, the data on automobiles and other four-wheel vehicles, such as pickup trucks and passenger vans, collected in the Survey of Purchases and Ownership reflect the number of such vehicles that are owned or being bought by a member of the family. The data collected in the Annual Housing Survey reflect the number of automobiles or trucks owned or regularly used by any member of the household, including nonrelatives. Additional differences may be attributed to such factors as estimation procedures, sampling variability, and nonsampling errors.

**Current Construction Reports from the Surveys of Construction.**—The current construction statistics are collected primarily from the 14,000 permit-issuing places throughout the United States. The Census Bureau issues several publications under the general title, Current Construction Reports. These reports include current data on housing starts and completions; construction authorized by building permits; housing units authorized for demolition in permit-issuing places for selected areas; and new one-family homes sold and for sale.

The concepts and definitions used in this report differ from some of those used in the Current Construction Reports. The major difference is that the Current Construction Reports present counts and characteristics of housing units in various

stages of construction through completion. The Annual Housing Survey shows counts and characteristics of the existing housing inventory. Additional differences between the 1973 Annual Housing Survey and the Current Construction Reports may be attributed to factors such as the sampling variability and nonsampling errors of the figures from the two surveys, survey procedures and techniques, and processing procedures.

### LIVING QUARTERS

Living quarters are classified as either housing units or group quarters. Usually, living quarters are in structures intended for residential use (e.g., a one-family home, apartment house, hotel or motel, boarding house, or mobile home or trailer). Living quarters may also be in structures intended for nonresidential use (e.g., the rooms in a warehouse where a watchman lives), as well as in places such as tents, caves, and old railroad cars.

**Housing units.**—A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have either (1) direct access from the outside of the building or through a common hall which is used or intended to be used by the occupants of another unit or by the general public or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements (except as described in the section on group quarters). For vacant units, the criteria of separateness, direct access, and complete kitchen facilities for exclusive use are applied to the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Both occupied and vacant housing units are included in the housing inventory, except that mobile homes, trailers, tents, caves, boats, rail-

road cars, and the like, are included only if they are occupied.

**Group quarters.**—Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge. Group quarters are located most frequently in institutions, boarding houses, military barracks, college dormitories, fraternity and sorority houses, hospitals, monasteries, convents, and ships. A house or apartment is considered group quarters if it is shared by the person in charge and five or more persons unrelated to him, or if there is no person in charge, by six or more unrelated persons. Information on the housing characteristics of group quarters was not collected.

**Rules for mobile homes, hotels, rooming houses, etc.**—Mobile homes or trailers, tents, boats, or railroad cars are not considered housing units if vacant, used only for business, or used only for vacations.

Occupied rooms or suites of rooms in hotels, motels, and similar places are classified as housing units only when occupied by permanent residents, i.e., persons who consider the hotel as their usual place of residence or have no usual place of residence elsewhere. Vacant rooms or suites of rooms are classified as housing units only in those hotels, motels, and similar places in which 75 percent or more of the accommodations are occupied by permanent residents.

If any of the occupants in a rooming or boarding house live and eat separately from everyone else in the building and have either direct access or complete kitchen facilities for exclusive use, their quarters are classified as separate housing units. The remaining quarters are combined. If the combined quarters contain four or fewer roomers unrelated to the head, they are classified as one housing unit; if the combined quarters contain five or more roomers unrelated to the head or person in charge, they are classified as group quarters. In a dormitory, residence hall, or similar place, living quarters of the supervisory staff and other employees are separate housing

## APPENDIX A—Continued

units if they satisfy the housing unit criteria; other living quarters are considered group quarters.

**Institutions.**—Living quarters of staff personnel are separate housing units if they satisfy the housing unit criteria. Other living quarters are considered group quarters.

**Year-round housing units.**—Data on housing characteristics are limited to year-round housing units, i.e., all occupied units plus vacant units which are intended for year-round use. Vacant units intended for seasonal occupancy and vacant units held for migratory labor are excluded because it is difficult to obtain reliable information for them. However, this report does present counts of the total housing inventory which includes all vacant housing units.

### CHANGES IN THE HOUSING INVENTORY

**Units added by new construction.**—A housing unit built in April 1970 or later is classified as a unit added by "new construction." Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to a point that all exterior windows and doors were installed and final usable floors were in place. Housing units built during this period but removed from the housing inventory before enumeration are not reflected in the figures of this report. In the Annual Housing Survey, data on new construction were obtained primarily by the enumeration of a sample of units selected from building permits; in the 1970 Census of Housing, Volume IV, **Components of Inventory Change**, new construction data were obtained from tabulations of the 1970 census sample records of units built 1960 or later.

**Units lost through demolition or disaster.**—A housing unit in a structure which existed in April 1970 and was torn down 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 in structures destroyed by

fire, flood, or other causes are classified as units lost through disaster. In this report, a housing unit is counted as a demolition or disaster loss when the whole structure in which it was located was lost from the inventory. In the 1970 Census of Housing, Volume IV, **Components of Inventory Change**, the data on losses refer to all housing unit losses, including losses of units in structures which still contained one or more housing units. In addition, units lost through disaster were counted in 1970 as "units lost through other means."

**Units lost through other means.**—Any housing unit which existed in April 1970 is counted as lost through other means when the entire structure in which it was located was lost to the housing inventory through means other than demolition or disaster. This component includes the following types of losses:

1. Units lost by change to group quarters; for example, a housing unit that was occupied by a family in 1970 and by a family and five lodgers at the time of enumeration.
2. Units lost from the inventory because they are vacant and unfit for human habitation. A unit is unfit for human habitation if the roof, walls, doors, and windows no longer protect the interior from the elements.
3. Vacant units lost from the inventory because there is positive evidence (sign, notice, mark on the house or block) that the units are scheduled for demolition or rehabilitation or that 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 1970. Such moves in the same area do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved.

In the 1970 Census of Housing, Volume IV, **Components of Inventory Change**, the data on losses refer to all housing unit losses, including losses of

units in structures which still contained one or more housing units. In addition, units lost through disaster (fire, flood, or other such causes) were counted in 1970 as "units lost through other means."

**Other units involved in change.**—There are other components of change in the housing inventory for which the Annual Housing Survey provides no specific measures. The survey procedures do not include a measure of conversions and mergers and units added from other sources such as nonresidential structures. The net effect of these omissions on the change in the total housing inventory is not known.

### OCCUPANCY AND VACANCY CHARACTERISTICS

**Occupied housing units.**—A housing unit is classified as occupied if a person or group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent—for example, on vacation. However, if the unit was occupied entirely by persons with a usual place of residence elsewhere, the unit is classified as vacant. By definition, the count of occupied housing units is the same as the count of households.

**Race.**—The classification by race shown here refers to the race of the head of the household occupying the housing unit. The concept of race as used by the Census Bureau does not denote clear-cut scientific definitions of biological stock. The enumerator was to report the race of the head of the household in three categories: White, Negro, and other. The last category includes American Indian, Chinese, Eskimo, Japanese, Korean, and any other race except white and Negro. Figures on tenure are given separately for white and Negro heads of households; units with household heads of other races are included in the total in table 1 and may be derived by subtracting the sum of white and Negro from the total. More detailed characteristics of units with Negro head of household are presented in separate tables. The classification of race in the 1973 Annual Housing Survey was made by the enumerator based on his

## APPENDIX A—Continued

own observation. In the 1970 census, race was essentially a self-classification by people according to the race with which they identified themselves.

**Spanish origin.**—The classification by Spanish origin here refers to the origin of the head of the household occupying the housing unit. Detailed characteristics of units with head of Spanish origin are presented in separate tables. Spanish origin was determined on the basis of a question that asked for self-identification of a person's origin or descent. Respondents were asked to select their origins from a "flash card." Persons of Spanish origin were those who indicated that their origin was either Mexican-American, Chicano, Mexican, Mexicano, Puerto Rican, Cuban, Central or South American, or other Spanish.

In the 1970 census and current surveys' reports, Spanish persons are identified according to various criteria: Birthplace, birthplace of parents, language, surname, and origin or descent. For this reason, care should be taken in making comparisons of Spanish origin estimates from the Annual Housing Survey and other surveys.

**Tenure.**—A housing unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

**Vacant housing units.**—A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is occupied entirely by persons who have a usual residence elsewhere.

New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if unfit for human hab-

itation; that is, if the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or in the block) that the unit is to be demolished or is condemned. Also excluded are quarters being used entirely for nonresidential purposes, such as a store or an office, or quarters used for the storage of business supplies or inventory, machinery, or agricultural products.

The concepts and definitions of vacant housing units used in this report are the same as those used in the 1970 Census of Housing reports.

**Vacancy status.**—Vacant housing units are classified as either "seasonal and migratory" or "year-round." "Seasonal" units are intended for occupancy during only certain seasons of the year. Included are units intended for recreational use, such as beach cottages and hunting cabins, and vacant units held for herders and loggers. "Migratory" units are vacant units held for occupancy by migratory labor employed in farm work during the crop season. "Year-round" vacant housing units are available or intended for occupancy at any time of the year. A unit in a resort area which is usually occupied on a year-round basis is considered year-round. A unit used only occasionally throughout the year is also considered year-round.

"Year-round" vacant units are subdivided as follows:

**For sale only.**—Vacant year-round units "for sale only" also include vacant units in a cooperative or condominium building if the individual units are offered for sale only.

**For rent.**—Vacant year-round units "for rent" also include vacant units offered either for rent or for sale.

**Rented or sold, not occupied.**—If any money rent has been paid or agreed upon but the new renter has not moved in as of the date of enumeration, or if the unit has recently been sold but the new owner has not yet moved in, the year-round vacant unit is classified as "rented or sold, not occupied."

**Held for occasional use.**—This category consists of vacant year-round units which are held for weekend or other occasional use throughout the year. The intent of this question is to identify homes reserved by their owners as second homes. Because of the difficulty of distinguishing between this category and seasonal vacancies, it is possible that some "second homes" are classified as "seasonal" and vice versa. (See also discussion of "Owned second home" in section on "Equipment and Fuels.")

**Other vacant.**—If a vacant year-round unit does not fall into any of the classifications specified above, it is classified as "other vacant." For example, this category includes units held for settlement of an estate, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner. In this report, all units temporarily occupied by persons with usual residence elsewhere are shown in this category.

**Homeowner vacancy rate.**—The 1973 homeowner vacancy rate is the number of year-round vacant units for sale as a percent of the total homeowner inventory, i.e., all owner-occupied units and year-round vacant units for sale or sold, not occupied. The homeowner vacancy rate for 1970 excludes vacant units sold but not occupied.

**Rental vacancy rate.**—The 1973 rental vacancy rate is the number of year-round vacant units for rent as a percent of the total rental inventory, i.e., all renter-occupied units and all year-round vacant units for rent or rented, not occupied. The rental vacancy rate for 1970 excludes vacant units rented but not occupied.

### UTILIZATION CHARACTERISTICS

**Persons.**—All persons occupying the housing unit are counted. These persons include not only occupants related to the head of the household but also any lodgers, roomers, boarders, partners, wards, foster children, and resident employees

## APPENDIX A—Continued

who share the living quarters of the household head. The data on "persons" show the number of housing units occupied by the specified number of persons.

A person is enumerated at his usual place of residence. This refers to the place where the person lives and sleeps most of the time. This place is not necessarily the same as his legal residence, voting residence, or domicile.

**Rooms.**—The statistics on "rooms" are in terms of the number of housing units with specified number of rooms. Rooms counted include whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, permanently enclosed porches that are suitable for year-round use, and lodger's rooms. Also included are rooms used for offices by a person living in the unit.

A partially divided room, such as a dinette next to a kitchen or living room, is a separate room only if there is a partition from floor to ceiling, but not if the partition consists only of shelves or cabinets.

Not included in the count of rooms are bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, other unfinished space used for storage, open porches, trailers used only as bedrooms, and offices used only by persons not living in the unit.

If a room is used by occupants of more than one unit, the room is included with the unit from which it is most easily reached.

**Persons per room.**—"Persons per room" is computed for each occupied unit by dividing the number of persons in the unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of housing units having the specified ratio of persons per room.

**Bedrooms.**—The number of bedrooms in the unit is the count of rooms used mainly for sleeping, even if also used for other purposes. Rooms reserved for sleeping

such as guest rooms, even though used infrequently, are counted as bedrooms. On the other hand, rooms used mainly for other purposes, even though used also for sleeping, such as a living room with a hideaway bed, are not considered bedrooms. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

### STRUCTURAL AND PLUMBING CHARACTERISTICS

**Complete kitchen facilities.**—A unit has complete kitchen facilities when it has all three of the following for the exclusive use of the occupants of the unit: (1) An installed sink with piped water, (2) a range or cookstove, and (3) a mechanical refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Quarters with only portable cooking equipment are not considered as having a range or cookstove. An icebox is not included as a mechanical refrigerator.

The kitchen facilities are for the exclusive use of the occupants when they are used only by the occupants of one housing unit, including lodgers or other unrelated persons living in the unit. When a structure consists of only one housing unit, all equipment located inside the structure is classified, by definition, for exclusive use.

For vacant units from which one or all of the kitchen facilities had been removed, the kitchen facilities used by the last occupant were to be reported.

**Basement.**—Statistics on basements are presented in terms of the number of housing units located in structures built with a basement. A structure has a basement if there is enclosed space in which persons can walk upright under all or part of the building.

**Year structure built.**—Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. The figures relate to the number of units in structures built

during the specified periods and in existence at the time of enumeration. For mobile homes and trailers, the model year was assumed to be the year built.

**Units in structure.**—In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of housing units in structures of specified type and size, not in terms of the number of residential structures.

A structure is a separate building that either has open space on all sides or is separated from other structures by dividing walls that extend from ground to roof. Structures containing only one housing unit are further classified as detached or attached.

A one-family house is detached if it has open space on all four sides even though it has an adjoining shed or garage. A one-family house is attached if it has one or more walls extending from ground to roof which divide it from other adjoining structures, such as in row houses, townhouses, etc.

Mobile homes and trailers are shown as a separate category. When one or more rooms have been added to a mobile home or trailer it is classified as a one-family house. If, however, only a porch or shed has been added, it is still counted as a mobile home or trailer.

**Elevator in structure.**—Statistics on elevator in structure are presented in terms of the number of housing units in structures with four floors or more which have a passenger elevator. Units are in a "walk-up" structure of four floors or more if the structure has no passenger elevator or if the only elevator service is for freight.

**Plumbing facilities.**—The category "with all plumbing facilities" consists of units which have hot and cold piped water inside the structure as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. All plumbing facilities must be located in the structure but they need not be in the same room. "Lacking

## APPENDIX A—Continued

some or all plumbing facilities" means that the unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

**Complete bathrooms.**—A housing unit is classified as having a complete bathroom if it has a room with a flush toilet and bathtub or shower and a wash basin, as well as piped hot water in the structure for the exclusive use of the occupants of the unit. A half bathroom has either a flush toilet or a bathtub or shower for exclusive use, but does not have all the facilities for a complete bathroom.

The category "none or also used by another household" consists of units with no bathroom facilities, units with only a half bathroom, units with bathroom facilities which are also for the use of the occupants of other housing units, and units with all bathroom facilities but not in one room.

**Source of water.**—"A public system or private company" refers to a common source supplying running water to six or more housing units. The water may be supplied by a city, county, water district, or private water company, or it may be obtained from a well which supplies six or more housing units. If a well provides water for five or fewer housing units, it is classified as an "individual well." Water sources such as springs, creeks, rivers, etc., are included in the "other" category.

**Sewage disposal.**—A "public sewer" is connected to a city, county, sanitary district, neighborhood, or subdivision sewer system. It may be operated by a governmental body or private organization. A "septic tank or cesspool" is an underground tank or pit used for disposal of sewage. Small sewage treatment plants which in some localities are called neighborhood septic tanks are classified as public sewers. Units for which sewage is disposed of in some other way are included in the "other" category.

## EQUIPMENT AND FUELS

**Heating equipment.**—"Warm-air furnace" refers to a central system which provides warm air through ducts leading to various rooms; central heat pumps are included in this category. "Steam or hot water" refers to a central heating system in which heat from steam or hot water is delivered through radiators or other outlets. "Built-in electric units" are permanently installed in floors, walls, ceilings, or baseboards. A "floor, wall, or pipeless furnace" delivers warm air to the room right above the furnace or to the room(s) on one or both sides of the wall in which the furnace is installed. "Room heaters with flue" include circulating heaters, convectors, radiant gas heaters, and other nonportable heaters that burn gas, oil, kerosene, or other liquid fuels, and which are connected to a flue, vent, or chimney to remove smoke and fumes. "Room heaters without flue" include any room heater (not portable) that burns gas, oil, or kerosene which is not connected to a flue, vent, or chimney. "Fireplaces, stoves, or portable heaters" also include room heaters that burn coal or wood.

For vacant units from which the heating equipment had been removed, the equipment used by the last occupants was to be reported.

**Air conditioning.**—Air conditioning is defined as the cooling of air by a refrigeration unit; excluded are evaporative coolers, fans, or blowers which are not connected to a refrigeration unit. A room unit is an individual air conditioner which is installed in a window or an outside wall and is generally intended to cool one room, although it may sometimes be used to cool more than one room. A central system is a central installation which air conditions the entire housing unit. In an apartment building, a central system may cool all apartments in the building, each apartment may have its own central system, or there may be several systems, each providing central air conditioning for a group of apartments. A central installation with individual room controls is a central air-conditioning system.

**Automobiles and trucks available.**—Statistics on automobiles available represent the number of passenger automobiles, including station wagons, which are owned or regularly used by any member of the household and which are ordinarily kept at home. The figures include leased automobiles and company-owned automobiles kept at home. Police cars, taxicabs, pickups, or larger trucks were not to be counted.

The data on trucks available represent the number of pickups and small panel trucks of one-ton capacity or less which are owned or regularly used by any member of the household and which are ordinarily kept at home. Trucks used for business purposes were included only if also used for personal activities of household members.

The statistics do not reflect the number of privately owned automobiles or trucks or the number of households owning such vehicles.

**Fuels used for house heating and cooking.**—"Utility gas" is gas that is piped through underground pipes from a central system and serves the neighborhood. "Bottled, tank, or LP gas" is stored in tanks which are refilled or exchanged when empty. "Fuel oil, kerosene, etc." includes fuel oil, kerosene, gasoline, alcohol, and other combustible liquids. "Other fuel" includes any other fuel such as briquettes made of pitch and sawdust, coal dust, corncobs, or purchased steam.

**Owned second home.**—A second home may be a single-family house, vacation cottage, hunting cabin, ski lodge, etc., which is owned and held for use sometime during the year by the owner or members of his household. Second homes may also be owned in partnership with members of a different household. The figures include second homes which are sometimes rented or leased on a short-term basis to other persons but are principally held for the owner's occasional use during the year.

The statistics refer to the number of households that own (one or more) second homes. The data, therefore, do not reflect the number of owned second

## APPENDIX A—Continued

homes. (See also discussion of vacant units "Held for occasional use" in section on "Occupancy and Vacancy Characteristics.")

### FINANCIAL CHARACTERISTICS

**Value.**—Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. The statistics on value are shown only for one-family homes on less than 10 acres, without a commercial establishment or medical or dental office on the property. Owner-occupied cooperatives, condominiums, mobile homes, and trailers are excluded from the value tabulations.

**Value-income ratio.**—The value-income ratio is computed by dividing the value of the housing unit by the total money income of the family or primary individual. The ratio is presented for the same owner-occupied units for which value was tabulated; thus, the statistics on value-income ratio reflect the exclusion of certain owner-occupied units. The ratio was computed separately for each unit and was rounded to the nearest tenth. In reporting value, respondents were asked to select an appropriate class interval. The midpoints of the value intervals were used in the computation of the value-income ratio, except that a mean of \$2,000 was assigned for values less than \$2,500 and a mean of \$70,000 was assigned for values of \$60,000 or more. For income, the dollar amounts were used. Units occupied by families or primary individuals who reported no income or a net loss comprise the category "not computed."

The 1973 income statistics are for the 12 months prior to the date of enumeration. For 1970, the income statistics cover the calendar year 1969.

**Contract rent.**—Contract rent is the monthly rent agreed to, or contracted for, even if the furnishings, utilities, or services are included. The statistics on rent exclude one-family homes on 10 acres or more. Renter units occupied without payment of cash rent are shown separately as "no cash rent" in the rent tabulations.

**Gross rent.**—The computed rent termed "gross rent" is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water) and fuels (oil, coal, kerosene, wood, etc.), if these items are paid for by the renter (or paid for him by someone else, such as a relative, welfare agency, or friend) in addition to rent. Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included. Thus, gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. The estimated costs of water and fuels are reported on a yearly basis but they are converted to monthly figures in the computation process.

The statistics on rent exclude one-family houses on 10 acres or more. Renter units occupied without payment of cash rent are shown separately as "no cash rent" in the rent tabulations.

**Gross rent in nonsubsidized housing.**—The gross rent for nonsubsidized housing units excludes units reported in public housing projects, units with Federal, State, or local government rent subsidies, as well as one-family homes on 10 acres or more. Data on nonsubsidized units in this report are not based on government or local records; the figures are, therefore, subject to the ability of a respondent to properly classify his unit as subsidized or nonsubsidized housing.

**Gross rent as percentage of income.**—The yearly gross rent (monthly gross rent multiplied by 12) is expressed as a percentage of the total income of the family or primary individual. The percentage is presented for the same renter-occupied units for which gross rent was tabulated; thus, the statistics on gross rent as percentage of income reflect the exclusion of certain renter-occupied units. The percentage was computed separately for each unit and was rounded to the nearest whole number. For gross rent and income the dollar amounts were used in the computation. Units for which no cash rent is paid and units occupied by families or primary individuals who reported no

income or a net loss comprise the category "not computed."

The 1973 income statistics are for the 12 months prior to the date of enumeration. For 1970, the income statistics cover the calendar year 1969.

**Gross rent in nonsubsidized housing as percentage of income.**—This item was computed in the same manner as gross rent as percentage of income except that rents and incomes for public and subsidized housing units were excluded. Data on nonsubsidized units in this report are not based on government or local records; they are, therefore, subject to the ability of a respondent to properly classify his unit as subsidized or nonsubsidized housing.

### HOUSEHOLD CHARACTERISTICS

**Household.**—A household consists of all the persons who occupy a housing unit. By definition, the count of households is the same as the count of occupied housing units.

**Head of household.**—One person in each household is designated as the "head," that is, the person who is regarded as the head by the members of the household. However, if a married woman living with her husband is reported as the head, her husband was considered the head for the purpose of simplifying the tabulations.

**Household composition.**—Statistics by age of head are presented separately for two-or-more-person households and for one-person households. Households having two or more persons are further subdivided as follows:

**Male head, wife present, no nonrelatives.**—Each household in this group consists of the head and his wife, and other persons, if any, all of whom are related to him.

**Other male head.**—This category includes 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 hus-

## APPENDIX A—Continued

band and wife maintain separate residences; and male heads who are widowed, divorced, or single.

**Female head.**—This group comprises households with female heads regardless of their marital status. Included are female heads with no spouse and female heads whose husbands are living away from their families, as for example, husbands in the Armed Forces living on military installations.

Households consisting of only one person are shown separately as "one-person households" and are not included in the subcategories "other male head" and "female head."

**Family or primary individual.**—Housing units are occupied by either "families" or "primary individuals." The term "family" refers to the head of a household and all (one or more) other persons living in the same household who are related to the head by blood, marriage, or adoption. If the head lives alone or with nonrelatives only, then the head is considered a "primary individual."

Married couples related to the head of a family are included in the family and are not considered as separate families. A lodger, servant, or other person unrelated to the head is considered a member of the household but not of the family.

In the statistics on household composition, families are always included in one of the three major groups of two-or-more-person households. Primary individuals with nonrelatives living with them are tabulated as "other male head" or "female head." Primary individuals living alone are always tabulated as "one-person households."

**Subfamily.**—A subfamily is a married couple with or without children, or one parent with one or more own single (never married) children under 18 years old, living in a household and related to, but not including the head of the household or his wife. The most common example of a subfamily is a young married couple sharing the home of the husband's or wife's parents.

**Age of head.**—The age classification refers to the age reported for the head of the household as of his last birthday.

**Persons 65 years old and over.**—All persons, including the head, who are members of the household and are 65 years and over are included in the count of persons 65 years old and over.

**Own children.**—Statistics on presence of "own" children of household heads are shown in this report. A child under 18 years old is defined as an "own" child if he or she is a single (never married) son, daughter, stepchild, or adopted child of a household head. Own children of subfamilies are excluded from the total count of own children.

**Other relative of head.**—This category includes all persons related to the head by blood, marriage, or adoption except wife or child of head and members of subfamilies.

**Nonrelative.**—A nonrelative of the head is any person in the household who is not related to the head by blood, marriage, or adoption. Roomers, boarders, lodgers, partners, resident employees, wards, and foster children are included in this category.

**Income.**—The statistics on income in the Annual Housing Survey are based on the respondent's reply to questions on income for the 12 months prior to enumeration and is the sum of the amounts reported for wage and salary income, net self-employment income, Social Security or railroad retirement income, public assistance or welfare payments, and all other money income. The figures represent the amount of income received before deductions for personal income taxes, Social Security, union dues, bond purchases, health insurance premiums, Medicare deductions, etc.

In this report, the statistics relate to the money income of the family or primary individual occupying the housing unit, that is, the sum of the income of the head of the family and all other members of the family 14 years old and over or the income of the primary individual. Incomes of persons living in the unit but

not related to the head of the household are not included in this sum.

Wage or salary income is defined as the total money earnings received for work performed as an employee at any time during the 12-month period prior to enumeration. It includes wages, salary, piece rate payments, commissions, tips, cash bonuses, and Armed Forces pay. Net self-employment income is defined as net money income (gross receipts minus operating expenses) received from a business, professional practice, partnership, or farm in which the person was engaged on his own account.

Social Security or railroad retirement income includes cash receipts of Social Security pensions; survivors' benefits; disability insurance programs for retired persons, dependents of deceased insured workers, or disabled workers; and deductions for Medicare and health insurance premiums. Cash receipt of retirement, disability, and survivors' benefit payments made by the U.S. Government under the Railroad Retirement Act are also included. Separate payments received for hospital or other medical care are not included.

Income from all other sources includes money income received from sources such as periodic payments from estates and trust funds; dividends; interest; net rental income (or loss) from property rentals; net receipts from roomers or boarders; net royalties; public assistance or welfare payments which include cash receipts received from public assistance programs such as old age assistance, aid to families with dependent children, and aid to the blind or totally disabled; unemployment insurance benefits; money received for transportation and/or subsistence by persons participating in special governmental training programs such as the Area Redevelopment Act and the Manpower Development and Training Act; workmen's compensation cash benefits; periodic payments by the Veterans Administration to disabled members of the Armed Forces or to survivors of deceased veterans; public or private pensions; periodic receipts from insurance policies or annuities; alimony or child support from persons who are not mem-

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## APPENDIX A—Continued

bers of the household; net gambling gains; and nonservice scholarships and fellowships.

Receipts from the following sources were not included as income: Value of income "in kind" such as free living quarters, housing subsidies, food stamps, or food produced and consumed in the home; money received from the sale of property (unless the recipient was engaged in the business of selling such property); money borrowed; tax refund; withdrawal of bank deposits; accrued interest on "uncashed" savings bonds; exchange

of money between relatives living in the same household; and gifts and lump-sum insurance payments, inheritances, and other types of lump-sum receipts.

The income statistics and the characteristics of the household refer to different periods in time. For 1973, the income data refer to the 12 months prior to enumeration whereas the household characteristics refer to the date of enumeration. For 1970, income data refer to the calendar year 1969 whereas the household characteristics refer to April 1, 1970. Thus, the income of the family

does not include amounts received by persons who were members of the family during all or part of the income period if these persons no longer resided with the family at the time of enumeration. On the other hand, family income includes amounts reported by related persons who did not reside with the family during the income period but who were members of the family at the time of enumeration. For most families, however, the income reported was received by persons who were members of the family throughout the income period.

## APPENDIX A—Area Classifications and Definitions and Explanations of Subject Characteristics

AREA CLASSIFICATIONS .....	App-1	Garbage collection service .....	App-6
Counties .....	App-1	Exterminator service .....	App-6
Standard Metropolitan Statistical Areas .....	App-1	Street conditions and neighborhood services .....	App-7
DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS .....	App-1	FACSIMILE OF THE ANNUAL HOUSING SURVEY QUESTIONNAIRE: 1973 .....	App-8
General .....	App-1	AREA CLASSIFICATIONS	
Living Quarters .....	App-2	Counties	
Housing units .....	App-2	The primary divisions of most of the States are termed counties; in Louisiana the corresponding units are termed parishes. Alaska has no counties; in this State, areas designated census divisions have been defined for general statistical purposes by the State in cooperation with the Census Bureau and are treated as county equivalents. Four States (Maryland, Missouri, Nevada, and Virginia) contain one or more cities that are independent of any county; for statistical purposes these independent cities are treated as county equivalents.	
Group quarters .....	App-2	Standard Metropolitan Statistical Areas	
Rules for mobile homes, hotels, rooming houses, etc. . . .	App-2	The definitions of standard metropolitan statistical areas used in the Annual Housing Survey correspond to the 243 SMSA's used in the 1970 census. These include the 228 SMSA's as defined and named in the Bureau of the Budget publication, <b>Standard Metropolitan Statistical Areas: 1967</b> , U.S. Government Printing Office, Washington, D.C. 20402. After 1967, 15 SMSA's were added, of which 2 were defined in January 1968 and an additional 13 were defined in February 1971 on the basis of the results of the 1970 census. Changes in SMSA definition criteria, boundaries, and titles made after February 1971 are not reflected in this series of reports. SMSA's are defined by the Office of Management and Budget (formerly Bureau of the Budget).	
Institutions .....	App-2		
Occupancy Characteristics .....	App-2		
Occupied housing units .....	App-2		
Persons .....	App-2		
Race .....	App-2		
Spanish origin .....	App-2		
Tenure .....	App-3		
Duration of occupancy .....	App-3		
Household Characteristics .....	App-3		
Household .....	App-3		
Head of household .....	App-3		
Type of household .....	App-3		
Subfamily .....	App-3		
Own children .....	App-3		
Other relative of head .....	App-3		
Nonrelative .....	App-3		
Selected Characteristics, by Breakdowns or Failures .....	App-3		
Bedrooms .....	App-3		
Rooms .....	App-4		
Plumbing facilities .....	App-4		
Complete bathrooms .....	App-4		
Flush toilet, water supply, sewage disposal, and heating equipment .....	App-4		
Insufficient heat .....	App-5		
Complete kitchen facilities .....	App-5		
Basement .....	App-5		
Units in structure .....	App-5		
Roof .....	App-5		
Interior ceilings and walls .....	App-6		
Interior floors .....	App-6		
Common stairways .....	App-6		
Light fixtures in public halls .....	App-6		
Electric wiring .....	App-6		
Electric wall outlets .....	App-6		
Electric fuse blowouts .....	App-6		

Except in the New England States, a standard metropolitan statistical area 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 socially and economically integrated with the central city. In the New England States, SMSA's consist of towns and cities instead of counties. Each SMSA must include at least one central city, and the complete title of an SMSA identifies the central city or cities. For a detailed description of the criteria used in defining SMSA's, see the Bureau of the Budget publication cited above.

In this report, figures for "in central cities" refer to all housing units within the legal city boundaries. For a few central cities, the figures include some housing units in parts of the city classified as rural in the 1970 census.

### DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS

#### General

As stated in the introductory text of this report, the 1973 Annual Housing Survey was conducted by direct interview. The survey enumerators were instructed to read the questions directly from the questionnaire. The definitions and explanations given below for each subject are to a considerable extent drawn from various technical and procedural materials used in the collection of the data. This material helped the enumerative personnel to understand more fully the intent of each question and thus to resolve problem or unusual cases. Additional explanatory information has been added to this portion of the text to assist the user in the proper utilization of the statistics.

## APPENDIX A—Continued

### Living Quarters

Living quarters are classified as either housing units or group quarters. Usually, living quarters are in structures intended for residential use (e.g., a one-family home, apartment house, hotel or motel, boarding house, or mobile home or trailer). Living quarters may also be in structures intended for nonresidential use (e.g., the rooms in a warehouse where a watchman lives), as well as in places such as tents, caves, and old railroad cars.

**Housing units.**—A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have either (1) direct access from the outside of the building or through a common hall which is used or intended to be used by the occupants of another unit or by the general public or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements (except as described in the section on group quarters). For vacant units, the criteria of separateness, direct access, and complete kitchen facilities for exclusive use are applied to the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Both occupied and vacant housing units are included in the housing inventory, except that mobile homes, trailers, tents, caves, boats, railroad cars, and the like, are included only if they are occupied.

**Group quarters.**—Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge. Group quarters are located most frequently in institutions, boarding houses, military barracks, college dormitories, fraternity and sorority houses, hospitals, monasteries, convents, and ships. A house or apartment is considered

group quarters if it is shared by the person in charge and five or more persons unrelated to him, or if there is no person in charge, by six or more unrelated persons. Information on the housing characteristics of group quarters was not collected.

**Rules for mobile homes, hotels, rooming houses, etc.**—Mobile homes or trailers, tents, boats, or railroad cars are not considered housing units if vacant, used only for business, or used only for vacations.

Occupied rooms or suites of rooms in hotels, motels, and similar places are classified as housing units only when occupied by permanent residents, i.e., persons who consider the hotel as their usual place of residence or have no usual place of residence elsewhere. Vacant rooms or suites of rooms are classified as housing units only in those hotels, motels, and similar places in which 75 percent or more of the accommodations are occupied by permanent residents.

If any of the occupants in a rooming or boarding house live and eat separately from everyone else in the building and have either direct access or complete kitchen facilities for exclusive use, their quarters are classified as separate housing units. The remaining quarters are combined. If the combined quarters contain four or fewer roomers unrelated to the head, they are classified as one housing unit; if the combined quarters contain five or more roomers unrelated to the head or person in charge, they are classified as group quarters. In a dormitory, residence hall, or similar place, living quarters of the supervisory staff and other employees are separate housing units if they satisfy the housing unit criteria; other living quarters are considered group quarters.

**Institutions.**—Living quarters of staff personnel are separate housing units if they satisfy the housing unit criteria. Other living quarters are considered group quarters.

### Occupancy Characteristics

**Occupied housing units.**—A housing unit is classified as occupied if a person or

group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent—for example, on vacation. However, if the unit was occupied entirely by persons with a usual place of residence elsewhere, the unit is classified as vacant. By definition, the count of occupied housing units is the same as the count of households.

**Persons.**—All persons occupying the housing unit are counted. These persons include not only occupants related to the head of the household but also any lodgers, roomers, boarders, partners, wards, foster children, and resident employees who share the living quarters of the household head.

A person is enumerated at his usual place of residence, which refers to the place where the person lives and sleeps most of the time. This place is not necessarily the same as his legal residence, voting residence, or domicile.

**Race.**—The classification by race shown here refers to the race of the head of the household occupying the housing unit. The concept of race as used by the Census Bureau does not denote clear-cut scientific definitions of biological stock. The enumerator was to report the race of the head of the household in three categories: White, Negro, and other. The last category includes American Indian, Chinese, Eskimo, Japanese, Korean, and any other race except white and Negro. Figures on tenure are given separately for white and Negro heads of households; units with household heads of other races are included in the total in table 1 and may be derived by subtracting the sum of white and Negro from the total. More detailed characteristics of units with Negro head of household are presented in separate tables. The classification of race in the 1973 Annual Housing Survey was made by the enumerator based on his own observation. In the 1970 census, race was essentially a self-classification by people according to the race with which they identified themselves.

**Spanish origin.**—The classification by Spanish origin here refers to the origin of the head of the household occupying the

## APPENDIX A—Continued

housing unit. Detailed characteristics of units with head of Spanish origin are presented in separate tables. Spanish origin was determined on the basis of a question that asked for self-identification of a person's origin or descent. Respondents were asked to select their origins from a "flash card." Persons of Spanish origin were those who indicated that their origin was either Mexican-American, Chicano, Mexican, Mexicano, Puerto Rican, Cuban, Central or South American, or other Spanish.

In the 1970 census and current surveys' reports, Spanish persons are identified according to various criteria: Birthplace, birthplace of parents, language, surname, and origin or descent. For this reason, care should be taken in making comparisons of Spanish origin estimates from the Annual Housing Survey and other surveys.

**Tenure.**—A housing unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

**Duration of occupancy.**—Data on duration of occupancy are based on information for the head of household; the data refer to the period when present occupancy began. Statistics are shown on whether the head lived in the unit "less than 3 months" or "3 months or longer." A head who "lived here last winter," must have moved into his unit prior to the previous February.

### Household Characteristics

**Household.**—A household consists of all the persons who occupy a housing unit. By definition, the count of households is the same as the count of occupied housing units.

**Head of household.**—One person in each household is designated as the "head,"

that is, the person who is regarded as the head by the members of the household. However, if a married woman living with her husband is reported as the head, her husband was considered the head for the purpose of simplifying the tabulations.

**Type of household.**—Statistics are presented separately for two-or-more-person households and for one-person households. Households having two or more persons are further subdivided as follows:

**Husband-wife.**—In this report, each household in this group consists of the head and his wife, and all other persons occupying the unit whether or not they are related to the head. In Parts A, C, and D, the category "male head, wife present, no nonrelatives" excludes persons not related to the head.

**Other male head.**—This category includes households with male heads who are widowed, divorced, or single and households with male heads who are married but with wife absent because of separation or other reason where husband and wife maintain separate residences.

**Female head.**—This group comprises households with female heads regardless of their marital status. Included are female heads with no spouse and female heads whose husbands are living away from their families, as for example, husbands in the Armed Forces living on military installations.

Households consisting of only one person are shown separately as "one-person households" and are not included in the subcategories "other male head" and "female head."

**Subfamily.**—A subfamily is a married couple with or without children, or one parent with one or more own single (never married) children under 18 years old, living in a household and related to, but not including the head of the household or his wife. The most common example of a subfamily is a young married couple sharing the home of the husband's or wife's parents.

**Own children.**—Statistics on presence of "own" children of household heads are shown in this report. A child under 18 years old is defined as an "own" child if he or she is a single (never married) son, daughter, stepchild, or adopted child of a household head. Own children of subfamilies are excluded from the total count of own children.

**Other relative of head.**—This category includes all persons related to the head by blood, marriage, or adoption except wife or child of head and members of subfamilies.

**Nonrelative.**—A nonrelative of the head is any person in the household who is not related to the head by blood, marriage, or adoption. Roomers, boarders, lodgers, partners, resident employees, wards, and foster children are included in this category.

### Selected Characteristics, by Breakdowns or Failures

**Bedrooms.**—The number of bedrooms in the unit is the count of rooms used mainly for sleeping, even if also used for other purposes. Rooms reserved for sleeping such as guest rooms, even though used infrequently, are counted as bedrooms. On the other hand, rooms used mainly for other purposes, even though used also for sleeping, such as a living room with a hideaway bed, are not considered bedrooms. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Data on bedrooms lacking privacy are shown for housing units with two or more bedrooms. Units have bedrooms lacking privacy when it is necessary to pass through a bedroom to get to another room, such as a den, and/or to get to the bathroom. The bathroom access criterion is applied only to units with one complete bathroom or one bathroom plus half bath in which the half bath lacks a flush toilet.

Statistics on the number of bedrooms regularly used by three or more persons are shown separately for three-or-more-person households. Not included are bed-

## APPENDIX A—Continued

rooms used for sleeping by three or more persons only on an occasional basis such as by visitors.

**Rooms.**—In this report, rooms include whole rooms used for living purposes such as living rooms, dining rooms, bedrooms, finished attic or basement rooms, recreation rooms, permanently enclosed porches suitable for year-round use, and lodger's rooms. Also included are rooms used for offices by a person living in the unit. Not included as rooms are kitchens, bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, laundry or furnace rooms, unfinished attics or basements, other unfinished space used for storage, open porches, trailers used only as bedrooms, and offices used only by persons not living in the unit.

**Plumbing facilities.**—The category "with all plumbing facilities" consists of units which have hot and cold piped water inside the structure as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. All plumbing facilities must be located in the structure but they need not be in the same room. "Lacking some or all plumbing facilities" means that the unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

**Complete bathrooms.**—A housing unit is classified as having a complete bathroom if it has a room with a flush toilet and bathtub or shower and a wash basin, as well as piped hot water in the structure for the exclusive use of the occupants of the unit. A half bathroom has either a flush toilet or a bathtub or shower for exclusive use, but does not have all the facilities for a complete bathroom.

The category "none or also used by another household" consists of units with no bathroom facilities, units with only a half bathroom, units with bathroom facilities which are also for the use of the occupants of other housing units, and

units with all bathroom facilities but not in one room.

**Flush toilet, water supply, sewage disposal, and heating equipment.**—Breakdowns or failures of flush toilet, water supply, and sewage disposal are shown if the housing unit was occupied by the head of the household at least three months prior to enumeration and if the breakdown or failure lasted six consecutive hours or longer during the three months prior to enumeration. For breakdowns or failures of heating equipment, data are shown for units occupied by the household head during the winter prior to enumeration if the equipment was unusable for six consecutive hours or longer during that time. To qualify as having lived here "last winter," the household head must have moved into the unit prior to the previous February. Further discussion of each item is given below:

**Flush toilet.**—The statistics on breakdowns or failures of flush toilet are limited to units that had all plumbing facilities with only one flush toilet, that is, one complete bathroom or one complete bathroom plus half bath without flush toilet. The flush toilet may be completely unusable because of broken pipes, stopped up soil pipe, lack of water supplied to the flush toilet, or some other reason.

Units with breakdown or failure in flush toilet are classified according to the number of breakdowns or failures and to the most common source of the problem. "Problems inside the building" refer to such breakdowns or failures as broken pipes in the unit (or building), a cracked or broken bowl, or faulty flushing mechanism. "Problems outside the building" refer to such breakdowns or failures as breaks in the main water or sewer line or shutdown by the water company for maintenance or repairs.

**Water supply.**—A public system or private company refers to water supplied by a city, county, water district, or private water company, or water supplied from a well to six or more housing units. A well that provides

water for five or fewer housing units is classified as an individual well. Water sources such as springs, creeks, and rivers are included in the category "with water from other sources."

Breakdowns or failures in the water supply were asked when the source of water was a public system, private company, or individual well. A breakdown or failure in the water supply means that the unit was completely without running water from its regular source. A unit was considered to be completely without running water if (1) the water system servicing the unit supplied no water at all, or (2) no water was available in the unit due to a breakdown or failure in the water supply inside the structure, or (3) the equipment and facilities (i.e., faucets in the kitchen and the bathroom sinks, faucet and shower in the bathtub, flush toilet, etc.) were all inoperable. If the faucet in the kitchen sink was broken but the one in the bathtub was working, the unit was not classified as being completely without water.

Units with a breakdown or failure in the water supply are classified according to the number of breakdowns or failures and to the most common source of the problem. "Problems inside the building" refer to such problems as broken pipes in the unit (or building) or turning the water off in the unit (or building) for maintenance and repairs. "Problems outside the building" refer to such problems as power failures, breaks in the main water line, or shutdown of the water company for maintenance and repairs.

**Sewage disposal.**—A public sewer is connected to a city, county, sanitary district, neighborhood, or subdivision sewer system. It may be operated by a governmental body or private organization. A septic tank or cesspool is an underground tank or pit used for disposal of sewage. Small sewage treatment plants which in some localities are called neighborhood septic tanks are classified as public sewers. A chemical toilet uses chemicals to break down or dissolve sewage. A privy

## APPENDIX A—Continued

refers to an "outhouse" or other small shelter outside the unit which contains a toilet. Sewage that is disposed of in some other way is classified as other means; for example, it may be an individual sewer line running to a creek, lake, or swamp.

The number of breakdowns or failures in the means of sewage disposal is limited to units in which the means of sewage disposal was a public sewer, septic tank, or cesspool. The breakdown or failure may have been the result of an overloaded sewage disposal system, lack of running water, a broken or cracked tank, etc.

**Heating equipment.**—In this report, heating equipment includes central heating systems such as warm-air furnaces (including central heat pumps), which deliver warm air through ducts leading to various rooms, and steam or hot water furnaces, in which heat from steam or hot water is delivered through radiators or other outlets; built-in electric units which are permanently installed in floors, walls, ceilings, or baseboards; and floor, wall, or pipeless furnaces which deliver warm air to the room right above the furnace or to the room(s) on one or both sides of the wall in which the furnace is installed. Also included are other means of heating equipment such as room heaters with or without flue, fireplaces, stoves, and portable heaters of all types.

Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown or failure may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.

**Insufficient heat.**—The statistics presented refer to housing units in which the household head occupied the unit during the winter prior to the date of enumeration. To qualify as having lived here "last winter," the household head must have moved into the unit prior to the previous February.

Separate data are shown for units with additional heat source, rooms which

lacked specified heat source, and units with closed rooms. The term "specified heating equipment" includes warm-air furnace; steam or hot water system; built-in electric units; floor, wall, or pipeless furnace; and room heaters with flue. Excluded are room heaters without flue or vent, fireplaces, stoves, and portable heaters.

The data on additional heat source refer to units with "specified heating equipment" which *had* to use additional sources of heat to supplement the regular heating system because the regular system did not provide enough heat. Additional sources of heat such as kitchen stoves, fireplaces, or portable heaters, may have been used only in the mornings or on very cold evenings. Electric blankets, heating pads, or hot water bottles are not considered additional sources of heat.

"Rooms lacking specified heat source" include rooms lacking hot air ducts, registers, radiators, and room heaters. The intent of this item was to identify rooms in units with "specified heating equipment" which did not contain the means of conveying the heat to the room. The kitchen was not considered to be a room for this item.

Separate data are also shown for rooms which were closed because they could not be kept warm. The rooms must have been closed for seven consecutive days or longer during the previous winter, and the unit must have "specified heating equipment." For this item, also, the kitchen was not considered a room.

**Complete kitchen facilities.**—A unit has complete kitchen facilities when it has all three of the following for the exclusive use of the occupants of the unit: (1) An installed sink with piped water, (2) a range or cookstove, and (3) a mechanical refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Quarters with only portable cooking equipment are not considered as having a range or cookstove. An icebox is not included as a mechanical refrigerator.

The kitchen facilities are for the exclusive use of the occupants when they are used only by the occupants of one hous-

ing unit, including lodgers or other unrelated persons living in the unit. When a structure consists of only one housing unit, all equipment located inside the structure is classified, by definition, for exclusive use.

**Basement.**—Statistics on basements are presented in terms of the number of housing units located in structures built with a basement. A structure has a basement if there is enclosed space in which persons can walk upright under all or part of the building.

Basements in structures with occupied units are further classified by signs of water leakage. The category "with water leakage" consists of units in which the basement shows signs of water having leaked in from the outside, even if the signs only appear when it rains or during other similar situations. "No water leakage" means that the basement shows no signs of water leakage, or that the signs of water leakage are caused by a problem inside the structure such as faulty plumbing. If the basement shows signs of water having leaked in from the outside but the problem causing the leakage has been corrected, the unit was classified as having no water leakage.

**Units in structure.**—In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of housing units in structures of specified type and size, not in terms of the number of residential structures.

A structure is a separate building that either has open space on all sides or is separated from other structures by dividing walls that extend from ground to roof.

**Roof.**—Units "with water leakage" are those in which the roof shows signs of water having leaked in from the outside or where the roof leaks when it rains. "No water leakage" means that the roof shows no signs of water having leaked in from the outside, or that the roof shows signs of water leakage but the problem causing the leakage has been corrected. If

## APPENDIX A—Continued

the signs of water leakage are caused by a problem inside the structure such as faulty plumbing, the unit was classified as having no water leakage.

**Interior ceilings and walls.**—Statistics are presented on whether or not there are open cracks or holes and broken plaster or peeling paint on the interior ceilings or walls of a housing unit. Included are cracks or holes that do not go all the way through to the next room or to the outdoors. "Hairline cracks" or cracks that appear in the walls or ceilings but are not large enough for a fingernail file to be inserted in, and very small holes caused by nails or other similar objects are not considered to be open cracks or holes.

Broken plaster or peeling paint must be on the inside walls or ceilings, and at least one area of the broken plaster or peeling paint must be approximately one square foot or larger.

**Interior floors.**—Data are shown on whether there are holes in the interior floors of a housing unit. The holes do not have to go through the floor. Excluded are very small holes caused by nails or other similar objects.

**Common stairways.**—The statistics on common stairways are presented for housing units in structures of two or more units with common stairways. The figures reflect the physical condition of the stairway, i.e., whether there are loose, broken, or missing steps or stair railings. Common stairways are stairways which are usually used by the occupants of more than one unit or by the general public. They may be either inside the structure or attached to the outside of the building.

The figures shown for the categories under "with common stairways" may not add to the total because more than one condition was reported.

**Light fixtures in public halls.**—The statistics on light fixtures in public halls are presented in terms of the number of housing units in structures of two or more units with public halls which have

light fixtures and whether the light fixtures are in working order. Light fixtures include wall lights, ceiling lights, or table lamps in the public halls of the building. Public halls are used by the occupants of more than one unit or by the general public.

**Electric wiring.**—A housing unit is classified as having exposed electric wiring if the unit has any wiring that is not enclosed, either in the walls or in metal coverings, or if the wiring is outside the walls but enclosed in some material other than metal. Extension cords and other types of wiring that extend from a wall outlet to an appliance or lamp are not considered as exposed wiring.

**Electric wall outlets.**—A housing unit is classified as having electric wall outlets in each room if there is at least one working electric wall outlet or wall plug in each room of the unit. A working electric wall outlet or wall plug is one that is in operating condition, i.e., can be used when needed. If a room does not have an electric wall outlet, an extension cord used in place of a wall outlet is not considered to be an electric wall outlet.

**Electric fuse blowouts.**—These statistics are presented for occupied housing units which had had an electrical circuit fuse blown or breaker switch tripped during the three months prior to enumeration. The data are restricted to households that had been at their present address for at least three months prior to the date of enumeration. A blown fuse or tripped breaker switch results in the temporary loss of electricity until the fuse is replaced or the breaker switch reset. Blown fuses inside certain appliances or equipment (such as some large air conditioners) are counted as "fuse or switch blowouts."

**Garbage collection service.**—A housing unit is classified as having garbage collection service if either a private or public company collects the trash or garbage on a regular basis and carries it to public disposal areas. In some areas where the garbage (food waste) is collected by one company and the trash (paper, cans, etc.)

by another, data are obtained only for the garbage collection service.

If the household does not have garbage collection service, the means of garbage disposal is classified as follows:

**Incinerator, trash chute, or compactor.**—An incinerator is a large unit on the property designed to burn all trash and garbage. Trash chutes and compactors were marked as the means of garbage disposal when the final means of disposal was not known, i.e., if the respondent knew only that he put his garbage down a trash chute or that his garbage goes into a compactor. A compactor is a unit which packs trash and garbage into smaller units for disposal.

**Garbage disposal unit.**—A garbage disposal unit is connected to the kitchen sink and grinds up the garbage which is disposed of through the sewage system.

**Other means.**—If the method of disposal does not fall into any of the classifications specified above, it is classified as "other means."

**Exterminator service.**—The statistics on exterminator service refer to households that have been at their present address for at least three months prior to the date of enumeration and who reported that they had seen mice or rats or signs or traces of their presence *inside* the house or building during the last 3 months. Signs of mice and rats or traces of their presence include droppings, holes in the wall, or ripped or torn food containers. "Regular extermination service" refers to periodic visits by a licensed company or individual who uses chemicals and sprays to control or kill pests and rodents. The regular service interval may be once a month, four times a year, or any other such interval. "Irregular extermination service" includes visits by an exterminator who is called only when needed by the household or building manager, or where it is known that a building is serviced but it is not known whether the service is regular or irregular. "No extermination service" includes units in a house or building that has not been

## APPENDIX A—Continued

serviced during the 12 months prior to enumeration and where it is not known if there is any exterminator service.

**Street conditions and neighborhood services.**—The statistics presented are based on the respondent's opinion and attitude toward the street and neighborhood in which he lives. Thus, the respondent's answer may or may not reflect the "actual" description of the street and neighborhood. Furthermore, the respondent may not have the same opinion as his neighbor about the street conditions and/or neighborhood services; for example, the respondent may feel that the street lighting or neighborhood shopping facilities are inadequate while his neighbor may not.

**Street conditions.**—Data are shown on whether or not the respondent considers certain street conditions as undesirable. A condition is undesirable if the respondent considers it disturbing, harmful, or dangerous. The following is the list of conditions:

**Noise.**—This category includes both street noises, such as children playing outdoors or noise from a factory or business, and noises from airplane traffic.

**Heavy traffic.**—Heavy traffic refers to traffic from cars and/or trucks that the respondent believes is more than an acceptable amount for the neighborhood.

**Odors.**—This category includes odors, smoke, or gas coming from cars, trucks, nearby industries, factories, businesses, etc.

**Litter.**—This category includes all types of trash, litter, or junk such as paper, cans, or abandoned cars in the street, on empty lots, or on properties on the street.

**Abandoned buildings.**—Abandoned buildings refer to both single and multiunit buildings which are abandoned or boarded up. Included in this category are remains of previous buildings.

**Deteriorating housing.**—Deteriorating housing refers to occupied housing units in rundown condition.

**Commercial or industrial.**—This category refers to commercial, industrial, or other nonresidential activities, including both large and small industries as well as businesses and stores.

**Streets need repair.**—This category refers to streets, either paved or unpaved, continually in need of repair or streets bordered by open ditches used for water or sewage drainage.

**Inadequate street lighting.**—Inadequate street lighting includes areas that have no street lighting, streets with insufficient lighting, and streets where the lighting does not work adequately.

**Crime.**—This category refers to all forms of street and neighborhood crime such as petty theft, assaults against the person, burglary, etc.

The figures shown for the categories under "undesirable conditions" will not add to the total because more than one undesirable street condition may be reported for the same unit.

**Street conditions and wish to move.**—The category "would like to move" consists of housing units in which the respondent considers one or more street conditions (such as street

noise) disturbing, harmful, or dangerous and so objectionable that he would like to move from the neighborhood.

**Neighborhood services.**—The data shown are based on the respondent's opinion of the adequacy of the following neighborhood services:

**Public transportation.**—The data refer to the availability of public transportation such as bus, subway, or taxicab service.

**Schools.**—This category refers to the distance to the school, population of the student body, etc.

**Neighborhood shopping.**—This category includes stores such as grocery or drug stores and their merchandise, prices, or services.

**Neighborhood services and wish to move.**—The category "household would like to move" consists of housing units in which the respondent considers one or more neighborhood services (such as public transportation) so inadequate or unsatisfactory that he would like to move from the neighborhood.

The figures shown for the categories under "household would like to move" will not add to the total because more than one inadequate service may have been reported for the same unit.

**Overall opinion of neighborhood.**—The data presented are based on the respondent's overall opinion of the neighborhood according to the street conditions and the neighborhood services available (described in preceding paragraphs). The respondent was asked to rate the street or neighborhood as excellent, good, fair, or poor.

## APPENDIX A—Area Classifications and Definitions and Explanations of Subject Characteristics

AREA CLASSIFICATIONS .....	App-1	Value-income ratio .....	App-6
Counties .....	App-1	Gross rent .....	App-6
Standard Metropolitan Statistical Areas .....	App-1	Gross rent as percentage of income .....	App-7
DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS .....	App-1	Mortgage on property .....	App-7
General .....	App-1	Real estate taxes last year .....	App-7
Comparability with 1970 Census of Housing data .....	App-2	Public or subsidized housing .....	App-7
Comparability with other current reports .....	App-2	Inclusion in rent (parking facilities, garbage collection, and furniture) .....	App-7
Living Quarters .....	App-2	Household Characteristics .....	App-8
Housing units .....	App-3	Household .....	App-8
Group quarters .....	App-3	Head of household .....	App-8
Rules for mobile homes, hotels, rooming houses, etc. ....	App-3	Household Composition .....	App-8
Institutions .....	App-3	Family or primary individual .....	App-8
Occupancy Characteristics .....	App-3	Subfamily .....	App-8
Occupied housing units .....	App-3	Age of head .....	App-8
Race .....	App-3	Own children .....	App-8
Spanish origin .....	App-3	Nonrelative .....	App-8
Tenure .....	App-3	Income .....	App-8
Owner or manager on property .....	App-4		
Utilization Characteristics .....	App-4	FACSIMILE OF THE ANNUAL HOUSING SURVEY QUESTIONNAIRE: 1973 .....	App-10
Persons .....	App-4		
Rooms .....	App-4		
Persons per room .....	App-4		
Bedrooms .....	App-4		
Structural Characteristics .....	App-4	AREA CLASSIFICATIONS	
Complete kitchen facilities .....	App-4	Counties	
Basement .....	App-4	The primary divisions of most of the States are termed counties; in Louisiana the corresponding units are termed parishes. Alaska has no counties; in this State, areas designated census divisions have been defined for general statistical purposes by the State in cooperation with the Census Bureau and are treated as county equivalents. Four States (Maryland, Missouri, Nevada, and Virginia) contain one or more cities that are independent of any county; for statistical purposes these independent cities are treated as county equivalents.	
Year structure built .....	App-4		
Units in structure .....	App-4		
Elevator in structure .....	App-4		
Garage or carport on property .....	App-5		
Plumbing Characteristics,			
Equipment, and Fuels .....	App-5	Standard Metropolitan Statistical Areas	
Plumbing facilities .....	App-5	The definitions of standard metropolitan statistical areas used in the Annual Housing Survey correspond to the 243 SMSA's used in the 1970 census. These include the 228 SMSA's as defined and named in	
Complete bathrooms .....	App-5		
Source of water .....	App-5		
Flush toilet, water supply, sewage disposal, and heating equipment .....	App-5		
Air conditioning .....	App-6		
Automobiles and trucks available .....	App-6		
Fuels used for house heating and cooking .....	App-6		
Owned second home .....	App-6		
Financial Characteristics .....	App-6		
Value .....	App-6		

the Bureau of the Budget publication, *Standard Metropolitan Statistical Areas: 1967*, U.S. Government Printing Office, Washington, D.C. 20402. After 1967, 15 SMSA's were added, of which 2 were defined in January 1968 and an additional 13 were defined in February 1971 on the basis of the results of the 1970 census. Changes in SMSA definition criteria, boundaries, and titles made after February 1971 are not reflected in this series of reports. SMSA's are defined by the Office of Management and Budget (formerly Bureau of the Budget).

Except in the New England States, a standard metropolitan statistical area 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 socially and economically integrated with the central city. In the New England States, SMSA's consist of towns and cities instead of counties. Each SMSA must include at least one central city, and the complete title of an SMSA identifies the central city or cities. For a detailed description of the criteria used in defining SMSA's, see the Bureau of the Budget publication cited above.

In this report, figures for "in central cities" refer to all housing units within the legal city boundaries. For a few central cities, the figures include some housing units in parts of the city classified as rural in the 1970 census.

### DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS

#### General

As stated in the introductory text of this report, the 1973 Annual Housing Survey was conducted by direct interview. The survey enumerators were instructed to

read the questions directly from the questionnaire. The definitions and explanations given below for each subject are to a considerable extent drawn from various technical and procedural materials used in the collection of the data. This material helped the enumerative personnel to understand more fully the intent of each question and thus to resolve problem or unusual cases. Additional explanatory information has been added to this portion of the text to assist the user in the proper utilization of the statistics.

**Comparability with 1970 Census of Housing data.**—The data presented in this report are generally comparable to those shown in the 1970 census reports, particularly to the cross-tabulations shown in the 1970 Census of Housing, Volume II reports, **Metropolitan Housing Characteristics**. The concepts and definitions are essentially the same for items that appear in both the 1970 census and the 1973 survey. Definitional differences, if any, are discussed under the particular subject later in this section. Additional differences between the 1973 Annual Housing Survey data and the 1970 census data may be attributed to several factors. These include the extensive use of self-enumeration in the census in contrast to direct interview in the Annual Housing Survey; differences in processing procedures; the estimation procedures and sample designs; the sampling variability of the estimates from the Annual Housing Survey; to a smaller extent, the sampling variability associated with the sample data from the census; the nonsampling errors associated with the Annual Housing Survey estimates; and the nonsampling errors associated with the census estimates.

Data as of 1970 for "mortgage on property" and "real estate taxes last year" are presented in the 1970 Census of Housing, Volume V, **Residential Finance**. In Volume V, the data are based on information collected for a sample of housing units in the Residential Finance Survey which was conducted in 1971 as part of the 1970 census. The 1970 report

provided data on the financing of homeowner and rental properties, including characteristics of the mortgages, properties, and homeowners.

Differences in the concepts and definitions between the data in this report and Volume V include the following. The basic unit of tabulation in this report is the housing unit; in Volume V, it is the property. Data on mortgage status in this report are based on the occupant's answer; in Volume V, mortgage status of the property was verified by the lender. In this report, real estate taxes reflect the total amount of real estate taxes excluding special assessments such as sewer taxes, road improvement taxes, and tax collection charges; in Volume V, real estate taxes *include* special assessments.

**Comparability with other current reports.**—This report contains some information similar to that contained in the Current Population Reports published by the Bureau of the Census. Because of procedural differences mentioned below, care should be taken when comparing data from the Annual Housing Survey with data from other current surveys.

*Current Population Reports from the Current Population Survey.*—The Current Population Survey (CPS) is a monthly sample survey of approximately 58,000 designated sample units. From the data collected in the Current Population Survey, the Bureau issues several publications under the general title Current Population Reports. Included are reports on household and family characteristics, mobility of the population, and income.

Although the concepts and definitions used in this report are essentially the same as those used in the Current Population Reports and the intent of both the Annual Housing Survey and the Current Population Survey is the same, there are likely to be significant differences in the income data. The time period covering income is different in that in this report income covers the 12 months prior to the date of enumeration while the income data in the Current Population Survey refer to the calendar year prior to the

date of enumeration. There are also significant differences in the way income questions are asked. Additional differences between the 1973 Annual Housing Survey and the Current Population Survey may be attributed to factors such as the sampling variability and nonsampling errors of the figures from the two surveys, survey procedures and techniques, and processing procedures.

*Current Population Reports from the Survey of Purchases and Ownership.*—The 1973 Survey of Purchases and Ownership is a sample survey, covering approximately 20,000 of the 60,000 designated sample units in the 1973 Annual Housing Survey. Data are collected on ownership, availability, and recent purchases of automobiles and other vehicles, television sets, and selected major household appliances. Information on the price paid is obtained for recently purchased items. The data are available in the Current Populations Reports, Series P-65, **Consumer Buying Indicators**.

Although the Survey of Purchases and Ownership was taken in conjunction with the Annual Housing Survey, there are differences in the concepts and definitions between the two. For example, the data on automobiles and other four-wheel vehicles, such as pickup trucks and passenger vans, collected in the Survey of Purchases and Ownership reflect the number of such vehicles that are owned or being bought by a member of the family. The data collected in the Annual Housing Survey reflect the number of automobiles or trucks owned or regularly used by any member of the household, including nonrelatives. Additional differences may be attributed to such factors as estimation procedures, sampling variability, and nonsampling errors.

#### Living Quarters

Living quarters are classified as either housing units or group quarters. Usually, living quarters are in structures intended for residential use (e.g., a one-family home, apartment house, hotel or motel, boarding house, or mobile home or trail-

## APPENDIX A—Continued

er). Living quarters may also be in structures intended for nonresidential use (e.g., the rooms in a warehouse where a watchman lives), as well as in places such as tents, caves, and old railroad cars.

**Housing units.**—A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have either (1) direct access from the outside of the building or through a common hall which is used by the occupants of another unit or by the general public or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements (except as described in the section on group quarters). For vacant units, the criteria of separateness, direct access, and complete kitchen facilities for exclusive use are applied to the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Both occupied and vacant housing units are included in the housing inventory, except that mobile homes, trailers, tents, caves, boats, railroad cars, and the like, are included only if they are occupied.

**Group quarters.**—Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge. Group quarters are located most frequently in institutions, boarding houses, military barracks, college dormitories, fraternity and sorority houses, hospitals, monasteries, convents, and ships. A house or apartment is considered group quarters if it is shared by the person in charge and five or more persons unrelated to him, or if there is no person in charge, by six or more unrelated persons. Information on the housing characteristics of group quarters was not collected.

**Rules for mobile homes, hotels, rooming houses, etc.**—Mobile homes or trailers, tents, boats, or railroad cars are not considered housing units if vacant, used only for business, or used only for vacations.

Occupied rooms or suites of rooms in hotels, motels, and similar places are classified as housing units only when occupied by permanent residents, i.e., persons who consider the hotel as their usual place of residence or have no usual place of residence elsewhere. Vacant rooms or suites of rooms are classified as housing units only in those hotels, motels, and similar places in which 75 percent or more of the accommodations are occupied by permanent residents.

If any of the occupants in a rooming or boarding house live and eat separately from everyone else in the building and have either direct access or complete kitchen facilities for exclusive use, their quarters are classified as separate housing units. The remaining quarters are combined. If the combined quarters contain four or fewer roomers unrelated to the head, they are classified as one housing unit; if the combined quarters contain five or more roomers unrelated to the head or person in charge, they are classified as group quarters. In a dormitory, residence hall, or similar place, living quarters of the supervisory staff and other employees are separate housing units if they satisfy the housing unit criteria; other living quarters are considered group quarters.

**Institutions.**—Living quarters of staff personnel are separate housing units if they satisfy the housing unit criteria. Other living quarters are considered group quarters.

### Occupancy Characteristics

**Occupied housing units.**—A housing unit is classified as occupied if a person or group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent—for example, on vacation. However, if the unit was occupied entirely by persons with a usual place of residence elsewhere, the unit is

classified as vacant. By definition, the count of occupied housing units is the same as the count of households.

**Race.**—The classification by race shown here refers to the race of the head of the household occupying the housing unit. The concept of race as used by the Census Bureau does not denote clear-cut scientific definitions of biological stock. The classification of race in the 1973 Annual Housing Survey was made by the enumerator based on his own observation. In the 1970 census, race was essentially a self-classification by people according to the race with which they identified themselves. Detailed characteristics of units with Negro head of household are presented in separate tables.

**Spanish origin.**—The classification by Spanish origin here refers to the origin of the head of the household occupying the housing unit. Detailed characteristics of units with head of Spanish origin are presented in separate tables. Spanish origin was determined on the basis of a question that asked for self-identification of a person's origin or descent. Respondents were asked to select their origins from a "flash card." Persons of Spanish origin were those who indicated that their origin was either Mexican-American, Chicano, Mexican, Mexicano, Puerto Rican, Cuban, Central or South American, or other Spanish.

In the 1970 census and current surveys' reports, Spanish persons are identified according to various criteria: Birthplace, birthplace of parents, language, surname, and origin or descent. For this reason, care should be taken in making comparisons of Spanish origin estimates from the Annual Housing Survey and other surveys.

**Tenure.**—A housing unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented

## APPENDIX A—Continued

for cash rent and those occupied without payment of cash rent.

**Owner or manager on property.**—These statistics are presented in terms of the number of housing units in structures of two or more units with the owner or the resident manager or superintendent living on the property. The category "with owner on property" refers to the owner and not his agent, resident manager, or superintendent. "With resident manager or superintendent on property" refers to a resident manager, superintendent, janitor, or other representative of the owner.

### Utilization Characteristics

**Persons.**—All persons occupying the housing unit are counted. These persons include not only occupants related to the head of the household but also any lodgers, roomers, boarders, partners, wards, foster children, and resident employees who share the living quarters of the household head. The data on "persons" show the number of housing units occupied by the specified number of persons.

A person is enumerated at his usual place of residence. This refers to the place where the person lives and sleeps most of the time. This place is not necessarily the same as his legal residence, voting residence, or domicile.

**Rooms.**—The statistics on "rooms" are in terms of the number of housing units with specified number of rooms. Rooms counted include whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, permanently enclosed porches that are suitable for year-round use, and lodger's rooms. Also included are rooms used for offices by a person living in the unit.

A partially divided room, such as a dinette next to a kitchen or living room, is a separate room only if there is a partition from floor to ceiling, but not if the partition consists only of shelves or cabinets.

Not included in the count of rooms are bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, other unfinished space used for storage, open porches, trailers used only as bedrooms, and offices used only by persons not living in the unit.

If a room is used by occupants of more than one unit, the room is included with the unit from which it is most easily reached.

**Persons per room.**—"Persons per room" is computed for each occupied unit by dividing the number of persons in the unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of housing units having the specified ratio of persons per room.

**Bedrooms.**—The number of bedrooms in the unit is the count of rooms used mainly for sleeping, even if also used for other purposes. Rooms reserved for sleeping such as guest rooms, even though used infrequently, are counted as bedrooms. On the other hand, rooms used mainly for other purposes, even though used also for sleeping, such as a living room with a hideaway bed, are not considered bedrooms. A housing unit consisting of only one room, such as one-room efficiency apartment, is classified, by definition, as having no bedroom.

### Structural Characteristics

**Complete kitchen facilities.**—A unit has complete kitchen facilities when it has all three of the following for the exclusive use of the occupants of the unit: (1) An installed sink with piped water, (2) a range or cookstove, and (3) a mechanical refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Quarters with only portable cooking equipment are not considered as having a range or cookstove. An icebox is not included as a mechanical refrigerator.

The kitchen facilities are for the exclusive use of the occupants when they are

used only by the occupants of one housing unit, including lodgers or other unrelated persons living in the unit. When a structure consists of only one housing unit, all equipment located inside the structure is classified, by definition, for exclusive use.

**Basement.**—Statistics on basements are presented in terms of the number of housing units located in structures built with a basement. A structure has a basement if there is enclosed space in which persons can walk upright under all or part of the building.

**Year structure built.**—Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. The figures relate to the number of units in structures built during the specified periods and in existence at the time of enumeration. For mobile homes and trailers, the model year was assumed to be the year built.

**Units in structure.**—In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of housing units in structures of specified type and size, not in terms of the number of residential structures.

A structure is a separate building that either has open space on all sides or is separated from other structures by dividing walls that extend from ground to roof.

Mobile homes and trailers are shown as a separate category. When one or more rooms have been added to a mobile home or trailer it is classified as a one-family house. If, however, only a porch or shed has been added, it is still counted as a mobile home or trailer.

**Elevator in structure.**—Statistics on elevator in structure are presented in terms of the number of housing units in structures with four floors or more which have a passenger elevator. Units are in a "walk-up" structure of four floors or more if the structure has no passenger elevator or if the only elevator service is for freight.

**Garage or carport on property.**—Counts of units with a garage or carport on the property are shown only for owner-occupied, one-family homes on less than 10 acres without a commercial establishment or medical or dental office on the property. The garage or carport must be currently available for use by the occupants of the unit; i.e., the members of the household can use it for parking even if it is currently used as a storage area for items such as lawn equipment or furniture. It may be attached to the house or it may be completely unattached, but it must be on the property. Excluded are garages or carports that have been converted to other uses such as living quarters, an extra room for business purposes, rented to someone else, or for some reason cannot be used for parking.

**Plumbing Characteristics, Equipment, and Fuels**

**Plumbing facilities.**—The category "with all plumbing facilities" consists of units which have hot and cold piped water inside the structure as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. All plumbing facilities must be located in the structure but they need not be in the same room. "Lacking some or all plumbing facilities" means that the unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

**Complete bathrooms.**—A housing unit is classified as having a complete bathroom if it has a room with a flush toilet and bathtub or shower and a wash basin, as well as piped hot water in the structure for the exclusive use of the occupants of the unit. A half bathroom has either a flush toilet or a bathtub or shower for exclusive use, but does not have all the facilities for a complete bathroom.

The category "none or also used by another household" consists of units with no bathroom facilities, units with only a

half bathroom, units with bathroom facilities which are also for the use of the occupants of other housing units, and units with all bathroom facilities but not in one room.

**Source of water.**—"A public system or private company" refers to a common source supplying running water to six or more housing units. The water may be supplied by a city, county, water district, or private water company, or it may be obtained from a well which supplies six or more housing units. If a well provides water for five or fewer housing units, it is classified as an "individual well." Water sources such as springs, creeks, rivers, etc., are included in the "other" category.

**Flush toilet, water supply, sewage disposal, and heating equipment.**—Data on breakdowns or failures of flush toilet, water supply, and sewage disposal are shown if the housing unit was occupied by the head of the household at least 3 months prior to enumeration and if the breakdown or failure lasted 6 consecutive hours or longer during the 3 months prior to enumeration. For breakdowns or failures of heating equipment, data are shown for units occupied by the household head during the winter prior to enumeration if the equipment was unusable for 6 consecutive hours or longer during that time. To qualify as having lived here "last winter," the household head must have moved into the unit prior to the previous February. Further discussion of each item is given below:

**Flush toilet.**—The statistics on breakdowns or failures of flush toilet are limited to units that had all plumbing facilities with only one flush toilet, that is, one complete bathroom or one complete bathroom plus a half bath without flush toilet. The flush toilet may be completely unusable because of broken pipes, stopped up soil pipe, lack of water supplied to the flush toilet, or some other reason.

**Water supply.**—Breakdowns or failures in the water supply were asked when the source of water was a public system, private company, or individual

well. A public system or private company refers to water supplied by a city, county, water district, or private water company, or water supplied by a well to six or more housing units. A well that provides water for five or fewer housing units is classified as an individual well.

Breakdowns or failures in the water supply mean that the unit was completely without running water from its regular source. A unit was considered to be completely without running water if (1) the water system servicing the unit supplied no water at all, or (2) no water was available in the unit due to a breakdown or failure in the water supply inside the structure, or (3) the equipment and facilities (i.e., faucets in the kitchen and the bathroom sinks, faucet and shower in the bathtub, flush toilet, etc.) were all inoperable. If the faucet in the kitchen was broken, but the one in the bathtub was working, the unit was not classified as being completely without water.

**Sewage disposal.**—A "public sewer" is connected to a city, county, sanitary district, neighborhood, or subdivision sewer system. It may be operated by a governmental body or private organization. A "septic tank or cesspool" is an underground tank or pit used for disposal of sewage. Small sewage treatment plants which in some localities are called neighborhood septic tanks are classified as public sewers. Units for which sewage is disposed of in some other way are included in the "other" category.

The data on breakdowns or failures in the means of sewage disposal are limited to units in which the means of sewage disposal was a public sewer, septic tank, or cesspool. The breakdown or failure may have been the result of an overloaded sewage disposal system, lack of running water, a broken or cracked tank, etc.

**Heating equipment.**—"Warm-air furnace" refers to a central system

which provides warm air through ducts leading to various rooms; central heat pumps are included in this category. "Steam or hot water" refers to a central heating system in which heat from steam or hot water is delivered through radiators or other outlets. "Built-in electric units" are permanently installed in floors, walls, ceilings, or baseboards. A "floor, wall, or pipeless furnace" delivers warm air to the room right above the furnace or to the room(s) on one or both sides of the wall in which the furnace is installed. "Other means" includes room heaters with or without flue, fireplaces, stoves, and portable heaters of all types.

Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown or failure may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.

**Air conditioning.**—Air conditioning is defined as the cooling of air by a refrigeration unit; excluded are evaporative coolers, fans, or blowers which are not connected to a refrigeration unit. A room unit is an individual air conditioner which is installed in a window or an outside wall and is generally intended to cool one room, although it may sometimes be used to cool more than one room. A central system is a central installation which air conditions the entire housing unit. In an apartment building, a central system may cool all apartments in the building, each apartment may have its own central system, or there may be several systems, each providing central air conditioning for a group of apartments. A central installation with individual room controls is a central air-conditioning system.

**Automobiles and trucks available.**—Statistics on automobiles available represent the number of passenger automobiles, including station wagons, which are owned or regularly used by any member of the household and which are ordinarily kept at home. The figures include leased automobiles and company-owned

automobiles kept at home. Police cars, taxicabs, pickups, or larger trucks were not to be counted.

The data on trucks available represent the number of pickups and small panel trucks of one-ton capacity or less which are owned or regularly used by any member of the household and which are ordinarily kept at home. Trucks used for business purposes were included only if also used for personal activities of household members.

The statistics do not reflect the number of privately owned automobiles or trucks or the number of households owning such vehicles.

**Fuels used for house heating and cooking.**—"Utility gas" is gas that is piped through underground pipes from a central system and serves the neighborhood. "Bottled, tank, or LP gas" is stored in tanks which are refilled or exchanged when empty. "Fuel oil, kerosene, etc." includes fuel oil, kerosene, gasoline, alcohol, and other combustible liquids. "Other fuel" includes any other fuel such as briquettes made of pitch and sawdust, coal dust, corncobs, or purchased steam.

**Owned second home.**—A second home may be a single-family house, vacation cottage, hunting cabin, ski lodge, etc., which is owned and held for use sometime during the year by the owner or members of his household. Second homes may also be owned in partnership with members of a different household. The figures include second homes which are sometimes rented or leased on a short-term basis to other persons but are principally held for the owner's occasional use during the year.

The statistics refer to the number of households that own (one or more) second homes. The data, therefore, do not reflect the number of owned second homes.

#### Financial Characteristics

**Value.**—Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale.

The statistics on value are shown only for one-family homes on less than 10 acres, without a commercial establishment or medical or dental office on the property. Owner-occupied cooperatives, condominiums, mobile homes, and trailers are excluded from the value tabulations.

**Value-income ratio.**—The value-income ratio is computed by dividing the value of the housing unit by the total money income of the family or primary individual. The ratio is presented for the same owner-occupied units for which value was tabulated; thus, the statistics on value-income ratio reflect the exclusion of certain owner-occupied units. The ratio was computed separately for each unit and was rounded to the nearest tenth. In reporting value, respondents were asked to select an appropriate class interval. The midpoints of the value intervals were used in the computation of the value-income ratio, except that a mean of \$2,000 was assigned for values less than \$2,500 and a mean of \$70,000 was assigned for values of \$60,000 or more. For income, the dollar amounts were used. Units occupied by families or primary individuals who reported no income or a net loss comprise the category "not computed."

**Gross rent.**—The computed rent termed "gross rent" is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water) and fuels (oil, coal, kerosene, wood, etc.), if these items are paid for by the renter (or paid for him by someone else, such as a relative, welfare agency, or friend) in addition to rent. Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included. Thus, gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. The estimated costs of water and fuels are reported on a yearly basis but they are converted to monthly figures in the computation process.

The statistics on rent exclude one-family houses on 10 acres or more. Renter units occupied without payment of

## APPENDIX A—Continued

cash rent are shown separately as "no cash rent" in the rent tabulations.

**Gross rent as percentage of income.**—The yearly gross rent (monthly gross rent multiplied by 12) is expressed as a percentage of the total income of the family or primary individual. The percentage is presented for the same renter-occupied units for which gross rent was tabulated; thus, the statistics on gross rent as percentage of income reflect the exclusion of certain renter-occupied units. The percentage was computed separately for each unit and was rounded to the nearest whole number. For gross rent and income the dollar amounts were used in the computation. Units for which no cash rent is paid and units occupied by families or primary individuals who reported no income or a net loss comprise the category "not computed."

**Mortgage on property.**—Statistics are presented on the number of owner-occupied housing units with a mortgage or similar debt and whether the mortgage or similar debt is insured. The data are restricted to one-family homes on less than 10 acres without a commercial establishment or medical or dental office on the property. "Mortgage or similar debt" refers to all forms of debt where the property is pledged as security for repayment of the debt by the head of household or other household members. Included are such debt instruments as mortgages, deeds of trust, mortgage bonds, vendors' liens, and contracts to purchase. Units with no mortgage or similar debt outstanding on the property comprise the category "owned free and clear."

A mortgage or similar debt is considered insured if it is currently insured by the Federal Government, i.e., insured by the Federal Housing Administration (FHA), guaranteed by the Veterans Administration (VA), or insured by the Farmers' Home Administration. Excluded are mortgages or similar debts insured or guaranteed by private mortgage insurance companies, State or local government agencies, or other similar organizations.

**Real estate taxes last year.**—The mean real estate taxes for last year per \$1,000 value of the property (house and lot) are presented in this report. The data are restricted to owner-occupied, one-family homes on less than 10 acres without a commercial establishment or medical or dental office on the property. "Real estate taxes last year" refers to the total amount of all real estate taxes payable on the entire property during the last billing year. It includes State and local real estate taxes. Not included are payments on delinquent taxes due from prior years or payments for special assessments, facilities, or services such as a sewer tax, road improvement tax, or tax collection charge which are sometimes included with the real estate tax bill. Housing units for which no taxes are paid are excluded from the computation of the mean.

**Public or subsidized housing.**—A housing unit is classified as being in a "public housing project" if the structure in which the unit is located is owned by a local housing authority or other public agency, such as a housing and redevelopment authority or a housing development agency, and operated as public housing. These organizations may receive subsidies from the Federal or State government but the local agency owns the property. All other housing units are classified as "private housing."

The category "private units with government rent subsidies" refers to units classified as private housing and in which the respondent pays a lower rent because a Federal, State, or local government program pays part of the cost of construction, building mortgage, or operating expenses. These programs include (1) the interest subsidy programs of the Department of Housing and Urban Development (HUD) for rental and cooperative housing for moderate-income families, (2) the rent supplement program where part of the rent for low-income families occupying certain types of rental housing projects is paid by HUD, and (3) the direct loan program of HUD for housing the elderly.

The statistics on public or subsidized housing exclude one-family homes on 10 acres or more and renter units occupied without payment of cash rent. In addition, the data are not based on government or local records; the figures are, therefore, subject to the ability of a respondent to properly classify his unit as public or private and, if private, as subsidized or nonsubsidized housing.

**Inclusion in rent (parking facilities, garbage collection, and furniture).**—Counts are shown separately for units in which parking facilities, garbage and trash collection, and furniture are included in the rent. The data are restricted to renter-occupied units for which cash rent is paid and exclude one-family homes on 10 acres or more.

**Parking facilities.**—The statistics refer to off-street parking facilities which are available in connection with the building. The facilities are provided by the landlord or management and must be available without additional cost to the renter. The parking facility may be a garage, carport, driveway, or open lot where the occupant may park his car off the street.

**Garbage and trash collection.**—Included are units which have garbage and trash collection service available in connection with the building. The service may be public or private and must be available without additional cost to the renter. If the garbage (food waste) is collected by one company and the trash (paper, cans, etc.) by another, the data refer to the garbage collection service. In tables 3, 6, and 9, separate counts are also shown for renter-occupied units reporting additional amounts paid for garbage and trash collection service.

**Furniture.**—The statistics refer to furnished apartments or houses in which the management supplied major pieces of furniture such as a bed, sofa, chest of drawers, and table and chairs for the use of the occupant. Refrigerator, cooking range or stove, lamps, and

rugs are not considered furniture. Units in which the occupants rent furniture from some source other than the management are not classified as furnished units.

**Household Characteristics**

**Household.**—A household consists of all the persons who occupy a housing unit. By definition, the count of households is the same as the count of occupied housing units.

**Head of household.**—One person in each household is designated as the "head," that is, the person who is regarded as the head by the members of the household. However, if a married woman living with her husband is reported as the head, her husband was considered the head for the purpose of simplifying the tabulations.

**Household composition.**—Statistics by age of head are presented separately for two-or-more-person households and for one-person households. Households having two or more persons are further subdivided as follows:

*Male head, wife present, no nonrelatives.*—Each household in this group consists of the head and his wife, and other persons, if any, all of whom are related to him.

*Other male head.*—This category includes 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; and male heads who are widowed, divorced, or single.

*Female head.*—This group comprises households with female heads regardless of their marital status. Included are female heads with no spouse and female heads whose husbands are living away from their families, as for example, husbands in the Armed Forces living on military installations.

Households consisting of only one person are shown separately as "one-person households" and are not included in the subcategories "other male head" and "female head."

**Family or primary individual.**—Housing units are occupied by either "families" or "primary individuals." The term "family" refers to the head of a household and all (one or more) other persons living in the same household who are related to the head by blood, marriage, or adoption. If the head lives alone or with nonrelatives only, then the head is considered a "primary individual."

Married couples related to the head of a family are included in the family and are not considered as separate families. A lodger, servant, or other person unrelated to the head is considered a member of the household but not of the family.

In the statistics on household composition, families are always included in one of the three major groups of two-or-more-person households. Primary individuals with nonrelatives living with them are tabulated as "other male head" or "female head." Primary individuals living alone are always tabulated as "one-person households."

**Subfamily.**—A subfamily is a married couple with or without children, or one parent with one or more own single (never married) children under 18 years old, living in a household and related to, but not including the head of the household or his wife. The most common example of a subfamily is a young married couple sharing the home of the husband's or wife's parents.

**Age of head.**—The age classification refers to the age reported for the head of the household as of his last birthday.

**Own children.**—Statistics on presence of "own" children of household heads are shown in this report. A child under 18 years old is defined as an "own" child if he or she is a single (never married) son, daughter, stepchild, or adopted child of a

household head. Own children of sub-families are excluded from the total count of own children.

**Nonrelative.**—A nonrelative of the head is any person in the household who is not related to the head by blood, marriage, or adoption. Roomers, boarders, lodgers, partners, resident employees, wards, and foster children are included in this category.

**Income.**—The statistics on income in the Annual Housing Survey are based on the respondent's reply to questions on income for the 12 months prior to enumeration and is the sum of the amounts reported for wage and salary income, net self-employment income, Social Security or railroad retirement income, public assistance or welfare payments, and all other money income. The figures represent the amount of income received before deductions for personal income taxes, Social Security, union dues, bond purchases, health insurance premiums, Medicare deductions, etc.

In this report, the statistics relate to the money income of the family or primary individual occupying the housing unit, that is, the sum of the income of the head of the family and all other members of the family 14 years old and over or the income of the primary individual. Incomes of persons living in the unit but not related to the head of the household are not included in this sum.

Wage or salary income is defined as the total money earnings received for work performed as an employee at any time during the 12 month period prior to enumeration. It includes wages, salary, piece rate payments, commissions, tips, cash bonuses, and Armed Forces pay. Net self-employment income is defined as net money income (gross receipts minus operating expenses) received from a business, professional practice, partnership, or farm in which the person was engaged on his own account.

Social Security or railroad retirement income includes cash receipts of Social Security pensions; survivors' benefits; disability insurance programs for retired per-

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## APPENDIX A—Continued

sons, dependents of deceased insured workers, or disabled workers; and deductions for Medicare and health insurance premiums. Cash receipt of retirement, disability, and survivors' benefit payments made by the U.S. Government under the Railroad Retirement Act are also included. Separate payments received for hospital or other medical care are not included.

Income from all other sources includes money income received from sources such as periodic payments from estates and trust funds; dividends; interest; net rental income (or loss) from property rentals; net receipts from roomers or boarders; net royalties; public assistance or welfare payments which include cash receipts received from public assistance programs such as old age assistance, aid to families with dependent children, and aid to the blind or totally disabled; unemployment insurance benefits; money received for transportation and/or subsistence by persons participating in special

governmental training programs such as the Area Redevelopment Act and the Manpower Development and Training Act; workmen's compensation cash benefits; periodic payments by the Veterans Administration to disabled members of the Armed Forces or to survivors of deceased veterans; public or private pensions; periodic receipts from insurance policies or annuities; alimony or child support from persons who are not members of the household; net gambling gains; and nonservice scholarships and fellowships.

Receipts from the following sources were not included as income: Value of income "in kind" such as free living quarters, housing subsidies, food stamps, or food produced and consumed in the home; money received from the sale of property (unless the recipient was engaged in the business of selling such property); money borrowed; tax refund; withdrawal of bank deposits; accrued interest on "uncashed" savings bonds; exchange

of money between relatives living in the same household; and gifts and lump-sum insurance payments, inheritances, and other types of lump-sum receipts.

The income statistics and the characteristics of the household refer to different periods in time; i.e., the income data refer to the 12 months prior to enumeration whereas the household characteristics refer to the date of enumeration. Thus, the income of the family does not include amounts received by persons who were members of the family during all or part of the income period if these persons no longer resided with the family at the time of enumeration. On the other hand, family income includes amounts reported by related persons who did not reside with the family during the income period but who were members of the family at the time of enumeration. For most families, however, the income reported was received by persons who were members of the family throughout the income period.

## APPENDIX A—Area Classifications and Definitions and Explanations of Subject Characteristics

AREA CLASSIFICATIONS . . . . .	App-1	Mortgage on property . . . . .	App-6
Counties . . . . .	App-1	Public or subsidized housing . . . . .	App-6
Standard Metropolitan Statistical Areas . . . . .	App-1	Household Characteristics . . . . .	App-6
DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS . . . . .	App-1	Household . . . . .	App-6
General . . . . .	App-1	Head of household . . . . .	App-6
Comparability with 1970 Census of Housing data . . . . .	App-2	Household composition . . . . .	App-6
Comparability with Current Population Survey . . . . .	App-2	Family or primary individual . . . . .	App-6
Living Quarters . . . . .	App-2	Subfamily . . . . .	App-6
Housing units . . . . .	App-2	Age of head . . . . .	App-7
Group quarters . . . . .	App-2	Persons 65 years old and over . . . . .	App-7
Rules for mobile homes, hotels, rooming houses, etc. . . . .	App-3	Own children . . . . .	App-7
Institutions . . . . .	App-3	Nonrelative . . . . .	App-7
Occupancy Characteristics . . . . .	App-3	Income . . . . .	App-7
Occupied housing units . . . . .	App-3	FACSIMILE OF THE ANNUAL HOUSING SURVEY QUESTIONNAIRE: 1973 . . . . .	App-8
Race . . . . .	App-3		
Spanish origin . . . . .	App-3	AREA CLASSIFICATIONS	
Tenure . . . . .	App-3	Counties	
Year moved into unit . . . . .	App-3	The primary divisions of most of the States are termed counties; in Louisiana the corresponding units are termed parishes. Alaska has no counties; in this State, areas designated census divisions have been defined for general statistical purposes by the State in cooperation with the Census Bureau and are treated as county equivalents. Four States (Maryland, Missouri, Nevada, and Virginia) contain one or more cities that are independent of any county; for statistical purposes these independent cities are treated as county equivalents.	
Units Occupied by Recent Movers . . . . .	App-3	Standard Metropolitan Statistical Areas	
Recent movers . . . . .	App-3	The definitions of standard metropolitan statistical areas used in the Annual Housing Survey correspond to the 243 SMSA's used in the 1970 census. These include the 228 SMSA's as defined and named in the Bureau of the Budget publication, <i>Standard Metropolitan Statistical Areas: 1967</i> , U.S. Government Printing Office, Washington, D.C. 20402. After 1967, 15 SMSA's were added, of which 2 were defined in January 1968 and an additional 13 were defined in February 1971	
Present and previous units of recent movers . . . . .	App-3		
Same or different head . . . . .	App-3		
Main reason for move into present unit . . . . .	App-4		
Utilization and Structural Characteristics . . . . .	App-4		
Persons . . . . .	App-4		
Rooms . . . . .	App-4		
Persons per room . . . . .	App-4		
Bedrooms . . . . .	App-4		
Basement . . . . .	App-4		
Year structure built . . . . .	App-4		
Units in structure . . . . .	App-4		
Parking facilities . . . . .	App-4		
Plumbing Characteristics and Equipment . . . . .	App-4		
Plumbing facilities . . . . .	App-4		
Complete bathrooms . . . . .	App-5		
Sewage disposal . . . . .	App-5		
Air conditioning . . . . .	App-5		
Automobiles and trucks available . . . . .	App-5		
Garbage and trash collection service . . . . .	App-5		
Financial Characteristics . . . . .	App-5		
Value . . . . .	App-5		
Gross rent . . . . .	App-5		

on the basis of the results of the 1970 census. Changes in SMSA definition criteria, boundaries, and titles made after February 1971 are not reflected in this series of reports. SMSA's are defined by the Office of Management and Budget (formerly Bureau of the Budget).

Except in the New England States, a standard metropolitan statistical area 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 socially and economically integrated with the central city. In the New England States, SMSA's consist of towns and cities instead of counties. Each SMSA must include at least one central city, and the complete title of an SMSA identifies the central city or cities. For a detailed description of the criteria used in defining SMSA's, see the Bureau of the Budget publication cited above.

In this report, figures for "in central cities" refer to all housing units within the legal city boundaries. For a few central cities, the figures include some housing units in parts of the city classified as rural in the 1970 census.

### DEFINITIONS AND EXPLANATIONS OF SUBJECT CHARACTERISTICS

#### General

As stated in the introductory text of this report, the 1973 Annual Housing Survey was conducted by direct interview. The survey enumerators were instructed to read the questions directly from the questionnaire. The definitions and explanations given below for each subject are to a considerable extent drawn from various technical and procedural materials used in the collection of the data. This material helped the enumerative personnel to understand more fully the

intent of each question and thus to resolve problem or unusual cases. Additional explanatory information has been added to this portion of the text to assist the user in the proper utilization of the statistics.

**Comparability with 1970 Census of Housing data.**—The concepts and definitions used in the 1970 census are generally comparable for items that appear in both the 1970 census and the 1973 survey. The major difference, however, is the time period classifying "recent movers." In the Annual Housing Survey, recent movers are households that moved into their unit during the 12 months prior to enumeration, a time period of 1 year or less. In the 1970 Census of Housing reports, different time periods were used. In Volume II, *Metropolitan Housing Characteristics*, the shortest time period for "year moved into unit," is "1969 to March 1970" (1½ years); in Volume IV, *Components of Inventory Change*, the period is 1969 to December 1970 (approximately 2 years); and in Volume VII, No. 5, *Mover Households*, the time period is April 1965 to March 1970 (approximately 5 years). Volume IV is the only 1970 census report which shows cross-tabulations of data on characteristics of present units by characteristics of previous units for recent movers. Other definitional differences, if any, are discussed under the particular subject later in this section.

Additional differences between the 1973 Annual Housing Survey data and the 1970 census data may be attributed to several factors. These include the extensive use of self-enumeration in the census in contrast to direct interview in the Annual Housing Survey; differences in processing procedures; the estimation procedures and sample designs; the sampling variability of the estimates from the Annual Housing Survey; to a smaller extent, the sampling variability associated with the sample data from the census; the nonsampling errors associated with the Annual Housing Survey estimates; and the nonsampling errors associated with the census estimates.

**Comparability with Current Population Survey.**—The Current Population Survey (CPS) is a monthly sample survey of approximately 58,000 designated sample units. From the data collected in the Current Population Survey, the Census Bureau issues several publications under the general title Current Population Reports. Included are reports on household and family characteristics, mobility of the population, and income.

The concepts and definitions used in this report are essentially the same as those used in the Current Population Reports. However, there is a major difference in the concept of "mover." In this report, household heads that moved into their units during the 12 months prior to enumeration are classified as "recent movers." In the Current Population Reports, individuals whose current place of residence is different than in March 1970 are classified as "movers."

There are also likely to be significant differences between the income data shown in this report and the income data shown in the Current Population Reports. The time period covering income is different in that in this report income covers the 12 months prior to the date of enumeration while the income data in the Current Population Reports refer to the calendar year prior to the date of enumeration. There are also significant differences in the way income questions are asked. Additional differences between the 1973 Annual Housing Survey and the Current Population Survey may be attributed to factors such as the sampling variability and nonsampling errors of the figures from the two surveys, survey procedures and techniques, and processing procedures.

#### Living Quarters

Living quarters are classified as either housing units or group quarters. Usually, living quarters are in structures intended for residential use (e.g., a one-family home, apartment house, hotel or motel, boarding house, or mobile home or trailer). Living quarters may also be in structures intended for nonresidential use

(e.g., the rooms in a warehouse where a watchman lives), as well as in places such as tents, caves, and old railroad cars.

**Housing units.**—A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have either (1) direct access from the outside of the building or through a common hall which is used by the occupants of another unit or by the general public or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements (except as described in the section on group quarters). For vacant units, the criteria of separateness, direct access, and complete kitchen facilities for exclusive use are applied to the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Both occupied and vacant housing units are included in the housing inventory, except that mobile homes, trailers, tents, caves, boats, railroad cars, and the like, are included only if they are occupied.

**Group quarters.**—Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge. Group quarters are located most frequently in institutions, boarding houses, military barracks, college dormitories, fraternity and sorority houses, hospitals, monasteries, convents, and ships. A house or apartment is considered group quarters if it is shared by the person in charge and five or more persons unrelated to him, or if there is no person in charge, by six or more unrelated persons. Information on the housing characteristics of group quarters was not collected.

## APPENDIX A—Continued

**Rules for mobile homes, hotels, rooming houses, etc.**—Mobile homes or trailers, tents, boats, or railroad cars are not considered housing units if vacant, used only for business, or used only for vacations.

Occupied rooms or suites of rooms in hotels, motels, and similar places are classified as housing units only when occupied by permanent residents; i.e., persons who consider the hotel as their usual place of residence or have no usual place of residence elsewhere. Vacant rooms or suites of rooms are classified as housing units only in those hotels, motels, and similar places in which 75 percent or more of the accommodations are occupied by permanent residents.

If any of the occupants in a rooming house live and eat separately from everyone else in the building and have either direct access or complete kitchen facilities for exclusive use, their quarters are classified as separate housing units. The remaining quarters are combined. If the combined quarters contain four or fewer roomers unrelated to the head, they are classified as one housing unit; if the combined quarters contain five or more roomers unrelated to the head or person in charge, they are classified as group quarters. In a dormitory, residence hall, or similar place, living quarters of the supervisory staff and other employees are separate housing units if they satisfy the housing unit criteria; other living quarters are considered group quarters.

**Institutions.**—Living quarters of staff personnel are separate housing units if they satisfy the housing unit criteria. Other living quarters are considered group quarters.

### Occupancy Characteristics

**Occupied housing units.**—A housing unit is classified as occupied if a person or group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent—for example, on vacation. However, if the unit was occupied entirely by persons with a usual place of residence elsewhere, the unit is

classified as vacant. By definition, the count of occupied housing units is the same as the count of households.

**Race.**—The classification by race shown here refers to the race of the head of the household occupying the housing unit. The concept of race as used by the Census Bureau does not denote clear-cut scientific definitions of biological stock. The classification of race in the 1973 Annual Housing Survey was made by the enumerator based on his own observation. In the 1970 census, race was essentially a self-classification by people according to the race with which they identified themselves. Detailed characteristics of units with Negro head of household are presented in separate tables.

**Spanish origin.**—The classification by Spanish origin here refers to the origin of the head of the household occupying the housing unit. Detailed characteristics of units with head of Spanish origin are presented in separate tables. Spanish origin was determined on the basis of a question that asked for self-identification of a person's origin or descent. Respondents were asked to select their origins from a "flash card." Persons of Spanish origin were those who indicated that their origin was either Mexican-American, Chicano, Mexican, Mexicano, Puerto Rican, Cuban, Central or South American, or other Spanish.

In the 1970 census and current surveys' reports, Spanish persons are identified according to various criteria: Birthplace, birthplace of parents, language, surname, and origin or descent. For this reason, care should be taken in making comparisons of Spanish origin estimates from the Annual Housing Survey and other surveys.

**Tenure.**—A housing unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented

for cash rent and those occupied without payment of cash rent.

**Year moved into unit.**—Data on year moved into unit are based on the 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 of his latest move was to be reported; if he moved from one apartment to another in the same building, the year he moved into his present unit was to be reported. The intent is to establish the year the present occupancy by the head began. 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.

### Units Occupied by Recent Movers

**Recent movers.**—Households that moved into their present units within 12 months prior to the date of enumeration are termed "recent movers." The household is classified by year moved into unit on the basis of information reported for the head of the household.

**Present and previous units of recent movers.**—The "present" unit is the unit occupied by the recent mover at the time of enumeration. The previous unit is the unit from which he moved. If the household moved more than once during the 12 months prior to the date of enumeration, the previous unit is the one from which the household last moved.

**Same or different head.**—Characteristics of the present and previous units occupied by recent movers are largely restricted to households that were essentially the same in the two units. The definitions of the characteristics for the previous unit are generally the same as those for the present unit.

A household for which the head in the present unit is the same person as the head in the previous unit (identified in the tables as "same head") is considered

## APPENDIX A—Continued

essentially the same even though there may have been some changes in the composition of the household. Conversely, a household in which there was no change except for a new household head was considered a household with "different head."

### **Main reason for move into present unit.—**

The statistics presented are restricted to units occupied by recent movers in which the present head of household was also the head at the previous unit he occupied. The classification categories refer to the principal reason the head of the household moved into his present unit. The category "job related reasons" refers to reasons such as job transfer, new job, retirement, and commuting reasons. The category "family status" refers to reasons such as newly married, family increased in size, and moved to be closer to relatives. The category "housing needs" refers to reasons such as wanted to own his own residence, wanted a less expensive house, and didn't like his old neighborhood. The category "other reasons" includes reasons for moving which do not fall into any of the above classifications.

### **Utilization and Structural Characteristics**

**Persons.**—All persons occupying the housing unit are counted. These persons include not only occupants related to the head of the household but also any lodgers, roomers, boarders, partners, wards, foster children, and resident employees who share the living quarters of the household head. The data on "persons" show the number of housing units occupied by the specified number of persons.

A person is enumerated at his usual place of residence. This refers to the place where the person lives and sleeps most of the time. This place is not necessarily the same as his legal residence, voting residence, or domicile.

**Rooms.**—The statistics on "rooms" are in terms of the number of housing units with specified number of rooms. Rooms counted include whole rooms used for living purposes such as living rooms,

dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, permanently enclosed porches that are suitable for year-round use, and lodgers' rooms. Also included are rooms used for offices by a person living in the unit.

A partially divided room, such as a dinette next to a kitchen or living room, is a separate room only if there is a partition from floor to ceiling, but not if the partition consists only of shelves or cabinets.

Not included in the count of rooms are bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, other unfinished space used for storage, open porches, trailers used only as bedrooms, and offices used only by persons not living in the unit.

If a room is used by occupants of more than one unit, the room is included with the unit from which it is most easily reached.

**Persons per room.**—"Persons per room" is computed for each occupied unit by dividing the number of persons in the unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of housing units having the specified ratio of persons per room.

**Bedrooms.**—The number of bedrooms in the unit is the count of rooms used mainly for sleeping, even if also used for other purposes. Rooms reserved for sleeping such as guest rooms, even though used infrequently, are counted as bedrooms. On the other hand, rooms used mainly for other purposes, even though used also for sleeping, such as a living room with a hideaway bed, are not considered bedrooms. A housing unit consisting of only one room, such as one-room efficiency apartment, is classified, by definition, as having no bedroom.

**Basement.**—Statistics on basements are presented in terms of the number of housing units located in structures built with a basement. A structure has a base-

ment if there is enclosed space in which persons can walk upright under all or part of the building.

**Year structure built.**—Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. The figures relate to the number of units in structures built during the specified periods and in existence at the time of enumeration. For mobile homes and trailers, the model year was assumed to be the year built.

**Units in structure.**—In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of housing units in structures of specified type and size, not in terms of the number of residential structures. A structure is a separate building that either has open space on all sides or is separated from other structures by dividing walls that extend from ground to roof.

When one or more rooms have been added to a mobile home or trailer it is classified as a one-family house. If, however, only a porch or shed has been added, it is still counted as a mobile home or trailer. In tables 1, 10, and 19, mobile homes and trailers are shown as a separate category; in tables 3, 12, and 21, they are included in the "1 unit" category.

**Parking facilities.**—The statistics on parking facilities presented in this report are restricted to renter-occupied units for which cash rent is paid and exclude one-family homes on 10 acres or more. The data refer to off-street parking facilities which are available in connection with the building. The facilities are provided by the landlord or management and must be available without an additional cost to the renter. The parking facility may be a garage, carport, driveway, or open lot where the occupant may park his car off the street.

### **Plumbing Characteristics and Equipment**

**Plumbing facilities.**—The category "with all plumbing facilities" consists of units

## APPENDIX A—Continued

which have hot and cold piped water inside the structure as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. All plumbing facilities must be located in the structure but they need not be in the same room. "Lacking some or all plumbing facilities" means that the unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

**Complete bathrooms.**—In this report, counts are shown only for occupied housing units which have more than one complete bathroom, i.e., one complete bathroom plus half bath as well as those with two bathrooms or more. A housing unit is classified as having a complete bathroom if it has a room with a flush toilet and bathtub or shower and a wash basin, as well as piped hot water in the structure for the exclusive use of the occupants of the unit. A half bathroom has either a flush toilet or a bathtub or shower for exclusive use, but does not have all the facilities for a complete bathroom.

**Sewage disposal.**—In this report, counts are shown only for occupied housing units with a public sewer. A public sewer is connected to a city, county, sanitary district, neighborhood, or subdivision sewer system. It may be operated by a governmental body or private organization. Small sewage treatment plants which in some localities are called neighborhood septic tanks are classified as public sewers. Not included in the category "with public sewer" are septic tanks, cesspools, chemical toilets, privies, and other means of sewage disposal.

**Air conditioning.**—Air conditioning is defined as the cooling of air by a refrigeration unit; excluded are evaporative coolers, fans, or blowers which are not connected to a refrigeration unit. A room unit is an individual air conditioner which

is installed in a window or an outside wall and is generally intended to cool one room, although it may sometimes be used to cool more than one room. A central system is a central installation which air conditions the entire housing unit. In an apartment building, a central system may cool all apartments in the building, each apartment may have its own central system, or there may be several systems, each providing central air conditioning for a group of apartments. A central installation with individual room controls is a central air-conditioning system.

**Automobiles and trucks available.**—Statistics on automobiles available represent the number of passenger automobiles, including station wagons, which are owned or regularly used by any member of the household and which are ordinarily kept at home. The figures include leased automobiles and company-owned automobiles kept at home. Police cars, taxicabs, pickups, or larger trucks were not to be counted.

The data on trucks available represent the number of pickups and small panel trucks of one-ton capacity or less which are owned or regularly used by any member of the household and which are ordinarily kept at home. Trucks used for business purposes were included only if also used for personal activities of household members.

The statistics do not reflect the number of privately owned automobiles or trucks or the number of households owning such vehicles.

**Garbage and trash collection service.**—The statistics on garbage and trash collection service presented in this report are restricted to renter-occupied units for which cash rent is paid and exclude one-family homes on 10 acres or more. The data refer to whether or not the cost of garbage and trash collection service is paid by the renter. The service may be public or private. If the garbage (food waste) is collected by one company and the trash (paper, cans, etc.) by another, the data refer to the garbage collection service.

### Financial Characteristics

**Value.**—Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. The statistics on value are shown only for one-family homes on less than 10 acres without a commercial establishment or medical or dental office on the property. Owner-occupied cooperatives, condominiums, mobile homes, and trailers are excluded from the value tabulations.

Median value is shown separately for housing units with garage or carport on property. The garage or carport must be currently available for use by the occupants of the unit; i.e., the members of the household can use it for parking even if it is currently used as a storage area for items such as lawn equipment or furniture. It may be attached to the house or it may be completely unattached, but it must be on the property. Excluded are garages or carports that have been converted to other uses such as living quarters, an extra room for business purposes, rented to someone else, or for some reason cannot be used for parking.

**Gross rent.**—The computed rent termed "gross rent" is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water) and fuels (oil, coal, kerosene, wood, etc.), if these items are paid for by the renter (or paid for him by someone else, such as a relative, welfare agency, or friend) in addition to rent. Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included. Thus, gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. The estimated costs of water and fuels are reported on a yearly basis but they are converted to monthly figures in the computation process.

The statistics on rent exclude one-family houses on 10 acres or more. Renter units occupied without payment of cash rent are shown separately as "no cash rent" in the rent tabulations.

## APPENDIX A—Continued

**Mortgage on property.**—Statistics are presented on the number of owner-occupied housing units with a mortgage or similar debt and whether the mortgage or similar debt is insured. The data are restricted to one-family homes on less than 10 acres without a commercial establishment or medical or dental office on the property. "Mortgage or similar debt" refers to all forms of debt where the property is pledged as security for repayment of the debt by the head of household or other household members. Included are such debt instruments as mortgages, deeds of trust, mortgage bonds, vendors' liens, and contracts to purchase. Units with no mortgage or similar debt outstanding on the property comprise the category "owned free and clear."

A mortgage or similar debt is considered insured if it is currently insured by the Federal Government, i.e., insured by the Federal Housing Administration (FHA), guaranteed by the Veterans Administration (VA), or insured by the Farmers' Home Administration. Excluded are mortgages or similar debts insured or guaranteed by private mortgage insurance companies, State or local government agencies, or other similar organizations.

**Public or subsidized housing.**—A housing unit is classified as being in a "public housing project" if the structure in which the unit is located is owned by a local housing authority or other public agency, such as a housing and redevelopment authority or a housing development agency, and operated as public housing. These organizations may receive subsidies from the Federal or State government but the local agency owns the property. All other housing units are classified as "private housing."

Private housing units are further classified by whether the unit is subsidized; that is, the respondent pays a lower rent because a Federal, State, or local government program pays part of the cost of construction, building mortgage, or operating expenses. These programs include (1) the interest subsidy programs of the Department of Housing and Urban Development (HUD) for rental and cooperative

housing for moderate-income families, (2) the rent supplement program where part of the rent for low-income families occupying certain types of rental housing projects is paid by HUD, and (3) the direct loan program of HUD for housing the elderly.

The statistics on public or subsidized housing exclude one-family homes on 10 acres or more and renter units occupied without payment of cash rent. In addition, the data are not based on government or local records; the figures are, therefore, subject to the ability of a respondent to properly classify his unit as public or private and, if private, as subsidized or nonsubsidized housing.

### Household Characteristics

**Household.**—A household consists of all the persons who occupy a housing unit. By definition, the count of households is the same as the count of occupied housing units.

**Head of household.**—One person in each household is designated as the "head," that is, the person who is regarded as the head by the members of the household. However, if a married woman living with her husband is reported as the head, her husband was considered the head for the purpose of simplifying the tabulations.

**Household composition.**—Statistics by age of head are presented separately for two-or-more-person households and for one-person households. Households having two or more persons are further subdivided as follows:

**Male head, wife present, no nonrelatives.**—Each household in this group consists of the head and his wife, and other persons, if any, all of whom are related to him.

**Other male head.**—This category includes 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 hus-

band and wife maintain separate residences; and male heads who are widowed, divorced, or single.

**Female head.**—This group comprises households with female heads regardless of their marital status. Included are female heads with no spouse and female heads whose husbands are living away from their families, for example, husbands in the Armed Forces living on military installations.

Households consisting of only one person are shown separately as "one-person households" and are not included in the subcategories "other male head" and "female head."

**Family or primary individual.**—Housing units are occupied by either "families" or "primary individuals." The term "family" refers to the head of a household and all (one or more) other persons living in the same household who are related to the head by blood, marriage, or adoption. If the head lives alone or with nonrelatives only, then the head is considered a "primary individual."

Married couples related to the head of a family are included in the family and are not considered as separate families. A lodger, servant, or other person unrelated to the head is considered a member of the household but not of the family.

In the statistics on household composition, families are always included in one of the three major groups of two-or-more-person households. Primary individuals with nonrelatives living with them are tabulated as "other male head" or "female head." Primary individuals living alone are always tabulated as "one-person households."

**Subfamily.**—A subfamily is a married couple with or without children, or one parent with one or more own single (never married) children under 18 years old, living in a household and related to, but not including the head of the household or his wife. The most common example of a subfamily is a young married couple sharing the home of the husband's or wife's parents.

## APPENDIX A—Continued

**Age of head.**—The age classification refers to the age reported for the head of the household as of his last birthday.

**Persons 65 years old and over.**—All persons, including the head, who are members of the household and are 65 years and over are included in the count of persons 65 years old and over.

**Own children.**—Statistics on presence of "own" children of household heads are shown in this report. A child under 18 years old is defined as an "own" child if he or she is a single (never married) son, daughter, stepchild, or adopted child of a household head. Own children of sub-families are excluded from the total count of own children.

**Nonrelative.**—A nonrelative of the head is any person in the household who is not related to the head by blood, marriage, or adoption. Roomers, boarders, lodgers, partners, resident employees, wards, and foster children are included in this category.

**Income.**—The statistics on income in the Annual Housing Survey are based on the respondent's reply to questions on income for the 12 months prior to enumeration and is the sum of the amounts reported for wage and salary income, net self-employment income, Social Security or railroad retirement income, public assistance or welfare payments, and all other money income. The figures represent the amount of income received before deductions for personal income taxes, Social Security, union dues, bond purchases, health insurance premiums, Medicare deductions, etc.

In this report, the statistics relate to the money income of the family or primary individual occupying the housing unit, that is, the sum of the income of the head of the family and all other members

of the family 14 years old and over or the income of the primary individual. Incomes of persons living in the unit but not related to the head of the household are not included in this sum.

Wage or salary income is defined as the total money earnings received for work performed as an employee at any time during the 12 month period prior to enumeration. It includes wages, salary, piece rate payments, commissions, tips, cash bonuses, and Armed Forces pay. Net self-employment income is defined as net money income (gross receipts minus operating expenses) received from a business, professional practice, partnership, or farm in which the person was engaged on his own account.

Social Security or railroad retirement income includes cash receipts of Social Security pensions; survivors' benefits; disability insurance programs for retired persons, dependents of deceased insured workers, or disabled workers; and deductions for Medicare and health insurance premiums. Cash receipt of retirement, disability, and survivors' benefit payments made by the U.S. Government under the Railroad Retirement Act are also included. Separate payments received for hospital or other medical care are not included.

Income from all other sources includes money income received from sources such as periodic payments from estates and trust funds; dividends; interest; net rental income (or loss) from property rentals; net receipts from roomers or boarders; net royalties; public assistance or welfare payments which include cash receipts received from public assistance programs such as old age assistance, aid to families with dependent children, and aid to the blind or totally disabled; unemployment insurance benefits; money received for transportation and/or subsistence by persons participating in special governmental training programs such as the Area Redevelopment Act and the

Manpower Development and Training Act; workmen's compensation cash benefits; periodic payments by the Veterans Administration to disabled members of the Armed Forces or to survivors of deceased veterans; public or private pensions; periodic receipts from insurance policies or annuities; alimony or child support from persons who are not members of the household; net gambling gains; and nonservice scholarships and fellowships.

Receipts from the following sources were not included as income: Value of income "in kind" such as free living quarters, housing subsidies, food stamps, or food produced and consumed in the home; money received from the sale of property (unless the recipient was engaged in the business of selling such property); money borrowed; tax refund; withdrawal of bank deposits; accrued interest on "uncashed" savings bonds; exchange of money between relatives living in the same household; and gifts and lump-sum insurance payments, inheritances, and other types of lump-sum receipts.

The income statistics and the characteristics of the household refer to different periods in time; the income data refer to the 12 months prior to enumeration whereas the household characteristics refer to the date of enumeration. Thus, the income of the family does not include amounts received by persons who were members of the family during all or part of the income period if these persons no longer resided with the family at the time of enumeration. On the other hand, family income includes amounts reported by related persons who did not reside with the family during the income period but who were members of the family at the time of enumeration. For most families, however, the income reported was received by persons who were members of the family throughout the income period.