

Appendix A.

Definitions

The definitions in this appendix are basically the same for both the American Housing Survey (AHS) National sample and the American Housing Survey Metropolitan sample. Definitions for some items have changed over time. For a discussion of historical changes, see Appendix C. The definitions in this appendix represent the situation at the time of this survey. To help find topics in this appendix, readers may want to use the Subject Index at the back of this book.

The AHS was conducted by personal interview. The survey interviewers were instructed to read the questions directly from the questionnaire. The definitions and explanations given for each subject are, to a considerable extent, drawn from various technical and procedural materials used in the collection of the data. These materials helped the field interviewers to understand more fully the intent of each question and, thus, to resolve problems or unusual cases. Additional explanatory information has been added to this portion of the text to assist the user in understanding the statistics.

Age of householder. The age classification refers to the age reported for the householder as of that person's last birthday.

Additions to residential structures. The data refer to the actual enlargement of the structure by adding one or more of the following:

- Room
- Porch
- Attached garage
- Carport
- Deck
- Any other outside attachments

Attached garages, porches, decks, and carports that were reported as replaced were counted as additions because most replacements of these types are believed to represent improvements and therefore, are more accurately described as an addition than a replacement.

See also "Amount spent" and "Number of jobs."

Additions and alterations outside residential structures. The data refer to additions and alterations to the residential lot or yard but not to the residential structure itself. The data include:

The addition of septic tanks

The addition or replacement of:

- Driveways or walkways
- Fencing or walls
- Patios, terraces, or detached decks
- Swimming pools or tennis courts
- Detached sheds, garages, or any other detached structure
- Any other major improvement or repair done to the lot or yard

See also "Amount spent" and "Number of jobs."

Alterations within residential structures. The data refer to changes or improvements made within or on the structure. The changes or improvements include:

- Creation of a room from previously unfinished space
- Total remodeling of previously existing finished space
- Simple improvement of existing finished space through such activities as the installation of paneling or ceiling tiles or the addition of insulation.

See also "Amount spent" and "Number of jobs."

Amount spent. The data are presented for all owner-occupied housing units that had expenditures for additions to their residential structures; additions and alterations on the property outside the residential structure; alterations within the residential structure; major replacements of relatively expensive items within the structure; and same types of maintenance, repairs, and other work to the residential structure. The amount spent is the total amount spent by the household on all jobs done during the 24-month time period prior to the date of interview. The amount spent is shown by whether or not members of the household did more than half of the work.

Area definitions. The data shown in this report relate to areas as defined for the 1980 census for urban, rural, farm, and nonfarm; and as of 1983, as defined by OMB for metropolitan and nonmetropolitan areas. The area definitions used in this report were not updated to include any OMB decisions after 1983 or the 1990 census results.

Bedrooms. The number of bedrooms in the housing 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.

Central cities. Every metropolitan statistical area has at least one central city, which is usually its largest city. Smaller cities are also identified as central cities if they have at least 25,000 population and meet the following two commuting requirements. First, the city must have at least 75 jobs for each 100 residents who are employed. Second, no more than 60 percent of the city's resident workers may commute to jobs outside the city limits. In addition, any city with at least 250,000 population or at least 100,000 persons working within its corporate limits qualifies as a central city, even if it fails to meet the above two commuting requirements. Finally, in certain smaller metropolitan statistical areas, there are places with between 15,000 and 25,000 population that also qualify as central cities, because they are at least one-third the size of the metropolitan statistical area's largest city and meet the two commuting requirements.

Comparability with 1990 Census of Population and Housing data. The concepts and definitions are essentially the same for items that appear in both the 1990 census and the AHS national reports.

A variety of data on mortgages and homeowner properties are presented in publications from the Residential Finance Survey. Differences in the concepts and definitions in this survey and the American Housing Survey publications include the following: the basic unit of tabulation in AHS is the housing unit; in Residential Finance publications, it is the property. All the data in AHS are provided by the occupant; in Residential Finance publications, mortgage is reconciled with responses from the lender.

In the American Housing Survey, units are classified as new construction if constructed 4 years or less from the date of interview. In publications from the 1990 Census of Housing, units are classified as new construction if constructed in 1985 through 1990.

Data on poverty level in the 1990 Census of Housing do not contain the income of household members unrelated to the householder. In the AHS, data on poverty level include the income of all household members, whether or not they are related to the householder.

Income data in the AHS are based on income for the 12 months prior to interview of those household members 14 years and older. The 1990 Census of Housing income data are for calendar year 1989 and for income of household members 15 years and older.

Differences between the AHS data and the 1990 census may also be attributed to several other factors. These factors include the extensive use of self-enumeration in the

census in contrast to personal interview in the survey; differences in processing procedures and sample designs; the sampling variability associated with the sample data from both the AHS and the census; the nonsampling errors associated with the survey estimates; and the nonsampling errors associated with census data.

Comparability with current construction reports from the Survey of Construction. The Census Bureau issues several publications under the general titles, "Current Construction Reports." The data for these reports are primarily from the Survey of Construction.

The Survey of Construction consists of approximately 8,300 permit-issuing places throughout the United States. The reports from the survey contain current data on housing starts and completions, construction authorized by building permits, new one-unit structures sold and for sale, characteristics of new housing, and value of new construction put in place. The concepts and definitions used in this report differ from some of those used in the Survey of Construction. The major difference is that the Survey of Construction shows counts and characteristics of housing units in various stages of construction through completion. The American Housing Survey shows counts and characteristics of the existing housing inventory. Additional differences between the AHS and the Survey of Construction may be attributed to factors such as the sampling variability and nonsampling errors of the data from the two surveys, survey procedures and techniques, and processing procedures.

Complete bathrooms. A housing unit is classified as having a complete bathroom if it has a room with a flush toilet, bathtub or shower, a sink, and hot and cold piped water. All facilities must be in the same room to be a complete bathroom. A half bathroom has either a flush toilet or a bathtub or shower but does not have all the facilities for a complete bathroom.

Consolidated metropolitan statistical area. A consolidated metropolitan statistical area (CMSA) is a Level A (population size of 1,000 or more) metropolitan statistical area when at least two primary metropolitan statistical areas are defined.

Cooperatives and condominiums. A cooperative is a type of ownership whereby a group of housing units are owned by a corporation of member-owners. Each individual member is entitled to occupy or rent out an individual housing unit and is a shareholder in the corporation that owns the property.

A condominium is a type of ownership that enables a person to own an apartment or house in a project of similarly owned units. The owner has the deed and very likely the mortgage on the unit occupied. The owner may also hold common or joint ownership in some or all common areas such as grounds, hallways, entrances, elevators, etc.

Cooperative or condominium ownership may apply to various types of structures including single-family houses, rowhouses, townhouses, etc., as well as apartment units.

Current income. Information on current income is not published separately. It is used in the calculation of “Ratio of value to current income,” and “Monthly housing costs as percent of current income.” It is felt that respondents who have only recently entered the job market and those who changed jobs during the past year often report a previous year’s income, which is too low to accurately reflect their current financial situation as it relates to the value of their home and their housing costs.

Elderly. Data for elderly include all households with a householder of 65 years of age and over.

Elevator on floor. Statistics are shown for the number of housing units in structures with two or more floors that have one or more passenger elevators on the same floor as the sample unit, and whether they are in working or nonworking condition. Excluded are elevators used only for freight.

Family households. Family refers to the householder and all (one or more) other persons living in the same household who may be related to the householder by blood, marriage or adoption. Married couples related to the householder of a family are included in the family and are not considered as separate families unless they reside in separate living quarters.

Married couple. Each household in this group consists of the householder and spouse and one or more other persons, if any.

Male householder, no wife present. This category includes families with male householders who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences; and male householders who are widowed, divorced, or single.

Female householder, no husband present. This category includes families with female householders who are married, but with husband absent because of separation or other reason where husband and wife maintain separate residences; and female householders who are widowed, divorced, or single.

Own children under 18 years old. Statistics on presence of own children of households are shown in this report. Children under 18 years old are defined as an own children if they are a single (never married) son, daughter, stepchild, or adopted child of a householder. Own children of sub-families are excluded from the total count of own children.

Farm-nonfarm residence. In rural areas, occupied housing units are subdivided into rural-farm housing (which comprises all rural units on farms) and rural-nonfarm housing (which comprises the remaining rural units). Occupied housing units are classified as farm units if the sales of agricultural products amounted to at least \$1,000 during the 12-month period prior to the interview. Occupied units in rural territory that do not meet the definition for farm housing are classified as nonfarm.

Financial characteristics. Financial characteristics are shown for all households, family, and nonfamily households. Data are shown for Household income, Monthly housing costs, Median monthly housing costs for owners, Monthly housing costs as percent of current income, and Value.

Floors in home. Finished floors are counted. For split level and bilevel houses, the highest number of floors that are physically over each other are counted. An unfinished attic is not counted as a floor.

Flush toilet and flush toilet breakdowns. A privy or chemical toilet is not considered a flush toilet. Flush toilets outside the unit were not counted. The statistics on breakdowns of flush toilet are shown for housing units with at least one flush toilet for the household’s use only. The flush toilet may be completely unusable because of a faulty flushing mechanism, broken pipes, stopped up soil pipe, lack of water supplied to the flush toilet, or some other reason.

Data on breakdowns are classified by whether any of the flush toilets were working in the 3 months prior to the interview, or while the household was living in the unit if less than 3 months, and the number of times the breakdown lasted 6 hours or more.

Heating problems. For breakdowns of heating equipment, statistics are shown for housing units occupied by the householder during the winter prior to the interview. The data are classified by whether the housing unit was uncomfortably cold for 24 hours or more, the number of times equipment breakdowns occurred lasting 6 hours or more, and causes for the breakdowns.

The heating equipment is broken down if it is not providing heat at its normal heating capacity through some fault in the equipment. Utility interruptions occur when there is a cut off in the gas, electricity, or other fuel supplying the heat. Inadequate heating capacity refers to heating equipment that is providing heat at its normal capacity, but the housing unit is still too cold for the occupants. Inadequate insulation refers to air drafts through window frames, electrical outlets, or walls that are cold.

Hispanic. The classification “Hispanic” refers to the origin of the householder occupying the housing unit. Detailed characteristics of housing units with Hispanic

householders are presented in chapter 5. Hispanic origin was determined on the basis of a question that asked for self-identification of persons living in the unit who were Hispanic or Spanish American. Hispanic persons may be of any race.

Data on Hispanic households shown in American Housing Survey National reports are collected in the 50 states and the District of Columbia, and therefore do not include households in Puerto Rico.

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.

Household composition by age of householder. Statistics by age of householder 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:

Married-couple families, no nonrelatives. Each household in this group consists of the householder and spouse, and other persons, if any, all of whom are related to the householder.

Other male householder. This category includes households with male householders who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences; and male householders who are widowed, divorced, or single. Also included are households with male householder, wife present and nonrelatives living with them.

Other female householder. This category includes households with female householders who are married, but with husband absent because of separation or other reason where husband and wife maintain separate residences; and female householders who are widowed, divorced, or single. Also included are households with female householder, husband present, and nonrelatives living with them.

Households consisting of only one person are shown separately for male householder and female householder under the category "one-person households."

Householder. The householder is the first household member 18 years old and over who is the owner or renter of the sample unit. If no household member occupying the sample unit owns or rents the unit, the householder is the first household member listed who is 18 years old or older.

Householder who worked last week. This applies to a householder who worked at any time last week either as an employee for someone else, or in one's own business, worked with or without pay in a business or farm operated by a relative, or worked part time. Not included in this total were persons absent from work all last week due to illness, vacation, strike, or layoff.

Housing modifications. People with physical limitations were asked if they had housing modifications or if they needed modifications. These modifications could include:

- Ramps
- Elevators or stair lifts
- Extra handrails or grab bars
- Extra wide doors or hallways
- Door handles instead of knobs
- Push bars on doors
- Modified wall sockets or light switches
- Modified sink faucets or cabinets
- Bathrooms and kitchens designed for easier accessibility
- Raised letters or braille
- Specially equipped telephones
- Flashing lights

Housing modification data presented in Table 15 does not include data not reported. As a result, for each modification, the total number of modifications needed and not needed is smaller than the total number of modifications present and not present in the home.

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 that have direct access from the outside of the building or through a common hall that is used or intended for use by the occupants of another unit or by the general public. 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 and direct access are applied for the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied for the previous occupants. Both occupied and vacant housing units are included in the housing inventory, except that tents, caves, boats, railroad cars, and the like, are included only if they are occupied.

Income. The statistics on income are based on the respondent's reply to questions on income for the 12 months prior to the interview and are the sum of the amounts reported for wage and salary income, self-employment income, interest or dividends, stock dividends, Social Security or railroad retirement income, public assistance or welfare payments, alimony or child support, and all other money income. The figure represents the amount of income received before deductions

for personal income taxes, Social Security, union dues, bond purchases, health insurance premiums, medicare deductions, etc. Medians for income are rounded to the nearest hundred dollars.

In this report, the statistics are shown for the money income for the household (the sum of the income of the householder and all other household members 14 years old and over.) Household income is shown separately for family households and nonfamily households.

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 the interview. It includes wages, salary, piece-rate payments, commissions, tips, cash bonuses, and Armed Forces pay. Self-employment income is defined as money income received from a business, professional practice, partnership, or farm in which the person was self-employed. Social Security or pensions 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 receipts 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 interest or dividends; 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; workmen's compensation cash benefits; periodic payments by the Veteran's Administration to disabled veterans; public or private pensions; periodic receipts from insurance policies or annuities; alimony or child support from people 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; gifts of money; and lump-sum payments from inheritances, insurance policies, estates, trusts, gifts, etc.

The income statistics and the characteristics of the household refer to different periods in time. Income data refer to the 12 months prior to the interview, whereas the household characteristics refer to the date of interview.

Thus, household income 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 the interview. On the other hand, household income includes income reported by persons who did not reside with the household during the income period but who were members at the time of the interview. For most households, however, the income reported was received by persons who were members of the household throughout the income period.

There may be significant differences in the income data between the American Housing Survey and other Census Bureau surveys and censuses. For example, the time period for income data in the American Housing Survey refers to the 12 months prior to the interview while other income data generally refer to the calendar year prior to the date of the interview. Additional differences in the income data may be attributed to factors such as the various ways income questions are asked, the sampling variability and nonsampling errors between the American Housing Survey and other Census Bureau surveys and censuses, survey procedures and techniques, and processing procedures.

Investment properties. Investment property characteristics are shown for up to six additional properties. Investment properties may be single unit or multiunit buildings. Units reported as both vacation and investment properties are classified as vacation units.

Journey to work. This category includes statistics of the number of Owner occupied housing units for Workers, Principal means of transportation to work last week, Travel time from home to work, Distance from home to work, Departure time to work. These categories were cross classified by All workers, Householders who worked last week and Householders who worked at home last week. See individual listing.

All workers. This is limited to those people 14 years and older who reported having a job the week prior to interview within the United States.

Principal means of transportation to work last week. Means of transportation refers to the principal mode of travel used to get from home to work. Householders who used different means of transportation on different days of the week were asked to specify the one used most often. Householders who used more than one means of transportation to get to work each day were asked to specify the one used for the longest distance during the work trip. Mass transportation refers to bus or streetcar and subway or elevated railroad.

Travel time from home to work. The total elapsed time in minutes that the person reported it usually took to get from home to work during the week prior to interview was

counted as the travel time to work. The elapsed time included time spent waiting for public transportation and picking up members of car pools. Respondents were instructed to report travel time to the nearest minute.

No fixed place of work. Workers with no fixed place of work were those who did not usually work at the same location each day and did not usually report in to a central location to begin work each day.

Distance from home to work. The one-way, “door-to-door” distance in miles that the person reported usually traveling from home to work during the week prior to interview was counted as the travel distance to work. Respondents were instructed to report travel rounded to the nearest mile.

Departure time to work. Refers to the time (hour and minutes) the respondent left for work. The categories begin with 12:00 a.m. and progress to 11:59 p.m.

Worked at home last week. This is the number of hours worked by those who did regularly scheduled work for their employer at home.

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

Location of property. Refers to the distance from current residence to the vacation or investment property. Statistics are shown for within 150 miles or 150 miles and greater from current residence.

Maintenance, repairs, and other work. Maintenance and repairs include the replacement of the following:

- Some siding
- Some interior water pipes
- Fuse boxes or breaker switches
- Insulation
- Finished flooring
- Ceiling tiles
- Furnace/heating equipment parts

Other work included:

- Extensive repairs made as a result of a major disaster
- Addition of wall-to-wall carpeting over already finished flooring
- Any other major improvement done inside the residence

See also “Amount spent” and “Number of jobs.”

Major replacements. The following is a list of relatively expensive items that, when replaced, are considered to be major replacements rather than additions or alterations to the residential structure.

- Roof over entire home
- All the siding
- All the interior water pipes
- All the electrical wiring
- Doors or windows
- Plumbing fixture (for example, sinks or bathtubs)
- Central air conditioning
- Furnace, heat pump or boiler
- Septic tank
- Water heater
- Dishwasher
- Garbage disposal

In general, the distinction between major replacements and additions and alterations is that major replacements are not innovations. Installation of a bathtub where there had not been one before is an alteration, but the substitution of a new bathtub for an old one is a major replacement.

See also “Amount spent” and “Number of jobs.”

Median monthly housing costs for owners. Two additional medians are shown separately for owner-occupied units. The first median includes maintenance costs in addition to those items included in “Monthly housing costs,” see item. The second excludes second and subsequent mortgages, installment loans or contracts, and maintenance costs; but includes all remaining items listed in “Monthly housing costs.”

Medians. We estimate each median from the printed distribution. If there are 10 million homes of a particular type, the median is the 5 millionth, or halfway point of these homes. Therefore, if 4 million homes are below \$400 rent, then the median is the millionth home above \$400. Finally, if the next interval printed in the book (from \$400 to \$449), has 3 million homes, the median is assumed to be one-third of the way through the interval (at \$417). Actually, this technique overestimates medians by a few percent since most homes cluster at the bottom of their intervals. The clustering happens because landlords ask for rent in round numbers, like \$400, and people give answers in round numbers, like \$20,000 income, or 40 years old. There is one special case in calculating medians: For numbers of people or rooms, we assume an interval like 3 means 2.50 to 3.49, so one-third of the way through is 2.83. This method is used rather than just saying that the median is 3, in order to give a more detailed picture of the distribution. We do not show the median at

all if the distribution is estimated to have fewer than 25 sample cases (50,000 homes in the national report, smaller numbers in the metropolitan reports).

Metropolitan statistical areas. Metropolitan statistical areas (MSAs) shown in the American Housing Survey are defined by the Office of Management and Budget. By current standards, as published in the *Federal Register* on January 3, 1980, an area qualifies for recognition as an MSA in one of two ways: if there is a city of at least 50,000 population, or a Census Bureau-defined urbanized area of at least 50,000 with a total metropolitan population of at least 100,000 (75,000 in New England). Except in the New England states, an MSA is defined in terms of entire counties. In New England, MSAs are composed of cities and towns. In addition to the county containing the main city, additional counties are included in an MSA if they are socially and economically integrated with the central county. An MSA may contain more than one city of 50,000 population and may cross state lines.

Month costs for electricity and gas. See Appendix C.

Monthly housing costs. The data are presented for owner-occupied and renter-occupied households. Monthly housing costs for owner-occupied units is the sum of monthly payments for all mortgages or installment loans or contracts, real estate taxes (including taxes on mobile homes or trailer sites if the site is owned), property insurance, homeowners association fee, cooperative or condominium fee, mobile home park fee, land rent, utilities (electricity, gas, water, and sewage disposal), fuels (oil, coal, kerosene, wood, etc.), and garbage and trash collection. As of 1989, data on the costs of electricity and gas are collected differently (see “Monthly costs of electricity and gas” definition). Because of this, “Monthly housing costs” in 1989 and beyond may not be entirely comparable with data published in previous years.

For renter-occupied housing units, monthly housing costs include the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewage disposal), and fuels (oil, coal, kerosene, wood, etc.); property insurance, mobile home land rent, and garbage and trash collection if these items are paid for by the renter (or paid for by someone else, such as a relative, welfare agency, or friend) in addition to rent. Renter housing units occupied without payment of cash rent are shown separately as no cash rent. For rental units subsidized by a public housing authority, the federal government, or state or local governments, the monthly rental costs reflect only the portion paid by the household and not the portion subsidized. Before 1991, the monthly rental costs may have included the amount subsidized for many subsidized units.

Monthly housing costs as percent of current income. The yearly housing costs (monthly housing costs multiplied by 12) are expressed as a percentage of the total current income (see definition of current income.)

This percentage is calculated for the same owner- and renter-occupied housing units for which “Monthly housing costs” were computed (for exclusions see “Monthly housing costs”). The percentage was computed separately for each unit and rounded to the nearest percent. The measure was not computed for units where occupants reported no income or a net loss.

Two new questions were added to the American Housing Survey in 1989. Upon completion of the detailed income questions, respondents were asked, “Is your total family income THIS MONTH about the same as it was a year ago?” “About the same” was defined as within 10 percent or just cost of living adjustments. If the respondent answered “no,” a second question was asked, “What do you expect your total family income to be in the NEXT 12 MONTHS?” Current income for families whose most recent month’s income was NOT about the same as a year ago is the “total expected family income in the NEXT 12 MONTHS.” Current income for families whose most recent month’s income WAS about the same as a year ago is “family and primary individual income.” For the majority of families, current income equals income of families and primary individuals.

Before 1989, the item “Monthly housing costs as percent of income,” was computed by using the income of family and primary individuals only. It was felt that respondents who only recently entered the job market or who changed jobs during the past year often reported a previous year’s income, which was too low to accurately reflect their current situation. In addition to a change in the source of income used in calculations, the item uses new procedures to estimate the costs of electricity and gas (see “Monthly costs of electricity and gas” definition).

Mortgage status on property. The owner or the owner’s spouse was asked the status of mortgages or similar loans currently in effect on second homes or investment properties. A mortgage or similar debt refers to all forms of debt where the property is pledged as security for payment of the debt. It includes such debt instruments as deeds of trust, trust deeds, mortgage bonds, and vendors’ liens. In the first three arrangements, usually a third party, known as the trustee, holds the title to the property until the debt is paid. In the vendor lien arrangement, the title is kept by the buyer but the seller (vendor) reserves, in the deed to the buyer, a lien on the property to secure payment of the balance of the purchase price. Also included as a mortgage or similar debt, are contracts to purchase, land contracts, and lease-purchase agreements where the title to the property remains with the seller until the agreed upon payments have been made by the buyer.

Multistructure modifications. These are special modifications for building with multiunits. These include:

- Ramps
- Handrails

- Automatic doors
- Handicap parking
- Elevators with audio cuing or braille
- Accessibility for people with physical limitations to public use facilities of the building such as the lobby, laundry room and storage area

Neighborhood conditions and neighborhood services. The statistics presented in Table 4, as a percent of the total occupied units, are based on the respondent's opinion and attitude toward the neighborhood in which the resident lives. Thus, the respondent's answer may or may not reflect the actual description of the neighborhood. Furthermore, the respondent may not have the same opinion as a neighbor about the neighborhood services; for example, the respondent may feel that the street lighting or neighborhood shopping facilities are inadequate but a neighbor may not.

Neighborhood conditions and wish to move. Data on neighborhood conditions and wish to move in Table 4 are based on the respondent's answers to a three-part question concerning specific neighborhood conditions. The respondent was asked (1) if the condition was present, (2) if the condition was bothersome, and (3) if the condition was so objectionable that the respondent would like to move from the neighborhood.

- a. Street noise or heavy street traffic—Street noise refers to noise made by children playing outdoors, noise from a factory or business, or any other sounds that the respondent considers street noise. Traffic refers to the amount of vehicular traffic that the respondent considers "heavy."
- b. Neighborhood crime—This category refers to all forms of street and neighborhood crime such as petty theft, assaults against the person, burglary, etc., or any related activities that the respondent judges to be a crime.

Neighborhood services. Data on neighborhood services are based on the respondent's answer to a series of questions concerning neighborhood services.

The respondent was asked a three part question on public transportation: (1) if service is available, (2) if service is satisfactory, and (3) if any member of the household used the service at least once a week.

Data are also collected on satisfaction with neighborhood shopping such as grocery stores and drug stores and whether or not these stores are located within 1 mile of the neighborhood.

Respondents were asked a three-part question on public elementary schools: (1) if children within the household attended public elementary school or private elementary school, (2) if the public elementary school is satisfactory, and (3) if the public elementary school is within 1 mile of the neighborhood.

New construction. Housing units built in the 4 years prior to the date of the interview are classified as new construction.

Nights spent at vacation unit. Refers to the number of nights spent at the unit during the past year. The median number of nights is rounded to the nearest whole number.

Nights unit rented. This refers to the number of nights that the unit was rented during the past year (for investment properties only). The median number of nights rented is rounded to the nearest whole number.

Nonfamily households. These are housing units where the householder lives alone or with nonrelatives only. A lodger, servant, or other person unrelated to the householder is considered a member of the household but not of the family.

Number of jobs. The data are presented for the total number of additions to residential structures; additions and alterations on property outside residential structure; alterations within residential structure; major replacements of relatively expensive items within residential structures; and maintenance, repairs and other work done to residential structures. The estimated number of jobs is the number of each type of job done during the 24-month time period prior to the date of interview. One household adding two bathrooms would count as two bathrooms added (two jobs), as would two households each adding one bathroom. The count of each job type is shown by whether or not members of the household did more than half of the work.

Number of persons per household reporting limitations. This number is limited to the first 3 household members reporting a physical limitation.

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 the interview as their usual residence or if the occupants are only temporarily absent, for example, on vacation. However, if the unit is 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.

Other nonfamily households. This category includes nonfamily households with more than 1 person.

Overall opinion of neighborhood. The data presented are based on the respondent's overall opinion of the neighborhood. The respondent defines neighborhood. The respondent was asked to rate the neighborhood based on a scale from 1 to 10, where 10 is the best and 1 is the worst.

Overall opinion of structure. The data presented are based on the respondent's overall opinion of the house or apartment as a place to live. The respondent was asked to rate the structure based on a scale from 1 to 10, where 10 is the best and 1 is the worst.

Person or equipment aids. People with physical limitations were asked if they had person or equipment aids or if they needed person or equipment aids. These could include the aid of another person, a cane, walker or crutches, a wheelchair, or a motorized or electric cart.

Persons 65 years old and over. See Elderly.

Persons. All people occupying the housing unit are counted. These people include not only occupants related to the householder but also any lodgers, roomers, boarders, partners, wards, foster children, and resident employees who share the living quarters of the householder. The data on persons show categories of the number of one person through seven-or-more-person households. The median for persons is rounded to the nearest tenth.

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

Persons per room. Persons per room is computed for each occupied housing unit by dividing the number of people 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.

Physical limitations. People were asked about permanent physical limitations. These limitations included:

- Problems with entering or exiting the home
- Problems getting around inside the home
 - Going up and down steps
 - Opening and closing or going through any doors
 - Moving between rooms
 - Reaching the bathroom facilities including tub, shower, toilet or sink
 - Reaching the kitchen facilities including sink, stove, refrigerator and kitchen cabinets
- Difficulty with personal activities
 - Cooking and preparing food
 - Feeding themselves
 - Bathing, getting in and out of the tub or shower
 - Grooming and dressing
 - Doing housework and laundry tasks
- Difficulty seeing or hearing
- Other problems.

Physical problems-moderate. A unit has moderate physical problems if it has any of the following five problems, but none of the severe problems.

Plumbing. On at least three occasions during the last 3 months, all the flush toilets were broken down at the same time for 6 hours or more. (See flush toilet breakdowns.)

Heating. Having unvented gas, oil, or kerosene heaters as the primary heating equipment.

Kitchen. Lacking a kitchen sink, refrigerator, or burners inside the structure for the exclusive use of the unit.

Hallways. Having any three of the four hallway problems mentioned below.

Upkeep. Having any three or four of the overall list of six upkeep problems mentioned below.

Physical problems-severe. A unit has severe physical problems if it has any of the following five problems:

Plumbing. Lacking hot or cold piped water or a flush toilet, or lacking both bathtub and shower, all inside the structure for the exclusive use of the unit.

Heating. Having been uncomfortably cold last winter for 24 hours or more because the heating equipment broke down, and it broke down at least three times last winter for at least 6 hours each time.

Electric. Having no electricity, or all of the following three electric problems: exposed wiring; a room with no working wall outlet; and three blown fuses or tripped circuit breakers in the last 90 days.

Hallways. Having all of the following four problems in public areas: no working light fixtures; loose or missing steps; loose or missing railings; and no elevator.

Upkeep. Having any five of the following six maintenance problems: (1) water leaks from the outside, such as from the roof, basement, windows, or doors; (2) leaks from inside structure such as pipes or plumbing fixtures; (3) holes in the floors; (4) holes or open cracks in the walls or ceilings; (5) more than 8 inches by 11 inches of peeling paint or broken plaster; or (6) signs of rats or mice in the last 90 days.

Places. Two types of places are recognized by the Census Bureau, incorporated places and census designated places as defined below.

Incorporated places. Incorporated places are those that are incorporated under the laws of their respective states as cities, boroughs, towns, and villages.

Census designated places (CDPs). The Census Bureau has delineated boundaries for closely settled population centers without corporate limits. To be recognized for the census, CDP's must have a minimum population. If located in urbanized areas that have one or more cities of 50,000 or more population, CDP's must have a minimum population of 5,000. All other areas except for areas in Alaska and Hawaii require a minimum population of 1,000. The requirements are a population of 25 in Alaska and 300 in Hawaii.

Place size as shown in national reports reflects the place size as of the 1980 census. More detailed information on places appears in the 1980 Population Census PC (1)-A reports.

Poverty status. The poverty data in this report differs from official poverty estimates in two important respects. The first important difference is the use of a poverty definition that is based on household income in place of the official method that is based on the income of the family or the unrelated individual. Under the official approach, the poverty status of two unrelated individuals living together would be determined by comparing the income of each individual to the poverty threshold for an unrelated individual. The result might be that both were in poverty, both were out of poverty, or one was in poverty and one was not. Under the approach used in this report, the two unrelated individuals were treated as members of a two-person family and their poverty status was determined by comparing their combined income to the poverty threshold for a two-person family. The effect of using a poverty concept that is based on household income is to undercount the number of persons in poverty relative to the official estimate. A study based on the March 1975 Current Population Survey found that poverty estimates based on a household income concept were about 6 percent lower than official estimates. For more information, see *Technical Paper X, Effect of Using a Poverty Definition Based on Household Income*, U.S. Department of Health, Education, and Welfare, 1976. A second important difference between the poverty estimates in this report and the official poverty estimates has to do with the method used to measure income. The official annual poverty estimates are based on data collected in the March supplement to the Current Population Survey. The income questions asked in that survey are very detailed and measure the amount of income received during the previous calendar year. The income questions asked in the AHS are much less detailed and measure the amount received during the previous 12 months. Because interviews were conducted throughout the year, the income measures do not pertain to a fixed period. Many of the income questions in the AHS were asked on a household rather than an individual income basis. The lack of data for individuals made it necessary to adopt a poverty definition based on household income.

Officially, families and unrelated individuals are classified as being above or below the poverty level using the poverty index originated at the Social Security Administration in 1964 and revised by the Federal Interagency Committees in 1969 and 1980. The poverty index is based solely on money income and does not reflect the fact that many low-income persons receive noncash benefits such as food stamps, medicaid, and public housing. The index is based on the Department of Agriculture's 1961 Economy Food Plan and reflects the different consumption requirements of families based on their size and composition. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index (CPI). For further details, see Current Population Reports, Series P-60, No. 194, *Poverty in the United States: 1995*.

Primary metropolitan statistical areas. Within the metropolitan statistical areas classified as Level A (population size of 1,000,000 or more), some areas may qualify for separate recognition as primary metropolitan statistical areas (PMSAs). A PMSA is a large urbanized county, or cluster of counties, that demonstrates very strong internal economic and social links, in addition to close ties to the other portions of the Level A metropolitan statistical area.

Purchase price. Purchase price refers to the price of the house or apartment and lot at the time the property was purchased. Closing costs are excluded from the purchase price, and for mobile homes the value of the land is excluded. Median purchase price is rounded to the nearest dollar.

Race. The classification of "race" refers to the race of the householder occupying the housing unit. The concept of race as used by the Census Bureau does not denote a clear-cut scientific definition of biological stock. Race was determined on the basis of a question that asked for self-identification of a person's race. Detailed characteristics of units with Black householders are presented in chapter 4.

Reasons for ownership. Respondents indicated the reasons for owning additional residential property. The categories include previous usual residence, used for recreational purposes, investment purposes, unable to sell property, inherited property, and other reasons.

Regions. The standard census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, Pennsylvania, and New Jersey; Midwest—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, Kansas, Nebraska, North Dakota, and South Dakota; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Alabama, Mississippi, Tennessee, Kentucky, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana,

Wyoming, Colorado, New Mexico, Arizona, Utah, Idaho, Alaska, Washington, Oregon, Nevada, California, and Hawaii.

Rent reductions. Rent control means that an increase in rent is regulated by law. The jurisdiction, state or local, mandates that percentage rent increases are set and must be approved by a board, agency, department, division, office, etc.

A housing unit is classified as being in a public housing project if the structure in which the unit is located is owned by any local or state government 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.

A housing unit is classified as being subsidized if under certain programs 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 rental assistance program where part of the rent for low-income families occupying the rental housing units is paid by the Department of Housing and Urban Development (HUD), (2) the FHA interest subsidy programs for rental and cooperative housing for low-income families, (3) the rent supplement program where part of the rent for low-income families occupying certain types of HUD-assisted rental housing projects is paid by the FHA, and (4) the direct loan program of HUD for housing the elderly. Units requiring income verification are subsidized units.

Rooms. The statistics on rooms are for the number of housing units with a specified number of rooms. Rooms counted include whole rooms used for living purposes, such as bedrooms, living rooms, dining rooms, kitchens, recreation rooms, permanently enclosed porches that are suitable for year-round use, lodgers' rooms, and other finished and unfinished rooms. Rooms used for offices by a person living in the unit are also included. The median for rooms is rounded to the nearest tenth.

A dining room, to be counted, must be a separate room. It must be separated from adjoining rooms by built-in floor-to-ceiling walls extending at least a few inches from the intersecting walls. Movable or collapsible partitions or partitions consisting solely of shelves or cabinets are not considered built-in-walls. Bathrooms are not counted as rooms.

Selected amenities:

Porch, deck, balcony, or patio. The porch, deck, balcony, or patio must be attached to the sample unit, not just to the building or free standing. Porches may be enclosed or open.

Telephone available. A housing unit is classified as having a telephone if there is a telephone for receiving calls available to the occupants of the unit. The telephone may be

located outside or inside the housing unit, and one telephone may serve the occupants of several units. The number of housing units with a telephone available, therefore, does not indicate the number of telephones installed in homes.

Usable fireplace. Excludes the following: fireplaces that have been blocked off or whose chimney or flue have been filled, decorative or artificial fireplaces, and Franklin stoves. Free-standing fireplaces are included in this item.

Separate dining room. A separate dining room is an area separated from adjoining rooms by a built-in floor-to-ceiling wall extending at least a few inches from its intersecting wall. Built-in walls do not include movable or collapsible partitions or partitions consisting solely of shelves and cabinets.

Living rooms, recreation rooms, etc. Includes family rooms, dens, recreation rooms and/or libraries.

Garage or carport. The garage or carport must be on the same property but does not have to be attached to the house. Off street parking is considered driveway or parking lot privileges that is paid for as part of the rent. Data on garage or carport are not collected for occasional-use vacant and other vacant.

Selected deficiencies.

Signs of rats. The statistics on signs of rats refer to respondents who reported seeing rats or signs of rats inside the house or building during the last 3 months or while the household was living in the unit if less than 3 months. Signs of rats include droppings, holes in the wall, or ripped or torn food containers.

Holes in floors. Data are shown on whether there are holes in the interior floors of a housing unit. The holes do not have to go all the way through to a lower floor or to the exterior of the unit. The holes must be large enough to cause someone to trip.

Open cracks or holes (interior). Statistics are presented on whether or not there are open cracks or holes in the interior walls or ceilings of the housing unit. Included are cracks or holes that do not go all the way through to the next room or to the exterior of the housing unit. Hairline cracks or cracks that appear in the walls or ceilings but are not large enough to insert the edge of a dime 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 (interior). The area of peeling paint or broken plaster must be on the inside walls or ceilings and at least one area of broken plaster or peeling paint must be larger than 8 inches by 11 inches.

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 unit has any wiring outside the walls enclosed in some material other than metal. Excluded from the tabulation are appliance cords, extension cords, chandelier cords, and telephone, antenna, or cable TV wires.

Electric wall outlets. A housing unit is classified as having rooms without electric wall outlets, if there is not at least one working electric wall outlet in each room of the unit. A working electric wall outlet is one that is in operating condition; that is, 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.

Sewage disposal and sewage disposal breakdowns. A public sewer is connected to a city, county, sanitary district, neighborhood, or subdivision sewer system. Included are only systems operated by a government body or private organization sewage treatment system serving six or more units. Small sewage treatment plants, which in some localities are called neighborhood septic tanks, are classified as public sewers. A septic tank or cesspool is an underground tank or pit used for disposal of sewage (serving five or fewer units). A chemical toilet, which may be inside or outside the unit, uses chemicals to break down or dissolve sewage. Housing units for which sewage is disposed of in some other way are included in the "other" category.

The data on breakdowns in the means of sewage disposal are limited to housing units in which the means of sewage disposal was a public sewer, septic tank, or cesspool. Breakdowns refer to situations in which the system was completely unusable. Examples include septic tank being pumped because it no longer perked, tank collapsed, tank exploded, sewer main broken, sewer treatment plant not operating as a result of electrical failure or water service interruption, etc.

Data on breakdowns are shown if they occurred in the 3 months prior to the interview or while the household was living in the unit if less than 3 months, and if the breakdown lasted 6 consecutive hours or more. Housing units with a breakdown in sewage disposal are also classified according to the number of breakdowns.

Shared ownership. This item is restricted to owner-occupied housing units. Shared ownership includes properties where the ownership of the investment property is shared with one or more nonhousehold members.

Square footage of unit. Housing size is shown for single family, detached housing units and mobile homes. Excluded from the calculation of square footage are unfinished attics, carports, attached garages, porches that are not protected from the elements (that is, screened porches), and mobile home hitches. Both finished and

unfinished basements are included. Median square footage is rounded to the nearest foot. Square footage is based on the respondent's estimate of the size of the unit. If the respondent did not know the square footage, the interviewer measured the outside dimensions of the unit. Preliminary evaluation indicates that this item is somewhat unreliable.

Stories between main and apartment entrances. Data are presented for multiunit structures with two or more floors and are concerned with the number of floors from the main residential entrance level of the building to the main entrance of the unit. "Same floor" indicates that the main entrance of the sample unit is on the same level as the main entrance that residents use to enter the building.

Stories in structure. The statistics presented are restricted to multiunits. Finished attics are included in the number of stories. Unfinished attics are not. For split levels and bilevels, the number of stories is determined by the highest number of floors that are physically over each other.

Suburbs. Suburbs are defined in the AHS as the portion of each metropolitan area that is not in any central city.

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. Also, a cooperative or condominium unit is owner occupied only if the owner or co-owner lives in it. All other occupied housing units are classified as renter occupied, including housing units rented for cash rent and those occupied without payment of cash rent.

Type of housing unit. This item refers to the type of housing unit used for vacation or recreational purposes. The types include single-family home, unit in multiunit building, mobile home, or other type.

Type of property. This item refers to the type of residential property used for investment purposes. These units used for both recreational and investment purposes are excluded from this category. The types include single family homes, multiunit buildings, unit in a multiunit buildings, mobile homes, or other type.

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

A structure is a separate building if it has either 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-unit structure is detached if it has open space on all four sides even though it has an adjoining shed or garage. A one-unit structure is attached if it has one or

more walls extending from ground to roof that divide it from other adjoining structures and does not share a furnace or boiler with 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 mobile home. Prior to the 1984 reports, these units were not classified as a mobile home or trailer.

Urban and rural residence. As defined for the 1980 census, urban housing comprises all housing units in urbanized areas and in places of 2,500 or more inhabitants outside urbanized areas. More specifically, urban housing consists of all housing units in (a) places of 2,500 or more inhabitants incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin), but excluding those housing units in the rural portions of extended cities; (b) census designated places of 2,500 or more inhabitants; and (c) other territory, incorporated or unincorporated, included in urbanized areas. Housing units not classified as urban constitutes are rural housing. Information on the historical development of the urban-rural residence definition appears in the 1980 Census of Population report, *Characteristics of the Population, Number of Inhabitants*, PC801-A.

Vacation units. Vacation homes or recreational homes characteristics are only shown for the first vacation home listed. Vacation homes exclude multiunit buildings and units with ownership shared with nonhousehold members. Units reported as both vacation and investment properties are classified as vacation units.

Value. Value is the respondent's estimate of how much the property (house and lot) would sell for, if it were for sale. Any nonresidential portions of the property are excluded from the cost. For vacant units, value represents the sale price asked for the property at the time of the interview, and may differ from the price at which the property is sold. Medians for value are rounded to the nearest dollar.

Value of vacation or investment property. Refers to the amount that the property is perceived to sell for on today's market. The value of shared ownership property is limited to respondent's share only.

Water supply stoppage. Water supply stoppage means that the housing unit was completely without running water from its regular source. Completely without running water means that the water system servicing the unit supplied no water at all, that is, no equipment or facility using running water (in kitchen and bathroom sinks, shower, in

bathtub, flush toilet, dishwasher, and other similar items) had water supplied to it, or all were inoperable. The reason could vary from a stoppage because of a flood or storm, to a broken pipe, to a shutdown of the water system, to a failure to pay the bill, or other reasons.

Data on water supply stoppage are shown if they occurred in the 3 months prior to the interview, or while the household was living in the unit if less than 3 months, and if the breakdown or failure lasted 6 consecutive hours or more. Housing units with water supply stoppage are also classified according to the number of times the stoppages occurred.

Worked at home. Information is presented for workers who did any regularly scheduled work for their employer at home. This can include telecommuters; that is, a company employee who works from home full or part time during normal business hours, a real estate sales person, teleworker and any person who works at home on a regular job.

Workers. This includes all persons age 14 years and over who held a job any time the previous week of the survey within the United States. It includes those who worked at any time last week either as an employee for someone else, or in one's own business, work with or without pay in a business or farm operated by a relative, or worked part time. Not included in this total were persons absent from work all last week due to illness, vacation, strike, or layoff.

Year householder moved into unit. The data are based on the information reported for the householder and refer to the year of latest move. Thus, if the householder moved back into a housing unit previously occupied, the year of the latest move was to be reported; if the householder moved from one apartment to another in the same building, the year the householder moved into the present unit was to be reported. The intent is to establish the year the present occupancy by the householder began. The year the householder moves is not necessarily the same year other members of the household move; although, in the great majority of cases the entire household moves at the same time. The median year householder moved into unit is rounded to the nearest year.

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 refer to the number of housing units in structures built during the specified periods and in existence at the time of the interview. For mobile homes and trailers, the manufacturer's model year was assumed to be the year built. Median year built is rounded to the nearest year.