

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-14

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Minneapolis—St. Paul, Minn.,

Standard Metropolitan Statistical Area

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

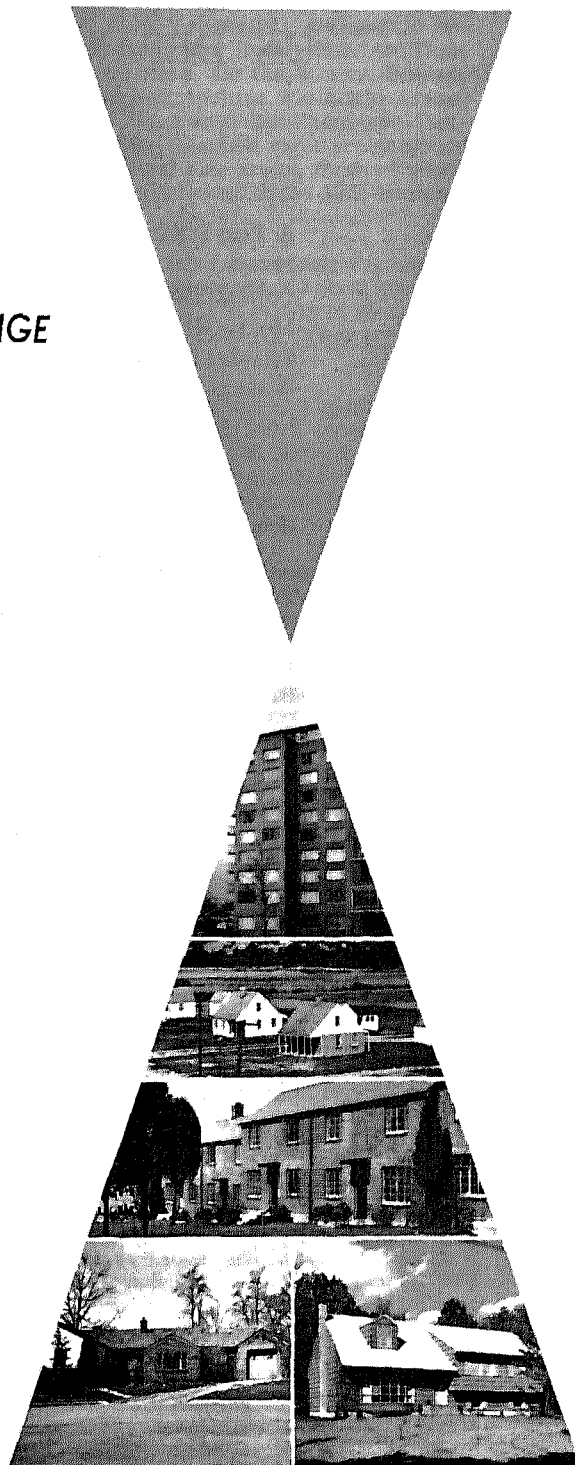


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PREFACE

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

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

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

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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LIST OF REPORTS IN VOLUME IV, PART 1A

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

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

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

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

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

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

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

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

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

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

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

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

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

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comparability with 1960 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1950 Census.

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

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

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

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

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

COMPONENTS OF CHANGE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Units lost by change to nonresidential use.

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STRUCTURAL CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

CONDITION AND PLUMBING FACILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINANCIAL CHARACTERISTICS

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

Components of Inventory Change

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

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

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

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

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

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

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

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

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

HOUSEHOLD CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

COLLECTION AND PROCESSING OF DATA

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

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

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

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

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

ACCURACY OF DATA

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

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

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

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

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

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

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

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

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

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

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

ESTIMATION PROCEDURE

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

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

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

Components of Inventory Change

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

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

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

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

SAMPLING VARIABILITY

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

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 7,000 dwelling units, including the units in the 750 land area segments and the list of 1,700 specific addresses for measuring losses; the subsample for this area consists of approximately 2,100 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

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

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

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

Table I.--SOURCE OF TABULATIONS

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

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE
(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	462,600	7,000
Same units, 1950 and 1959.....	312,500	2,300
Units changed by--		
Conversion.....	8,200	1,400
Merger.....	7,200	900
Units added through--		
New construction.....	128,800	6,100
Other sources.....	6,100	1,400
1950 INVENTORY		
Units changed by--		
Conversion.....	4,200	700
Merger.....	15,400	2,100
Units lost through--		
Demolition.....	11,200	2,700
Other means.....	5,600	1,400
NET CHANGE		
Total.....	113,800	7,100
Units added through--		
Conversion.....	4,000	700
New construction.....	128,800	6,100
Other sources.....	6,100	1,400
Total added.....	138,900	6,400
Units lost through--		
Merger.....	8,200	1,200
Demolition.....	11,200	2,700
Other means.....	5,600	1,400
Total lost.....	25,000	3,200

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

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 185,147 in 1950 and as 182,689 in 1959, the standard error of the 2,458 change is read from table III (column for subsample).

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

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
1,000.....	500	600	100,000.....	...	6,000
5,000.....	1,200	1,400	150,000.....	...	7,200
10,000.....	1,700	2,000	200,000.....	...	8,400
25,000.....	2,600	3,000	250,000.....	...	9,500
50,000.....	...	4,300	300,000.....	...	10,100

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

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

Estimated percentage	Base of percentage				
	10,000	50,000	200,000	350,000	463,000
2 or 98.....	2.7	1.2	0.6	0.5	0.4
5 or 95.....	4.1	1.8	1.0	0.7	0.6
10 or 90.....	5.7	2.7	1.3	1.0	0.9
25 or 75.....	7.5	3.8	1.9	1.4	1.2
50.....	9.8	4.2	2.2	1.7	1.4

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

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

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

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 462,600 dwelling units¹ in the housing inventory in the Minneapolis-St. Paul SMSA. Approximately 312,300 of these units were occupied by their owners, 130,600 were occupied by renters, and the remaining 19,700 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.3 persons and the size of their units averaged 5.3 rooms; for renter households, the medians were 2.2 persons and 3.7 rooms. Approximately one-fifth (19 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was about one-half (54 percent).

Comparison with 1950 discloses a net gain of 113,800 dwelling units, or 33 percent over the 1950 inventory. Owner-occupied units increased from 61 percent of the occupied inventory in 1950 to 71 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 75 percent to 93 percent. The median size of units in 1950 was 4.7 rooms compared with 5.0 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$45 to \$80, and the median value of owner-occupied properties rose from \$9,900 to \$15,200.

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

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

Component of change	Number	Percent
All dwelling units, 1959.....	462,600	100.0
Same units, 1950 and 1959.....	312,500	67.5
Units changed by--		
Conversion.....	8,200	1.8
Merger.....	7,200	1.6
Units added through--		
New construction.....	128,800	27.8
Other sources.....	6,100	1.3

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 68 percent of the dwelling units (312,500 units) in the Minneapolis-St. Paul area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 32 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 128,800 units, amounting to 28 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 8,200 converted units in the inventory in 1959 (table A) which had been produced by dividing

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 463,110; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

4,200 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about 7,200 units (table A). These were produced by combining an estimated 15,400 units that existed in 1950 (table B). Units involved in conversions and mergers represented 3 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

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

Component of change	Number	Percent
All dwelling units, 1950.....	348,800	100.0
Same units, 1950 and 1959.....	312,500	89.6
Units changed by--		
Conversion.....	4,200	1.2
Merger.....	15,400	4.4
Units lost through--		
Demolition.....	11,200	3.2
Other means.....	5,600	1.6

Table B, which describes the disposition of the 1950 inventory, shows that the 312,500 "same" units represented about 90 percent of the 1950 inventory. Approximately 11,200 units, or 3 percent of the 1950 inventory, were demolished before 1959 and 5,600 units (around 2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (6 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, and transient accommodations) added about 138,900 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 25,000 dwelling units from the 1950 inventory. Thus, for about every six units that were added to the inventory during the 1950's, one unit of the existing supply was removed.

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

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	462,600
April 1950.....	348,800
NET CHANGE	
Total.....	113,800
Percent.....	32.6
Units added through--	
Conversion.....	4,000
New construction.....	128,800
Other sources.....	6,100
Total added.....	138,900
Units lost through--	
Merger.....	8,200
Demolition.....	11,200
Other means.....	5,600
Total lost.....	25,000

The resulting net increase of 113,800 units represents an average annual gain of approximately 12,000 units over the period of 9½ years.

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (98 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.0 rooms. Of the occupied new units, roughly one out of six was occupied by renters in 1959 and the median gross rent was \$114. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about 60 percent were dilapidated or lacked hot water, private toilet or bath, and the median size was 3.7 rooms. The bulk of the

occupied units (about 77 percent) had been occupied by renters in 1950, and the gross rent at that time was \$36.

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

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

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were owner occupied in 1950, around 18,400 were occupied by renters in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at a higher level in 1959 than in 1950.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 8 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

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

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

Subject	1959		* 1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	128,800	312,500	11,200	312,500
Not dilapidated, with all facilities..	126,400	285,200	4,400	231,900
Percent of total.....	98.2	91.3	39.6	80.7
With 1.01 or more persons per room....	18,300	17,800	2,200	25,700
Percent of occupied.....	15.3	5.9	20.6	9.1
Owner occupied.....	100,400	203,200	2,400	185,100
Percent of occupied.....	84.0	67.1	23.0	65.6
Median:				
Number of rooms.....	5.0	5.0	3.7	4.9
Number of persons.....	3.8	2.6	2.4	3.0
Value.....	\$16,500	\$14,300	...	\$10,400
Gross rent.....	\$114	\$76	\$36	\$50
Contract rent.....	\$107	\$67	\$27	\$42

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	462,646		128,751		348,814		ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....	130,633	100.0	19,157	100.0	132,311	100.0
All units.....	462,646	100.0	128,751	100.0	348,814	100.0	1 and 2 rooms.....	26,982	20.7	4,616	24.1	36,193	27.4
Occupied.....	442,906	95.7	119,564	92.9	337,206	96.7	3 rooms.....	30,689	23.5	7,360	38.5	30,312	22.9
Owner occupied.....	312,273	67.5	100,407	78.0	204,895	58.7	4 rooms.....	30,977	23.7	2,953	15.4	30,167	22.8
White.....	2,687	0.6	257	0.2	1,829	0.5	5 rooms.....	25,927	19.8	2,586	13.5	21,789	16.5
Nonwhite.....	130,633	28.2	19,157	14.9	132,311	37.9	6 rooms.....	10,836	8.3	1,454	7.6	9,035	6.8
Renter occupied.....	127,818	27.6	19,157	14.9	129,977	37.3	7 rooms or more.....	5,222	4.0	168	0.9	4,815	3.6
White.....	2,815	0.6	...	...	2,334	0.7	Median.....	3.7	...	3.2	...	3.5	...
Nonwhite.....	19,740	4.3	9,187	7.1	11,608	3.3	Vacant.....	19,740	...	9,187	...	11,608	...
Available for sale only.....	4,336	0.9	3,503	2.7	1,721	0.5	UNITS IN STRUCTURE						
Available for rent.....	4,574	1.0	741	0.6	1,674	0.5	All units.....	462,646	100.0	128,751	100.0	348,814	100.0
Other.....	10,830	2.3	4,943	3.8	8,213	2.4	1.....	309,940	66.8	107,625	83.7	203,916	58.5
CONDITION AND PLUMBING							2 to 4.....	92,312	20.3	7,998	5.9	86,382	24.8
All units.....	462,646	100.0	128,751	100.0	348,814	100.0	5 to 19.....	40,251	8.7	8,262	6.4	56,817	16.3
Not dilapidated.....	454,422	98.2	128,391	99.7	334,812	96.0	20 or more.....	18,494	4.0	4,392	3.4	20,000	5.7
With all plumbing facilities.....	428,103	92.5	126,408	98.2	260,043	74.6	Trailer.....	889	0.2	674	0.5	1,699	0.5
Lacking only hot water.....	2,556	0.6	...	...	11,133	3.2	Owner occupied.....						
Lack'g other plumbing facilities.....	23,763	5.1	1,983	1.5	63,636	18.2	1.....	278,932	59.9	95,456	73.1	217,648	62.4
Dilapidated.....	8,224	1.8	360	0.3	14,002	4.0	2 to 4.....	29,375	6.4	3,635	2.8	28,836	8.3
Owner occupied.....	312,273	100.0	100,407	100.0	204,895	100.0	5 to 19.....	3,077	1.0	642	0.6	3,094	1.5
Not dilapidated.....	309,478	99.1	100,047	99.6	174,251	85.0	Trailer.....	889	0.3	674	0.7	1,317	0.6
With all plumbing facilities.....	303,718	97.3	100,047	99.6	5,973	2.9	Renter occupied.....						
Lacking only hot water.....	1,117	0.4	...	...	20,807	10.2	1.....	18,307	14.0	4,276	22.3	23,522	17.8
Lack'g other plumbing facilities.....	4,643	1.5	360	0.4	3,864	1.9	2 to 4.....	59,227	45.3	2,869	15.0	56,169	42.5
Dilapidated.....	2,795	0.9	...	...	9,341	7.1	5 to 19.....	35,653	27.3	7,620	39.8	52,298	39.5
Renter occupied.....	130,633	100.0	19,157	100.0	122,970	92.9	20 or more.....	17,446	13.4	4,392	22.9	382	0.3
Not dilapidated.....	127,005	97.2	19,157	100.0	79,897	60.4	Trailer.....	...	...	...	...	...	...
With all plumbing facilities.....	111,235	85.2	18,977	99.1	4,672	3.5	Vacant.....						
Lacking only hot water.....	606	0.5	...	...	38,401	29.0	19,740	...	9,187	...	11,608	...	
Lack'g other plumbing facilities.....	15,164	11.6	180	0.9	9,341	7.1	YEAR STRUCTURE BUILT						
Dilapidated.....	3,628	2.8	...	...	...	...	All units.....	462,646	100.0	128,751	100.0	348,814	100.0
Vacant.....	19,740	...	9,187	...	11,608	...	1957 to 1959.....	51,421	11.1	51,421	39.9	...	...
BATHROOMS							April 1950 to 1956.....	77,330	16.7	77,330	60.1	...	...
All units.....	462,646	100.0	128,751	100.0	...	...	1940 to March 1950.....	53,277	11.5	...	...	59,700	17.1
1.....	349,905	75.6	96,883	75.2	...	...	1939 or earlier.....	280,618	60.7	...	...	289,114	82.9
More than 1.....	82,164	17.8	29,885	23.2	...	...	Owner occupied.....						
Shared or none.....	30,977	6.6	1,983	1.5	...	...	1957 to 1959.....	33,186	10.6	33,186	33.1	...	...
Owner occupied.....	312,273	100.0	100,407	100.0	...	...	April 1950 to 1956.....	67,221	21.5	67,221	66.9	...	...
1.....	231,310	74.1	74,469	74.2	...	...	1940 to March 1950.....	45,679	14.6	...	...	...	...
More than 1.....	73,959	23.7	25,938	25.8	...	...	1939 or earlier.....	166,187	53.2	...	...	...	...
Shared or none.....	7,004	2.2	...	...	...	...	Renter occupied.....						
Renter occupied.....	130,633	100.0	19,157	100.0	...	...	1957 to 1959.....	10,569	8.1	10,569	55.2	...	...
1.....	107,201	82.1	17,320	90.4	...	...	April 1950 to 1956.....	8,588	6.6	8,588	44.8	...	...
More than 1.....	5,436	4.2	1,697	8.6	...	...	1940 to March 1950.....	6,056	4.6	...	...	...	...
Shared or none.....	17,996	13.8	180	0.9	...	...	1939 or earlier.....	105,420	80.7	...	...	...	...
Vacant.....	19,740	...	9,187	...	...	...	Vacant.....						
ROOMS							19,740	...	9,187	...	...	...
All units.....	462,646	100.0	128,751	100.0	348,814	100.0	PERSONS						
1 and 2 rooms.....	31,159	6.7	5,574	4.3	42,830	12.3	All occupied units.....	442,906	100.0	119,564	100.0	337,206	100.0
3 rooms.....	40,717	8.8	9,637	7.5	43,186	12.4	1 person.....	60,277	13.6	6,775	5.7	35,432	10.5
4 rooms.....	82,240	17.8	19,591	15.2	72,925	20.9	2 persons.....	130,567	29.5	28,022	23.4	98,644	29.3
5 rooms.....	155,112	33.5	38,577	29.9	63,541	18.2	3 persons.....	76,013	17.2	17,634	14.7	75,522	22.4
6 rooms.....	87,989	19.0	26,056	20.2	55,073	15.8	4 persons.....	68,219	15.4	26,175	21.1	63,456	18.8
7 rooms or more.....	65,429	14.1	9,316	7.2	47,574	13.6	5 persons.....	53,474	12.1	22,125	18.5	35,003	10.4
Median.....	5.0	...	5.0	...	4.7	...	6 persons or more.....	34,256	7.7	19,833	16.6	29,151	8.6
Owner occupied.....	312,273	100.0	100,407	100.0	204,895	100.0	Median.....	2.9	...	3.8	...	3.0	...
1 and 2 rooms.....	1,214	0.4	598	0.6	4,022	2.0	Owner occupied.....						
3 rooms.....	6,208	2.0	614	0.6	10,769	5.3	1 person.....	26,423	8.5	2,035	2.0	11,020	5.4
4 rooms.....	48,414	15.5	16,258	16.2	39,686	19.4	2 persons.....	86,168	27.6	20,994	20.9	52,702	25.7
5 rooms.....	123,844	39.7	52,689	52.5	63,541	31.0	3 persons.....	52,292	16.7	14,323	14.3	46,689	22.8
6 rooms.....	73,053	23.4	21,100	21.0	45,068	22.0	4 persons.....	35,387	11.7	24,661	24.0	44,969	21.9
7 rooms or more.....	59,598	19.1	9,148	9.1	41,809	20.4	5 persons.....	44,681	14.3	20,674	20.6	26,619	13.0
Median.....	5.3	...	5.1	...	5.3	...	6 persons or more.....	47,322	15.2	18,320	18.2	22,896	11.2
ROOMS--Con.							Median.....	3.3	...	4.0	...	3.3	...
Renter occupied.....							Renter occupied.....						
1 person.....							1 person.....						
2 persons.....							2 persons.....						
3 persons.....							3 persons.....						
4 persons.....							4 persons.....						
5 persons.....							5 persons.....						
6 persons or more.....							6 persons or more.....						
Median.....							Median.....						

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

Components of Inventory Change

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

[1950 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
PERSONS PER ROOM							OWN CHILDREN UNDER 18 YEARS OLD						
All occupied units.....	442,906	100.0	119,564	100.0	337,206	100.0	All occupied units.....	442,906	100.0	119,564	100.0	...	...
0.50 or less.....	196,585	44.4	33,599	28.1	201,663	59.8	No children.....	230,556	52.1	40,069	33.5	...	...
0.51 to 0.75.....	95,858	21.6	23,682	19.8			1 child.....	59,055	13.3	16,314	13.6	...	...
0.76 to 1.00.....	112,035	25.3	44,010	36.8			2 children.....	59,797	13.5	24,315	20.3	...	...
1.01 to 1.50.....	34,000	7.7	16,799	14.1			3 children.....	48,222	10.9	21,811	18.2	...	...
1.51 or more.....	4,428	1.0	1,474	1.2			4 children.....	25,461	5.7	10,911	9.1	...	...
Owner occupied.....	312,273	100.0	100,407	100.0	5 children.....	14,588	3.3	5,322	4.5	...	...
0.50 or less.....	143,379	45.9	27,982	27.9	6 children or more.....	5,257	1.2	822	0.7	...	...
0.51 to 0.75.....	63,701	20.4	19,138	19.1	Owner occupied.....	312,273	100.0	100,407	100.0	...	...
0.76 to 1.00.....	76,218	24.4	36,673	36.5	No children.....	144,904	46.4	27,301	27.2	...	...
1.01 to 1.50.....	26,706	8.6	15,649	15.6	1 child.....	39,409	12.6	13,513	13.5	...	...
1.51 or more.....	2,269	0.7	965	1.0	2 children.....	47,475	15.2	22,944	22.9	...	...
Renter occupied.....	130,633	100.0	19,157	100.0	3 children.....	40,415	12.9	20,053	20.0	...	...
0.50 or less.....	53,206	40.7	5,617	29.3	4 children or more.....	40,070	12.8	16,596	16.5	...	...
0.51 to 0.75.....	32,157	24.6	4,544	23.7	Renter occupied.....	130,633	100.0	19,157	100.0	...	...
0.76 to 1.00.....	35,817	27.4	7,337	38.3	No children.....	85,652	65.6	12,768	66.6	...	...
1.01 to 1.50.....	7,294	5.6	1,150	6.0	1 child.....	19,646	15.0	2,801	14.6	...	...
1.51 or more.....	2,159	1.7	509	2.7	2 children.....	12,322	9.4	1,371	7.2	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							OWN CHILDREN BY AGE GROUP						
Occupied units.....	442,906	100.0	119,564	100.0	...	...	All occupied units.....	442,906	100.0	119,564	100.0	...	...
Male head, wife present, no non-relatives.....	326,681	73.8	103,969	87.0	...	...	No children.....	230,556	52.1	40,069	33.5	...	...
Under 45 years.....	177,930	40.2	75,747	63.4	...	...	Under 6 years only.....	55,463	12.5	22,730	19.0	...	...
45 to 64 years.....	109,224	24.7	24,113	20.2	...	...	1 child.....	25,399	5.7	9,837	8.2	...	...
65 years and over.....	39,527	8.9	4,109	3.4	...	...	2 children or more.....	30,064	6.8	12,893	10.8	...	...
Other male head.....	34,916	7.9	6,509	5.4	...	...	6 to 17 years only.....	82,757	18.7	21,379	17.9	...	...
Under 65 years.....	23,378	5.3	6,319	5.3	...	...	1 child.....	33,656	7.6	6,477	5.4	...	...
65 years and over.....	11,538	2.6	190	0.2	...	...	2 children.....	28,731	6.5	9,853	8.2	...	...
Female head.....	81,309	18.4	9,086	7.6	...	...	3 children or more.....	20,370	4.6	5,049	4.2	...	...
Under 65 years.....	54,331	12.3	6,234	5.2	...	...	Both age groups.....	74,130	16.7	35,386	29.6	...	...
65 years and over.....	26,978	6.1	2,852	2.4	...	...	2 children.....	11,996	2.7	6,393	5.3	...	...
YEAR MOVED INTO UNIT							OWNER OCCUPIED						
All occupied units.....	442,906	100.0	119,564	100.0	...	...	No children.....	144,904	46.4	27,301	27.2	...	...
1958 and 1959.....	130,504	29.5	52,942	44.3	...	...	Under 6 years only.....	32,512	10.4	18,821	18.7	...	...
1955 to 1957.....	89,862	20.3	33,026	27.6	...	...	1 child.....	12,787	4.3	7,655	7.6	...	...
1950 to 1954.....	88,227	19.9	33,596	28.1	...	...	2 children or more.....	19,725	6.3	11,166	11.1	...	...
1945 to 1949.....	39,623	8.9	...	...	...	...	6 to 17 years only.....	70,351	22.5	20,760	20.7	...	...
1944 or earlier.....	94,690	21.4	...	...	...	...	1 child.....	26,622	8.5	5,858	5.8	...	...
Owner occupied.....	312,273	100.0	100,407	100.0	...	...	2 children.....	25,172	8.1	9,853	9.8	...	...
1958 and 1959.....	59,455	19.0	36,445	36.3	...	...	3 children or more.....	18,557	5.9	5,049	5.0	...	...
1955 to 1957.....	61,471	19.7	30,623	30.5	...	...	Both age groups.....	64,506	20.7	33,525	33.4	...	...
1950 to 1954.....	72,636	23.3	33,339	33.2	...	...	2 children.....	9,974	3.2	5,777	5.8	...	...
1945 to 1949.....	33,519	10.7	...	...	...	...	3 children.....	22,649	7.3	12,475	12.4	...	...
1944 or earlier.....	85,192	27.3	...	...	...	...	4 children or more.....	31,883	10.2	15,273	15.2	...	...
Renter occupied.....	130,633	100.0	19,157	100.0	...	...	Renter occupied.....	130,633	100.0	19,157	100.0	...	...
1958 and 1959.....	71,049	54.4	16,497	86.1	...	...	No children.....	85,652	65.6	12,768	66.6	...	...
1955 to 1957.....	28,391	21.7	2,403	12.5	...	...	Under 6 years only.....	22,951	17.6	3,909	20.4	...	...
1950 to 1954.....	15,591	11.9	257	1.3	...	...	1 child.....	12,612	9.7	2,182	11.4	...	...
1945 to 1949.....	6,104	4.7	...	...	...	...	2 children or more.....	10,339	7.9	1,727	9.0	...	...
1944 or earlier.....	9,498	7.3	...	...	...	...	6 to 17 years only.....	12,406	9.5	619	3.2	...	...
PERSONS 65 YEARS OLD AND OVER							PRESENCE OF NONRELATIVES						
All occupied units.....	442,906	100.0	119,564	100.0	...	...	All occupied units.....	442,906	100.0	119,564	100.0	...	...
None.....	349,640	78.9	109,306	91.4	...	...	No nonrelatives.....	421,219	95.1	115,303	96.4	...	...
1 person.....	60,735	13.7	7,838	6.6	...	...	With nonrelatives.....	21,687	4.9	4,261	3.6	...	...
2 persons.....	31,300	7.1	2,420	2.0	...	...	Owner occupied.....	312,273	100.0	100,407	100.0	...	...
3 persons or more.....	1,231	0.3	...	...	...	...	No nonrelatives.....	301,475	96.5	99,658	99.3	...	...
Owner occupied.....	312,273	100.0	100,407	100.0	...	...	With nonrelatives.....	10,798	3.5	749	0.7	...	...
None.....	242,820	77.8	92,028	91.7	...	...	Renter occupied.....	130,633	100.0	19,157	100.0	...	...
1 person.....	42,885	13.7	6,597	6.6	...	...	No nonrelatives.....	119,744	91.7	15,645	81.7	...	...
2 persons.....	25,337	8.1	1,782	1.8	...	...	With nonrelatives.....	10,889	8.3	3,512	18.3	...	...
3 persons or more.....	1,231	0.4	...	...	...	...	OWNER OF UNIT						
Renter occupied.....	130,633	100.0	19,157	100.0	...	...	Owner-occupied units.....	312,273	100.0	100,407	100.0	...	...
None.....	106,820	81.8	17,278	90.2	...	...	Head or wife.....	311,269	99.7	100,217	99.8	...	...
1 person.....	17,850	13.7	1,241	6.5	...	...	Other relative of head.....	1,004	0.3	190	0.2	...	...
2 persons.....	5,963	4.6	638	3.3	...	...	Nonrelative of head.....	...	...	...	...	...
3 persons or more.....	...	...	...	...	...	...	Footnote						

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
AGE OF OWNER						Renter-occupied nonfarm units..							
Owner-occupied units.....	312,273	100.0	100,407	100.0	...	...	130,254	...	19,157	...	130,477	...	
Under 25 years.....						GROSS RENT							
25 to 34 years.....	6,288	2.0	3,406	3.4	...	...	Reporting.....	125,322	100.0	18,957	100.0	125,630	100.0
35 to 44 years.....	54,806	17.6	32,839	32.7	...	...	Less than \$40.....	7,466	6.0	447	2.4	47,900	38.1
45 to 54 years.....	79,254	25.4	35,904	35.8	...	...	\$40 to \$59.....	17,718	14.1	257	1.4	50,830	40.5
55 to 64 years.....	58,172	18.6	18,462	18.4	...	...	\$60 to \$79.....	38,299	30.4	1,142	6.0	23,151	18.4
65 years and over.....	58,311	18.7	8,714	8.7	...	...	\$80 to \$99.....	26,279	21.0	1,627	8.9	...	...
Median.....	55,442	17.8	5,082	5.1	...	...	\$100 to \$119.....	19,565	15.2	8,416	44.4	...	...
VALUE						CONTRACT RENT							
Owner-occupied nonfarm units ² ..	265,814	100.0	91,556	100.0	158,922	100.0	Reporting cash rent.....	125,322	...	18,957	...	125,630	...
Less than \$5,000.....	1,727	0.6	293	0.3	15,327	9.6	Median.....dollars..	71	...	107	...	39	...
\$5,000 to \$7,400.....	9,115	3.4	...	...	23,196	17.7	CONTRACT RENT						
\$7,500 to \$9,900.....	18,700	7.0	...	...	37,178	23.4	Reporting cash rent.....	125,322	...	18,957	...	125,630	...
\$10,000 to \$12,400.....	40,274	15.2	6,565	7.2	54,023	34.0	Median.....dollars..	71	...	107	...	39	...
\$12,500 to \$14,900.....	57,500	21.6	23,173	25.3	...	...	CONTRACT RENT						
\$15,000 to \$17,400.....	57,137	21.5	27,034	29.5	15,458	9.7	Reporting cash rent.....	125,322	...	18,957	...	125,630	...
\$17,500 to \$19,900.....	28,272	10.6	13,403	14.6	...	...	Median.....dollars..	71	...	107	...	39	...
\$20,000 to \$24,900.....	27,880	10.5	13,478	14.7	8,746	5.5	CONTRACT RENT						
\$25,000 to \$29,900.....	19,814	7.5	6,139	6.7	...	...	Reporting cash rent.....	125,322	...	18,957	...	125,630	...
\$30,000 or more.....	5,395	2.0	1,471	1.6	9,900	...	Median.....dollars..	71	...	107	...	39	...
Median.....dollars..	15,200	...	16,500	...	...	...	CONTRACT RENT						

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

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	128,751	...	6,076	...	8,182	...	7,163	...	312,474	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	128,751	100.0	6,076	100.0	8,182	100.0	7,163	100.0	312,474	100.0
Occupied.....	119,564	92.9	5,035	82.9	8,182	100.0	7,163	100.0	302,962	97.0
Owner occupied.....	100,407	78.0	2,341	38.5	1,749	21.4	4,610	64.4	263,166	84.0
White.....	100,150	77.8	2,341	38.5	1,749	21.4	4,610	64.4	260,736	83.5
Nonwhite.....	257	0.2	...	...	...	...	...	...	2,430	0.8
Renter occupied.....	19,157	14.9	2,694	44.3	6,433	78.6	2,553	35.6	99,796	31.9
White.....	19,157	14.9	2,694	44.3	6,433	78.6	2,139	29.9	97,395	31.2
Nonwhite.....	...	...	...	...	...	...	414	5.8	2,401	0.8
Vacant.....	9,187	7.1	1,041	17.1	...	...	...	...	9,512	3.0
Available for sale only.....	3,503	2.7	643	10.6	...	...	...	...	196	0.1
Available for rent.....	741	0.6	199	3.3	...	...	...	...	3,634	1.2
Other.....	4,943	3.8	199	3.3	...	...	...	...	5,688	1.8
CONDITION AND PLUMBING										
All units.....	128,751	100.0	6,076	100.0	8,182	100.0	7,163	100.0	312,474	100.0
Not dilapidated.....	128,391	99.7	5,861	96.5	8,182	100.0	7,163	100.0	304,825	97.6
With all plumbing facilities.....	126,408	98.2	3,994	65.7	5,754	70.3	6,780	94.2	285,197	91.3
Lacking some or all facilities.....	1,983	1.5	1,867	30.7	2,428	29.7	413	5.8	19,628	6.3
Dilapidated.....	360	0.3	215	3.5	...	...	...	...	7,649	2.4
Owner occupied.....	100,407	100.0	2,341	...	1,749	...	4,610	...	263,166	100.0
Not dilapidated.....	100,047	99.6	2,341	...	1,749	...	4,610	...	260,731	99.4
With all plumbing facilities.....	100,047	99.6	2,341	...	876	...	4,610	...	195,850	76.4
Lacking some or all facilities.....	360	0.4	...	...	879	...	...	...	4,881	1.9
Dilapidated.....	360	0.4	...	...	...	...	...	...	2,439	1.2
Renter occupied.....	19,157	100.0	2,694	...	6,433	100.0	2,553	...	99,796	100.0
Not dilapidated.....	19,157	100.0	2,479	...	6,433	100.0	2,553	...	96,383	96.6
With all plumbing facilities.....	18,977	99.1	1,255	...	4,284	75.9	2,140	...	83,979	84.2
Lacking some or all facilities.....	180	0.9	1,224	...	1,549	24.1	413	...	12,404	12.4
Dilapidated.....	...	...	215	...	...	...	...	...	3,413	3.4
Vacant.....	9,187	...	1,041	...	...	...	...	...	9,512	...
BATHROOMS										
All units.....	128,751	100.0	6,076	100.0	8,182	100.0	7,163	100.0	312,474	100.0
1.....	96,883	75.2	3,564	58.7	5,754	70.3	3,514	49.1	240,130	76.9
More than 1.....	29,885	23.2	430	7.1	...	...	3,236	45.2	48,413	15.6
Shared or none.....	19,983	1.5	2,082	34.3	2,428	29.7	413	5.8	23,931	7.6

Components of Inventory Change

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	128,751	100.0	6,076	100.0	8,182	100.0	7,163	100.0	312,474	100.0
1 and 2 rooms.....	5,574	4.3	2,449	40.3	2,215	27.1	...	...	20,921	6.7
3 and 4 rooms.....	29,228	22.7	1,887	31.1	4,630	56.6	1,549	21.6	85,663	27.4
5 and 6 rooms.....	84,633	65.7	1,096	18.0	892	10.9	2,679	37.4	153,801	49.2
7 rooms or more.....	9,316	7.2	644	10.6	445	5.4	2,935	41.0	52,089	16.7
Median.....	5.0	...	3.5	...	3.3	...	6.1	...	5.0	...
Owner occupied.....	100,407	100.0	2,341	...	1,749	...	4,610	...	203,166	100.0
1 and 2 rooms.....	598	0.6	...	...	223	...	...	...	393	0.2
3 and 4 rooms.....	16,872	16.8	1,459	...	1,303	...	412	...	34,576	17.0
5 and 6 rooms.....	73,789	73.5	238	...	223	...	1,852	...	120,797	59.5
7 rooms or more.....	9,148	9.1	644	...	...	...	2,346	...	47,400	23.3
Median.....	5.1	...	...	...	...	...	...	...	5.4	...
Renter occupied.....	19,157	100.0	2,694	...	6,433	100.0	2,553	...	99,796	100.0
1 and 2 rooms.....	4,616	24.1	2,051	...	1,992	31.0	...	...	18,323	18.4
3 and 4 rooms.....	10,333	53.9	428	...	3,327	51.7	1,137	...	46,441	46.5
5 and 6 rooms.....	4,040	21.1	215	...	669	10.4	827	...	31,012	31.1
7 rooms or more.....	168	0.9	...	...	445	6.9	589	...	4,020	4.0
Median.....	3.2	...	...	...	3.1	...	...	...	3.9	...
Vacant.....	9,187	...	1,041	...	...	...	...	...	9,512	...
UNITS IN STRUCTURE										
All units.....	128,751	100.0	6,076	100.0	8,182	100.0	7,163	100.0	312,474	100.0
1.....	108,499	84.3	2,675	44.0	...	...	4,786	66.8	193,969	62.1
2 to 4.....	7,598	5.9	952	15.7	7,291	89.1	1,550	21.6	76,521	24.5
5 or more.....	12,654	9.8	2,449	40.3	891	10.9	827	11.5	41,984	13.4
YEAR STRUCTURE BUILT										
All units.....	128,751	100.0	6,076	100.0	8,182	100.0	7,163	100.0	312,474	100.0
1957 to 1959.....	51,421	39.9	...	...	...	...	...	...	...	...
April 1950 to 1956.....	77,330	60.1	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	453	7.5	422	5.2	393	5.5	52,009	16.6
1939 or earlier.....	...	...	5,623	92.5	7,760	94.8	6,770	94.5	260,465	83.4
PERSONS										
Occupied units.....	119,564	100.0	5,035	100.0	8,182	100.0	7,163	100.0	302,962	100.0
1 person.....	6,775	5.7	2,375	47.2	1,558	19.0	827	11.5	48,742	16.1
2 persons.....	28,022	23.4	919	18.3	3,530	43.1	1,540	21.5	96,556	31.9
3 persons.....	17,634	14.7	429	8.5	1,113	13.6	818	11.4	56,019	18.5
4 persons.....	25,175	21.1	643	12.8	1,102	13.5	516	7.2	40,783	13.5
5 persons.....	22,125	18.5	669	13.3	211	2.6	1,613	22.5	28,956	9.6
6 persons or more.....	19,833	16.6	...	...	668	8.2	1,849	25.8	31,906	10.5
Median: All occupied.....	3.8	...	1.7	...	2.2	...	4.3	...	2.6	...
Owner.....	4.0	...	...	...	...	...	...	...	2.9	...
Renter.....	2.2	...	...	...	2.4	...	...	...	2.2	...
PERSONS PER ROOM										
Occupied units.....	119,564	100.0	5,035	100.0	8,182	100.0	7,163	100.0	302,962	100.0
0.50 or less.....	33,599	28.1	2,529	50.2	2,441	29.8	3,184	44.5	154,832	51.1
0.51 to 0.75.....	23,682	19.8	431	8.6	1,989	24.3	1,405	19.6	68,351	22.6
0.76 to 1.00.....	44,010	36.8	1,876	37.3	2,651	32.4	1,552	21.7	61,946	20.4
1.01 to 1.50.....	16,799	14.1	...	...	878	10.7	815	11.4	15,508	5.1
1.51 or more.....	1,474	1.2	199	4.0	223	2.7	207	2.9	2,325	0.8
VALUE										
Owner-occupied nonfarm units ¹	91,556	100.0	1,174	...	...	...	3,585	...	169,499	100.0
Less than \$5,000.....	293	0.3	...	...	...	...	...	...	1,434	0.8
\$5,000 to \$7,400.....	...	...	292	...	...	...	207	...	6,616	5.1
\$7,500 to \$9,900.....	...	...	...	...	...	...	816	...	17,884	10.6
\$10,000 to \$12,400.....	6,565	7.2	...	...	...	...	826	...	32,883	19.4
\$12,500 to \$14,900.....	23,173	25.3	...	...	...	...	930	...	33,397	19.7
\$15,000 or more.....	61,525	67.2	882	...	...	...	806	...	75,285	44.4
Median.....dollars.....	16,500	...	...	...	...	...	...	...	14,300	...
Renter-occupied nonfarm units.....	19,157	...	2,694	...	6,433	...	2,553	...	99,417	...
GROSS RENT										
Reporting.....	18,957	100.0	2,694	...	5,988	100.0	1,861	...	95,822	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	205	0.2
\$20 to \$39.....	447	2.4	1,073	...	...	...	...	...	5,743	6.0
\$40 to \$59.....	257	1.4	580	...	668	11.2	206	...	15,007	16.7
\$60 to \$79.....	1,142	6.0	612	...	2,650	44.3	1,035	...	32,860	34.3
\$80 to \$99.....	1,687	8.9	214	...	1,335	22.3	413	...	22,630	23.6
\$100 or more.....	15,424	81.4	215	...	1,335	22.3	207	...	18,379	19.2
No cash rent.....	200	...	...	...	445	...	692	...	3,595	...
Median.....dollars.....	114	...	...	...	78	...	...	...	76	...
CONTRACT RENT										
Reporting cash rent.....	18,957	...	2,694	...	5,988	...	1,861	...	95,822	...
Median.....dollars.....	107	...	...	...	74	...	...	...	67	...

¹ Restricted to single-unit properties; see text.

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	11,223	100.0	5,586	100.0	4,186	100.0	15,376	100.0	312,474	100.0
Units with 1950 records available.....	11,223	100.0	5,586	100.0	4,059	97.7	14,756	94.0	287,466	92.0
TENURE, COLOR, AND VACANCY STATUS										
All units.....	11,223	100.0	5,586	100.0	4,059	100.0	14,756	100.0	287,466	100.0
Occupied.....	10,536	93.9	5,586	100.0	4,034	99.4	14,470	98.1	282,193	98.2
Owner occupied.....	2,424	21.6	2,619	46.9	2,972	63.4	4,217	28.6	185,147	64.4
White.....	2,192	19.5	2,273	40.7	2,470	60.9	4,116	27.9	184,377	64.1
Nonwhite.....	232	2.1	346	6.2	102	2.5	101	0.7	810	0.3
Renter occupied.....	8,112	72.3	2,967	53.1	1,462	36.0	10,253	69.5	97,046	33.8
White.....	7,823	69.7	2,458	44.0	1,462	36.0	9,948	67.4	97,046	33.8
Nonwhite.....	289	2.6	509	9.1	...	...	305	2.1	...	...
Vacant.....	687	6.1	...	...	25	0.6	286	1.9	5,273	1.8
Available for sale only.....	...	...	...	...	...	...	...	...	797	0.3
Available for rent.....	126	1.1	...	...	25	0.6	101	0.7	1,189	0.4
Other.....	561	5.0	...	...	...	...	185	1.3	3,287	1.1
CONDITION AND PLUMBING										
All units.....	11,223	100.0	5,586	100.0	4,059	100.0	14,756	100.0	287,466	100.0
Not dilapidated.....	6,743	60.1	4,805	86.0	4,008	98.7	14,336	97.2	279,897	97.4
With all plumbing facilities.....	4,443	39.6	1,668	29.9	2,996	73.8	4,842	32.8	231,328	80.7
Lacking some or all facilities.....	2,300	20.5	3,137	56.2	1,012	24.9	9,494	64.3	47,972	16.7
Dilapidated.....	4,480	39.9	781	14.0	51	1.3	420	2.8	7,569	2.6
Owner occupied.....	2,424	100.0	2,619	100.0	2,572	100.0	4,217	100.0	185,147	100.0
Not dilapidated.....	1,961	80.9	2,223	84.9	2,521	98.0	4,185	99.2	181,614	98.1
With all plumbing facilities.....	1,237	51.0	1,003	38.3	2,202	85.6	1,841	43.7	160,430	86.7
Lacking some or all facilities.....	724	29.9	1,220	46.6	319	12.4	2,344	55.6	21,184	11.4
Dilapidated.....	463	19.1	396	15.1	51	2.0	32	0.8	3,533	1.9
Renter occupied.....	8,112	100.0	2,967	100.0	1,462	...	10,253	100.0	97,046	100.0
Not dilapidated.....	4,426	54.6	2,582	87.0	1,462	...	9,865	96.2	93,010	95.8
With all plumbing facilities.....	3,070	37.8	665	22.4	794	...	2,846	27.8	68,539	70.6
Lacking some or all facilities.....	1,356	16.7	1,917	64.6	668	...	7,017	68.4	24,471	25.2
Dilapidated.....	3,686	45.4	385	13.0	...	...	388	3.8	4,036	4.2
Vacant.....	687	...	...	...	25	...	286	...	5,273	...
ROOMS										
All units.....	11,223	100.0	5,586	100.0	4,059	100.0	14,756	100.0	287,466	100.0
1 and 2 rooms.....	3,357	29.9	1,487	26.6	228	5.6	5,264	35.7	22,589	7.9
3 and 4 rooms.....	3,857	34.4	2,910	52.1	713	17.6	7,434	50.4	87,921	30.6
5 and 6 rooms.....	3,198	28.5	957	17.1	1,640	25.6	1,993	13.5	132,096	46.0
7 rooms or more.....	811	7.2	232	4.2	2,078	51.2	65	0.4	44,860	15.6
Median.....	3.7	...	3.4	...	6.5+	...	3.0	...	4.9	...
Owner occupied.....	2,424	100.0	2,619	100.0	2,572	100.0	4,217	100.0	185,147	100.0
1 and 2 rooms.....	535	22.1	271	10.3	...	...	297	7.0	2,598	1.4
3 and 4 rooms.....	1,194	49.3	1,621	61.9	181	7.0	2,299	54.5	42,480	22.9
5 and 6 rooms.....	464	19.1	495	18.9	787	30.6	1,556	36.9	100,297	54.2
7 rooms or more.....	231	9.5	232	8.9	1,604	62.4	65	1.5	39,772	21.5
Median.....	3.7	...	3.9	...	6.5+	...	4.2	...	5.3	...
Renter occupied.....	8,112	100.0	2,967	100.0	1,462	...	10,253	100.0	97,046	100.0
1 and 2 rooms.....	2,722	33.6	1,216	41.0	203	...	4,935	48.1	18,636	19.2
3 and 4 rooms.....	2,211	27.3	1,289	43.4	532	...	4,932	48.1	43,037	44.3
5 and 6 rooms.....	2,599	32.0	462	15.6	253	...	386	3.8	30,475	31.4
7 rooms or more.....	580	7.1	...	...	474	...	...	...	4,898	5.0
Median.....	3.8	...	2.8	...	...	...	2.6	...	4.0	...
Vacant.....	687	...	...	...	25	...	286	...	5,273	...
UNITS IN STRUCTURE										
All units.....	11,223	100.0	5,586	100.0	4,059	100.0	14,756	100.0	287,466	100.0
1.....	3,284	29.3	3,356	60.1	2,428	59.8	...	...	173,854	60.5
2 to 4.....	4,495	40.1	1,846	33.0	1,140	28.1	11,495	77.9	73,365	25.5
5 or more.....	3,444	30.7	384	6.9	491	12.1	3,261	22.1	40,247	14.0
YEAR STRUCTURE BUILT										
All units.....	11,223	100.0	5,586	100.0	4,059	100.0	14,756	100.0	287,466	100.0
1940 to March 1950.....	1,786	15.9	1,409	25.2	211	5.2	162	1.1	40,769	14.2
1939 or earlier.....	9,437	84.1	4,177	74.8	3,848	94.8	14,594	98.9	246,697	85.8
PERSONS										
Occupied units.....	10,536	100.0	5,586	100.0	4,034	100.0	14,470	100.0	282,193	100.0
1 person.....	2,203	20.9	612	11.0	339	8.4	2,688	18.6	17,666	6.3
2 persons.....	3,232	30.7	1,803	32.3	490	12.1	5,717	39.5	51,360	18.2
3 persons.....	1,971	18.7	962	17.2	1,012	25.1	2,006	13.9	67,941	24.1
4 persons.....	1,276	12.2	1,053	18.9	1,122	27.8	2,636	18.2	25,836	9.2
5 persons.....	1,397	13.3	925	16.6	294	7.3	676	4.7	26,793	9.5
6 persons or more.....	557	5.3	231	4.1	777	19.3	747	5.2	23,597	8.0
Median.....	2.4	...	2.9	...	3.7	...	2.3	...	3.0	...
Owner.....	1.9	...	3.1	...	3.4	...	2.8	...	3.2	...
Renter.....	2.9	...	2.5	...	...	...	2.2	...	2.5	...

Components of Inventory Change

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Marger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	10,536	100.0	5,586	100.0	4,034	100.0	14,470	100.0	282,193	100.0
0.50 or less.....	2,763	26.2	814	14.6	1,571	38.9	2,372	16.4	106,125	37.6
0.51 to 0.75.....	2,392	22.7	1,439	25.8	958	23.7	3,200	22.1	79,430	28.1
0.76 to 1.00.....	3,207	30.4	1,659	29.7	1,278	31.7	5,787	40.0	70,902	25.1
1.01 to 1.50.....	743	7.1	983	17.6	101	2.5	1,790	12.4	18,216	6.5
1.51 or more.....	1,431	13.6	691	12.4	126	3.1	1,321	9.1	7,520	2.7
VALUE										
Owner-occupied nonfarm units ¹	1,389	...	1,123	...	1,971	...	...	...	142,203	...
Reporting.....	1,389	...	1,123	...	1,801	...	...	...	139,205	100.0
Less than \$5,000.....	695	...	671	...	315	...	...	...	11,750	8.4
\$5,000 to \$7,400.....	462	...	220	...	263	...	...	...	20,397	14.7
\$7,500 to \$9,900.....	...	...	...	...	288	...	...	...	31,594	22.7
\$10,000 to \$12,400.....	232	...	...	...	585	...	...	...	40,167	28.9
\$12,500 to \$14,900.....	...	...	...	...	96	...	...	...	10,197	7.3
\$15,000 or more.....	...	...	232	...	254	...	...	...	25,100	18.0
Not reported.....	...	...	...	...	170	...	...	...	2,998	...
Median.....dollars..	...	...	...	...	...	...	...	...	10,400	...
Renter-occupied nonfarm units.....	8,112	...	2,967	...	1,462	...	10,060	...	95,529	...
GROSS RENT										
Reporting.....	7,837	100.0	2,219	100.0	1,259	...	9,153	100.0	86,418	100.0
Less than \$20.....	753	9.6	...	...	...	...	639	7.0	810	0.9
\$20 to \$39.....	3,925	50.1	1,036	46.7	329	...	4,455	48.7	22,270	25.8
\$40 to \$59.....	2,399	30.6	1,102	49.7	597	...	3,080	33.7	40,065	46.4
\$60 to \$79.....	645	8.2	81	3.7	203	...	781	8.5	15,315	17.7
\$80 to \$99.....	58	0.7	...	...	170	...	102	1.1	4,974	5.8
\$100 or more.....	57	0.7	...	...	...	...	96	1.0	2,984	3.5
Not reported.....	207	...	77	...	161	...	406	...	6,316	...
No cash rent.....	68	...	671	...	102	...	501	...	2,795	...
Median.....dollars..	36	...	41	...	...	...	38	...	50	...
CONTRACT RENT										
Reporting cash rent.....	7,867	...	2,219	...	1,259	...	9,397	...	88,922	...
Median.....dollars..	27	...	30	...	...	...	34	...	42	...

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic										Total	Avail-able	Other	
		Occupied									Vacant				
		Total			Owner			Renter			Total				
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white					
Same units 1950 and 1959; With 1950 records available.....	287,466	278,813	274,387	4,426	182,689	180,461	2,228	96,124	93,926	2,198	8,653	3,634	5,019		
Occupied.....	282,193	275,148	270,722	4,426	181,212	178,984	2,228	93,936	91,738	2,198	7,045	3,634	3,411		
White.....	281,383	274,338	270,115	4,223	180,402	178,377	2,025	93,936	91,738	2,198	7,045	3,634	3,411		
Nonwhite.....	810	810	607	203	810	607	203	...	...	...	...	...	...
Owner occupied.....	185,147	183,952	180,915	3,037	165,570	163,544	2,026	18,382	17,371	1,011	1,195	203	992		
White.....	184,337	183,142	180,308	2,834	164,760	162,937	1,823	18,382	17,371	1,011	1,195	203	992		
Nonwhite.....	810	810	607	203	810	607	203	...	...	...	...	...	...
Renter occupied.....	97,046	91,196	89,807	1,389	15,642	15,440	202	75,554	74,367	1,187	5,850	3,431	2,419		
White.....	97,046	91,196	89,807	1,389	15,642	15,440	202	75,554	74,367	1,187	5,850	3,431	2,419		
Nonwhite.....	...	...	...	...	...	...	...	...	...	...	...	...	...
Vacant.....	5,273	3,665	3,665	...	1,477	1,477	...	2,188	2,188	...	1,608	...	1,608		
Available.....	1,986	1,796	1,796	...	190	190	...	1,606	1,606	...	190	...	190		
Other.....	3,287	1,869	1,869	...	1,287	1,287	...	582	582	...	1,418	...	1,418		

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

1950 characteristic	Total dwelling units	1959 characteristic									Vacant
		Total			Owner occupied			Renter occupied			
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	287,466	261,980	18,247	7,239	176,378	4,286	2,025	80,713	11,998	3,413	8,653
Not dilapidated:											
With all plumbing facilities.....	231,925	228,203	2,331	1,391	159,829	1,117	393	66,298	1,214	404	3,676
Lacking some or all facilities.....	47,972	29,374	15,354	3,244	14,575	3,012	1,227	11,986	10,379	1,404	5,389
Dilapidated.....	7,569	4,403	562	2,604	1,974	157	405	2,429	405	1,605	594
Owner occupied.....	185,147	176,835	5,107	3,205	159,855	3,690	2,025	16,573	1,417	392	1,195
Not dilapidated:											
With all plumbing facilities.....	160,430	158,730	1,117	583	145,550	1,117	393	12,976	...	...	394
Lacking some or all facilities.....	21,184	15,727	3,833	1,624	12,534	2,416	1,227	2,990	1,417	190	410
Dilapidated.....	3,533	2,378	157	998	1,771	157	405	607	...	262	391
Renter occupied.....	97,046	81,833	11,583	3,630	15,046	596	...	63,153	9,784	2,617	5,850
Not dilapidated:											
With all plumbing facilities.....	68,539	66,921	1,012	606	13,182	...	...	52,525	1,012	202	1,618
Lacking some or all facilities.....	24,471	12,887	10,166	1,418	1,661	596	...	8,306	8,367	1,012	4,029
Dilapidated.....	4,036	2,025	405	1,606	203	...	...	1,822	405	1,403	203
Vacant.....	5,273	3,312	1,537	404	1,477	...	...	987	797	404	1,608

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

Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	91,556	293	...	6,565	23,173	27,034	13,403	13,478	7,610
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	13,949	253	...	3,661	6,411	2,603	180	561	180
5 and 6 rooms.....	68,819	40	...	2,904	16,662	23,091	11,691	10,669	3,762
7 rooms or more.....	8,788	...	...	...	...	1,340	1,532	2,248	3,668
PERSONS									
1 and 2 persons.....	19,294	40	...	1,736	3,372	5,482	3,067	2,819	2,778
3 and 4 persons.....	34,274	...	...	3,058	9,721	9,595	4,474	5,052	2,374
5 and 6 persons.....	31,206	253	...	1,021	9,447	9,943	4,627	4,295	1,620
7 persons or more.....	6,782	...	...	750	633	2,014	1,235	1,312	838
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	87,439	293	...	6,375	22,803	24,807	12,454	13,287	7,420
Under 45 years.....	64,221	293	...	5,124	18,292	18,629	9,119	8,234	4,430
45 to 64 years.....	19,917	...	...	1,251	4,320	3,997	2,096	3,743	2,510
65 years and over.....	3,301	...	...	...	191	181	1,239	1,210	480
Other male head.....	1,140	...	...	190	...	190	379	191	190
Female head.....	2,977	...	...	...	370	2,037	570	...	...

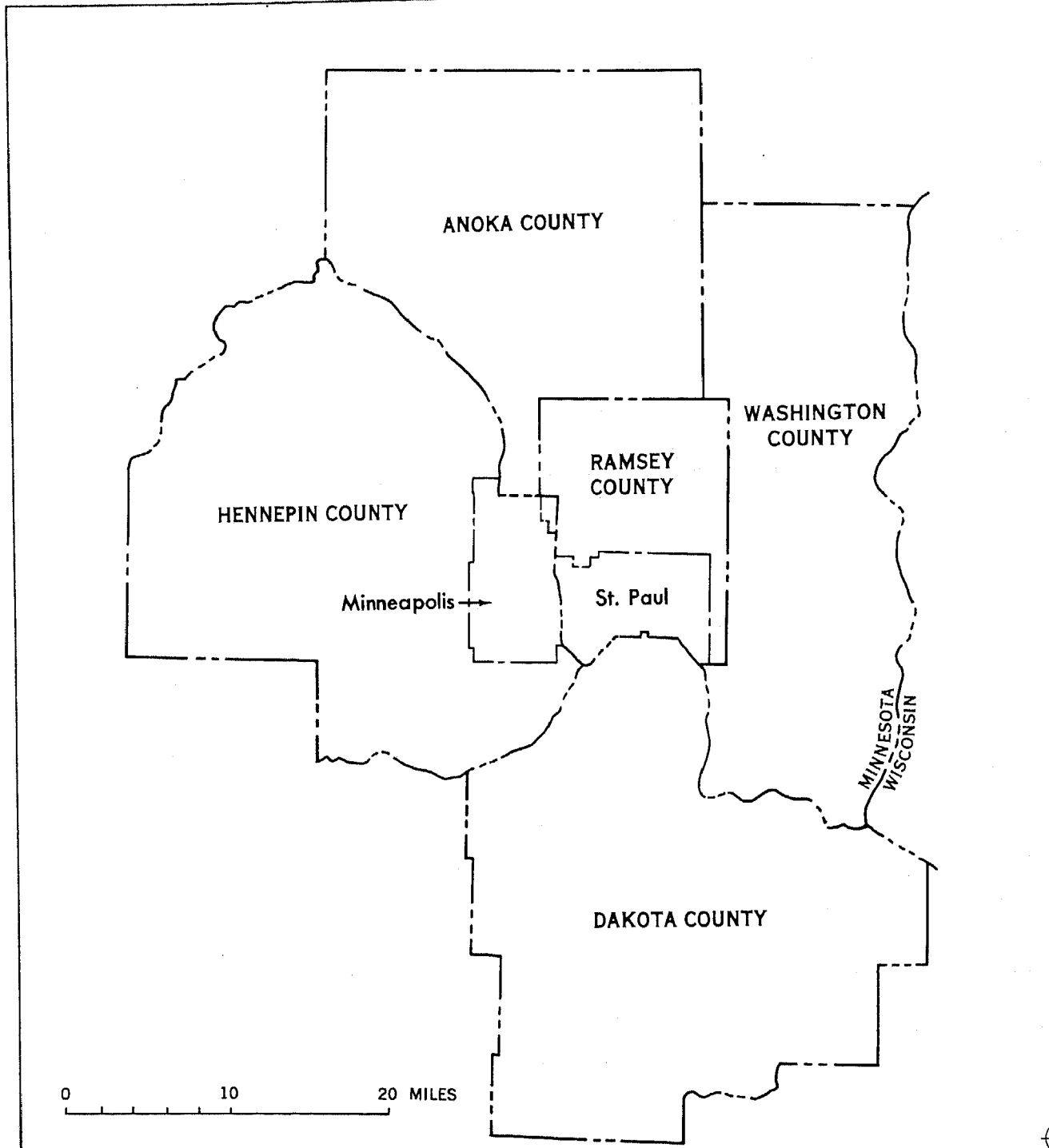
¹ Restricted to single-unit properties; see text.

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

Subject	Total	Gross rent						No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units...	19,157	447	257	1,142	1,687	12,420	3,004	200
ROOMS								
1 and 2 rooms.....	4,616	...	...	710	1,488	2,418	...	...
3 and 4 rooms.....	10,333	447	257	180	199	7,988	1,262	...
5 and 6 rooms.....	4,040	...	...	252	...	2,014	1,574	200
7 rooms or more.....	168	...	...	...	...	...	168	...
PERSONS								
1 and 2 persons.....	11,768	190	257	710	1,687	8,215	709	...
3 and 4 persons.....	4,425	257	...	180	...	3,163	625	200
5 and 6 persons.....	2,545	...	...	252	...	791	1,502	...
7 persons or more.....	419	...	...	...	...	251	168	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	9,506	190	257	432	191	7,122	1,114	200
Under 45 years.....	7,428	...	...	432	...	5,682	1,114	200
45 to 64 years.....	1,451	...	...	...	191	1,260	...	...
65 years and over.....	627	190	257	...	...	180	...	...
Other male head.....	4,648	...	...	530	...	2,332	1,181	...
Female head.....	5,003	257	...	180	881	2,970	709	...

Minneapolis-St. Paul, Minn.

STANDARD METROPOLITAN STATISTICAL AREA



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

- - - - - STATE LINE
 - - - - - COUNTY LINE
 - - - - - CITY LIMITS

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-15

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Pittsburgh, Pa.,

Standard Metropolitan Statistical Area

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

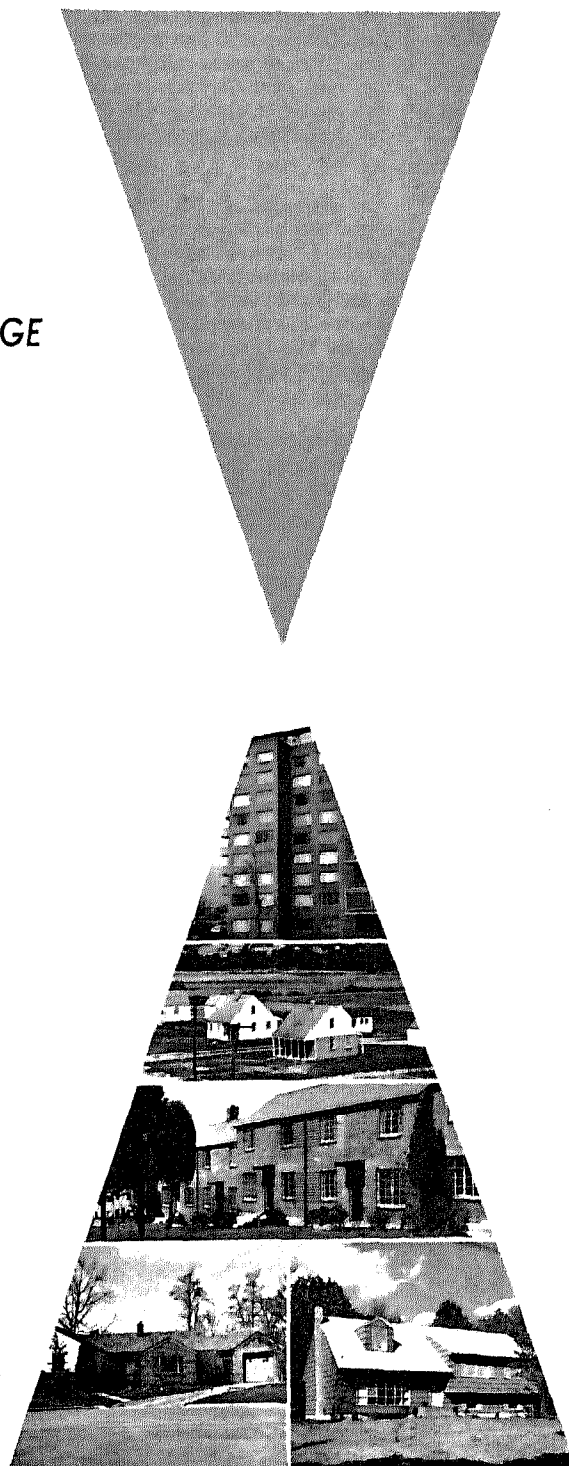


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PREFACE

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

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

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

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

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

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

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

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

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

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

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

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

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

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

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

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

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMPONENTS OF CHANGE

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

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

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

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

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

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

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

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STRUCTURAL CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

CONDITION AND PLUMBING FACILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINANCIAL CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

HOUSEHOLD CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

COLLECTION AND PROCESSING OF DATA

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

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

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

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

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

ACCURACY OF DATA

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

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

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

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

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

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

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

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

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

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

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

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

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

ESTIMATION PROCEDURE

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

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

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

Components of Inventory Change

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

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

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

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

SAMPLING VARIABILITY

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

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 7,700 dwelling units, including the units in the 750 land area segments and the list of 1,500 specific addresses for measuring losses; the subsample for this area consists of approximately 1,800 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

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

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

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

Table I.--SOURCE OF TABULATIONS

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

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

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

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	720,800	13,300
Same units, 1950 and 1959.....	521,900	6,400
Units changed by--		
Conversion.....	36,800	3,900
Merger.....	33,200	2,500
Units added through--		
New construction.....	126,400	10,700
Other sources.....	2,400	600
1950 INVENTORY		
Units changed by--		
Conversion.....	17,000	1,800
Merger.....	68,600	5,200
Units lost through--		
Demolition.....	12,500	3,400
Other means.....	8,400	2,000
NET CHANGE		
Total.....	92,300	11,200
Units added through--		
Conversion.....	19,900	2,200
New construction.....	126,400	10,700
Other sources.....	2,400	600
Total added.....	148,600	10,900
Units lost through--		
Merger.....	35,400	3,100
Demolition.....	12,500	3,400
Other means.....	8,400	2,000
Total lost.....	56,300	5,000

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

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 291,000 in 1950 and as 299,800 in 1959, the standard error of the 8,800 change is read from table III (column for subsample).

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

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
500.....	600	700	50,000.....	5,000	5,500
1,000.....	800	900	100,000.....	...	7,500
5,000.....	1,500	2,000	200,000.....	...	10,500
10,000.....	2,500	3,000	300,000.....	...	12,500
25,000.....	3,500	4,000	500,000.....	...	15,500

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

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

Estimated percentage	Base of percentage				
	10,000	25,000	100,000	250,000	721,000
2 or 98.....	3.8	2.6	1.2	0.8	0.4
5 or 95.....	6.4	3.9	1.9	1.1	0.6
10 or 90.....	9.0	5.0	2.6	1.6	0.9
25 or 75.....	11.4	7.6	3.6	2.2	1.2
50.....	14.4	8.4	4.0	2.5	1.4

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

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

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

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 720,800 dwelling units¹ in the housing inventory in the Pittsburgh SMSA. Approximately 456,700 of these units were occupied by their owners, 236,700 were occupied by renters, and the remaining 27,400 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.2 persons and the size of their units averaged 5.6 rooms; for renter households, the medians were 2.8 persons and 4.0 rooms. About one-tenth of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was one-third.

Comparison with 1950 discloses a net gain of 92,300 dwelling units, or 15 percent over the 1950 inventory. Owner-occupied units increased from 55 percent of the occupied inventory in 1950 to 66 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 68 percent to 86 percent. The median size of units in 1950 was 4.6 rooms compared with 5.1 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$40 to \$63, and the median value of owner-occupied properties rose from \$7,700 to \$12,900.

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

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	720,800	100.0
Same units, 1950 and 1959.....	521,900	72.4
Units changed by--		
Conversion.....	36,800	5.1
Merger.....	33,200	4.6
Units added through--		
New construction.....	126,400	17.6
Other sources.....	2,400	0.3

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 72 percent of the dwelling units (521,900 units) in the Pittsburgh area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 28 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 126,400 units, amounting to 18 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 36,800 converted units in the inventory in 1959 (table A) which had been produced by dividing 17,000 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to

¹ Bases on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 740,640; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

about 33,200 units (table A). These were produced by combining an estimated 68,600 units that existed in 1950 (table B). Units involved in conversions and mergers represented 10 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	628,500	100.0
Same units, 1950 and 1959.....	521,900	83.1
Units changed by--		
Conversion.....	17,000	2.7
Merger.....	68,600	10.9
Units lost through--		
Demolition.....	12,500	2.0
Other means.....	8,400	1.3

Table B, which describes the disposition of the 1950 inventory, shows that the 521,900 "same" units represented about 83 percent of the 1950 inventory. Approximately 12,500 units, or 2 percent of the 1950 inventory, were demolished before 1959 and 8,400 units (around one percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (14 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, and transient accommodations) added about 148,600 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 56,300 dwelling units from the 1950 inventory. Thus, for every five units that were added to the inventory during the 1950's, two units of the existing supply were removed. The resulting net increase of 92,300 units represents an average annual gain of approximately 9,500 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959

(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	720,800
April 1950.....	628,500
NET CHANGE	
Total.....	92,300
Percent.....	14.7
Units added through--	
Conversion.....	19,900
New construction.....	126,400
Other sources.....	2,400
Total added.....	148,600
Units lost through--	
Merger.....	35,400
Demolition.....	12,500
Other means.....	8,400
Total lost.....	56,300

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (97 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Of the occupied new units roughly one out of seven was occupied by renters in 1959 and the median gross rent was \$87. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about one-half were dilapidated or lacked hot water, private toilet or bath. The bulk of the occupied units (about 95 percent) had been occupied by renters in 1950, and the gross rent at that time was \$36.

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

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

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959. Further, it shows that, of the units which were renter occupied in 1950, around 36,600 were occupied by owners in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at a higher level in 1959 than 1950.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 6 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

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

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

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	126,400	521,900	12,500	521,900
Not dilapidated, with all facilities..	123,000	437,300	6,400	376,200
Percent of total.....	97.3	83.8	50.7	76.9
With 1.01 or more persons per room....	9,600	46,700	2,400	68,100
Percent of occupied.....	8.1	9.3	21.5	14.1
Owner occupied.....	102,600	316,300	600	291,000
Percent of occupied.....	86.2	62.8	5.2	60.3
Median:				
Number of rooms.....	5.3	5.0	4.0	5.0
Number of persons.....	3.5	3.0	2.6	3.3
Value.....	\$16,400	\$11,600	...	\$8,300
Gross rent.....	\$87	\$62	\$36	\$42
Contract rent.....	\$74	\$49	\$29	\$34

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	720,787	...	126,362	...	628,470	...	ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	720,787	100.0	126,362	100.0	628,470	100.0	1 and 2 rooms.....	236,683	100.0	16,365	100.0	277,977	100.0
Occupied.....	693,419	96.2	118,938	94.1	614,597	97.8	3 rooms.....	20,745	8.8	981	6.0	47,446	17.1
Owner occupied.....	456,736	63.4	102,573	81.2	336,580	53.6	4 rooms.....	57,201	24.2	3,620	22.1	72,156	26.0
White.....	440,817	61.2	102,225	80.9	327,029	52.0	5 rooms.....	81,824	34.6	6,997	42.8	78,366	28.2
Nonwhite.....	15,919	2.2	348	0.3	9,551	1.5	6 rooms.....	41,659	17.6	2,671	16.3	43,773	15.7
Renter occupied.....	236,683	32.8	16,365	13.0	277,977	44.2	7 rooms or more.....	22,248	9.4	1,438	8.8	25,024	9.0
White.....	198,864	27.6	14,951	11.8	254,415	40.5	Median.....	13,006	5.5	658	4.0	11,212	4.0
Nonwhite.....	37,819	5.2	1,414	1.1	23,562	3.7	Vacant.....	27,368	...	7,424	...	13,913	...
Vacant.....	27,368	3.8	7,424	5.9	13,913	2.2	UNITS IN STRUCTURE						
Available for sale only.....	6,623	0.9	5,307	4.2	1,775	0.3	All units.....	720,787	100.0	126,362	100.0	628,470	100.0
Available for rent.....	12,937	1.8	725	0.6	3,674	0.6	1.....	488,665	67.8	112,010	88.6	238,114	61.1
Other.....	7,808	1.1	1,392	1.1	8,464	1.3	2 to 4.....	185,932	25.8	4,537	3.6	186,326	29.6
CONDITION AND PLUMBING							5 to 19.....						
All units.....	720,787	100.0	126,362	100.0	628,470	100.0	20 or more.....	36,697	5.1	3,716	2.9	47,160	7.5
Not dilapidated.....	684,319	94.9	126,362	100.0	586,376	93.3	Trailer.....	6,270	0.9	3,315	2.6	9,091	1.4
With all plumbing facilities.....	618,673	85.8	123,010	97.3	426,478	67.9	Owner occupied.....	3,223	0.4	2,784	2.2	1,779	0.3
Lacking only hot water.....	4,189	0.6	...	...	7,349	1.2	1.....	456,736	100.0	102,573	100.0	336,580	100.0
Lack'g other plumbing facilities.....	61,457	8.5	3,352	2.7	152,549	24.3	2 to 4.....	391,465	85.7	100,153	97.6	276,531	82.2
Dilapidated.....	36,468	5.1	...	...	42,094	6.7	5 or more.....	58,025	12.7	409	0.4	55,773	16.6
Owner occupied.....	456,736	100.0	102,573	100.0	336,580	100.0	Trailer.....	5,066	1.1	270	0.3	2,753	0.8
Not dilapidated.....	447,480	98.1	102,573	100.0	325,078	96.6	Renter occupied.....	2,180	0.5	1,741	1.7	1,523	0.5
With all plumbing facilities.....	418,271	91.6	100,137	97.6	258,420	76.8	1.....	236,683	100.0	16,365	100.0	277,977	100.0
Lacking only hot water.....	1,319	0.3	...	...	4,249	1.3	2 to 4.....	80,801	34.1	4,577	28.0	298,221	35.3
Lack'g other plumbing facilities.....	27,890	6.1	2,436	2.4	62,409	18.5	5 to 19.....	118,260	50.0	4,090	25.0	127,754	46.0
Dilapidated.....	9,256	2.0	...	...	11,502	3.4	20 to 49.....	30,415	12.9	3,446	21.1	51,746	18.6
Renter occupied.....	236,683	100.0	16,365	100.0	277,977	100.0	50 or more.....	4,247	1.8	2,031	12.4	256	0.1
Not dilapidated.....	212,956	90.0	16,365	100.0	248,965	89.6	Trailer.....	1,917	0.8	1,178	7.2	...	...
With all plumbing facilities.....	182,874	77.3	16,365	100.0	159,658	57.4	Vacant.....	1,043	0.4	1,043	6.4	13,913	...
Lacking only hot water.....	2,501	1.1	...	...	2,923	1.1	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	27,581	11.7	...	...	86,384	31.1	All units.....	720,787	100.0	126,362	100.0	628,470	100.0
Dilapidated.....	23,727	10.0	...	...	29,012	10.4	1957 to 1959.....	37,291	5.2	37,291	29.5	...	...
Vacant.....	27,368	...	7,424	...	13,913	...	April 1950 to 1956.....	89,071	12.4	89,071	70.5	...	...
BATHROOMS							1940 to March 1950.....						
All units.....	720,787	100.0	126,362	100.0	...	...	1939 or earlier.....	59,022	8.2	...	...	91,171	14.5
1.....	519,371	72.1	85,773	67.9	...	...	Owner occupied.....	535,403	74.3	...	...	537,299	85.5
More than 1.....	119,679	16.6	37,237	29.5	...	...	1.....	456,736	100.0	102,573	100.0	...	...
Shared or none.....	81,737	11.3	3,352	2.7	...	...	2 to 4.....	28,395	6.2	28,395	27.7	...	...
Owner occupied.....	456,736	100.0	102,573	100.0	...	...	April 1950 to 1956.....	74,178	16.2	74,178	72.3	...	...
1.....	316,487	69.3	64,652	63.0	...	...	1940 to March 1950.....	44,763	9.8	...	...	...	...
More than 1.....	107,529	23.5	35,485	34.6	...	...	1939 or earlier.....	309,400	67.7	...	...	...	...
Shared or none.....	32,720	7.2	2,436	2.4	...	...	Renter occupied.....	236,683	100.0	16,365	100.0	...	...
Renter occupied.....	236,683	100.0	16,365	100.0	...	...	1957 to 1959.....	3,220	1.4	3,220	19.7	...	...
1.....	185,939	78.6	15,637	95.6	...	...	April 1950 to 1956.....	13,145	5.6	13,145	80.3	...	...
More than 1.....	10,319	4.4	728	4.4	...	...	1940 to March 1950.....	34,259	6.0	...	...	...	...
Shared or none.....	40,425	17.1	...	...	...	...	1939 or earlier.....	206,059	87.1	...	...	...	...
Vacant.....	27,368	...	7,424	...	...	...	Vacant.....	27,368	...	7,424	...	...	...
ROOMS							PERSONS						
All units.....	720,787	100.0	126,362	100.0	628,470	100.0	All occupied units.....	693,419	100.0	118,938	100.0	614,557	100.0
1 and 2 rooms.....	27,444	3.8	1,677	1.3	56,300	9.0	1 person.....	61,741	8.9	2,987	2.5	43,179	7.0
3 rooms.....	90,437	12.5	6,404	5.1	96,851	15.4	2 persons.....	192,802	27.8	27,184	22.9	153,221	24.9
4 rooms.....	150,186	20.8	17,234	13.6	143,975	22.9	3 persons.....	161,473	23.3	28,633	24.1	152,517	24.8
5 rooms.....	164,171	22.8	49,898	39.5	123,543	19.7	4 persons.....	120,365	17.4	27,640	23.2	125,561	20.4
6 rooms.....	186,684	25.9	41,260	32.7	130,521	20.8	5 persons.....	91,111	13.1	20,586	17.3	72,650	11.8
7 rooms or more.....	101,865	14.1	9,889	7.8	77,280	12.3	6 persons or more.....	65,927	9.5	11,908	10.0	67,429	11.0
Median.....	5.1	...	5.3	...	4.6	...	Median.....	3.1	...	3.5	...	3.2	...
Owner occupied.....	456,736	100.0	102,573	100.0	336,580	100.0	Owner occupied.....	456,736	100.0	102,573	100.0	336,580	100.0
1 and 2 rooms.....	4,304	0.9	696	0.7	6,757	2.0	1 person.....	29,289	6.4	1,731	1.7	16,103	4.8
3 rooms.....	25,438	5.6	2,436	2.4	21,967	6.5	2 persons.....	126,108	27.6	22,947	22.4	78,666	23.2
4 rooms.....	63,268	13.9	9,633	9.4	62,241	18.5	3 persons.....	102,659	22.5	24,010	23.4	79,878	23.7
5 rooms.....	116,546	25.5	42,877	41.8	77,519	23.0	4 persons.....	83,342	18.2	24,600	24.0	74,726	22.2
6 rooms.....	160,911	35.2	38,094	37.1	103,228	30.7	5 persons.....	68,912	15.1	18,824	18.4	46,719	13.9
7 rooms or more.....	86,269	18.9	8,837	8.6	64,868	19.3	6 persons or more.....	46,426	10.2	10,461	10.2	44,599	13.3
Median.....	5.6	...	5.4	...	5.5	...	Median.....	3.2	...	3.1	...	3.0	...
Renter occupied.....	236,683	100.0	16,365	100.0	277,977	100.0	Renter occupied.....	236,683	100.0	16,365	100.0	277,977	100.0
1 person.....	32,452	13.7	1,256	7.7	27,076	9.7	1 person.....	32,452	13.7	1,256	7.7	27,076	9.7
2 persons.....	66,694	28.2	4,237	25.9	78,666	28.3	2 persons.....	66,694	28.2	4,237	25.9	78,666	28.3
3 persons.....	58,814	24.8	4,623	28.2	72,639	26.1	3 persons.....	58,814	24.8	4,623	28.2	72,639	26.1
4 persons.....	37,023	15.6	3,040	18.6	50,835	18.3	4 persons.....	37,023	15.6	3,040	18.6	50,835	18.3
5 persons.....	22,199	9.4	1,762	10.8	25,931	9.3	5 persons.....	22,199	9.4	1,762	10.8	25,931	9.3
6 persons or more.....	19,501	8.2	1,447	8.8	22,830	8.2	6 persons or more.....	19,501	8.2	1,447	8.8	22,830	8.2
Median.....	2.8	...	3.1	...	3.0	...	Median.....	2.8	...	3.1	...	3.0	...

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

Components of Inventory Change

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	693,419	100.0	118,938	100.0	614,557	100.0	All occupied units.....	693,419	100.0	118,938	100.0	...	...
0.50 or less.....	275,555	39.7	35,637	30.0	348,398	56.7	No children.....	365,590	52.7	40,787	34.3	...	...
0.51 to 0.75.....	187,038	27.0	35,211	29.6			1 child.....	115,940	16.7	22,793	19.2	...	...
0.76 to 1.00.....	166,033	23.9	38,442	32.2			2 children.....	104,323	15.0	29,701	25.0	...	...
1.01 to 1.50.....	54,700	7.9	9,124	7.7			3 children.....	66,478	9.6	15,524	13.1	...	...
1.51 or more.....	10,623	1.5	524	0.4			4 children.....	25,917	3.7	6,104	5.1	...	...
Owner occupied.....	456,736	100.0	102,573	100.0	...	...	5 children.....	11,215	1.7	3,505	2.9	...	...
0.50 or less.....	202,389	44.3	32,352	31.5	...	...	6 children or more.....	3,656	0.5	524	0.4	...	...
0.51 to 0.75.....	122,468	26.8	29,419	28.7	...	...	Owner occupied.....	456,736	100.0	102,573	100.0	...	...
0.76 to 1.00.....	93,293	21.7	33,736	32.9	...	...	No children.....	245,499	53.8	34,671	33.8	...	...
1.01 to 1.50.....	28,966	6.3	6,718	6.5	...	...	1 child.....	69,521	15.2	19,168	18.7	...	...
1.51 or more.....	4,020	0.9	348	0.3	...	...	2 children.....	68,067	14.9	25,643	25.0	...	...
Renter occupied.....	236,683	100.0	16,365	100.0	...	...	3 children.....	48,031	10.5	14,405	14.0	...	...
0.50 or less.....	72,666	30.7	3,285	20.1	...	...	4 children or more.....	25,618	5.6	8,686	8.5	...	...
0.51 to 0.75.....	64,540	27.3	5,792	35.4	...	...	Renter occupied.....	236,683	100.0	16,365	100.0	...	...
0.76 to 1.00.....	66,740	28.2	4,706	28.8	...	...	No children.....	120,091	50.7	6,116	37.4	...	...
1.01 to 1.50.....	26,134	11.0	2,406	14.7	...	...	1 child.....	46,419	19.6	3,625	22.2	...	...
1.51 or more.....	6,603	2.8	176	1.1	...	...	2 children.....	36,256	15.3	4,058	24.8	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	693,419	100.0	118,938	100.0	...	...	All occupied units.....	693,419	100.0	118,938	100.0	...	...
Male head, wife present, no non-relatives.....	528,541	76.2	108,583	91.3	...	...	No children.....	365,590	52.7	40,787	34.3	...	...
Under 45 years.....	24,908	36.8	73,241	61.5	...	...	Under 6 years only.....	76,848	11.1	18,083	15.2	...	...
45 to 64 years.....	20,820	29.4	32,619	27.4	...	...	1 child.....	40,364	5.8	8,869	7.5	...	...
65 years and over.....	69,213	10.1	2,823	2.4	...	...	2 children or more.....	36,484	5.3	9,214	7.7	...	...
Other male head.....	54,690	7.9	3,955	3.3	...	...	6 to 17 years only.....	158,376	22.8	29,473	24.8	...	...
Under 45 years.....	36,588	5.3	2,911	2.4	...	...	1 child.....	75,576	10.9	13,924	11.7	...	...
45 to 64 years.....	18,102	2.6	1,044	0.9	...	...	2 children.....	54,712	7.9	11,764	9.9	...	...
65 years and over.....	110,182	15.9	6,400	5.4	...	...	3 children or more.....	27,888	4.0	3,785	3.2	...	...
Female head.....	66,235	9.6	5,627	4.7	...	...	Both age groups.....	92,805	13.4	30,595	25.7	...	...
Under 65 years.....	43,953	6.3	773	0.6	...	...	2 children.....	24,940	3.6	10,207	8.6	...	...
65 years and over.....	...	...	...	...	...	...	3 children.....	31,710	4.6	11,591	9.7	...	...
...	...	...	...	...	...	...	4 children or more.....	36,155	5.2	8,797	7.4	...	...
...	...	...	...	...	...	...	Owner occupied.....	456,736	100.0	102,573	100.0	...	...
...	...	...	...	...	...	...	No children.....	245,499	53.8	34,671	33.8	...	...
...	...	...	...	...	...	...	Under 6 years only.....	28,506	6.2	12,171	11.9	...	...
...	...	...	...	...	...	...	1 child.....	12,320	2.7	5,766	5.6	...	...
...	...	...	...	...	...	...	2 children or more.....	16,186	3.5	6,405	6.2	...	...
...	...	...	...	...	...	...	6 to 17 years only.....	116,417	25.5	27,755	27.1	...	...
...	...	...	...	...	...	...	1 child.....	57,201	12.5	13,402	13.1	...	...
...	...	...	...	...	...	...	2 children.....	39,784	8.7	10,835	10.6	...	...
...	...	...	...	...	...	...	3 children or more.....	19,432	4.3	3,518	3.4	...	...
...	...	...	...	...	...	...	Both age groups.....	66,314	14.5	27,976	27.3	...	...
...	...	...	...	...	...	...	2 children.....	17,304	3.8	9,534	9.3	...	...
...	...	...	...	...	...	...	3 children.....	26,279	5.8	10,958	10.7	...	...
...	...	...	...	...	...	...	4 children or more.....	22,731	5.0	7,484	7.3	...	...
...	...	...	...	...	...	...	Renter occupied.....	236,683	100.0	16,365	100.0	...	...
...	...	...	...	...	...	...	No children.....	120,091	50.7	6,116	37.4	...	...
...	...	...	...	...	...	...	Under 6 years only.....	48,342	20.4	5,912	36.1	...	...
...	...	...	...	...	...	...	1 child.....	28,044	11.8	3,103	19.0	...	...
...	...	...	...	...	...	...	2 children or more.....	20,298	8.6	2,809	17.2	...	...
...	...	...	...	...	...	...	6 to 17 years only.....	41,759	17.6	11,718	10.5	...	...
...	...	...	...	...	...	...	1 child.....	18,375	7.8	522	3.2	...	...
...	...	...	...	...	...	...	2 children.....	14,928	6.3	929	5.7	...	...
...	...	...	...	...	...	...	3 children or more.....	8,456	3.6	267	1.6	...	...
...	...	...	...	...	...	...	Both age groups.....	26,491	11.2	2,619	16.0	...	...
...	...	...	...	...	...	...	2 children.....	7,636	3.2	673	4.1	...	...
...	...	...	...	...	...	...	3 children.....	5,431	2.3	633	3.9	...	...
...	...	...	...	...	...	...	4 children or more.....	13,424	5.7	1,313	8.0	...	...
...	...	...	...	...	...	...	PRESENCE OF NONRELATIVES	...	...	...	...	...	...
...	...	...	...	...	...	...	All occupied units.....	693,419	100.0	118,938	100.0	...	...
...	...	...	...	...	...	...	No nonrelatives.....	671,908	96.9	116,660	98.1	...	...
...	...	...	...	...	...	...	With nonrelatives.....	21,511	3.1	2,278	1.9	...	...
...	...	...	...	...	...	...	Owner occupied.....	456,736	100.0	102,573	100.0	...	...
...	...	...	...	...	...	...	No nonrelatives.....	443,412	97.1	100,748	98.2	...	...
...	...	...	...	...	...	...	With nonrelatives.....	13,324	2.9	1,825	1.8	...	...
...	...	...	...	...	...	...	Renter occupied.....	236,683	100.0	16,365	100.0	...	...
...	...	...	...	...	...	...	No nonrelatives.....	228,496	96.2	15,912	97.2	...	...
...	...	...	...	...	...	...	With nonrelatives.....	8,187	3.5	453	2.8	...	...
...	...	...	...	...	...	...	OWNER OF UNIT	...	...	...	...	...	...
...	...	...	...	...	...	...	Owner-occupied units.....	456,736	100.0	102,573	100.0	...	...
...	...	...	...	...	...	...	Head or wife.....	452,258	99.0	102,573	100.0	...	...
...	...	...	...	...	...	...	Other relative of head.....	4,478	1.0	...	...	...	...
...	...	...	...	...	...	...	Nonrelative of head.....	...	...	...	...	...	...

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

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

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

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹					
	Total		New construction		Number	Per cent		Total		New construction		Number	Per cent				
	Number	Per cent	Number	Per cent				Number	Per cent	Number	Per cent						
AGE OF OWNER						Renter-occupied nonfarm units..						236,683	...	16,365	...	275,255	...
Owner-occupied units.....	456,736	100.0	102,573	100.0	GROSS RENT						
Under 25 years.....	2,490	0.5	1,243	1.2	...	...	Reporting.....	224,750	100.0	15,669	100.0	259,393	100.0	...	...
25 to 34 years.....	51,880	11.4	23,095	22.5	...	...	Less than \$40.....	25,246	11.2	1,659	10.6	126,426	48.7	...	...
35 to 44 years.....	100,557	22.0	40,086	39.1	...	...	\$40 to \$59.....	74,276	33.0	1,736	11.1	85,564	33.0	...	...
45 to 54 years.....	109,881	24.1	19,795	19.3	...	...	\$60 to \$79.....	75,882	33.8	3,445	22.0	39,302	15.2	...	...
55 to 64 years.....	92,129	20.2	15,228	14.8	...	...	\$80 to \$99.....	28,537	12.7	1,972	12.6	...	...	...	...
65 years and over.....	99,799	21.9	3,126	3.0	...	...	\$100 to \$119.....	10,914	4.9	2,143	13.7	8,103	3.1	...	...
VALUE						CONTRACT RENT						...	...	...	...
Owner-occupied nonfarm units ² ..	378,800	100.0	98,761	100.0	247,890	100.0	Reporting cash rent.....	224,750	...	15,669	...	259,393	...	...	...
Less than \$5,000.....	26,199	6.9	2,437	2.5	56,502	22.8	Median.....dollars..	63	...	27	...	40	...	...	...
\$5,000 to \$7,400.....	47,996	12.7	1,106	1.1	62,535	25.2	CONTRACT RENT						...	...	
\$7,500 to \$9,900.....	49,634	13.1	4,292	4.3	42,355	17.1	Reporting.....	224,750	...	15,669	...	259,393	...	...	...
\$10,000 to \$12,400.....	55,838	14.7	10,187	10.3	47,846	19.3	Median.....dollars..	51	...	74	...	33	...	...	...
\$12,500 to \$14,900.....	55,560	14.7	14,989	15.2	40,571	16.4	CONTRACT RENT						...	...	
\$15,000 to \$17,400.....	69,599	18.4	28,830	29.2	40,769	16.5	Reporting cash rent.....	224,750	...	15,669	...	259,393	...	...	...
\$17,500 to \$19,900.....	30,491	8.0	14,085	14.3	16,406	6.6	Median.....dollars..	51	...	74	...	33	...	...	...
\$20,000 to \$24,900.....	22,055	5.8	13,558	13.7	8,497	3.4	CONTRACT RENT						...	...	
\$25,000 to \$34,900.....	15,057	4.0	6,990	7.1	8,067	3.3	Reporting.....	224,750	...	15,669	...	259,393	...	...	...
\$35,000 or more.....	6,371	1.7	2,287	2.3	4,084	1.6	Median.....dollars..	51	...	74	...	33	...	...	...
Median.....dollars..	12,900	...	16,400	...	7,700	...	CONTRACT RENT						...	...	

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

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	126,362	...	2,387	...	36,847	...	33,244	...	521,947	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	126,362	100.0	2,387	...	36,847	100.0	33,244	100.0	521,947	100.0
Occupied.....	118,938	94.1	2,387	...	36,081	97.9	32,356	97.3	503,657	96.5
Owner occupied.....	102,573	81.2	328	...	13,537	36.7	24,019	72.3	316,279	60.6
White.....	102,225	80.9	328	...	12,862	34.9	22,082	66.4	303,320	58.1
Nonwhite.....	348	0.3	...	...	675	1.8	1,937	5.8	12,959	2.5
Renter occupied.....	16,365	13.0	2,059	...	22,544	61.2	8,337	25.1	187,378	35.9
White.....	14,951	11.8	1,731	...	18,990	51.5	7,523	22.6	155,669	29.8
Nonwhite.....	1,414	1.1	328	...	3,554	9.6	814	2.4	31,709	6.1
Vacant.....	7,424	5.9	...	...	766	2.1	888	2.7	18,290	3.5
Available for sale only.....	5,307	4.2	...	...	...	...	...	...	1,316	0.3
Available for rent.....	725	0.6	...	...	766	2.1	408	1.2	11,038	2.1
Other.....	1,392	1.1	...	...	...	...	480	1.4	5,936	1.1
CONDITION AND PLUMBING										
All units.....	126,362	100.0	2,387	...	36,847	100.0	33,244	100.0	521,947	100.0
Not dilapidated.....	126,362	100.0	2,387	...	35,744	97.0	31,639	95.2	488,187	93.5
With all plumbing facilities.....	123,010	97.3	2,059	...	27,615	74.9	28,649	86.2	437,340	83.8
Lacking some or all facilities.....	3,352	2.7	328	...	8,129	22.1	2,990	9.0	50,847	9.7
Dilapidated.....	...	...	...	...	1,103	3.0	1,605	4.8	33,760	6.5
Owner occupied.....	102,573	100.0	328	...	13,537	100.0	24,019	100.0	316,279	100.0
Not dilapidated.....	102,573	100.0	328	...	13,537	100.0	24,019	100.0	307,023	97.1
With all plumbing facilities.....	100,137	97.6	...	...	10,853	80.2	23,134	96.3	283,819	89.7
Lacking some or all facilities.....	2,436	2.4	...	...	2,684	19.8	885	3.7	23,204	7.3
Dilapidated.....	...	...	...	...	...	...	...	...	9,256	2.9
Renter occupied.....	16,365	100.0	2,059	...	22,544	100.0	8,337	...	187,378	100.0
Not dilapidated.....	16,365	100.0	2,059	...	21,441	95.1	7,212	...	165,879	88.5
With all plumbing facilities.....	16,365	100.0	1,731	...	16,335	72.5	5,107	...	143,336	76.5
Lacking some or all facilities.....	...	...	328	...	5,106	22.6	2,105	...	22,543	12.0
Dilapidated.....	...	...	...	...	1,103	4.9	1,125	...	21,499	11.5
Vacant.....	7,424	...	...	...	766	...	888	...	18,290	...
BATHROOMS										
All units.....	126,362	100.0	2,387	...	36,847	100.0	33,244	100.0	521,947	100.0
1.....	85,773	67.9	2,059	...	26,424	71.7	18,059	54.3	387,056	74.2
More than 1.....	37,237	29.5	...	...	1,529	4.1	11,236	33.8	69,677	13.3
Shared or none.....	3,352	2.7	328	...	8,894	24.1	3,949	11.9	65,214	12.5

Components of Inventory Change

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

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

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merges		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	126,362	100.0	2,387	...	36,847	100.0	33,244	100.0	521,947	100.0
1 and 2 rooms.....	1,677	1.3	655	...	6,279	17.0	...	...	18,833	3.6
3 and 4 rooms.....	23,638	18.7	1,732	...	22,865	62.1	5,097	15.3	187,291	35.9
5 and 6 rooms.....	91,158	72.1	...	...	6,939	18.8	14,633	44.0	238,125	45.6
7 rooms or more.....	9,889	7.8	...	...	764	2.1	13,514	40.7	77,698	14.9
Median.....	5.3	...	...	...	3.5	...	6.2	...	5.0	...
Owner occupied.....	102,573	100.0	328	...	13,537	100.0	24,019	100.0	316,279	100.0
1 and 2 rooms.....	696	0.7	...	...	1,867	13.8	...	...	1,741	0.6
3 and 4 rooms.....	12,069	11.8	328	...	6,014	44.4	1,364	5.7	68,931	21.8
5 and 6 rooms.....	80,971	78.9	...	...	4,892	36.1	10,983	45.7	180,611	57.1
7 rooms or more.....	8,837	8.6	...	...	764	5.6	11,672	48.6	64,996	20.6
Median.....	5.4	...	...	...	4.0	...	6.5	...	5.7	...
Renter occupied.....	16,365	100.0	2,059	...	22,544	100.0	8,337	...	187,378	100.0
1 and 2 rooms.....	981	6.0	655	...	4,073	18.1	...	...	15,036	8.0
3 and 4 rooms.....	10,617	64.9	1,404	...	16,424	72.9	3,325	...	107,255	57.2
5 and 6 rooms.....	4,109	25.1	...	...	2,047	9.1	3,170	...	54,581	29.1
7 rooms or more.....	658	4.0	...	...	...	...	1,842	...	10,506	5.6
Median.....	4.0	...	...	...	3.3	...	...	...	4.1	...
Vacant.....	7,424	...	...	...	766	...	888	...	18,290	...
UNITS IN STRUCTURE										
All units.....	126,362	100.0	2,387	...	36,847	100.0	33,244	100.0	521,947	100.0
1.....	114,794	90.8	983	...	...	...	26,783	80.6	349,328	66.9
2 to 4.....	4,537	3.6	1,358	...	35,139	95.4	4,426	13.3	140,472	26.9
5 or more.....	7,031	5.6	46	...	1,708	4.6	2,035	6.1	32,147	6.2
YEAR STRUCTURE BUILT										
All units.....	126,362	100.0	2,387	...	36,847	100.0	33,244	100.0	521,947	100.0
1957 to 1959.....	37,291	29.5	...	...	...	...	...	...	...	...
April 1950 to 1956.....	89,071	70.5	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	...	...	1,751	4.8	2,871	8.6	54,400	10.4
1939 or earlier.....	...	...	2,387	...	35,096	95.2	30,373	91.4	467,547	89.6
PERSONS										
Occupied units.....	118,938	100.0	2,387	...	36,081	100.0	32,356	100.0	503,657	100.0
1 person.....	2,987	2.5	655	...	5,926	16.4	4,06	1.3	51,767	10.3
2 persons.....	27,184	22.9	655	...	12,469	34.6	5,978	18.5	146,516	29.1
3 persons.....	28,633	24.1	701	...	9,950	27.6	5,793	17.9	116,396	23.1
4 persons.....	27,640	23.2	48	...	3,239	9.0	8,012	24.8	81,426	16.2
5 persons.....	20,586	17.3	...	...	2,382	6.6	7,261	22.4	60,882	12.1
6 persons or more.....	11,908	10.0	328	...	2,115	5.9	4,906	15.2	46,670	9.3
Median: All occupied.....	3.5	...	...	...	2.5	...	4.0	...	3.0	...
Owner.....	3.6	...	...	...	2.2	...	4.0	...	3.1	...
Renter.....	3.1	...	...	...	2.6	...	...	...	2.8	...
PERSONS PER ROOM										
Occupied units.....	118,938	100.0	2,387	...	36,081	100.0	32,356	100.0	503,657	100.0
0.50 or less.....	35,637	30.0	1,310	...	10,248	28.4	13,408	41.4	214,452	42.6
0.51 to 0.75.....	35,211	29.6	...	...	11,262	31.2	8,312	25.7	132,223	26.3
0.76 to 1.00.....	38,442	32.3	749	...	7,601	21.1	8,939	27.6	110,302	21.9
1.01 to 1.50.....	9,124	7.7	...	...	5,619	15.6	1,291	4.0	38,666	7.7
1.51 or more.....	524	0.4	328	...	1,351	3.7	406	1.3	8,014	1.6
VALUE										
Owner-occupied nonfarm units ¹	98,761	100.0	328	...	...	...	21,847	100.0	257,864	100.0
Less than \$5,000.....	2,437	2.5	...	...	...	...	1,364	6.2	22,398	8.7
\$5,000 to \$7,400.....	1,106	1.1	328	...	...	...	2,726	12.5	43,836	17.0
\$7,500 to \$9,900.....	4,292	4.3	...	...	...	...	7,543	34.5	37,799	14.7
\$10,000 to \$12,400.....	10,187	10.3	...	...	...	...	6,878	31.5	38,773	15.0
\$12,500 to \$14,900.....	14,989	15.2	...	...	...	...	1,771	8.1	38,800	15.0
\$15,000 or more.....	65,750	66.6	...	...	...	...	1,565	7.2	76,258	29.6
Median.....dollars..	16,400	...	...	...	...	...	9,800	...	11,600	...
Renter-occupied nonfarm units.....	16,365	...	2,059	...	22,544	...	8,337	...	187,378	...
GROSS RENT										
Reporting.....	15,669	100.0	2,059	...	22,206	100.0	8,337	...	176,479	100.0
Less than \$20.....	390	2.5	...	...	...	...	...	...	492	0.3
\$20 to \$39.....	1,269	8.1	...	...	2,900	13.1	813	...	19,382	11.0
\$40 to \$59.....	1,736	11.1	1,031	...	6,749	30.4	2,727	...	62,033	35.2
\$60 to \$79.....	3,445	22.0	1,028	...	8,324	37.5	3,468	...	59,617	33.8
\$80 to \$99.....	2,972	19.0	...	...	2,525	11.4	203	...	22,837	12.9
\$100 or more.....	5,857	37.4	...	...	1,708	7.7	1,126	...	12,118	6.9
No cash rent.....	696	...	...	...	338	...	...	...	10,899	...
Median.....dollars..	87	...	...	...	63	...	...	...	62	...
CONTRACT RENT										
Reporting cash rent.....	15,669	...	2,059	...	22,206	...	8,337	...	176,479	...
Median.....dollars..	74	...	...	...	54	...	...	...	49	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change

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

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

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	11,181	100.0	7,615	100.0	16,588	100.0	66,122	100.0	482,969	100.0
0.50 or less.....	4,191	37.5	1,299	16.5	6,571	39.6	11,246	17.0	154,170	31.9
0.51 to 0.75.....	2,410	21.6	2,006	26.3	5,198	31.3	14,244	21.5	141,218	29.2
0.76 to 1.00.....	2,181	19.5	1,799	23.6	3,085	18.6	22,374	33.8	119,450	24.7
1.01 to 1.50.....	1,567	14.0	1,142	15.0	1,494	9.0	12,790	19.3	51,675	10.7
1.51 or more.....	832	7.4	1,409	18.5	240	1.4	5,468	8.3	16,456	3.4
VALUE										
Owner-occupied nonfarm units ¹.....	...	...	1,764	...	7,763	...	...	...	222,777	...
Reporting.....	...	...	1,764	...	7,532	100.0	...	...	218,073	100.0
Less than \$5,000.....	...	...	898	...	1,098	14.6	...	...	48,144	22.1
\$5,000 to \$7,499.....	...	...	...	...	1,608	21.3	...	...	45,791	21.0
\$7,500 to \$9,999.....	...	...	433	...	1,856	24.6	...	...	46,038	21.1
\$10,000 to \$12,499.....	...	...	...	...	1,927	25.6	...	...	42,414	19.4
\$12,500 to \$14,999.....	...	...	433	...	378	5.0	...	...	12,179	5.6
\$15,000 or more.....	...	...	...	...	665	8.8	...	...	23,507	10.8
Not reported.....	...	...	...	...	231	...	...	...	4,704	...
Median.....dollars..	...	...	...	...	8,900	...	...	...	8,300	...
Renter-occupied nonfarm units.....	10,605	...	4,961	...	6,099	...	43,773	...	187,576	...
GROSS RENT										
Reporting.....	8,448	100.0	4,095	...	5,689	100.0	36,495	100.0	170,639	100.0
Less than \$20.....	515	6.1	...	...	175	3.1	3,458	9.5	4,485	2.6
\$20 to \$39.....	4,686	55.5	2,815	...	1,524	26.8	15,349	42.1	74,499	43.7
\$40 to \$59.....	2,850	33.7	1,019	...	2,087	36.7	15,196	41.6	64,761	38.0
\$60 to \$79.....	397	4.7	261	...	1,475	25.9	2,275	6.2	16,387	9.6
\$80 to \$99.....	...	...	...	...	428	7.5	43	0.1	7,713	4.5
\$100 or more.....	...	...	...	...	...	...	174	0.5	2,794	1.6
Not reported.....	1,292	...	216	...	114	...	3,893	...	5,652	...
No cash rent.....	865	...	650	...	296	...	3,425	...	11,285	...
Median.....dollars..	36	...	...	...	51	...	39	...	42	...
CONTRACT RENT										
Reporting cash rent.....	8,621	...	4,311	...	5,745	...	39,557	...	173,799	...
Median.....dollars..	29	...	...	...	43	...	35	...	34	...

¹ Restricted to single-unit properties; see text.

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

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Available	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	488,960	471,927	431,344	40,583	299,804	288,107	11,697	172,123	143,237	28,886	16,973	11,915	5,058
Occupied.....	482,969	467,751	427,168	40,583	297,312	285,615	11,697	170,439	141,553	28,886	15,218	11,037	4,181
White.....	459,262	444,483	426,542	17,941	291,131	285,615	5,516	153,352	140,927	12,425	14,779	11,037	3,742
Nonwhite.....	23,707	23,268	626	22,642	6,181	...	6,181	17,087	626	16,461	439	...	439
Owner occupied.....	291,004	288,442	275,495	12,947	260,735	250,953	9,782	27,707	24,542	3,165	2,562	2,124	438
White.....	285,443	282,681	275,307	7,574	255,732	250,953	4,779	27,149	24,354	2,795	2,562	2,124	438
Nonwhite.....	5,561	5,561	188	5,373	5,003	...	5,003	558	188	370	...	...	...
Renter occupied.....	191,965	179,309	151,673	27,636	36,577	34,662	1,915	142,732	117,011	25,721	12,656	8,913	3,743
White.....	173,819	161,662	151,235	10,367	35,399	34,662	737	126,203	116,573	9,630	12,217	8,913	3,304
Nonwhite.....	18,146	17,707	438	17,269	1,178	...	1,178	16,529	438	16,091	439	...	439
Vacant.....	5,991	4,176	4,176	...	2,492	2,492	...	1,684	1,684	...	1,755	878	877
Available.....	3,449	3,369	3,369	...	1,685	1,685	...	1,684	1,684	...	...	...	...
Other.....	2,542	807	807	...	807	807	...	...	...	...	1,755	878	877

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

1950 characteristic	Total dwelling units	1959 characteristic									
		Total			Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	488,900	410,457	46,384	32,059	270,561	20,810	8,433	130,195	20,474	21,499	16,973
Not dilapidated:											
With all plumbing facilities.....	376,181	353,431	7,413	15,337	235,666	4,990	4,044	109,198	1,614	10,923	9,746
Lacking some or all facilities.....	90,567	47,120	33,769	9,678	29,768	14,064	2,634	16,173	16,104	5,287	6,537
Dilapidated.....	22,152	9,906	5,202	7,044	5,127	1,756	4,779	2,756	5,289	696	696
Owner occupied.....	291,004	262,063	20,948	7,993	235,428	18,191	7,116	24,073	2,757	877	2,562
Not dilapidated:											
With all plumbing facilities.....	236,341	228,187	4,549	3,605	206,960	4,111	3,166	18,665	438	439	2,562
Lacking some or all facilities.....	44,078	27,502	13,942	2,634	23,780	12,763	2,634	3,722	1,179	...	...
Dilapidated.....	10,585	6,374	2,457	1,754	4,688	1,316	1,316	1,686	1,140	438	...
Renter occupied.....	191,965	144,655	23,244	24,066	33,079	2,181	1,317	105,270	16,840	20,622	12,656
Not dilapidated:											
With all plumbing facilities.....	137,347	122,751	2,864	11,732	27,698	879	878	89,726	1,176	10,484	6,306
Lacking some or all facilities.....	43,489	18,372	18,073	7,044	4,742	863	...	12,451	14,048	5,287	6,098
Dilapidated.....	11,129	3,532	2,307	5,290	439	439	3,093	1,616	4,851	252	252
Vacant.....	5,931	3,739	2,192	...	2,054	438	...	807	877	...	1,755

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

[Based on sample; see text]

Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	98,761	3,543	4,292	10,187	14,989	28,830	14,085	13,558	9,277
ROOMS									
1 and 2 rooms.....	348	348	...	...	...	...	...	...	...
3 and 4 rooms.....	10,269	1,803	1,740	1,399	1,904	1,335	1,745	348	...
5 and 6 rooms.....	79,307	1,392	2,552	8,788	12,622	24,944	11,886	11,706	5,417
7 rooms or more.....	8,837	...	...	...	463	2,551	459	1,504	3,860
PERSONS									
1 and 2 persons.....	23,285	1,044	696	2,511	3,959	6,662	3,584	3,308	1,521
3 and 4 persons.....	46,809	697	3,248	4,935	5,988	14,757	7,721	7,230	2,233
5 and 6 persons.....	25,717	758	348	2,741	3,998	6,716	2,613	3,020	5,523
7 persons or more.....	2,950	1,044	...	...	1,044	695	167	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	92,143	2,499	4,292	9,839	12,829	27,252	13,242	13,377	8,813
Under 45 years.....	60,365	1,802	2,436	6,696	7,827	20,728	8,230	6,589	6,057
45 to 64 years.....	29,507	697	1,508	3,143	4,439	6,209	5,012	5,743	2,756
65 years and over.....	2,271	...	348	...	563	315	...	1,045	...
Other male head.....	2,158	348	...	...	188	855	303	...	464
Female head.....	4,460	696	...	348	1,972	723	540	181	...

¹ Restricted to single-unit properties; see text.

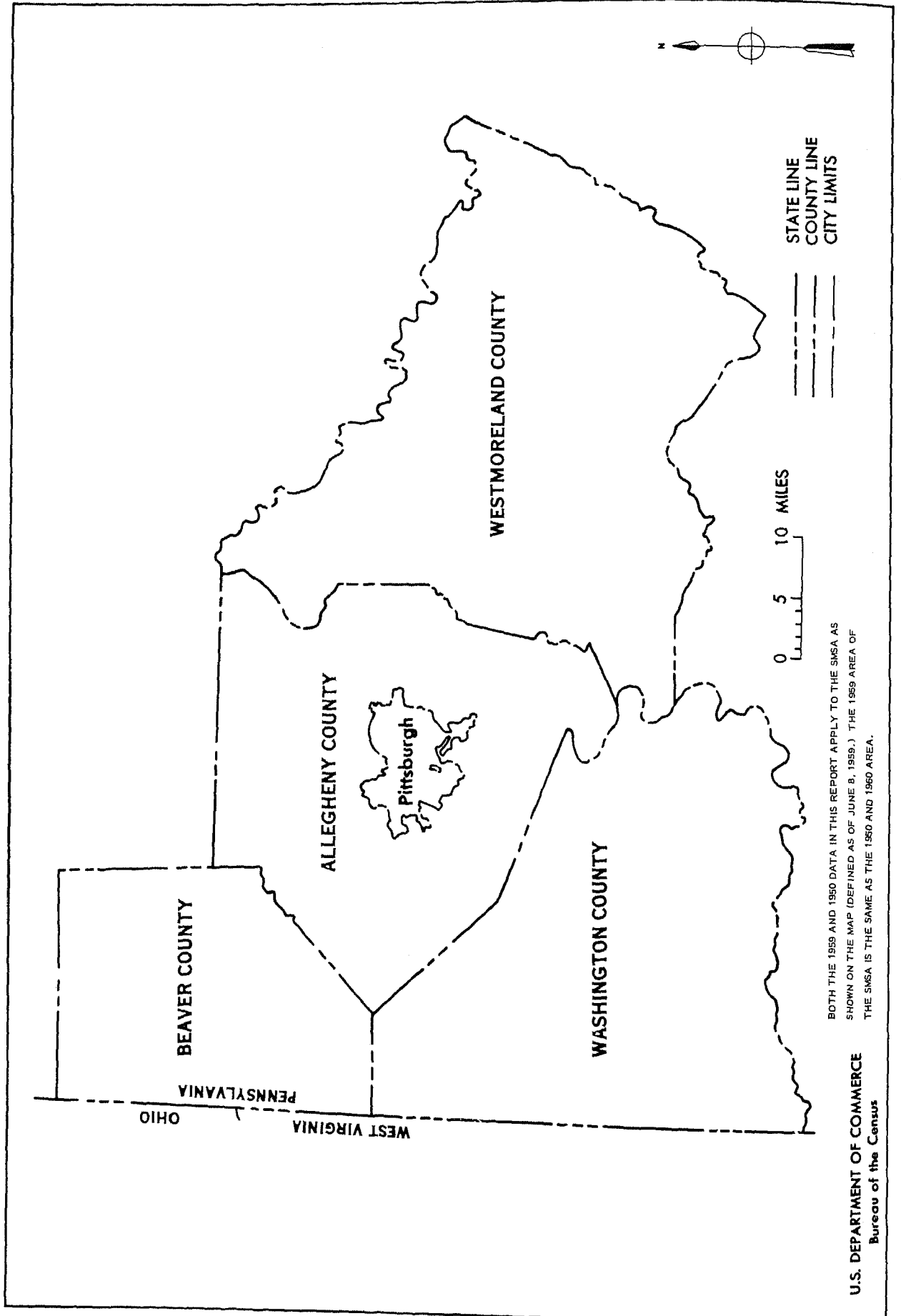
Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Gross rent						No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units...	16,365	1,659	1,736	3,445	2,972	4,387	1,470	696
ROOMS								
1 and 2 rooms.....	981	348	464	...	2,972	...	169	...
3 and 4 rooms.....	10,617	892	962	2,141	...	2,988	314	348
5 and 6 rooms.....	4,109	285	310	1,128	...	1,051	987	348
7 rooms or more.....	658	134	...	176	...	348	...	...
PERSONS								
1 and 2 persons.....	5,493	738	464	348	779	1,781	1,035	348
3 and 4 persons.....	7,663	549	828	1,377	2,193	2,368	...	348
5 and 6 persons.....	2,397	372	267	1,369	...	238	151	...
7 persons or more.....	812	...	177	351	...	...	284	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	13,324	967	1,006	2,965	2,820	3,737	1,133	696
Under 45 years.....	11,230	824	1,006	2,965	2,609	3,043	435	348
45 to 64 years.....	1,542	143	...	...	211	694	140	348
65 years and over.....	552	...	...	...	...	...	552	...
Other male head.....	1,449	558	464	...	152	166	169	...
Female head.....	1,592	134	266	480	...	544	168	...

Pittsburgh, Pa.

STANDARD METROPOLITAN STATISTICAL AREA



BOTH THE 1959 AND 1960 DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959.) THE 1959 AREA OF THE SMSA IS THE SAME AS THE 1960 AND 1960 AREA.

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-16

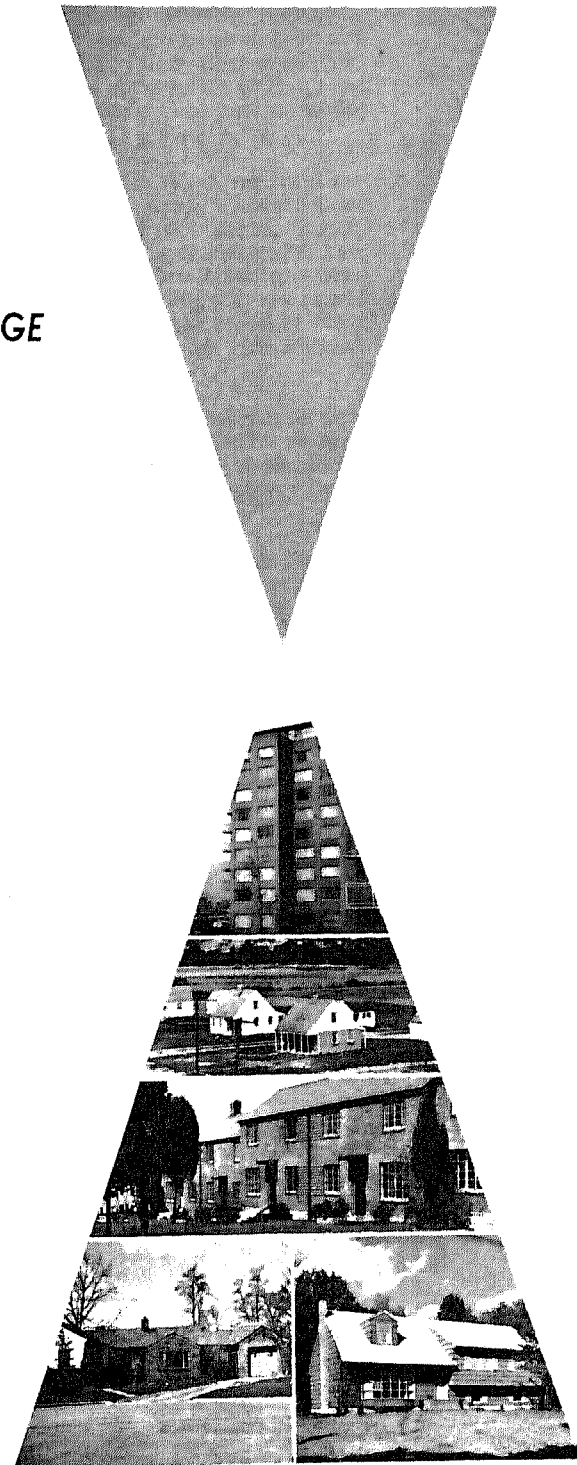
COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

St. Louis, Mo.—Ill.,

Standard Metropolitan Statistical Area

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



U.S. DEPARTMENT OF COMMERCE

Luther H. Hodges, Secretary

BUREAU OF THE CENSUS

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Housing Division—

DANIEL B. RATHBUN, *Chief*
BEULAH WASHABAUGH, *Special Assistant*
AARON JOSOWITZ, *Acting Chief, Occupancy and Utilization Branch*
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PREFACE

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

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

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

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

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

ACKNOWLEDGMENTS

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

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

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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

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

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

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

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

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

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

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

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

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

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

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

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

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

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

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

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

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

DESCRIPTION OF TABLES

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

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

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

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

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

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

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

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

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

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

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

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

MAP

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

RELATION TO APRIL 1960 CENSUS

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

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

COMPARABILITY WITH 1950 CENSUS OF HOUSING

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

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

RELATION TO 1956 NATIONAL HOUSING INVENTORY

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

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

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

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

COMPARABILITY WITH DATA FROM OTHER SOURCES

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

1960 PUBLICATION PROGRAM

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

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

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

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

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

AVAILABILITY OF UNPUBLISHED DATA

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

AREA CLASSIFICATIONS

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

LIVING QUARTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comparability with 1960 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1950 Census.

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

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

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

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

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

COMPONENTS OF CHANGE

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

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

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

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

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

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

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

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

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

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

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

Components of Inventory Change

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

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

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

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

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

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

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

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

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

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

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

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

OCCUPANCY CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STRUCTURAL CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

CONDITION AND PLUMBING FACILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINANCIAL CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

HOUSEHOLD CHARACTERISTICS

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

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

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

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

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

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

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

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

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

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

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

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

COLLECTION AND PROCESSING OF DATA

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

COLLECTION OF DATA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROCESSING OF DATA

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

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

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

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

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

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

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

ACCURACY OF DATA

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

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

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

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

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

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent consistent with the requirements of the December 1959 survey.

Prior to the conduct of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas of extensive new construction since 1950 for areas which were not covered in the NHI, and since 1956 for areas which were covered in the NHI. In the NHI, the universe of new construction for the period 1950 to 1956 had been established and incorporated in the 1956 survey. These universes of new construction were treated separately for sampling purposes to improve the efficiency of the sample design. Typically, about one-half of the new construction units (units built between 1950 and 1959) as estimated in the December 1959 survey were reported in segments selected from the total universe of new construction, 1950 to 1959; the remaining new construction units came from segments not in the new construction universe.

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments and the list of addresses,

i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics of the components, some were tabulated for the full sample and others were tabulated for the subsample cases (see table I).

ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the components. The ratio estimates used information available from the 1950 Census and the April 1960 Census based on the 100-percent enumeration. The ratio estimates of the type used tend to improve the sampling variability of the estimates where there is sufficiently high correlation between sample estimates of components and sample estimates of the census totals. Where there was an indication that the correlation was inadequate, the final estimates were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., "same" units, conversions, mergers, demolitions, and other losses). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the

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census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units.

For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1950 data in all tables except table 1 are based on a sample of units. In table 1, the 1950 data on "year structure built" are based on the 20-percent sample and the data for the remaining items are based on the 100-percent enumeration.

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than $2\frac{1}{2}$ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 7,000 dwelling units, including the units in the 750 land area segments and the list of 1,500 specific addresses for measuring losses; the subsample for this area consists of approximately 1,800 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	Full sample. Subsample.
Characteristics.....	
Table 1, 1950 data: Counts of all dwelling units.....	100 percent. 20 percent. 100 percent.
Characteristics: Year built.....	
All other.....	
Table 2, 1959 data: Counts of all dwelling units.....	Full sample. Subsample.
Characteristics.....	
Table 3, 1950 data: Counts of all dwelling units.....	Full sample. Subsample. Full sample.
Characteristics of same units.....	
Characteristics of remaining components.....	
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	656,900	9,800
Same units, 1950 and 1959.....	446,500	6,200
Units changed by--		
Conversion.....	24,700	3,200
Merger.....	12,900	2,000
Units added through--		
New construction.....	168,400	6,400
Other sources.....	4,400	1,400
1950 INVENTORY		
Units changed by--		
Conversion.....	11,100	1,500
Merger.....	25,100	3,600
Units lost through--		
Demolition.....	20,400	4,200
Other means.....	17,300	3,600
NET CHANGE		
Total.....	136,500	8,900
Units added through--		
Conversion.....	13,600	1,800
New construction.....	168,400	6,400
Other sources.....	4,400	1,400
Total added.....	186,400	6,800
Units lost through--		
Merger.....	12,300	1,800
Demolition.....	20,400	4,200
Other means.....	17,300	3,600
Total lost.....	50,000	5,800

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 239,000 in 1950 and as 236,800 in 1959, the standard error of the 2,200 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
500.....	500	600	50,000.....	4,000	4,500
1,000.....	800	900	100,000.....	...	6,500
5,000.....	1,500	2,000	200,000.....	...	8,500
10,000.....	2,000	2,500	300,000.....	...	9,000
25,000.....	3,000	3,500	500,000.....	...	12,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

Estimated percentage	Base of percentage				
	10,000	25,000	100,000	250,000	657,000
2 or 98.....	3.5	2.5	1.1	0.7	0.4
5 or 95.....	6.1	3.7	1.7	1.1	0.6
10 or 90.....	8.5	4.7	2.3	1.3	0.8
25 or 75.....	10.6	6.9	3.1	1.8	1.0
50.....	13.1	8.1	3.5	2.1	1.1

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 656,900 dwelling units¹ in the housing inventory in the St. Louis SMSA. Approximately 405,100 of these units were occupied by their owners, 221,800 were occupied by renters, and the remaining 30,000 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.2 persons and the size of their units averaged 5.0 rooms; for renter households, the medians were 2.4 persons and 3.7 rooms. Approximately one-seventh (15 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was two-fifths (39 percent).

Comparison with 1950 discloses a net gain of 136,500 dwelling units, or 26 percent over the 1950 inventory. Owner-occupied units increased from 52 percent of the occupied inventory in 1950 to 65 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 65 percent to 84 percent. The median size of units in 1950 was 4.1 rooms compared with 4.6 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$39 to \$70, and the median value of owner-occupied properties rose from \$2,900 to \$13,500.

Additional data on characteristics of the 1959 inventory and changes since 1950, which are helpful in the analysis of developments during the decade, are presented in tables 1 to 7. The counts and characteristics by components of change are summarized in tables A to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	656,900	100.0
Same units, 1950 and 1959.....	446,500	68.0
Units changed by--		
Conversion.....	24,700	3.7
Merger.....	12,900	2.0
Units added through--		
New construction.....	168,400	25.6
Other sources.....	4,400	0.7

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 68 percent of the dwelling units (446,500 units) in the St. Louis area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 32 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 168,400 units, amounting to 26 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 24,700 converted units in the inventory in 1959 (table A) which had been produced by dividing 11,100 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 661,249; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

about 12,900 units (table A). These were produced by combining an estimated 25,100 units that existed in 1950 (table B). Units involved in conversions and mergers represented 6 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	520,400	100.0
Same units, 1950 and 1959.....	446,500	85.8
Units changed by--		
Conversion.....	11,100	2.2
Merger.....	25,100	4.8
Units lost through--		
Demolition.....	20,400	3.9
Other means.....	17,300	3.3

Table B, which describes the disposition of the 1950 inventory, shows that the 446,500 "same" units represented about 86 percent of the 1950 inventory. Approximately 20,400 units, or 4 percent of the 1950 inventory, were demolished before 1959 and 17,300 units (around 3 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (7 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses and transient accommodations) added about 186,400 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 50,000 dwelling units from the 1950 inventory. Thus, for every four units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 136,500 units represents an average annual gain of approximately 14,000 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	656,900
April 1950.....	520,400
NET CHANGE	
Total.....	136,500
Percent.....	26.2
Units added through--	
Conversion.....	13,600
New construction.....	168,400
Other sources.....	4,400
Total added.....	186,400
Units lost through--	
Merger.....	12,300
Demolition.....	20,400
Other means.....	17,300
Total lost.....	50,000

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (98 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.1 rooms. Of the occupied new units roughly one out of seven was occupied by renters in 1959 and the median gross rent was \$76. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about four-fifths were dilapidated or lacked hot water, private toilet or bath, and the median size was 2.8 rooms. The bulk of the occupied units (about 77 percent) had been occupied by renters in 1950, and the gross rent at that time was \$31.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	168,400	446,500	20,400	446,500
Not dilapidated, with all facilities..	165,000	365,200	3,800	310,800
Percent of total.....	98.0	81.8	18.7	74.4
With 1.01 or more persons per room,...	21,800	55,900	8,400	63,200
Percent of occupied.....	13.7	13.1	44.0	15.6
Owner occupied.....	138,100	252,900	4,300	239,000
Percent of occupied.....	86.4	59.3	22.8	59.0
Median:				
Number of rooms.....	5.1	4.4	2.8	4.4
Number of persons.....	3.7	2.6	3.1	3.1
Value.....	\$14,800	\$12,400	...	\$9,500
Gross rent.....	\$76	\$71	\$31	\$44
Contract rent.....	\$70	\$57	\$20	\$33

¹ Data on characteristics based on units with 1950 records available.

Comparison of the characteristics of new units with those existing in the inventory as "same" indicates that new units tended to be larger in terms of number of rooms and higher in values than "same" units. In addition, new units contained larger households and were more frequently owner occupied.

Units involved in conversion or merger also affected the characteristics of the inventory, although the overall effect is limited because of the relatively small numbers of units involved. The process of conversion, for example, added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were renter occupied in 1950, around 30,600 were occupied by owners in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at a higher level in 1959 than 1950.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 6 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹				
	Total		New construction		Number	Percent		Total		New construction		Number	Percent			
	Number	Percent	Number	Percent				Number	Percent	Number	Percent					
All dwelling units.....	656,887	...	168,382	...	520,432	...	ROOMS—Con.									
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....	221,769	100.0	21,727	100.0	243,264	100.0			
All units.....	656,887	100.0	168,382	100.0	520,432	100.0	1 and 2 rooms.....	34,970	15.8	769	3.5	56,353	23.2			
Occupied.....	626,887	95.4	159,824	94.9	505,336	97.1	3 rooms.....	66,754	30.1	5,480	25.2	84,947	34.9			
Owner occupied.....	405,118	61.7	138,097	82.0	262,072	50.4	4 rooms.....	60,909	27.5	9,217	42.4	56,193	23.1			
White.....	380,523	57.9	137,061	81.4	245,945	47.3	5 rooms.....	38,983	17.6	3,686	17.0	22,643	9.3			
Nonwhite.....	24,595	3.7	1,036	0.6	16,127	3.1	7 rooms or more.....	12,423	5.6	847	3.9	10,984	4.5			
Renter occupied.....	221,769	33.8	21,727	12.9	243,264	46.7	Median.....	7,735	3.5	1,733	8.0	6,144	2.5			
White.....	172,629	26.3	16,258	9.7	202,390	38.9	Vacant.....	30,000	...	8,558	...	15,096	...			
Nonwhite.....	49,140	7.5	5,469	3.2	40,874	7.9	UNITS IN STRUCTURE									
Vacant.....	30,000	4.6	8,558	5.1	15,096	2.9	All units.....	656,887	100.0	168,382	100.0	520,432	100.0			
Available for sale only.....	3,835	0.6	2,518	1.5	2,080	0.4	1.....	416,675	63.4	147,733	87.7	229,332	55.6			
Available for rent.....	13,426	2.0	4,339	2.6	2,171	0.4	2 to 4.....	173,723	26.4	4,190	2.5	165,556	31.8			
Other.....	12,739	1.9	1,701	1.0	10,845	2.1	5 to 19.....	42,726	6.5	1,699	1.0	63,202	12.1			
CONDITION AND PLUMBING							20 or more.....	21,142	3.2	12,436	7.4	Trailer.....	2,621	0.4	2,324	0.5
All units.....	656,887	100.0	168,382	100.0	520,432	100.0	Owner occupied.....	405,118	100.0	138,097	100.0	262,072	100.0			
Not dilapidated.....	623,139	94.9	167,264	99.3	474,778	91.2	1.....	350,648	86.6	135,491	98.1	216,116	82.5			
With all plumbing facilities.....	553,897	84.3	165,004	98.0	339,228	65.2	2 to 4.....	48,775	12.0	282	0.2	40,749	15.5			
Lacking only hot water.....	16,664	2.5	565	0.3	31,714	6.1	5 or more.....	3,074	0.8	...	...	3,192	1.2	
Lack'g other plumbing facilities.....	52,378	8.0	1,695	1.0	103,836	20.0	Trailer.....	2,621	0.6	2,324	1.7	2,015	0.8			
Dilapidated.....	33,748	5.1	1,118	0.7	45,654	8.8	Renter occupied.....	221,769	100.0	21,727	100.0	243,264	100.0			
Owner occupied.....	405,118	100.0	138,097	100.0	262,072	100.0	1.....	52,607	23.7	6,992	30.3	42,741	17.5			
Not dilapidated.....	396,746	97.9	137,771	99.8	251,399	95.9	2 to 4.....	112,980	50.9	3,626	16.7	121,671	50.0			
With all plumbing facilities.....	376,812	93.0	136,076	98.5	204,639	78.1	5 to 19.....	37,664	17.0	1,699	7.8	58,525	24.1			
Lacking only hot water.....	7,482	1.8	283	0.2	11,544	4.4	20 to 49.....	7,963	3.6	2,601	12.0	...	...	
Lack'g other plumbing facilities.....	12,452	3.1	1,412	1.0	35,216	13.4	50 or more.....	10,595	4.8	7,211	33.2	...	...	
Dilapidated.....	8,372	2.1	326	0.2	10,673	4.1	Trailer.....	...	...	...	...	327	0.1
Renter occupied.....	221,769	100.0	21,727	100.0	243,264	100.0	Vacant.....	30,000	...	8,558	...	15,096	...			
Not dilapidated.....	200,599	90.5	20,935	96.4	210,024	86.3	YEAR STRUCTURE BUILT									
With all plumbing facilities.....	158,093	71.3	20,935	96.4	126,520	52.0	All units.....	656,887	100.0	168,382	100.0	520,432	100.0			
Lacking only hot water.....	8,279	3.7	...	...	19,346	8.0	1957 to 1959.....	39,618	6.0	39,618	23.5	...	...	
Lack'g other plumbing facilities.....	34,227	15.4	...	...	64,158	26.4	April 1950 to 1956.....	128,764	19.6	128,764	76.5	...	...	
Dilapidated.....	21,170	9.5	792	3.6	33,240	13.7	1940 to March 1950.....	70,299	10.7	...	...	78,919	15.2	
Vacant.....	30,000	...	8,558	...	15,096	...	1939 or earlier.....	418,206	63.7	...	...	441,513	84.8	
BATHROOMS							Owner occupied.....	405,118	100.0	138,097	100.0	...	...	
All units.....	656,887	100.0	168,382	100.0	...	...	1957 to 1959.....	31,430	7.8	31,430	22.8	...	...	
1.....	491,006	74.7	130,426	77.5	...	...	April 1950 to 1956.....	106,667	26.3	106,667	77.2	...	...	
More than 1.....	73,626	11.2	34,904	20.7	...	...	1940 to March 1950.....	57,507	14.2	...	...	...	...
Shared or none.....	92,255	14.0	3,052	1.8	...	...	1939 or earlier.....	209,514	51.7	...	...	...	...
Owner occupied.....	405,118	100.0	138,097	100.0	...	...	Renter occupied.....	221,769	100.0	21,727	100.0	...	...	
1.....	315,495	77.9	103,503	74.9	...	...	1957 to 1959.....	3,388	1.5	3,388	15.6	...	...	
More than 1.....	65,707	16.2	32,899	23.8	...	...	April 1950 to 1956.....	18,339	8.3	18,339	84.4	...	...	
Shared or none.....	23,916	5.9	1,695	1.2	...	...	1940 to March 1950.....	12,792	5.8	...	...	...	...
Renter occupied.....	221,769	100.0	21,727	100.0	...	...	1939 or earlier.....	187,290	84.4	...	...	...	...
1.....	157,897	71.2	20,935	96.4	...	...	Vacant.....	30,000	...	8,558	...	...	...
More than 1.....	5,585	2.5	...	...	...	...	PERSONS						
Shared or none.....	58,287	26.3	792	3.6	...	...	All occupied units.....	626,887	100.0	159,824	100.0	505,336	100.0	
Vacant.....	30,000	...	8,558	...	...	...	1 person.....	74,692	11.9	4,512	2.8	45,982	9.0
ROOMS							2 persons.....	188,599	30.1	35,456	22.2	156,197	30.9			
All units.....	656,887	100.0	168,382	100.0	520,432	100.0	3 persons.....	118,423	18.9	32,734	20.5	120,345	23.8			
1 and 2 rooms.....	42,892	6.5	1,810	1.1	68,026	13.1	4 persons.....	116,069	18.5	43,570	27.3	91,793	18.2			
3 rooms.....	108,908	16.6	12,378	7.4	118,243	22.7	5 persons.....	65,129	10.4	22,093	13.8	48,261	9.6			
4 rooms.....	156,441	23.8	32,333	19.2	127,564	24.5	6 persons or more.....	64,015	10.2	21,499	13.4	43,248	8.6			
5 rooms.....	188,859	28.8	68,326	40.6	115,974	22.2	Median.....	2.9	...	3.7	...	2.9				
6 rooms.....	97,912	14.9	37,526	22.3	51,180	9.8	Owner occupied.....	405,118	100.0	138,097	100.0	262,072	100.0			
7 rooms or more.....	61,875	9.4	16,009	9.5	39,845	7.7	1 person.....	33,126	8.2	2,911	2.1	15,686	6.0			
Median.....	4.6	...	5.1	...	4.1	...	2 persons.....	115,403	28.5	28,764	20.8	74,410	28.4			
Owner occupied.....	405,118	100.0	138,097	100.0	262,072	100.0	3 persons.....	79,090	19.5	28,224	20.4	63,075	24.1			
1 and 2 rooms.....	1,886	0.5	...	...	8,456	3.2	4 persons.....	83,811	20.7	40,533	29.4	52,938	20.2	
3 rooms.....	34,264	8.5	6,898	5.0	29,911	11.4	5 persons.....	48,020	11.9	19,417	14.1	29,376	11.2			
4 rooms.....	89,035	22.0	20,405	14.8	67,852	25.9	6 persons or more.....	45,668	11.3	18,267	13.2	26,587	10.1			
5 rooms.....	147,228	36.3	63,243	45.8	83,948	32.0	Median.....	3.2	...	3.7	...	3.1				
6 rooms.....	82,313	20.3	25,742	25.9	39,038	14.9	Renter occupied.....	221,769	100.0	21,727	100.0	243,264	100.0			
7 rooms or more.....	50,392	12.4	11,809	8.6	32,867	12.5	1 person.....	41,566	18.7	1,601	7.4	29,896	12.3			
Median.....	5.0	...	5.2	...	4.8	...	2 persons.....	73,156	33.0	6,712	30.9	81,597	33.6			
The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.																
² Includes units in semidetached 2-unit structures; see text.																

Components of Inventory Change

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per cent		Total		New construction		Number	Per cent
	Number	Per cent	Number	Per cent				Number	Per cent	Number	Per cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	626,887	100.0	159,824	100.0	505,336	100.0	All occupied units.....	626,887	100.0	159,824	100.0	...	...
0.50 or less.....	243,608	38.9	42,970	26.9	277,752	55.0	No children.....	325,116	51.9	45,744	28.6	...	...
0.51 to 0.75.....	146,472	23.4	42,372	26.5	134,330	26.6	1 child.....	100,450	16.0	32,429	20.3	...	...
0.76 to 1.00.....	151,938	24.2	52,641	32.9	55,249	10.9	2 children.....	99,621	15.9	42,010	26.3	...	...
1.01 to 1.50.....	60,144	9.6	19,597	12.3	38,005	7.5	3 children.....	57,577	9.2	23,298	14.6	...	...
1.51 or more.....	24,725	3.9	2,844	1.4	...	...	4 children.....	27,664	4.4	11,686	7.3	...	...
Owner occupied.....	405,118	100.0	138,097	100.0	...	...	5 children.....	7,925	1.3	2,923	1.8	...	...
0.50 or less.....	163,178	40.3	35,833	25.9	...	...	6 children or more.....	8,534	1.4	1,734	1.1	...	...
0.51 to 0.75.....	97,076	24.0	39,250	28.4	...	...	Owner occupied.....	405,118	100.0	138,097	100.0	...	...
0.76 to 1.00.....	101,515	25.1	46,883	33.9	...	...	No children.....	195,385	48.2	37,148	26.9	...	...
1.01 to 1.50.....	35,960	8.9	15,535	11.2	...	...	1 child.....	63,786	15.7	28,201	20.4	...	...
1.51 or more.....	7,389	1.8	596	0.4	...	...	2 children.....	73,232	18.1	38,749	28.1	...	...
Renter occupied.....	221,769	100.0	21,727	100.0	...	...	3 children.....	42,931	10.6	20,972	15.2	...	...
0.50 or less.....	80,430	36.3	7,137	32.8	...	...	4 children or more.....	29,784	7.4	13,027	9.4	...	...
0.51 to 0.75.....	49,396	22.3	3,122	14.4	...	...	Renter occupied.....	221,769	100.0	21,727	100.0	...	...
0.76 to 1.00.....	50,423	22.7	5,758	26.5	...	...	No children.....	129,731	58.5	8,596	39.6	...	...
1.01 to 1.50.....	24,184	10.9	4,062	18.7	...	...	1 child.....	36,664	16.5	4,228	19.5	...	...
1.51 or more.....	17,336	7.8	1,648	7.6	...	...	2 children.....	26,389	11.9	3,261	15.0	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	626,887	100.0	159,824	100.0	...	...	All occupied units.....	626,887	100.0	159,824	100.0	...	...
Male head, wife present, no non-relatives.....	474,468	75.7	148,128	92.7	...	...	No children.....	325,116	51.9	45,744	28.6	...	...
Under 45 years.....	255,866	40.8	112,390	70.3	...	...	Under 6 years only.....	73,264	11.7	35,232	22.0	...	...
45 to 64 years.....	173,304	27.6	32,859	20.6	...	...	1 child.....	39,881	6.4	16,795	10.5	...	...
65 years and over.....	45,298	7.2	2,879	1.8	...	...	2 children or more.....	33,383	5.3	18,437	11.5	...	...
Other male head.....	47,892	7.6	2,829	1.8	...	...	6 to 17 years only.....	138,238	22.1	38,775	24.3	...	...
Under 65 years.....	31,241	5.0	2,829	1.8	...	...	1 child.....	60,569	9.7	15,634	9.8	...	...
65 years and over.....	16,651	2.7	...	...	...	...	2 children.....	55,282	8.8	18,134	11.3	...	...
Female head.....	104,527	16.7	8,867	5.5	...	...	3 children or more.....	22,387	3.6	5,007	3.1	...	...
Under 65 years.....	66,374	10.6	7,145	4.5	...	...	Both age groups.....	90,269	14.4	40,073	25.1	...	...
65 years and over.....	38,153	6.1	1,722	1.1	...	...	2 children.....	20,669	3.3	10,821	6.8	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	626,887	100.0	159,824	100.0	...	...	No children.....	195,385	48.2	37,148	26.9	...	...
1958 and 1959.....	147,312	23.5	45,990	28.8	...	...	Under 6 years only.....	41,335	10.2	28,975	21.0	...	...
1955 to 1957.....	166,039	26.5	66,823	41.8	...	...	1 child.....	21,413	5.3	13,732	9.9	...	...
1950 to 1954.....	127,308	20.3	47,011	29.4	...	...	2 children or more.....	19,822	4.9	15,243	11.0	...	...
1945 to 1949.....	59,373	9.5	...	...	...	...	6 to 17 years only.....	104,003	25.7	35,900	26.0	...	...
1944 or earlier.....	126,861	20.2	...	...	...	...	1 child.....	42,373	10.5	14,469	10.5	...	...
Owner occupied.....	405,118	100.0	138,097	100.0	...	...	2 children.....	43,430	10.7	17,216	12.5	...	...
1958 and 1959.....	60,798	15.0	37,251	27.0	...	...	3 children or more.....	18,200	4.5	4,235	3.1	...	...
1955 to 1957.....	96,471	23.8	56,651	41.0	...	...	Both age groups.....	64,395	15.9	36,074	26.1	...	...
1950 to 1954.....	99,440	24.5	44,195	32.0	...	...	2 children.....	14,939	3.7	9,832	7.1	...	...
1945 to 1949.....	45,753	11.3	...	...	...	...	3 children.....	25,305	6.2	14,987	10.9	...	...
1944 or earlier.....	102,656	25.3	...	...	...	...	4 children or more.....	24,151	6.0	11,255	8.2	...	...
Renter occupied.....	221,769	100.0	21,727	100.0	...	...	Renter occupied.....	221,769	100.0	21,727	100.0	...	...
1958 and 1959.....	86,514	39.0	8,739	40.2	...	...	No children.....	129,731	58.5	8,596	39.6	...	...
1955 to 1957.....	69,562	31.4	10,172	46.8	...	...	Under 6 years only.....	31,929	14.4	6,237	28.8	...	...
1950 to 1954.....	27,868	12.6	2,816	13.0	...	...	1 child.....	18,468	8.3	3,063	14.1	...	...
1945 to 1949.....	13,620	6.1	...	...	...	...	2 children or more.....	13,461	6.1	3,194	14.7	...	...
1944 or earlier.....	24,205	10.9	...	...	...	...	6 to 17 years only.....	34,235	15.4	2,875	13.2	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	626,887	100.0	159,824	100.0	...	...	All occupied units.....	626,887	100.0	159,824	100.0	...	...
None.....	492,268	78.5	146,927	91.9	...	...	No nonrelatives.....	608,268	97.0	159,197	99.6	...	...
1 person.....	97,874	15.6	11,250	7.0	...	...	With nonrelatives.....	18,619	3.0	627	0.4	...	...
2 persons.....	34,524	5.5	1,369	0.9	...	...	Owner occupied.....	405,118	100.0	138,097	100.0	...	...
3 persons or more.....	2,221	0.4	278	0.2	...	...	No nonrelatives.....	393,866	97.2	137,470	99.5	...	...
Owner occupied.....	405,118	100.0	138,097	100.0	...	...	With nonrelatives.....	11,252	2.8	627	0.5	...	...
None.....	312,235	77.1	126,460	91.6	...	...	Renter occupied.....	221,769	100.0	21,727	100.0	...	...
1 person.....	64,094	15.8	9,990	7.2	...	...	No nonrelatives.....	214,402	96.7	21,727	100.0	...	...
2 persons.....	26,897	6.6	1,369	1.0	...	...	With nonrelatives.....	7,367	3.3	...	...	...	...
3 persons or more.....	1,892	0.5	278	0.2	...	...	OWNER OF UNIT						
Renter occupied.....	221,769	100.0	21,727	100.0	...	...	Owner-occupied units.....	405,118	100.0	138,097	100.0	...	...
None.....	180,033	81.2	20,467	94.2	...	...	Head or wife.....	401,671	99.1	138,097	100.0	...	...
1 person.....	33,780	15.2	1,260	5.8	...	...	Other relative of head.....	3,447	0.9	...	...	...	...
2 persons.....	7,627	3.4	...	...	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	329	0.1	...	...	...	...	Footnote						

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION:
1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
AGE OF OWNER							Renter-occupied nonfarm units..	220,779	...	21,727	...	239,598	...
Owner-occupied units.....	405,118	100.0	138,097	100.0	...	...	GROSS RENT						
Under 25 years.....	8,297	2.0	5,528	4.0	...	...	Reporting.....	211,026	100.0	20,880	100.0	230,591	100.0
25 to 34 years.....	67,924	16.8	46,818	33.9	...	...	Less than \$40.....	22,340	10.6	1,485	7.1	122,586	53.2
35 to 44 years.....	102,295	25.3	49,095	35.6	...	...	\$40 to \$59.....	51,182	24.3	5,767	27.6	73,884	32.0
45 to 54 years.....	91,523	22.6	24,439	17.7	...	...	\$60 to \$79.....	63,503	30.1	3,872	18.5	28,416	12.3
55 to 64 years.....	69,127	17.1	8,875	6.4	...	...	\$80 to \$99.....	44,655	21.2	2,584	12.2	...	...
65 years and over.....	65,952	16.3	3,342	2.4	...	...	\$100 to \$119.....	15,146	7.2	4,407	21.1	...	...
							\$120 to \$149.....	11,057	5.2	2,190	10.5	...	...
							\$150 to \$199.....	1,890	0.9	2,605	2.9	5,705	2.5
							\$200 or more.....	1,253	0.6	...	...	...	...
VALUE							No cash rent.....	5,753	...	847	...	8,967	...
Owner-occupied nonfarm units ² ..	339,813	100.0	134,074	100.0	194,855	100.0	Median.....dollars..	70	...	76	...	39	...
Less than \$5,000.....	13,901	4.1	1,656	1.2	37,399	19.2	CONTRACT RENT						
\$5,000 to \$7,400.....	25,552	7.5	1,697	1.3	40,627	20.8	Reporting cash rent.....	211,026	...	20,880	...	230,591	...
\$7,500 to \$9,900.....	37,565	11.1	5,723	4.3	35,889	18.4	Median.....dollars..	58	...	70	...	30	...
\$10,000 to \$12,400.....	61,787	18.2	25,511	19.0	49,303	25.3							
\$12,500 to \$14,900.....	81,694	24.0	35,908	26.8	...	...					
\$15,000 to \$17,400.....	43,063	12.7	21,555	16.1	17,707	9.1							
\$17,500 to \$19,900.....	30,306	8.9	16,610	12.4	...	...					
\$20,000 to \$24,900.....	24,667	7.3	13,035	9.7	13,930	7.1							
\$25,000 to \$34,900.....	11,110	3.3	6,496	4.8	...	...					
\$35,000 or more.....	10,168	3.0	5,883	4.4	...	...					
Median.....dollars..	13,500	...	14,800	...	8,900	...							

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950
AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	168,382	...	4,449	...	24,688	...	12,880	...	446,488	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	168,382	100.0	4,449	...	24,688	100.0	12,880	100.0	446,488	100.0
Occupied.....	159,824	94.9	4,449	...	23,730	96.1	12,589	97.7	426,295	95.5
Owner occupied.....	138,097	82.0	318	...	7,358	29.8	6,466	50.2	252,879	56.6
White.....	137,061	81.4	318	...	5,106	20.7	5,592	43.4	232,446	52.1
Nonwhite.....	1,036	0.6	...	...	2,252	9.1	874	6.8	20,433	4.6
Renter occupied.....	21,727	12.9	4,131	...	16,372	66.3	6,123	47.5	173,416	38.8
White.....	16,258	9.7	3,178	...	10,084	40.8	4,866	37.8	138,243	31.0
Nonwhite.....	5,469	3.2	953	...	6,288	25.5	1,257	9.8	35,173	7.9
Vacant.....	8,558	5.1	...	...	958	3.9	291	2.3	20,193	4.5
Available for sale only.....	2,518	1.5	...	...	...	...	...	...	1,317	0.3
Available for rent.....	4,339	2.6	...	...	958	3.9	291	2.3	7,838	1.8
Other.....	1,701	1.0	...	...	...	...	...	...	11,038	2.5
CONDITION AND PLUMBING										
All units.....	168,382	100.0	4,449	...	24,688	100.0	12,880	100.0	446,488	100.0
Not dilapidated.....	167,264	99.3	4,132	...	21,815	88.4	10,895	84.6	419,033	93.9
With all plumbing facilities.....	165,004	98.0	2,542	...	12,856	52.1	6,345	64.8	365,150	81.8
Lacking some or all facilities.....	2,260	1.3	1,590	...	8,959	36.3	2,550	19.8	53,883	12.1
Dilapidated.....	1,118	0.7	317	...	2,873	11.6	1,985	15.4	27,455	6.1
Owner occupied.....	138,097	100.0	318	...	7,358	100.0	6,466	...	252,879	100.0
Not dilapidated.....	137,771	99.8	318	...	6,166	83.8	5,155	...	247,336	97.6
With all plumbing facilities.....	136,076	98.5	318	...	3,814	52.2	5,155	...	231,349	91.5
Lacking some or all facilities.....	1,695	1.2	...	...	2,252	30.6	...	...	15,987	6.3
Dilapidated.....	326	0.2	...	...	1,192	16.2	1,311	...	5,543	2.2
Renter occupied.....	21,727	100.0	4,131	...	16,372	100.0	6,123	...	173,416	100.0
Not dilapidated.....	20,935	96.4	3,814	...	14,691	89.7	5,449	...	155,710	89.8
With all plumbing facilities.....	20,935	96.4	2,224	...	8,320	50.8	3,190	...	123,424	71.2
Lacking some or all facilities.....	...	...	1,590	...	6,371	38.9	2,259	...	32,286	18.6
Dilapidated.....	792	3.6	317	...	1,681	10.3	674	...	17,706	10.2
Vacant.....	8,558	...	...	...	958	...	291	...	20,193	...
BATHROOMS										
All units.....	168,382	100.0	4,449	...	24,688	100.0	12,880	100.0	446,488	100.0
1.....	130,426	77.5	2,224	...	12,856	52.1	5,888	45.7	339,613	76.1
More than 1.....	34,904	20.7	635	...	1,192	4.8	3,185	24.7	33,710	7.6
Shared or none.....	3,052	1.8	1,590	...	10,640	43.1	3,807	29.6	73,166	16.4

Components of Inventory Change

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	168,382	100.0	4,449	...	24,688	100.0	12,880	100.0	446,488	100.0
1 and 2 rooms.....	1,210	1.1	2,225	...	7,949	32.2	1,730	13.4	29,178	6.5
3 and 4 rooms.....	44,711	26.6	953	...	12,776	51.7	3,003	23.3	203,906	45.7
5 and 6 rooms.....	105,852	62.9	636	...	2,721	11.0	4,481	34.8	173,081	38.8
7 rooms or more.....	16,009	9.5	625	...	1,242	5.0	3,666	28.5	40,323	9.0
Median.....	5.1	...	...	...	3.1	...	5.2	...	4.4	...
Owner occupied.....	138,097	100.0	318	...	7,358	100.0	6,466	...	252,879	100.0
1 and 2 rooms.....	...	...	...	...	672	9.1	291	...	923	0.4
3 and 4 rooms.....	27,333	19.8	...	...	4,536	61.6	965	...	90,495	35.8
5 and 6 rooms.....	98,985	71.7	...	...	908	12.3	2,313	...	127,335	50.4
7 rooms or more.....	11,809	8.6	318	...	1,242	16.9	2,897	...	34,126	13.5
Median.....	5.2	...	...	...	3.8	...	...	...	4.9	...
Renter occupied.....	21,727	100.0	4,131	...	16,272	100.0	6,123	...	173,416	100.0
1 and 2 rooms.....	769	3.5	2,225	...	6,941	42.4	1,148	...	23,887	13.8
3 and 4 rooms.....	14,692	67.6	923	...	7,618	46.5	2,038	...	102,362	59.0
5 and 6 rooms.....	4,533	20.9	636	...	1,813	11.1	2,168	...	42,256	24.4
7 rooms or more.....	1,733	8.0	317	...	2.7	...	769	...	4,911	2.8
Median.....	4.0	...	...	...	2.7	...	...	...	3.7	...
Vacant.....	8,558	...	...	...	958	...	291	...	20,193	...
UNITS IN STRUCTURE										
All units.....	168,382	100.0	4,449	...	24,688	100.0	12,880	100.0	446,488	100.0
1.....	150,057	89.1	1,272	...	...	...	7,998	62.1	259,969	58.2
2 to 4.....	4,190	2.5	1,987	...	17,156	69.5	3,535	27.4	147,255	33.0
5 or more.....	14,135	8.4	1,990	...	7,532	30.5	1,347	10.5	39,264	8.8
YEAR STRUCTURE BUILT										
All units.....	168,382	100.0	4,449	...	24,688	100.0	12,880	100.0	446,488	100.0
1957 to 1959.....	39,618	23.5	...	...	...	...	...	...	...	...
April 1950 to 1956.....	128,764	76.5	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	...	...	286	1.2	...	...	70,013	15.7
1939 or earlier.....	...	...	4,449	...	24,402	98.8	12,880	100.0	376,475	84.3
PERSONS										
Occupied units.....	159,824	100.0	4,449	...	23,730	100.0	12,589	100.0	426,295	100.0
1 person.....	4,512	2.8	1,590	...	7,176	30.2	1,349	10.7	60,065	14.1
2 persons.....	35,456	22.2	635	...	7,279	30.7	3,352	26.6	141,837	33.3
3 persons.....	32,734	20.5	1,589	...	3,346	14.1	1,459	11.6	79,295	18.6
4 persons.....	43,570	27.3	635	...	1,191	5.0	1,985	15.8	68,688	16.1
5 persons.....	22,093	13.8	...	...	3,780	15.9	1,403	11.1	37,853	8.9
6 persons or more.....	21,459	13.4	...	...	958	4.0	3,041	24.2	38,597	9.0
Median: All occupied.....	3.7	...	...	...	2.1	...	3.6	...	2.6	...
Owner.....	3.7	...	...	...	2.3	...	...	...	2.8	...
Renter.....	3.1	...	...	...	2.1	...	...	...	2.4	...
PERSONS PER ROOM										
Occupied units.....	159,824	100.0	4,449	...	23,730	100.0	12,589	100.0	426,295	100.0
0.50 or less.....	42,970	26.9	635	...	8,705	36.7	4,903	38.9	186,395	43.7
0.51 to 0.75.....	42,372	26.5	953	...	5,364	22.6	2,277	18.1	95,506	22.4
0.76 to 1.00.....	52,641	32.9	2,943	...	4,871	20.5	3,423	27.2	88,460	20.8
1.01 to 1.50.....	19,597	12.3	318	...	1,916	8.1	1,112	8.8	37,201	8.7
1.51 or more.....	2,244	1.4	...	...	2,874	12.1	874	6.9	18,733	4.4
VALUE										
Owner-occupied nonfarm units ¹	134,074	100.0	...	...	...	...	5,007	...	200,732	100.0
Less than \$5,000.....	1,656	1.2	...	...	...	...	583	...	11,662	5.8
\$5,000 to \$7,499.....	1,697	1.3	...	...	...	...	910	...	22,945	11.4
\$7,500 to \$9,999.....	4,713	3.5	...	...	...	...	1,202	...	15,133	7.5
\$10,000 to \$12,499.....	25,811	19.0	...	...	...	...	381	...	35,895	17.9
\$12,500 to \$14,999.....	35,908	26.8	...	...	...	...	1,348	...	44,438	22.1
\$15,000 or more.....	63,878	47.4	...	...	...	...	583	...	55,152	27.5
Median.....dollars..	14,800	...	...	...	...	...	...	...	12,400	...
Renter-occupied nonfarm units.....	21,727	...	4,131	...	16,372	...	6,123	...	172,426	...
GROSS RENT										
Reporting cash rent.....	20,880	100.0	3,496	...	15,801	100.0	5,646	...	165,203	100.0
Less than \$20.....	...	...	...	...	286	1.8	...	...	956	0.6
\$20 to \$39.....	1,485	7.1	...	...	1,917	12.1	291	...	17,405	10.5
\$40 to \$59.....	5,767	27.6	2,225	...	4,402	27.9	1,821	...	36,967	22.4
\$60 to \$79.....	3,872	18.5	952	...	5,821	36.7	1,747	...	51,131	31.0
\$80 to \$99.....	2,554	12.2	319	...	2,773	17.5	1,787	...	27,222	16.5
\$100 or more.....	7,202	34.5	...	...	622	3.9	...	...	21,522	13.0
No cash rent.....	847	...	635	...	571	...	477	...	7,223	...
Median.....dollars..	76	...	...	...	64	...	...	...	71	...
CONTRACT RENT										
Reporting cash rent.....	20,880	...	3,496	...	15,801	...	5,646	...	165,203	...
Median.....dollars..	70	...	...	...	61	...	...	...	57	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	19,031	100.0	16,407	100.0	10,202	100.0	24,347	100.0	404,892	100.0
0.50 or less.....	3,693	19.4	2,685	16.4	3,068	30.1	3,262	13.4	115,259	28.5
0.51 to 0.75.....	2,462	12.9	3,977	24.2	3,348	32.8	3,874	15.9	116,692	28.8
0.76 to 1.00.....	4,511	23.7	2,962	18.1	2,648	26.0	8,553	35.1	109,710	27.1
1.01 to 1.50.....	4,328	22.7	2,350	14.3	959	9.4	3,400	14.0	41,490	10.2
1.51 or more.....	4,037	21.2	4,433	27.0	179	1.8	5,258	21.6	21,741	5.4
VALUE										
Owner-occupied nonfarm units ¹	2,869	...	2,857	...	3,705	...	...	...	180,030	...
Reporting.....	2,154	...	2,857	...	3,415	...	...	...	177,824	100.0
Less than \$5,000.....	1,074	...	2,143	...	1,023	...	...	...	26,326	14.8
\$5,000 to \$7,499.....	...	...	...	...	674	...	...	...	38,585	21.7
\$7,500 to \$9,999.....	720	...	...	...	581	...	...	...	29,531	16.6
\$10,000 to \$12,499.....	...	...	...	...	757	...	...	...	42,894	24.1
\$12,500 to \$14,999.....	360	...	...	...	59	...	...	...	5,970	3.4
\$15,000 or more.....	...	...	714	...	321	...	...	...	34,518	19.4
Not reported.....	715	...	...	...	290	...	...	...	2,206	...
Median.....dollars..	...	...	...	...	...	...	...	...	9,500	...
Renter-occupied nonfarm units.....	14,688	...	11,644	...	4,682	...	17,901	...	163,950	...
GROSS RENT										
Reporting.....	13,526	100.0	11,036	100.0	4,051	100.0	15,150	100.0	142,381	100.0
Less than \$20.....	3,764	27.8	3,041	27.6	132	4.5	1,922	12.7	5,756	4.0
\$20 to \$39.....	5,577	41.2	5,885	53.3	435	10.7	6,835	45.1	53,159	37.3
\$40 to \$59.....	3,360	24.8	1,380	12.5	2,002	49.4	4,481	29.6	55,562	39.0
\$60 to \$79.....	786	5.8	553	5.0	728	18.0	1,187	7.8	13,461	9.5
\$80 to \$99.....	39	...	177	1.6	360	8.9	580	3.8	6,887	4.8
\$100 or more.....	...	0.3	...	...	344	8.5	145	1.0	7,556	5.3
Not reported.....	1,162	...	125	...	338	...	1,990	...	17,123	...
No cash rent.....	...	...	483	...	293	...	761	...	4,446	...
Median.....dollars..	31	...	28	...	54	...	37	...	44	...
CONTRACT RENT										
Reporting cash rent.....	14,122	...	11,161	...	4,389	...	16,699	...	155,084	...
Median.....dollars..	20-	...	20-	...	42	...	34	...	33	...

¹ Restricted to single-unit properties; see text.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Available	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	417,228	399,807	349,771	50,036	236,785	218,923	17,862	163,022	130,848	32,174	17,721	7,903	9,818
Occupied.....	404,892	389,257	340,143	49,114	230,026	212,460	17,566	159,231	127,683	31,548	15,635	7,574	8,061
White.....	377,497	363,381	339,549	23,832	222,117	212,460	9,657	141,284	127,089	14,175	14,116	7,574	6,542
Nonwhite.....	27,395	25,876	594	25,282	7,909	...	7,909	17,967	594	17,373	1,519	...	1,519
Owner occupied.....	238,965	233,971	214,987	18,984	199,472	187,346	12,126	34,499	27,641	6,858	4,994	2,274	2,720
White.....	230,759	225,765	214,690	11,075	194,267	187,346	6,921	31,498	27,344	4,154	4,994	2,274	2,720
Nonwhite.....	8,206	8,206	297	7,909	5,205	...	3,001	297	2,704	...	...	...	...
Renter occupied.....	165,927	155,286	125,156	30,130	30,554	25,114	5,440	124,732	100,042	24,690	10,641	5,300	5,341
White.....	146,738	137,616	124,859	12,757	27,850	25,114	2,736	109,766	99,745	10,021	9,122	5,300	3,822
Nonwhite.....	19,189	17,670	297	17,373	2,704	...	2,704	14,966	297	14,669	1,519	...	1,519
Vacant.....	12,636	10,550	9,628	922	6,759	6,463	296	3,791	3,165	626	2,086	329	1,757
Available.....	3,164	3,164	2,835	329	1,286	1,286	...	1,878	1,549	329	...	...	...
Other.....	9,472	7,386	6,793	593	5,473	5,177	296	1,913	1,616	297	2,086	329	1,757

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950
[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic									
		Total			Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	417,528	343,251	49,525	24,752	216,808	14,434	5,543	117,021	30,108	15,893	17,721
Not dilapidated:											
With all plumbing facilities.....	310,785	296,286	8,801	5,698	189,220	3,198	1,812	100,179	4,220	3,589	8,567
Lacking some or all facilities.....	86,057	38,924	35,287	11,846	24,095	9,688	2,443	12,294	21,999	8,447	7,091
Dilapidated.....	20,686	8,041	5,437	7,208	3,493	1,548	1,288	4,548	3,889	3,857	2,063
Owner occupied.....	238,965	215,606	17,274	6,085	184,110	11,899	3,463	28,334	4,385	1,780	4,994
Not dilapidated:											
With all plumbing facilities.....	198,671	190,922	5,343	2,406	164,135	2,572	1,516	24,282	2,111	890	3,165
Lacking some or all facilities.....	34,112	21,521	11,007	1,584	17,735	8,403	957	3,129	2,274	297	1,317
Dilapidated.....	6,182	3,163	924	2,095	2,240	924	990	923	...	593	512
Renter occupied.....	165,927	118,973	28,287	18,667	26,565	1,909	2,080	86,148	24,471	14,113	10,641
Not dilapidated:											
With all plumbing facilities.....	103,772	97,318	3,162	3,292	19,578	330	296	73,358	2,109	2,699	5,402
Lacking some or all facilities.....	48,574	17,403	20,909	10,262	6,360	955	1,486	9,165	18,770	8,150	3,688
Dilapidated.....	13,581	4,252	4,216	5,113	627	624	298	3,625	3,592	3,264	1,551
Vacant.....	12,636	8,672	3,964	...	6,133	626	...	2,539	1,252	...	2,086

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

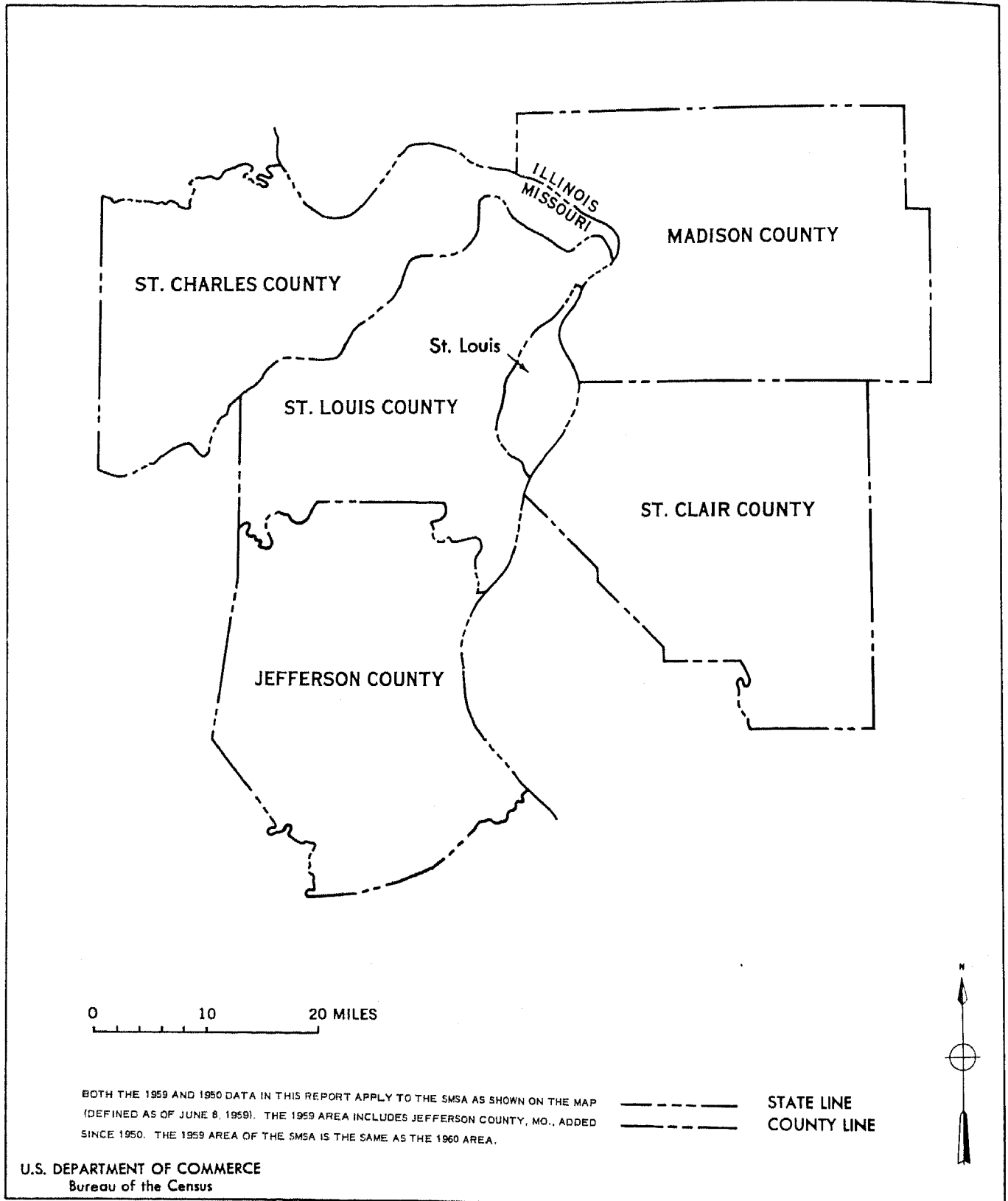
Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	134,074	3,353	5,723	25,511	35,908	21,555	16,610	13,035	12,379
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	24,979	2,304	3,390	10,022	4,601	1,772	1,094	163	1,413
5 and 6 rooms.....	97,854	849	2,333	15,469	31,307	19,122	13,689	10,399	4,686
7 rooms or more.....	11,241	...	...	...	...	661	1,827	2,473	6,280
PERSONS									
1 and 2 persons.....	31,089	1,131	1,132	7,821	7,398	5,453	3,328	1,743	3,023
3 and 4 persons.....	65,864	1,939	2,284	13,718	19,428	8,274	6,725	6,942	6,554
5 and 6 persons.....	32,324	283	2,001	3,972	7,286	6,886	5,685	3,909	2,302
7 persons or more.....	4,797	...	306	...	1,796	942	872	441	440
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	126,487	3,353	5,723	25,229	33,503	20,134	15,199	12,707	10,639
Under 45 years.....	97,070	1,655	5,439	20,443	29,153	14,156	12,721	8,381	5,122
45 to 64 years.....	26,923	1,415	284	3,984	4,067	5,135	2,478	4,326	5,234
65 years and over.....	2,494	283	...	802	283	843	...	...	283
Other male head.....	2,829	...	...	...	1,774	345	710	...	...
Female head.....	4,758	...	...	282	631	1,076	701	328	1,740

¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

Subject	Total	Gross rent						No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units...	21,727	1,485	5,767	3,872	2,554	6,597	605	847
ROOMS								
1 and 2 rooms.....	769	...	...	...	...	769	...	...
3 and 4 rooms.....	14,692	1,100	4,557	3,872	2,191	2,972	...	...
5 and 6 rooms.....	4,533	385	1,210	...	...	1,486	605	847
7 rooms or more.....	1,733	...	...	...	363	1,370	...	...
PERSONS								
1 and 2 persons.....	8,313	308	1,031	2,434	914	3,626	...	...
3 and 4 persons.....	7,547	...	2,482	1,130	...	2,094	...	847
5 and 6 persons.....	4,503	792	1,946	...	283	877	605	...
7 persons or more.....	1,364	385	308	...	363	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	17,618	1,177	3,235	3,872	2,554	5,328	605	847
Under 45 years.....	13,237	...	2,850	1,438	2,554	4,943	605	847
45 to 64 years.....	3,996	1,177	...	2,434	...	385	...	...
65 years and over.....	385	...	385	...	...	...	...	...
Other male head.....	...	...	...	...	...	...	...	...
Female head.....	4,109	308	2,532	...	...	1,269	...	...

St. Louis, Mo.-Ill.
STANDARD METROPOLITAN STATISTICAL AREA



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-17

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

San Francisco—Oakland, Calif.,

Standard Metropolitan Statistical Area

Prepared under the supervision of
DANIEL B. RATHBUN, Chief
Housing Division

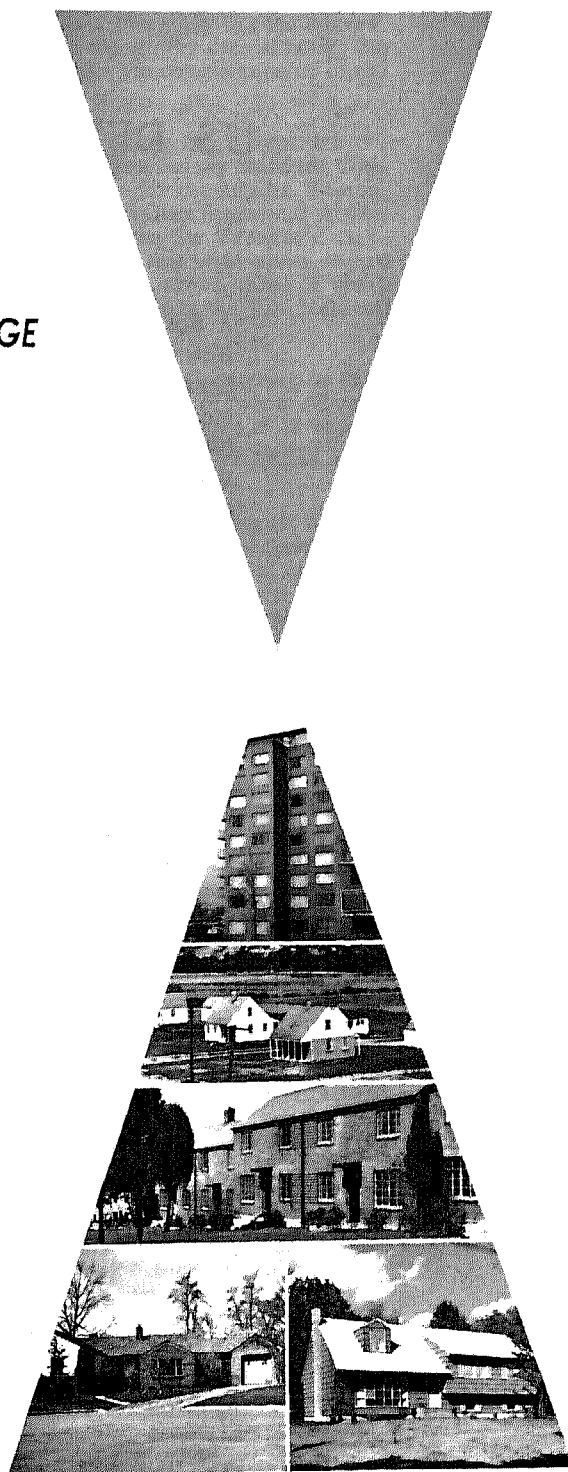


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Luther H. Hodges, Secretary

BUREAU OF THE CENSUS

Richard M. Scammon, Director (From May 1, 1961)
Robert W. Burgess, Director (To March 3, 1961)





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BEULAH WASHABAUGH, *Special Assistant*
AARON JOSOWITZ, *Acting Chief, Occupancy and Utilization Branch*
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PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

This report is one of the series of 18 reports which constitutes Part 1A of Volume IV. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey Standard Consolidated Area, the Chicago-Northwestern Indiana Standard Consolidated Area, for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas; and for the Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington (D. C.-Md.-Va.) Standard Metropolitan Statistical Areas. The last eight areas named had a population of over one million in the 1950 Census of Population; the first nine areas, three of which were under one million, are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change.

Part 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

Authorization for the 1960 Census of Housing was provided in the Act of Congress of August 31, 1954 (amended August 1957), which codified Title 13, United States Code. The law provides for a decennial census of housing, including utilities and equipment, to be taken in each of the 50 States, the District of Columbia, the Virgin Islands, Guam, and the Commonwealth of Puerto Rico. The law further provides that, in advance of, in conjunction with, or after the taking of each census, preliminary and supplementary statistics related to the main topic of the census may be collected.

The census program was designed in consultation with advisory committees and individuals to achieve a census having optimum value to users of housing statistics. The Housing Advisory Committee was organized by the Director of the Bureau of the Census and was made up of persons in private industry, universities, and local governments. It advised on various aspects of the housing census programs except the technical phases of the Residential Finance program for which the Technical Advisory Committee on Residential Finance was organized. A Federal Agency Population and Housing Census Council, organized by the Bureau of the Budget and made up of persons in Federal agencies, also advised on the basic programs. A joint staff committee, set up by the Administrator of the Housing and Home Finance Agency and the Director of the Bureau of the Census, concentrated on aspects of particular interest to the housing agencies. In addition to the committees, working groups of specialists in housing subjects assisted the Census Bureau staff in the evaluation and improvement of housing concepts. A number of other committees, groups, and individuals also made contributions to the planning of the housing census.

ACKNOWLEDGMENTS

A number of persons both within and outside the Bureau of the Census participated in the various activities of the December 1959 Components of Inventory Change survey. Specific responsibilities were exercised by members of the Housing, Statistical Methods, Decennial Operations, Field, and Geography Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, assisted by Frank S. Kristof, then Assistant Chief, Housing Division. Beulah Washabaugh assisted in planning and developing the content of this report and, with the help of Philip S. Sidel and Aneda E. France, was responsible for the preparation of the textual materials. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, Martin W. Gilbert, and William E. Derrah, developed and coordinated the survey procedures.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, Morris Gorinson, George E. Turner, Morton Somer, E. Richard Bourdon, and Orville Slye of the Decennial Operations Division in the processing and compilation of the statistics; George F. Klink and G. Paul Sylvestre of the Field Division in the collection of the information; and William T. Fay, Robert C. Klove, and Robert L. Hagan of the Geography Division in the preparation of the maps for enumeration and publication. The planning and development of the sample design and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert H. Finch, Jr., assisted by Arnold Sirota, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore Seraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. An eighth volume containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

Volume II (Series HC(2) reports). Metropolitan Housing. Cross tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas with 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 467 cities and localities in the United States and Puerto Rico are published in 421 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

Volume V. Residential Finance. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

Volume VI. Rural Housing. Cross tabulations of housing and household characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

Volume VII. Housing of Senior Citizens. Cross tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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LIST OF REPORTS IN VOLUME IV, PART 1A

(Of the areas listed below, 15 are standard metropolitan statistical areas, defined as of June 8, 1959,
and 2 are standard consolidated areas)

- | | | |
|---|--|--|
| <ol style="list-style-type: none"> 1. United States and Regions 2. Atlanta SMSA 3. Boston SMSA 4. Chicago, Ill.--Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA 6. Detroit SMSA | <ol style="list-style-type: none"> 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA 11. Baltimore SMSA 12. Buffalo SMSA | <ol style="list-style-type: none"> 13. Cleveland SMSA 14. Minneapolis-St. Paul SMSA 15. Pittsburgh SMSA 16. St. Louis SMSA 17. San Francisco-Oakland SMSA 18. Washington (D.C.-Md.-Va.) SMSA |
|---|--|--|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959	1950	1959 by 1950, same units	1959, new con- struction units
	Total units	New con- struction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units		
OCCUPANCY CHARACTERISTICS							
Color by tenure.....	Table 1	Table 1	Table 1	Table 2	Table 3	Table 4	Table ...
Owner of unit.....	1	1	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...
Persons.....	1	1	1	2	3	...	6, 7
By tenure.....	1	1	1	...	...	...	...
Median by tenure.....	1	1	1	2	3	...	...
Persons per room.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...
Year moved into unit.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	2	3	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...
Units in structure.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	...	...	...	...
Trailers by tenure.....	1	1	1	...	...	...	...
Year structure built.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES							
Bathrooms.....	1	1	...	2	...	...	...
By tenure.....	1	1	...	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	5	...
By tenure.....	1	1	1	2	3	5	...
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	7
Gross rent.....	1	1	1	2	3	...	7
By rooms.....	...	...	...	...	...	...	7
By persons.....	...	...	...	...	...	...	7
By household composition and age of head.....	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...
Value.....	1	1	1	2	3	...	6
By rooms.....	...	...	...	...	...	...	6
By persons.....	...	...	...	...	...	...	6
By household composition and age of head.....	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	6, 7
Own children under 18 years old.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, for units classified as "same," the 1959 characteristic is cross tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities. For units classified as "new construction," value and rent are cross tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Both the 1959 and 1950 data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

Except for the 1950 data in table 1, which are based largely on the 100-percent enumeration, all the data in this report are based on a sample of dwelling units. Data on the counts of the components of change, and some of the characteristics of the components, are based on a larger sample than data for other characteristics (see "Sample design").

Table 1 presents 1959 data for the total inventory and separately for "new construction" units (units built during the period 1950 to 1959). The table also presents 1950 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item. Both the 1959 and 1950 statistics are shown for the following subjects: tenure, color, vacancy status, persons, and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. In addition, 1959 statistics are presented for: bathrooms; year moved into unit; household composition, persons 65 years and over, own children under 18 years old, own children by age group, and presence of nonrelatives; owner of unit and age of owner.

The 1959 data are based on a sample. The 1950 data in table 1, except for "year structure built," are based on the 100-percent enumeration in the 1950 Census of Housing. Statistics on year built are based on the 20-percent sample in 1950. To permit a direct comparison between the 1959 and 1950 statistics, the "not reported" category for a characteristic in 1950 was eliminated; the units in this category were distributed in the same proportion as the reporting units.

Table 2 presents 1959 data for units created since 1950 and for units classified as "same." The specific subjects presented are: tenure, color, and vacancy status; persons and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities and bathrooms; and value, gross rent, and contract rent. The components for which each subject is presented are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1950 data for units removed from the inventory since 1950 and for "same" units. The subjects are the same as those presented in table 2, with the exception of the item on bathrooms, which was not included in the 1950 Census. The number of categories shown for an item also is the same as for the 1959 data in table 2. The components for which each subject is presented are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1950 figures reflect the number of units that existed prior to the conversion or merger.

The 1950 data in table 3 are based on units in the sample for the December 1959 survey. The 1950 information was transcribed from the 1950 Census record for the sample unit and tabulated by the component of change. Because it was not possible to identify some of the units in the 1950 Census records, data on characteristics in table 3 are restricted to units for which information from the 1950 records was available. For this reason, and because the data in table 3 are based on a sample, the sum of the entries in the five columns for a category will differ from the 1950 figure for the corresponding category in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 will differ from the 1950 figure for number of units with "7 rooms or more" in table 1. As a result of the estimation procedure used, the sum of the figures on the "all dwelling units" line will be essentially identical with the 1950 figure for "all dwelling units" in table 1.

For "same" units, the total number of units in table 3 is identical with the total in table 2, but the distribution in table 3 represents the characteristics in 1950, and the distribution in table 2 represents the characteristics in 1959.

Tables 4 and 5 are cross tabulations of 1959 and 1950 characteristics for units classified as "same" in 1950 and 1959. The data in both tables are restricted to "same" units for which the 1950 Census records were available. The 1959 characteristic is cross tabulated by the 1950 characteristic for tenure, color, and vacancy status in table 4 and condition and plumbing facilities in table 5.

Tables 6 and 7 are cross tabulations of 1959 characteristics for "new construction" units. In table 6, value of owner-occupied units is tabulated by rooms, persons, and household composition. In table 7, gross rent of renter-occupied units is tabulated by the same three items.

Medians and percentages are not shown when the base comprises fewer than 25 sample cases. Percentages are not shown if they are less than 0.1 percent.

Components of Inventory Change

Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed, for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

MAP

The report for each standard metropolitan statistical area (SMSA) includes a map showing the boundaries of the SMSA and the central city (or cities) defined as of June 8, 1959. Differences between the 1959 boundaries and those for the April 1960 Census and the 1950 Census are indicated by a note on the map. For the standard consolidated areas (SCA's), the map shows the boundaries of the areas and the central cities, as defined for this report, and the note describes their relation to the 1950 SMA boundaries and to the 1960 SCA's.

RELATION TO APRIL 1960 CENSUS

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date. In the estimation procedure used for some of the components, however, data from a sample of the census returns of the April enumeration were required (see "Estimation procedure").

COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

Comparability between 1960 and 1950 concepts and the availability of related data prior to 1950 are discussed in 1960 Census of Housing, Volume I, States and Small Areas.

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both

programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory may be compared, taking into account any changes in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to conversion by 1959). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use by 1959. In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on "year structure built" and counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics do not measure the same type of universe as measured by the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

1960 PUBLICATION PROGRAM

Final housing reports--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population volume consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports; Volumes I and II are later bound into volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas).

The titles and contents of the reports are described on page IV. For the most part, they are comparable to the series published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports.--Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication, more data are tabulated than it is possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1950 Census. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1950 Census generally pertain to data in 1950 Census of Housing, Volume I, General Characteristics. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census as well as in the 1950 Census. In both the April 1960 Census and the 1950 Census, data are available for the total housing inventory, but not for components of change.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct interview and comparison with the 1950 Census records for purposes of determining the component of change. In the 1950 Census, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

AREA CLASSIFICATIONS

Standard metropolitan statistical area (SMSA).--To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population

of at least 50,000. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities, rather than counties. A more detailed discussion of the criteria used to define SMSA's is given in 1960 Census of Housing, Volume I, States and Small Areas.

In the reports for the 15 SMSA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are those defined as of June 8, 1959. (Changes in boundaries after this date are not reflected in the December 1959 survey.) In some cases, the 1959 boundaries differ from the 1950 boundaries and the boundaries defined for the April 1960 Census.

In 1950, the areas were called standard metropolitan areas (SMA's). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

Standard consolidated area (SCA).--In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1950, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added).

In the reports for these two SCA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census.

Urban-rural and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included--urban and rural and farm and nonfarm.

For this report, urban areas are those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties,

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(c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters (see "Trailer").

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

Determination of dwelling unit.--The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or

more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house.--In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.--If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel.--In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit. In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital.--Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1950 Census.

Comparability with April 1960 Census.--In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1950.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census.

Quarters classified as quasi-units in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1950 but as quasi-units in 1959 are considered losses from the 1950 housing inventory; conversely, quarters which were classified as quasi-units (nondwelling-unit quarters) in 1950 and as dwelling units in 1959 are considered additions to the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

- Units added through new construction
- Units added through other sources
- Units changed by conversion
- Units changed by merger
- Same units

In terms of the 1950 inventory, the components of change consist of:

- Units lost through demolition
- Units lost through other means
- Units changed by conversion
- Units changed by merger
- Same units

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1950 Census returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1950 Census records (see "Collection and processing of data"). In instances where the 1950 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1950. Thus, "same" units are common to both the 1950 and 1959 inventories. Units which changed after 1950 but by 1959 had changed back to the 1950 status are also considered "same" units. For example, a 1950 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1950 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1950 do not affect its classification as "same" if it was one dwelling unit in 1950 and in 1959. Examples of such changes in characteristics are: finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

Units changed by conversion.--Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1950 and 1959 inventories. For example, one dwelling unit in the 1950 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1950 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1950 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1950 and 1959 but had reverted to the 1950 status before the 1959 enumeration.

Units changed by merger.--Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling

units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1950 and 1959 inventories. For example, two dwelling units in the 1950 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1950 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1950 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1950 and had been converted to their 1950 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between April 1950 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas, and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records. In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

Units added through other sources.--Any dwelling unit added to the inventory between April 1950 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

1. Units created from living quarters classified as nondwelling-unit quarters, or quasi-units, in 1950; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
2. Units created from nonresidential space such as a store, garage, or barn.
3. Units moved to site during the period April 1950 to December 1959. Such units, if moved within the same area, do not result in a net addition to the total inventory since they represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, is a net addition if occupied as a dwelling unit in 1959 but not in 1950.

The additions from other sources do not include units which were added to the inventory after April 1950 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in April 1950 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means.--Any dwelling unit which existed in April 1950 and which was lost to the housing inventory

through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household. (The term "quasi-unit" in 1959 is comparable to "nondwelling-unit" quarters in 1950.)
2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
4. Units lost by change to nonresidential use.
5. Units moved from site since April 1950. Such units, if moved within the same area, do not result in a net loss from the total inventory since they represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, resulted in a net loss if occupied as a dwelling unit in 1950 but not in 1959.
6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1950 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1950 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

OCCUPANCY CHARACTERISTICS

Occupied dwelling unit.--A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1950 Census.

Vacant dwelling unit.--A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation.

Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1950 Census.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1950 Census, the classification was obtained in most cases by

the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

The same concept was applied in the April 1960 Census and in the 1950 Census.

Persons per room.--The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the 1960 and 1950 Censuses.

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

The same definition of tenure was used in the April 1960 Census and in the 1950 Census.

Owner of unit.--The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1950 Census, no information was obtained on the identity of the owner of the unit.

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

Trailer.--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1950, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory--the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1950, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

Year structure built.--"Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: water supply, toilet facilities, and bathing facilities.

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The

types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: holes, open cracks, rotted, loose, or missing materials in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing window panes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

Components of Inventory Change

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The median gross rent was computed in the same manner as the median contract rent. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 3, this same procedure was followed. For the 1950 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Presence of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Results of the 1950 Census also are available under "Type of household" in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics, except that the 1950 data for standard metropolitan areas exclude rural-farm units.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 and 1950 Censuses of Population.

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on processing will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. In the 9 metropolitan areas for which separate estimates were provided in the NHI,¹ the 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction and boundary changes. In the 8 remaining metropolitan areas, the sample for the most part consisted of segments selected especially for the 1959 survey, although it included a few segments which had been used for the national estimates in the NHI.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration, however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

For purposes of the estimation procedure for new construction units, which required some data from the census returns, a second visit was made to the segments. In this visit, the enumerator determined the number of housing units in the segment as enumerated by the April 1960 Census enumerator. Most of these visits were made in June and July 1960.

Survey techniques.--Five basic survey techniques were used to obtain measures of the number of dwelling units by components of change.

In each of the 8 metropolitan areas for which separate statistics were not provided in the 1956 NHI, the estimates depended primarily on the first two techniques described below. For the relatively small number of segments which were also in the NHI, the third technique was used.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, certain types of losses, and units which were the "same" in 1950 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and the 1950 Census records for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in

relation to the situation in 1950. When recording each 1959 unit, the enumerator accounted for all dwelling units that existed in the structure in 1950 (or part of a structure when the segment consisted of only part of a structure, e.g., one floor of an apartment house). Thus, losses were reported in the "segment" sample for structures which contained at least one dwelling unit in 1959 (see technique 2 for losses of entire structures). In some instances, the 1950 Census records were not available or the enumerator could not match the units because of incomplete identification given in 1950; in these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

2. The second technique measured losses of units in situations where all the 1950 dwelling units in the structure were lost to the housing inventory. A sample of addresses in clusters of three was selected from the 1950 Census records. The enumerator located these specific addresses and, if the entire structure had been demolished, had changed to nonresidential use, had become vacant and unfit for human habitation, or was otherwise lost to the inventory since 1950, the enumerator reported as a loss each unit that existed in the structure in 1950.

In each of the 9 metropolitan areas for which separate estimates were provided in the 1956 NHI, techniques 3, 4, and 5 described below apply to segments that were used in the NHI and techniques 1 and 2 apply to the remainder of the sample.

3. The third technique provided estimates of new construction and other additions, conversions, mergers, and "same" units by utilizing segments that had been enumerated in the 1956 NHI. Information reported in 1956, for the period 1950 to 1956, was brought up to date so that the change for the entire period 1950 to 1959 could be determined. The enumerator was supplied with a map of the sample segments and the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1956 records. In the editing process, the component of change for the entire period 1950 to 1959 was determined from the information reported by the 1959 enumerator in relation to the information reported in the earlier survey.

The procedure for measuring losses in the 9 metropolitan areas is described below in techniques 4 and 5. These techniques also utilized results of the NHI survey. Estimates of losses were obtained as the sum of the losses from 1950 to 1956 reported in the NHI and the losses from 1957 to 1959 reported by the 1959 enumerator; however, it was necessary to incorporate a technique to adjust for units reported as lost between 1950 and 1956 which had since returned to the housing inventory or had changed their loss status. For the period 1950 to 1959, estimates of losses reflect the final status of the unit in 1959. Thus, for example, a 1950 dwelling unit reported as having been changed to nonresidential use by 1956 and back to a dwelling unit by 1959 was not included in the losses for 1950 to 1959. On the other hand, a 1950 dwelling unit reported as vacant and unfit for human habitation in 1956 (tabulated as lost through "other means") and demolished by 1959 was tabulated as "demolished."

4. The fourth technique measured losses since 1956 in segments that were in the 1956 sample. The enumerator was supplied with the address of each dwelling unit in the segment as reported in the NHI. The enumerator located each address and reported whether the unit was still a dwelling unit in 1959 or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.

¹ For names of areas, see "Relation to 1956 National Housing Inventory."

² An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases, an enumeration district contains approximately 250 dwelling units.

Components of Inventory Change

5. The fifth technique measured the number of units withdrawn from the 1950 inventory by 1956 but which either had come back into the housing inventory by 1959 or had changed their loss status. In the NHI, a procedure similar to that described above in technique 2 had been used to measure losses of structures. The 1959 enumerator was given the addresses of units reported as lost in the NHI. The 1959 enumerator revisited these "lost" units (except the units reported as demolished or otherwise destroyed by 1956) and determined their status at the time of the 1959 enumeration.

The above five techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected for some of the components of change. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1950 Census records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. The 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

If house numbers or street names had changed since 1950, the enumerator had to identify, from the 1950 Census records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1950 Census records. In such cases, he determined the 1950 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

In measuring the number of "lost" units, the enumerator located the specific address and determined the disposition of the 1950 dwelling unit. For example, if a 1950 unit had been changed to a store, the enumerator was to report "other loss"

(change to nonresidential use); however, if the 1950 unit had been demolished and a store erected in its place, the enumerator was to report "demolished."

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

In a small percentage of cases, interviews for characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced, but a minimum review of all questionnaires for completeness and consistency was retained.

PROCESSING OF DATA

Mechanical processing.--Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual editing and coding were accomplished and where the FOSDIC schedules were microfilmed. In Washington, a card was punched for each unit enumerated on the conventional-type schedules; and on the microfilm of the FOSDIC schedules, the markings were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment.

The procedures used for processing the results of the December 1959 survey are a combination of those used in the April 1960 Census and those used in the 1950 Census. The April 1960 Census used FOSDIC schedules and electronic equipment, whereas the 1950 Census used conventional-type schedules and conventional tabulators for most of the reports.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1950 Census records (and with the NHI records for units in the NHI) to verify the assigned classification.

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or

on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For several items, including 1950 value and rent data for table 3, a "not reported" category was retained.

ACCURACY OF DATA

As in any survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the maps. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent.

Editing and coding in the processing operations are subject to some inaccuracies. For units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

Figures from the 100-percent tabulations of the 1950 and 1960 Censuses were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census.

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent consistent with the requirements of the December 1959 survey.

Prior to the conduct of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas of extensive new construction since 1950 for areas which were not covered in the NHI, and since 1956 for areas which were covered in the NHI. In the NHI, the universe of new construction for the period 1950 to 1956 had been established and incorporated in the 1956 survey. These universes of new construction were treated separately for sampling purposes to improve the efficiency of the sample design. Typically, about one-half of the new construction units (units built between 1950 and 1959) as estimated in the December 1959 survey were reported in segments selected from the total universe of new construction, 1950 to 1959; the remaining new construction units came from segments not in the new construction universe.

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments and the list of addresses,

i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics of the components, some were tabulated for the full sample and others were tabulated for the subsample cases (see table I).

ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the components. The ratio estimates used information available from the 1950 Census and the April 1960 Census based on the 100-percent enumeration. The ratio estimates of the type used tend to improve the sampling variability of the estimates where there is sufficiently high correlation between sample estimates of components and sample estimates of the census totals. Where there was an indication that the correlation was inadequate, the final estimates were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., "same" units, conversions, mergers, demolitions, and other losses). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the

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census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units.

For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1950 data in all tables except table 1 are based on a sample of units. In table 1, the 1950 data on "year structure built" are based on the 20-percent sample and the data for the remaining items are based on the 100-percent enumeration.

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 7,400 dwelling units, including the units in the 750 land area segments and the list of 1,400 specific addresses for measuring losses; the subsample for this area consists of approximately 2,000 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 1, 1950 data: Counts of all dwelling units.....	100 percent.
Characteristics: Year built.....	20 percent.
All other.....	100 percent.
Table 2, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 3, 1950 data: Counts of all dwelling units.....	Full sample.
Characteristics of same units.....	Subsample.
Characteristics of remaining components.....	Full sample.
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	931,300	22,000
Same units, 1950 and 1959.....	638,100	9,500
Units changed by--		
Conversion.....	16,900	2,600
Merger.....	9,400	2,000
Units added through--		
New construction.....	251,700	18,600
Other sources.....	15,200	3,900
1950 INVENTORY		
Units changed by--		
Conversion.....	8,600	1,400
Merger.....	19,700	4,200
Units lost through--		
Demolition.....	49,700	8,300
Other means.....	25,600	5,000
NET CHANGE		
Total.....	189,700	23,000
Units added through--		
Conversion.....	8,300	1,600
New construction.....	251,700	18,600
Other sources.....	15,200	3,900
Total added.....	275,200	19,000
Units lost through--		
Merger.....	10,200	2,400
Demolition.....	49,700	8,300
Other means.....	25,600	5,000
Total lost.....	85,600	10,400

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 323,300 in 1950 and as 321,000 in 1959, the standard error of the 2,300 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
1,000.....	800	900	75,000.....	6,600	7,700
5,000.....	1,800	2,100	100,000.....	7,600	8,800
10,000.....	2,500	2,900	250,000.....	12,000	13,900
25,000.....	4,000	4,600	500,000.....	16,500	19,100
50,000.....	5,500	6,400	900,000.....	21,600	25,100

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	500,000	931,000
2 or 98.....	2.5	1.2	0.8	0.6	0.4
5 or 95.....	3.8	2.1	1.2	0.9	0.6
10 or 90.....	5.1	2.8	1.8	1.2	0.9
25 or 75.....	8.0	4.1	2.5	1.7	1.3
50.....	8.9	4.7	2.6	2.1	1.5

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 931,300 dwelling units¹ in the housing inventory in the San Francisco-Oakland SMSA. Approximately 524,600 of these units were occupied by their owners, 367,300 were occupied by renters, and the remaining 39,400 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.1 persons and the size of their units averaged 5.3 rooms; for renter households, the medians were 2.2 persons and 3.7 rooms. Approximately one-sixth (18 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was one-half (50 percent).

Comparison with 1950 discloses a net gain of 189,700 dwelling units, or 26 percent over the 1950 inventory. Owner-occupied units increased from 49 percent of the occupied inventory in 1950 to 59 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 91 percent to 95 percent. The median size of units in 1950 was 4.6 rooms compared with 4.8 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$41 to \$77, and the median value of owner-occupied properties rose from \$11,300 to \$15,900.

Additional data on characteristics of the 1959 inventory and changes since 1950, which are helpful in the analysis of developments during the decade, are presented in tables 1 to 7. The counts and characteristics by components of change are summarized in tables A to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	931,300	100.0
Same units, 1950 and 1959.....	638,100	68.5
Units changed by--		
Conversion.....	16,900	1.8
Merger.....	9,400	1.0
Units added through--		
New construction.....	251,700	27.0
Other sources.....	15,200	1.7

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 69 percent of the dwelling units (638,100 units) in the San Francisco-Oakland area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 31 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 251,700 units, amounting to 27 percent of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 16,900 converted units in the inventory in 1959 (table A) which had been produced by dividing 8,600 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 978,399; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

9,400 units (table A). These were produced by combining an estimated 19,700 units that existed in 1950 (table B). Units involved in conversions and mergers represented 3 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net changes through conversion and merger (table C).

Table B.--DISPOSITION OF THE 1950 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	741,700	100.0
Same units, 1950 and 1959.....	638,100	86.0
Units changed by--		
Conversion.....	8,600	1.2
Merger.....	19,700	2.6
Units lost through--		
Demolition.....	49,700	6.7
Other means.....	25,600	3.5

Table B, which describes the disposition of the 1950 inventory, shows that the 638,100 "same" units represented about 86 percent of the 1950 inventory. Approximately 49,700 units, or 7 percent of the 1950 inventory, were demolished before 1959 and 25,600 units (around 3 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, were changed to nonresidential uses, rooming houses, or transient accommodations, or were moved from site. The remaining units in the 1950 inventory (4 percent) were involved in conversion or merger as of 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (nonresidential space, rooming houses, transient accommodations, and units moved to site) added about 275,200 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 85,600 dwelling units from the 1950 inventory. Thus, for every three units that were added to the inventory during the 1950's, one unit of the existing supply was removed. The resulting net increase of 189,700 units represents an average annual gain of approximately 19,500 units over the period of 9 3/4 years.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959

(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	931,300
April 1950.....	741,700
NET CHANGE	
Total.....	189,700
Percent.....	25.6
Units added through--	
Conversion.....	8,300
New construction.....	251,700
Other sources.....	15,200
Total added.....	275,200
Units lost through--	
Merger.....	10,200
Demolition.....	49,700
Other means.....	25,600
Total lost.....	85,600

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" units and those removed from the inventory through "demolition." Typically, new units tended to be of better quality than units which were demolished. All the new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.1 rooms. Of the occupied new units roughly 3 out of 10 were occupied by renters in 1959 and the median gross rent was \$98. In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about one-fourth were dilapidated or lacked hot water, private toilet or bath, and the median size was 3.3 rooms. The bulk of the occupied units (about 94 percent) had been occupied by renters in 1950, and the gross rent at that time was \$34.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	251,700	638,100	49,700	638,100
Not dilapidated, with all facilities..	251,700	599,600	38,100	551,700
Percent of total.....	100.0	94.0	76.6	94.2
With 1.01 or more persons per room...	19,000	41,900	14,000	40,900
Percent of occupied.....	7.8	6.9	32.0	7.2
Owner occupied.....	171,100	339,200	2,700	323,300
Percent of occupied.....	70.3	55.7	6.1	56.6
Median:				
Number of rooms.....	5.1	4.7	3.3	4.7
Number of persons.....	3.5	2.4	3.0	2.7
Value.....	\$16,900	\$15,100	...	\$10,900
Gross rent.....	\$98	\$73	\$34	\$49
Contract rent.....	\$88	\$68	\$33	\$45

¹ Data on characteristics based on units with 1950 records available.

Comparison of the characteristics of new units with those existing in the inventory as "same" indicates that new units tended to be higher in rents and values than "same" units. In addition, new units contained larger households and were more frequently owner occupied.

Units involved in conversion or merger also affected the characteristics of the inventory, although the overall effect is limited because of the relatively small numbers of units involved. The process of conversion, for example, added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by white households in 1950 shifted to nonwhite occupancy by 1959, and vice versa. Further, it shows that, of the units which were renter occupied in 1950, around 33,500 were occupied by owners in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at about the same level in both years.

It should be noted in tables 4 and 5, as well as in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 8 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3, 4, and 5 tend to be underestimates. The percentages, however, would not be affected if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION:
1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per- cent		Total		New construction		Number	Per- cent
	Number	Per- cent	Number	Per- cent				Number	Per- cent	Number	Per- cent		
All dwelling units.....	931,319	...	251,739	...	741,668	...	ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....						
All units.....	931,319	100.0	251,739	100.0	741,668	100.0	1 and 2 rooms.....	71,190	19.4	3,001	4.2	85,127	23.7
Occupied.....	891,895	95.8	243,372	95.7	706,297	95.2	3 rooms.....	95,921	26.1	21,702	30.0	90,766	25.2
Owner occupied.....	524,627	56.3	171,084	68.0	346,506	46.7	4 rooms.....	92,696	25.2	22,663	31.4	83,239	23.1
White.....	491,672	52.8	168,360	66.9	333,225	44.9	5 rooms.....	61,371	16.7	15,971	22.1	57,506	16.0
Nonwhite.....	32,955	3.5	2,724	1.1	13,281	1.8	6 rooms.....	34,938	9.5	8,066	11.2	26,565	7.4
Renter occupied.....	367,268	39.4	72,288	28.7	359,791	48.5	7 rooms or more.....	11,152	3.0	885	1.2	16,582	4.6
White.....	307,226	33.0	56,866	22.6	320,257	43.2	Median.....	3.7	...	4.0	...	3.5	...
Nonwhite.....	60,042	6.4	15,422	6.1	39,534	5.3	Vacant.....	39,424	...	8,367	...	35,371	...
Vacant.....	39,424	4.2	8,367	3.3	35,371	4.8	UNITS IN STRUCTURE						
Available for sale only.....	4,163	0.4	1,856	0.7	4,405	0.6	All units.....	931,319	100.0	251,739	100.0	741,668	100.0
Available for rent.....	15,620	1.7	3,931	1.6	12,464	1.7	1.....	579,614	62.2	190,996	75.9	248,334	56.4
Other.....	19,641	2.1	2,980	1.0	18,502	2.5	2 to 4.....	160,652	17.2	17,413	6.9	141,170	19.0
CONDITION AND PLUMBING							5 to 19.....	131,662	14.1	26,661	10.6	132,130	17.8
All units.....	931,319	100.0	251,739	100.0	741,668	100.0	20 or more.....	57,541	6.2	16,227	6.4	45,647	6.2
Not dilapidated.....	900,071	96.6	251,739	100.0	716,912	96.7	Trailer.....	2,448	0.3	442	0.2	4,187	0.6
With all plumbing facilities.....	884,928	95.0	251,739	100.0	671,335	90.5	Owner occupied.....	524,627	100.0	171,084	100.0	346,506	100.0
Lacking only hot water.....	2,635	0.3	...	...	2,776	0.4	1.....	477,005	90.9	168,654	98.6	230,319	87.5
Lack'g other plumbing facilities.....	12,508	1.3	...	...	42,801	5.8	2 to 4.....	38,254	7.3	1,042	0.6	33,913	9.8
Dilapidated.....	31,248	3.4	...	...	24,756	3.3	5 or more.....	6,920	1.3	946	0.6	6,077	1.8
Owner occupied.....	524,627	100.0	171,084	100.0	346,506	100.0	Trailer.....	2,448	0.5	442	0.3	3,380	1.0
Not dilapidated.....	519,854	99.1	171,084	100.0	340,784	98.3	Renter occupied.....	367,268	100.0	72,288	100.0	359,791	100.0
With all plumbing facilities.....	517,638	98.7	171,084	100.0	333,609	96.3	1.....	85,825	23.4	17,420	24.1	96,437	26.8
Lacking only hot water.....	1,799	0.3	...	...	847	0.2	2 to 4.....	111,772	30.4	15,961	22.1	100,848	28.0
Lack'g other plumbing facilities.....	4,417	0.9	...	...	6,328	1.8	5 to 19.....	114,871	31.3	23,753	32.9	161,699	44.9
Dilapidated.....	4,773	0.9	...	...	5,722	1.7	20 to 49.....	43,826	11.4	14,617	20.2	807	0.2
Renter occupied.....	367,268	100.0	72,288	100.0	359,791	100.0	50 or more.....	12,974	3.3	537	0.7	...	...
Not dilapidated.....	348,619	94.9	72,288	100.0	343,546	95.5	Trailer.....	...	...	...	...	807	0.2
With all plumbing facilities.....	336,801	91.7	72,288	100.0	308,931	85.9	Vacant.....	39,424	...	8,367	...	35,371	...
Lacking only hot water.....	836	0.2	...	...	1,501	0.4	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	10,982	3.0	...	...	33,114	9.2	All units.....	931,319	100.0	251,739	100.0	741,668	100.0
Dilapidated.....	18,649	5.1	...	...	16,245	4.5	1957 to 1959.....	65,022	7.0	65,022	25.8	...	...
Vacant.....	39,424	...	8,367	...	35,371	...	April 1950 to 1956.....	186,717	20.3	186,717	74.2	...	...
BATHROOMS							1940 to March 1950.....	167,351	18.0	...	...	221,604	29.9
All units.....	931,319	100.0	251,739	100.0	...	...	1939 or earlier.....	512,229	55.0	...	...	520,064	70.1
1.....	690,123	74.1	149,501	59.4	...	...	Owner occupied.....	524,627	100.0	171,084	100.0	...	...
More than 1.....	217,341	23.3	102,238	40.6	...	...	1957 to 1959.....	35,442	6.8	35,442	20.7	...	...
Shared or none.....	23,855	2.6	...	...	...	...	April 1950 to 1956.....	135,642	25.9	135,642	79.3	...	...
Owner occupied.....	524,627	100.0	171,084	100.0	...	...	1940 to March 1950.....	122,545	23.4	...	...	...	...
1.....	337,246	64.3	78,018	45.6	...	...	1939 or earlier.....	230,998	44.0	...	...	...	...
More than 1.....	184,757	35.2	93,066	54.4	...	...	Renter occupied.....	367,268	100.0	72,288	100.0	...	...
Shared or none.....	2,624	0.5	...	...	...	...	1.....	23,177	6.3	23,177	32.1	...	...
Renter occupied.....	367,268	100.0	72,288	100.0	...	...	April 1950 to 1956.....	49,111	13.4	49,111	67.9	...	...
1.....	322,408	87.8	65,952	91.2	...	...	1940 to March 1950.....	38,028	10.4	...	...	...	...
More than 1.....	27,648	7.5	6,336	8.8	...	...	1939 or earlier.....	256,952	70.0	...	...	...	...
Shared or none.....	17,212	4.7	...	...	...	...	Vacant.....	39,424	...	8,367	...	...	...
Vacant.....	39,424	...	8,367	...	...	...	PERSONS						
ROOMS							All occupied units.....	891,895	100.0	243,372	100.0	706,297	100.0
All units.....	931,319	100.0	251,739	100.0	741,668	100.0	1 person.....	153,708	17.2	14,323	5.9	103,807	14.7
1 and 2 rooms.....	86,050	9.2	4,282	1.7	101,012	13.6	2 persons.....	266,592	29.9	59,308	24.4	228,497	32.4
3 rooms.....	118,894	12.8	24,234	9.6	112,564	15.2	3 persons.....	151,050	16.9	48,745	20.0	156,646	22.2
4 rooms.....	160,865	17.3	33,784	13.4	145,120	19.6	4 persons.....	156,868	17.6	58,552	24.1	121,085	17.1
5 rooms.....	289,284	31.1	101,362	40.3	201,692	27.2	5 persons.....	91,271	10.2	36,504	15.0	57,068	8.1
6 rooms.....	188,483	20.2	66,248	26.3	114,154	15.4	6 persons or more.....	72,406	8.1	23,940	10.7	39,214	5.6
7 rooms or more.....	87,743	9.4	21,849	8.7	67,126	9.1	Median.....	2.7	...	3.5	...	2.6	
Median.....	4.8	...	5.1	...	4.6	...	Owner occupied.....	524,627	100.0	171,084	100.0	346,506	100.0
Owner occupied.....	524,627	100.0	171,084	100.0	346,506	100.0	1 person.....	48,848	9.3	3,578	2.1	27,177	7.8
1 and 2 rooms.....	5,953	1.1	442	0.3	7,138	2.1	2 persons.....	197,792	30.1	35,152	20.5	105,439	30.4
3 rooms.....	14,396	2.7	443	0.3	14,311	4.1	3 persons.....	97,132	18.5	34,557	20.2	83,397	24.1
4 rooms.....	60,016	11.4	10,678	6.2	56,968	15.9	4 persons.....	105,900	20.2	47,601	27.8	72,352	20.9
5 rooms.....	220,708	42.1	82,796	48.4	137,046	39.6	5 persons.....	68,239	13.0	30,280	17.7	35,421	10.2
6 rooms.....	147,383	28.1	55,761	32.6	84,190	24.3	6 persons or more.....	46,716	8.9	19,916	11.6	22,760	6.6
7 rooms or more.....	76,174	14.5	20,964	12.3	48,853	14.1	Median.....	3.1	...	3.8	...	3.0	
Median.....	5.3	...	5.4	...	5.2	...	Renter occupied.....	367,268	100.0	72,288	100.0	359,791	100.0
1 person.....	104,860	28.6	10,745	14.9	76,630	21.3	1 person.....	104,860	28.6	10,745	14.9	76,630	21.3
2 persons.....	108,800	29.6	24,156	33.4	123,058	34.2	2 persons.....	108,800	29.6	24,156	33.4	123,058	34.2
3 persons.....	53,918	14.7	14,188	19.6	73,289	20.4	3 persons.....	53,918	14.7	14,188	19.6	73,289	20.4
4 persons.....	50,968	13.9	10,951	15.1	48,733	13.5	4 persons.....	50,968	13.9	10,951	15.1	48,733	13.5
5 persons.....	23,032	6.3	6,224	8.6	21,627	6.0	5 persons.....	23,032	6.3	6,224	8.6	21,627	6.0
6 persons or more.....	25,690	7.0	6,024	8.3	16,454	4.6	6 persons or more.....	25,690	7.0	6,024	8.3	16,454	4.6
Median.....	2.2	...	2.6	...	2.3	...	Median.....	2.2	...	2.6	...	2.3	

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Includes units in semidetached 2-unit structures; see text.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Per-cent		Total		New construction		Number	Per-cent
	Number	Per-cent	Number	Per-cent				Number	Per-cent	Number	Per-cent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	891,895	100.0	243,372	100.0	706,297	100.0	All occupied units.....	891,895	100.0	243,372	100.0	...	...
0.50 or less.....	405,053	45.4	77,656	31.9	451,067	63.9	No children.....	487,543	54.7	81,177	33.4	...	...
0.51 to 0.75.....	206,630	23.2	74,512	30.6			1 child.....	124,702	14.0	45,239	18.6	...	...
0.76 to 1.00.....	214,773	24.1	72,190	29.7			2 children.....	138,975	15.6	53,012	21.8	...	...
1.01 to 1.50.....	51,240	5.7	16,226	6.7			3 children.....	82,347	9.2	40,158	16.5	...	...
1.51 or more.....	14,199	1.6	2,788	1.1			4 children.....	30,281	3.4	14,565	6.0	...	...
Owner occupied.....	524,627	100.0	171,084	100.0	...	...	5 children.....	17,477	2.0	6,198	2.5	...	...
0.50 or less.....	244,917	46.7	54,808	32.0	...	...	6 children or more.....	10,570	1.2	3,023	1.2	...	...
0.51 to 0.75.....	123,760	23.6	49,975	29.2	...	...	Owner occupied.....	524,627	100.0	171,084	100.0	...	...
0.76 to 1.00.....	128,415	24.5	55,437	32.4	...	...	No children.....	253,144	48.3	45,987	26.9	...	...
1.01 to 1.50.....	21,757	4.1	8,355	4.9	...	...	1 child.....	79,827	15.2	31,570	18.5	...	...
1.51 or more.....	5,778	1.1	2,509	1.5	...	...	2 children.....	102,166	19.5	46,560	27.2	...	...
Renter occupied.....	367,268	100.0	72,288	100.0	...	...	3 children.....	55,257	10.5	30,232	17.7	...	...
0.50 or less.....	160,136	43.6	22,848	31.6	...	...	4 children or more.....	34,233	6.5	16,735	9.8	...	...
0.51 to 0.75.....	82,870	22.6	24,537	33.9	...	...	Renter occupied.....	367,268	100.0	72,288	100.0	...	...
0.76 to 1.00.....	86,358	23.5	16,753	23.2	...	...	No children.....	234,399	63.8	35,190	48.7	...	...
1.01 to 1.50.....	29,483	8.0	7,871	10.9	...	...	1 child.....	44,875	12.2	13,669	18.9	...	...
1.51 or more.....	8,421	2.3	279	0.4	...	...	2 children.....	36,809	10.0	6,452	8.9	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	891,895	100.0	243,372	100.0	...	...	All occupied units.....	891,895	100.0	243,372	100.0	...	...
Male head, wife present, no non-relatives.....	626,803	70.3	204,732	84.1	...	...	No children.....	487,543	54.7	81,177	33.4	...	...
Under 45 years.....	332,138	37.2	155,498	63.9	...	...	Under 6 years only.....	102,765	11.5	51,279	21.1	...	...
45 to 64 years.....	234,446	26.3	45,767	18.8	...	...	1 child.....	45,585	5.1	21,226	8.7	...	...
65 years and over.....	60,219	6.8	3,467	1.4	...	...	2 children or more.....	57,180	6.4	30,053	12.3	...	...
Other male head.....	84,072	9.4	12,257	5.0	...	...	6 to 17 years only.....	188,991	21.2	58,575	24.1	...	...
Under 65 years.....	62,326	7.0	10,930	4.5	...	...	1 child.....	79,117	8.9	24,013	9.9	...	...
65 years and over.....	21,746	2.4	1,327	0.5	...	...	2 children.....	75,377	8.5	23,050	9.5	...	...
Female head.....	181,020	20.3	26,383	10.8	...	...	3 children or more.....	34,497	3.9	11,512	4.7	...	...
Under 65 years.....	126,081	14.1	24,930	10.2	...	...	Both age groups.....	112,596	12.6	52,341	21.5	...	...
65 years and over.....	54,939	6.2	1,453	0.6	...	...	2 children.....	25,682	2.9	9,639	4.0	...	...
YEAR MOVED INTO UNIT						OWNER OCCUPIED							
All occupied units.....	891,895	100.0	243,372	100.0	...	...	No children.....	253,144	48.3	45,987	26.9	...	...
1958 and 1959.....	276,269	31.0	110,621	45.5	...	...	Under 6 years only.....	51,780	9.9	33,018	19.3	...	...
1955 to 1957.....	227,943	25.6	77,158	31.7	...	...	1 child.....	18,796	3.6	9,862	5.8	...	...
1950 to 1954.....	170,672	19.1	55,643	22.9	...	...	2 children or more.....	32,984	6.3	23,156	13.5	...	...
1945 to 1949.....	81,479	9.1	...	...	...	...	6 to 17 years only.....	145,306	27.7	53,290	31.1	...	...
1944 or earlier.....	135,532	15.2	...	...	...	...	1 child.....	61,031	11.6	21,708	12.7	...	...
Owner occupied.....	524,627	100.0	171,084	100.0	...	...	2 children.....	59,344	11.3	21,029	12.3	...	...
1958 and 1959.....	93,814	17.9	58,218	34.0	...	...	3 children or more.....	24,931	4.8	10,553	6.2	...	...
1955 to 1957.....	120,068	22.9	62,240	36.4	...	...	Both age groups.....	74,397	14.2	38,789	22.7	...	...
1950 to 1954.....	126,443	24.1	50,626	29.6	...	...	2 children.....	20,366	3.9	9,639	5.6	...	...
1945 to 1949.....	68,092	13.0	...	...	...	...	3 children.....	28,537	5.4	15,717	9.2	...	...
1944 or earlier.....	116,210	22.2	...	...	...	...	4 children or more.....	25,494	4.9	13,433	7.9	...	...
Renter occupied.....	367,268	100.0	72,288	100.0	...	...	Renter occupied.....	367,268	100.0	72,288	100.0	...	...
1958 and 1959.....	182,455	49.7	52,403	72.5	...	...	No children.....	234,399	63.8	35,190	48.7	...	...
1955 to 1957.....	107,875	29.4	14,868	20.6	...	...	Under 6 years only.....	50,985	13.9	18,261	25.3	...	...
1950 to 1954.....	44,229	12.0	5,017	6.9	...	...	1 child.....	26,789	7.3	11,364	15.7	...	...
1945 to 1949.....	13,387	3.6	...	...	...	...	2 children or more.....	24,196	6.6	6,897	9.5	...	...
1944 or earlier.....	19,322	5.3	...	...	...	...	6 to 17 years only.....	43,685	11.9	5,285	7.3	...	...
PERSONS 65 YEARS OLD AND OVER						PRESENCE OF NONRELATIVES							
All occupied units.....	891,895	100.0	243,372	100.0	...	...	All occupied units.....	891,895	100.0	243,372	100.0	...	...
None.....	721,905	80.9	229,421	94.3	...	...	No nonrelatives.....	861,994	96.6	238,765	98.1	...	...
1 person.....	129,412	14.5	13,508	5.6	...	...	With nonrelatives.....	29,901	3.4	4,607	1.9	...	...
2 persons.....	38,070	4.3	443	0.2	...	...	Owner occupied.....	524,627	100.0	171,084	100.0	...	...
3 persons or more.....	2,508	0.3	...	...	...	...	No nonrelatives.....	513,068	97.8	168,561	98.5	...	...
Owner occupied.....	524,627	100.0	171,084	100.0	...	...	With nonrelatives.....	11,559	2.2	2,523	1.5	...	...
None.....	410,641	78.3	159,308	93.1	...	...	Renter occupied.....	367,268	100.0	72,288	100.0	...	...
1 person.....	83,079	15.8	11,776	6.9	...	...	No nonrelatives.....	348,926	95.0	70,204	97.1	...	...
2 persons.....	29,237	5.6	...	...	...	...	With nonrelatives.....	18,342	5.0	2,084	2.9	...	...
3 persons or more.....	1,670	0.3	...	...	...	...	OWNER OF UNIT						
Renter occupied.....	367,268	100.0	72,288	100.0	...	...	Owner-occupied units.....	524,627	100.0	171,084	100.0	...	...
None.....	311,264	84.8	70,113	97.0	...	...	Head or wife.....	523,790	99.8	171,084	100.0	...	...
1 person.....	46,333	12.6	1,732	2.4	...	...	Other relative of head.....	837	0.2	...	...	...	...
2 persons.....	8,833	2.4	443	0.6	...	...	Nonrelative of head.....	...	...	...	...	...	...
3 persons or more.....	838	0.2	...	...	...	...			

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
AGE OF OWNER													
Owner-occupied units.....	524,627	100.0	171,084	100.0	...	...	Renter-occupied nonfarm units..	365,547	...	76,288	...	357,112	...
GROSS RENT													
Reporting.....	397,268	100.0	69,476	100.0	...	...	Less than \$40.....	19,038	5.3	537	0.8	158,813	46.2
Less than \$40.....	19,038	5.3	537	0.8	...	...	\$40 to \$59.....	72,067	20.2	12,875	18.5	114,653	33.4
\$40 to \$59.....	72,067	20.2	12,875	18.5	...	...	\$60 to \$79.....	102,705	28.7	5,528	8.0	...	...
\$60 to \$79.....	102,705	28.7	5,528	8.0	...	...	\$80 to \$99.....	82,423	23.1	17,729	25.5	97,420	16.7
\$80 to \$99.....	82,423	23.1	17,729	25.5	...	...	\$100 to \$119.....	32,820	9.2	13,451	19.4	...	...
\$100 to \$119.....	32,820	9.2	13,451	19.4	...	...	\$120 to \$149.....	32,617	9.1	13,679	19.7	12,853	3.7
\$120 to \$149.....	32,617	9.1	13,679	19.7	...	...	\$150 to \$199.....	11,825	3.3	4,451	6.4	...	...
\$150 to \$199.....	11,825	3.3	4,451	6.4	...	...	\$200 or more.....	3,773	1.1	1,226	1.8	...	...
\$200 or more.....	3,773	1.1	1,226	1.8	...	...	No cash rent.....	8,279	...	2,812	...	13,373	...
No cash rent.....	8,279	...	2,812	...	...	...	Median.....dollars..	77	...	98	...	41	...
Median.....dollars..	77	...	98	...	...	...	CONTRACT RENT						
CONTRACT RENT													
Reporting cash rent.....	357,268	...	69,476	...	...	...	Reporting cash rent.....	357,268	...	69,476	...	343,739	...
Reporting cash rent.....	357,268	...	69,476	...	...	...	Median.....dollars..	71	...	88	...	40	...
Median.....dollars..	71	...	88	...	...	...				
VALUE													
Owner-occupied nonfarm units ² ..	467,071	100.0	166,032	100.0	281,142	100.0	Less than \$5,000.....	2,555	0.5	...	...	11,435	4.1
Less than \$5,000.....	2,555	0.5	...	...	11,435	4.1	\$5,000 to \$7,400.....	7,794	1.7	1,104	0.7	33,567	11.9
\$5,000 to \$7,400.....	7,794	1.7	1,104	0.7	33,567	11.9	\$7,500 to \$9,900.....	24,148	5.2	4,309	2.6	64,314	22.9
\$7,500 to \$9,900.....	24,148	5.2	4,309	2.6	64,314	22.9	\$10,000 to \$12,400.....	68,790	14.7	10,276	6.2	112,987	40.2
\$10,000 to \$12,400.....	68,790	14.7	10,276	6.2	112,987	40.2	\$12,500 to \$14,900.....	98,366	21.1	38,137	23.0	...	...
\$12,500 to \$14,900.....	98,366	21.1	38,137	23.0	...	...	\$15,000 to \$17,400.....	88,787	19.0	37,536	22.6	34,607	12.3
\$15,000 to \$17,400.....	88,787	19.0	37,536	22.6	34,607	12.3	\$17,500 to \$19,900.....	53,336	11.4	18,245	11.0	...	...
\$17,500 to \$19,900.....	53,336	11.4	18,245	11.0	...	...	\$20,000 to \$24,900.....	69,882	15.0	32,698	19.8	...	...
\$20,000 to \$24,900.....	69,882	15.0	32,698	19.8	...	...	\$25,000 to \$34,900.....	32,166	6.9	12,728	7.7	...	...
\$25,000 to \$34,900.....	32,166	6.9	12,728	7.7	...	...	\$35,000 or more.....	21,247	4.5	10,799	6.5	...	...
\$35,000 or more.....	21,247	4.5	10,799	6.5	...	...	Median.....dollars..	15,900	...	16,900	...	11,300	...
Median.....dollars..	15,900	...	16,900	...	11,300	...							

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	251,739	100.0	15,240	100.0	16,854	100.0	9,411	100.0	638,075	100.0
TENURE, COLOR, AND VACANCY STATUS										
All units.....	251,739	100.0	15,240	100.0	16,854	100.0	9,411	...	638,075	100.0
Occupied.....	243,372	96.7	14,799	97.1	16,445	97.6	8,013	...	609,266	95.5
Owner occupied.....	171,084	68.0	4,670	30.6	7,007	41.6	2,650	...	339,216	53.2
White.....	168,360	66.9	4,229	27.7	6,191	36.7	2,092	...	310,800	48.7
Nonwhite.....	2,724	1.1	441	2.9	816	4.8	558	...	28,416	4.5
Renter occupied.....	72,288	28.7	10,129	66.5	9,438	56.0	5,363	...	270,050	42.3
White.....	56,866	22.6	8,369	54.9	9,030	53.6	5,081	...	227,880	35.7
Nonwhite.....	15,422	6.1	1,760	11.5	408	2.4	282	...	42,170	6.6
Vacant.....	8,367	3.3	441	2.9	409	2.4	1,398	...	28,809	4.5
Available for sale only.....	1,856	0.7	...	...	...	...	...	...	2,307	0.4
Available for rent.....	3,931	1.6	...	...	...	...	...	...	11,137	1.7
Other.....	2,580	1.0	441	2.9	409	2.4	846	...	15,365	2.4
CONDITION AND PLUMBING										
All units.....	251,739	100.0	15,240	100.0	16,854	100.0	9,411	...	638,075	100.0
Not dilapidated.....	251,739	100.0	14,359	94.2	15,236	90.4	5,150	...	613,587	96.2
With all plumbing facilities.....	251,739	100.0	13,919	91.3	14,829	88.0	4,874	...	599,567	94.0
Lacking some or all facilities.....	...	...	440	2.9	407	2.4	276	...	14,020	2.2
Dilapidated.....	...	...	881	5.8	1,618	9.6	4,261	...	24,488	3.8
Owner occupied.....	171,084	100.0	4,670	...	7,007	...	2,650	...	339,216	100.0
Not dilapidated.....	171,084	100.0	4,670	...	6,599	...	2,650	...	334,251	98.7
With all plumbing facilities.....	171,084	100.0	...	...	6,599	...	2,650	...	332,635	98.1
Lacking some or all facilities.....	...	...	...	...	...	...	...	...	2,216	0.7
Dilapidated.....	...	...	...	...	408	...	...	...	4,365	1.3
Renter occupied.....	72,288	100.0	10,129	100.0	9,438	...	5,363	...	270,050	100.0
Not dilapidated.....	72,288	100.0	9,248	91.3	8,637	...	1,948	...	256,498	95.0
With all plumbing facilities.....	72,288	100.0	8,808	87.0	8,230	...	1,948	...	245,527	90.9
Lacking some or all facilities.....	...	...	440	4.3	407	...	...	...	10,971	4.1
Dilapidated.....	...	...	881	8.7	801	...	3,415	...	13,552	5.0
Vacant.....	8,367	...	441	...	409	...	1,398	...	28,809	...
BATHROOMS										
All units.....	251,739	100.0	15,240	100.0	16,854	100.0	9,411	...	638,075	100.0
1.....	149,501	59.4	14,800	97.1	12,436	73.8	4,217	...	509,169	79.8
More than 1.....	102,238	40.6	...	...	2,800	16.6	4,918	...	107,385	16.8
Shared or none.....	...	...	440	2.9	1,618	9.6	276	...	21,521	3.4

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	251,739	100.0	15,240	100.0	16,854	100.0	9,411	...	638,075	100.0
1 and 2 rooms.....	4,282	1.7	3,083	20.2	3,968	23.5	828	...	73,889	11.6
3 and 4 rooms.....	57,998	23.0	9,074	59.5	6,853	40.7	2,557	...	203,277	31.9
5 and 6 rooms.....	167,610	66.6	2,642	17.3	4,616	26.2	4,772	...	298,327	46.8
7 rooms or more.....	21,849	8.7	441	2.9	1,617	9.6	1,254	...	62,582	9.8
Median.....	5.1	...	3.3	...	3.8	...	...	...	4.7	...
Owner occupied.....	171,084	100.0	4,670	...	7,007	...	2,650	...	339,216	100.0
1 and 2 rooms.....	442	0.3	440	...	1,000	...	...	...	4,071	1.2
3 and 4 rooms.....	11,121	6.5	2,908	...	2,407	...	1,403	...	56,573	16.7
5 and 6 rooms.....	138,557	81.0	881	...	2,785	...	275	...	225,590	66.5
7 rooms or more.....	20,964	12.3	441	...	815	...	972	...	52,982	15.6
Median.....	5.4	...	...	...	...	...	...	...	5.3	...
Renter occupied.....	72,288	100.0	10,129	100.0	9,438	...	5,363	...	270,050	100.0
1 and 2 rooms.....	3,001	4.2	2,202	21.7	2,559	...	276	...	63,152	23.4
3 and 4 rooms.....	44,365	61.4	6,166	60.9	4,446	...	1,154	...	132,486	49.1
5 and 6 rooms.....	24,037	33.3	1,761	17.4	1,631	...	3,651	...	65,229	24.2
7 rooms or more.....	885	1.2	...	...	802	...	282	...	9,183	3.4
Median.....	4.0	...	3.2	...	...	...	...	...	3.6	...
Vacant.....	8,367	...	441	...	409	...	1,398	...	28,809	...
UNITS IN STRUCTURE										
All units.....	251,739	100.0	15,240	100.0	16,854	100.0	9,411	...	638,075	100.0
1.....	191,438	76.0	6,434	42.2	...	...	3,259	...	380,333	59.6
2 to 4.....	17,413	6.9	4,843	31.8	14,405	85.5	4,209	...	119,782	18.8
5 or more.....	42,888	17.0	3,963	26.0	2,449	14.5	1,943	...	137,960	21.6
YEAR STRUCTURE BUILT										
All units.....	251,739	100.0	15,240	100.0	16,854	100.0	9,411	...	638,075	100.0
1957 to 1959.....	65,022	25.8	...	...	...	...	...	...	...	...
April 1950 to 1956.....	186,717	74.2	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	2,290	15.0	2,692	16.0	3,664	...	158,705	24.9
1939 or earlier.....	...	...	12,950	85.0	14,162	84.0	5,747	...	479,370	75.1
PERSONS										
Occupied units.....	243,372	100.0	14,799	100.0	16,445	100.0	8,013	...	609,266	100.0
1 person.....	14,323	5.9	3,962	26.8	4,346	26.4	1,941	...	129,136	21.2
2 persons.....	59,308	24.4	6,782	45.8	4,842	29.4	558	...	195,102	32.0
3 persons.....	48,745	20.0	881	6.0	4,023	24.5	276	...	97,125	15.9
4 persons.....	58,552	24.1	1,852	12.5	2,433	14.8	282	...	93,749	15.4
5 persons.....	36,504	15.0	882	6.0	407	2.5	1,857	...	51,621	8.5
6 persons or more.....	25,940	10.7	440	3.0	394	2.4	3,099	...	42,533	7.0
Median: All occupied.....	3.5	...	2.0	...	2.3	...	...	...	2.4	...
Owner.....	3.8	...	...	...	...	...	...	...	2.7	...
Renter.....	2.6	...	1.9	...	...	...	...	...	2.1	...
PERSONS PER ROOM										
Occupied units.....	243,372	100.0	14,799	100.0	16,445	100.0	8,013	...	609,266	100.0
0.50 or less.....	77,656	31.9	5,723	38.7	7,981	48.5	2,913	...	310,780	51.0
0.51 to 0.75.....	74,512	30.6	4,581	31.0	3,995	24.3	282	...	123,260	20.2
0.76 to 1.00.....	72,190	29.7	4,055	27.4	4,075	24.8	1,122	...	133,331	21.9
1.01 to 1.50.....	16,226	6.7	440	3.0	...	...	2,569	...	32,005	5.3
1.51 or more.....	2,788	1.1	...	...	394	2.4	1,127	...	9,890	1.6
VALUE										
Owner-occupied nonfarm units ¹	166,032	100.0	2,204	...	...	...	1,817	...	297,018	100.0
Less than \$5,000.....	...	...	881	...	...	...	...	...	1,674	0.6
\$5,000 to \$7,400.....	1,104	0.7	...	...	...	...	...	...	6,690	2.3
\$7,500 to \$9,900.....	4,309	2.6	...	...	...	...	...	...	19,563	6.6
\$10,000 to \$12,400.....	10,276	6.2	...	...	...	...	...	...	57,675	19.4
\$12,500 to \$14,900.....	38,137	23.0	...	...	...	...	...	...	60,229	20.3
\$15,000 or more.....	112,206	67.6	1,323	...	...	...	...	...	151,187	50.9
Median.....dollars..	16,900	...	...	...	...	...	...	...	15,100	...
Renter-occupied nonfarm units.....	72,288	...	9,249	...	9,438	...	5,363	...	269,209	...
GROSS RENT										
Reporting.....	69,476	100.0	8,809	...	9,438	...	5,363	...	264,182	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	836	0.3
\$20 to \$39.....	537	0.8	440	...	...	...	...	...	16,808	6.4
\$40 to \$59.....	12,875	18.5	2,201	...	801	...	1,967	...	54,223	20.5
\$60 to \$79.....	5,528	8.0	3,525	...	2,143	...	1,953	...	89,556	33.9
\$80 to \$99.....	17,729	25.5	1,762	...	3,643	...	564	...	58,725	22.2
\$100 or more.....	32,807	47.2	881	...	2,434	...	879	...	44,034	16.7
No cash rent.....	2,812	...	440	...	...	...	...	...	5,027	...
Median.....dollars..	98	...	...	...	...	...	...	...	73	...
CONTRACT RENT										
Reporting cash rent.....	69,476	...	8,809	...	9,438	...	5,363	...	264,182	...
Median.....dollars..	88	...	...	...	...	...	...	...	68	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	43,675	100.0	21,885	100.0	8,179	100.0	17,089	100.0	571,575	100.0
0.50 or less.....	8,259	18.9	7,388	33.8	3,016	36.9	3,860	22.6	236,924	41.5
0.51 to 0.75.....	5,083	11.6	3,629	16.6	2,198	26.9	2,653	15.5	150,829	26.4
0.76 to 1.00.....	16,370	37.5	7,429	33.9	2,564	31.3	7,746	45.3	142,947	25.0
1.01 to 1.50.....	8,985	20.6	1,091	5.0	301	3.7	1,174	6.9	31,735	5.6
1.51 or more.....	4,978	11.4	2,348	10.7	100	1.2	1,656	9.7	9,140	1.6
VALUE										
Owner-occupied nonfarm units ¹	1,626	...	3,760	...	3,340	...	...	...	266,971	...
Reporting.....	1,080	...	2,692	...	3,340	...	...	...	261,752	100.0
Less than \$5,000.....	...	...	545	...	68	...	...	...	8,505	3.2
\$5,000 to \$7,400.....	...	...	...	...	540	...	...	...	30,079	11.5
\$7,500 to \$9,900.....	1,080	...	534	...	1,189	...	...	...	64,237	24.5
\$10,000 to \$12,400.....	...	...	534	...	874	...	...	...	78,119	29.8
\$12,500 to \$14,900.....	...	...	545	...	400	...	...	...	29,205	11.2
\$15,000 or more.....	...	...	534	...	269	...	...	...	51,607	19.7
Not reported.....	546	...	1,068	...	...	...	...	...	5,219	...
Median.....dollars..	...	...	...	...	...	...	...	...	10,900	...
Renter-occupied nonfarm units.....	40,451	...	14,438	...	3,079	...	14,111	...	247,055	...
GROSS RENT										
Reporting.....	33,497	100.0	11,951	100.0	2,406	...	13,182	100.0	226,557	100.0
Less than \$20.....	1,937	5.8	990	8.3	...	...	852	6.5	6,256	2.8
\$20 to \$39.....	21,115	63.0	5,573	46.6	667	...	7,370	55.9	68,558	30.3
\$40 to \$59.....	8,637	25.8	4,013	33.6	784	...	3,492	26.5	89,548	39.5
\$60 to \$79.....	725	2.2	705	5.9	254	...	961	7.3	36,462	16.1
\$80 to \$99.....	...	...	644	5.4	501	...	307	2.3	17,666	7.8
\$100 or more.....	1,083	3.2	26	0.2	200	...	200	1.5	8,067	3.6
Not reported.....	5,730	...	849	...	473	...	520	...	15,474	...
No cash rent.....	1,224	...	1,638	...	200	...	409	...	5,024	...
Median.....dollars..	34	...	38	...	...	...	36	...	49	...
CONTRACT RENT										
Reporting cash rent.....	38,597	...	12,193	...	2,611	...	13,702	...	236,175	...
Median.....dollars..	33	...	36	...	...	...	35	...	45	...

¹ Restricted to single-unit properties; see text.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Available	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	585,590	561,571	499,326	62,245	320,970	293,391	27,579	240,601	205,935	34,666	24,019	11,168	12,851
Occupied.....	571,575	548,521	489,882	58,639	314,068	287,323	26,745	234,453	202,559	31,894	23,054	11,168	11,886
White.....	550,512	528,290	487,628	40,662	305,710	286,066	19,644	222,580	201,562	21,018	22,222	10,336	11,886
Nonwhite.....	21,063	20,231	2,254	17,977	8,358	1,257	7,101	11,873	997	10,876	832	832	...
Owner occupied.....	323,261	317,864	291,118	26,746	280,577	258,016	22,561	37,287	33,102	4,185	5,397	2,053	3,344
White.....	314,092	308,661	290,277	18,384	273,051	257,175	15,876	35,610	33,102	2,508	5,397	2,053	3,344
Nonwhite.....	9,203	9,203	841	8,362	7,526	841	6,685	1,677	...	...	...	...	...
Renter occupied.....	248,314	230,657	198,764	31,893	33,491	29,307	4,184	197,166	169,457	27,709	17,657	9,115	8,542
White.....	236,454	219,629	197,351	22,278	32,659	28,891	3,768	186,970	168,460	18,510	16,825	8,283	8,542
Nonwhite.....	11,860	11,028	1,413	9,615	832	416	416	10,196	997	9,199	832	832	...
Vacant.....	14,015	13,050	9,444	3,606	6,902	6,068	834	6,148	3,376	2,772	965	...	965
Available.....	6,642	6,642	5,122	1,520	2,163	...	4,479	2,959	1,520	...	...	...	...
Other.....	7,373	6,408	4,322	2,086	4,739	3,905	834	1,669	417	1,252	965	...	965

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950
[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic										
		Total				Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated		
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities			
Same units 1950 and 1959: With 1950 records available.....	585,590	552,809	10,142	22,639	316,370	836	3,764	219,408	8,473	12,720	24,019	
Not dilapidated:												
With all plumbing facilities.....	551,715	535,184	4,455	12,076	309,681	417	2,507	210,862	3,622	7,296	17,630	
Lacking some or all facilities.....	18,333	7,229	5,270	5,834	2,636	419	420	3,760	4,434	2,914	3,750	
Dilapidated.....	15,542	10,396	417	4,729	4,053	...	837	3,986	417	2,510	2,639	
Owner occupied.....	323,261	317,598	643	5,020	276,813	417	3,347	36,641	226	420	5,397	
Not dilapidated:												
With all plumbing facilities.....	318,132	313,535	417	4,180	273,591	417	2,507	35,800	...	420	5,397	
Lacking some or all facilities.....	2,322	1,676	226	420	1,256	...	420	3,820	226	...	...
Dilapidated.....	2,807	2,387	...	420	1,966	...	420	421	...	...	...
Renter occupied.....	248,314	222,996	8,664	16,654	32,655	419	417	177,454	7,412	12,300	17,657	
Not dilapidated:												
With all plumbing facilities.....	222,749	211,231	3,622	7,896	30,152	...	...	170,282	3,206	6,876	12,233
Lacking some or all facilities.....	14,628	4,589	4,625	5,414	416	419	...	3,340	3,789	2,914	3,750	
Dilapidated.....	10,937	7,176	417	3,344	2,087	...	417	3,832	417	2,510	1,674	
Vacant.....	14,015	12,215	835	965	6,902	...	...	5,313	835	...	965

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

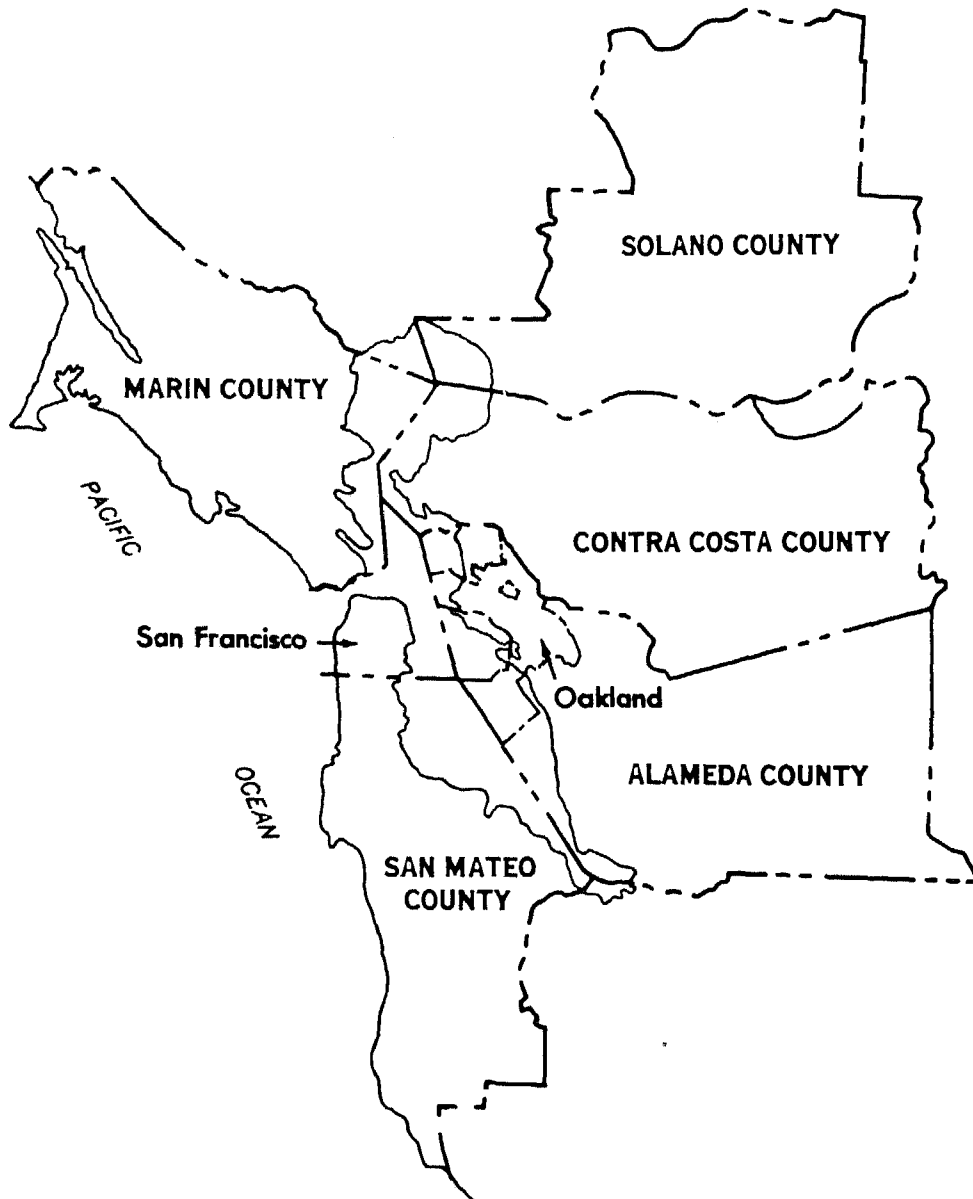
Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹ ...	166,032	1,104	4,309	10,276	38,137	37,536	18,245	32,898	23,627
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	10,711	295	513	885	2,350	3,112	1,734	1,822	...
5 and 6 rooms.....	135,242	809	3,796	9,391	34,977	33,836	15,495	26,823	10,115
7 rooms or more.....	20,079	...	...	...	810	588	1,016	4,253	13,412
PERSONS									
1 and 2 persons.....	36,900	...	3,286	3,530	5,166	8,026	4,853	7,028	5,011
3 and 4 persons.....	79,789	591	443	4,072	19,309	19,117	11,253	17,083	7,921
5 and 6 persons.....	42,716	513	...	2,674	9,658	9,921	2,139	2,208	9,573
7 persons or more.....	6,627	...	580	...	4,004	442	...	579	1,022
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	151,581	1,104	4,309	9,216	33,126	35,812	15,859	29,954	22,201
Under 45 years.....	110,462	1,104	443	7,583	26,218	28,783	11,010	21,246	13,475
45 to 64 years.....	38,505	...	3,866	1,191	6,308	5,813	3,893	8,708	8,726
65 years and over.....	2,614	...	...	442	...	1,216	956	...	...
Other male head.....	6,364	...	...	174	2,061	1,724	992	1,413	...
Female head.....	8,087	...	...	886	2,950	...	1,394	1,531	1,326

¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units...	72,288	537	12,875	5,522	17,729	27,130	5,677	2,812	
ROOMS									
1 and 2 rooms.....	3,001	...	...	443	1,420	537	...	601
3 and 4 rooms.....	44,365	537	10,875	3,058	13,795	13,963	1,695	442	
5 and 6 rooms.....	24,037	...	2,000	2,027	2,514	12,630	3,982	884	
7 rooms or more.....	885	...	...	...	...	...	...	885
PERSONS									
1 and 2 persons.....	34,901	...	5,154	2,146	10,344	13,660	1,670	1,927	
3 and 4 persons.....	25,139	537	5,138	2,545	5,348	8,141	2,988	442	
5 and 6 persons.....	7,721	...	1,008	279	1,437	3,958	1,019	...	
7 persons or more.....	4,527	...	1,575	58	580	1,371	...	443	
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	48,509	537	6,980	4,839	11,931	18,888	4,007	1,327	
Under 45 years.....	42,414	537	6,980	4,397	10,603	16,115	2,455	1,327	
45 to 64 years.....	5,652	...	...	442	885	2,773	1,552	...
65 years and over.....	443	...	...	...	443	...	...	...
Other male head.....	5,893	...	...	...	3,654	537	818	884
Female head.....	17,886	...	5,895	689	2,144	7,705	852	461	

San Francisco-Oakland, Calif. STANDARD METROPOLITAN STATISTICAL AREA



0 10 20 MILES

BOTH THE 1959 AND 1950 DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959.) THE 1959 AREA OF THE SMSA IS THE SAME AS THE 1950 AND 1960 AREA.

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

--- COUNTY LINE
--- CITY LIMITS



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 1A-18

COMPONENTS OF INVENTORY CHANGE

Part 1A: 1950-1959 Components

Washington, D.C.,—Md.—Va.,

Standard Metropolitan Statistical Area

Prepared under the supervision of
DANIEL B. RATHBUN, Chief
Housing Division

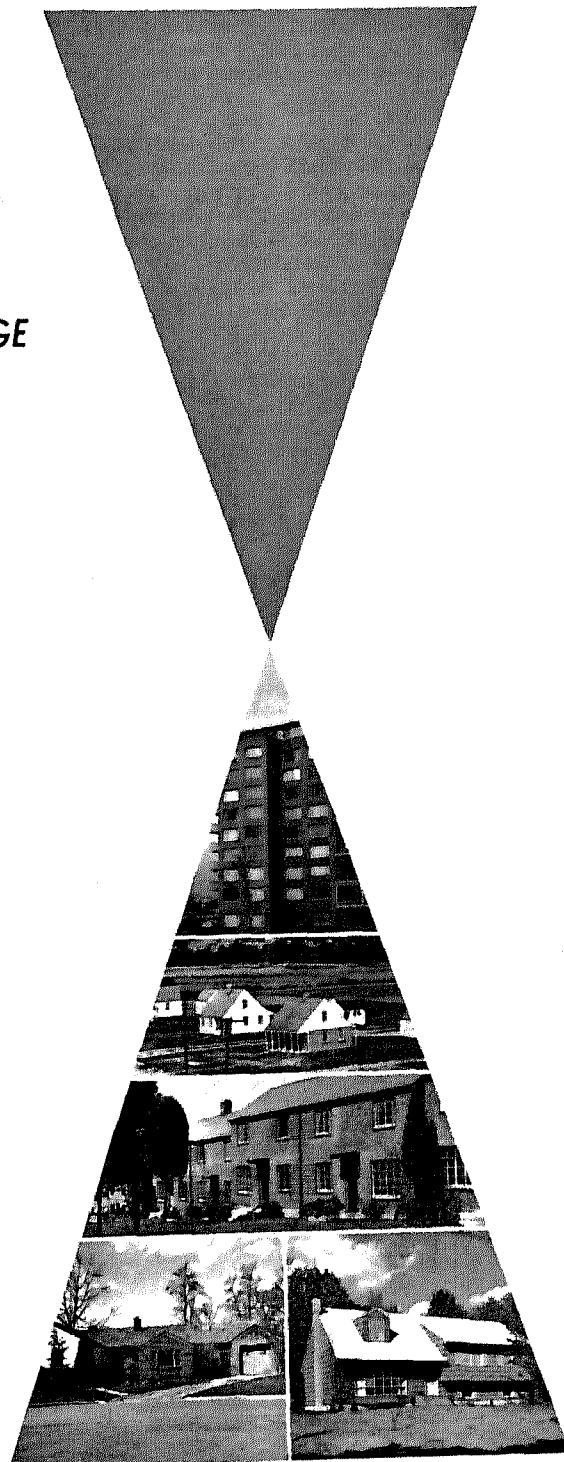


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PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1950 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same in 1950 and 1959. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although the procedure for estimating some of the components required data compiled from the census returns of the April enumeration of the 1960 Census.

This report is one of the series of 18 reports which constitutes Part 1A of Volume IV. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey Standard Consolidated Area, the Chicago-Northwestern Indiana Standard Consolidated Area, for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas; and for the Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington (D. C.-Md.-Va.) Standard Metropolitan Statistical Areas. The last eight areas named had a population of over one million in the 1950 Census of Population; the first nine areas, three of which were under one million, are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change.

Part 1B of Volume IV provides additional cross tabulations of characteristics of new construction units and same units and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the 17 metropolitan areas named above. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

Authorization for the 1960 Census of Housing was provided in the Act of Congress of August 31, 1954 (amended August 1957), which codified Title 13, United States Code. The law provides for a decennial census of housing, including utilities and equipment, to be taken in each of the 50 States, the District of Columbia, the Virgin Islands, Guam, and the Commonwealth of Puerto Rico. The law further provides that, in advance of, in conjunction with, or after the taking of each census, preliminary and supplementary statistics related to the main topic of the census may be collected.

The census program was designed in consultation with advisory committees and individuals to achieve a census having optimum value to users of housing statistics. The Housing Advisory Committee was organized by the Director of the Bureau of the Census and was made up of persons in private industry, universities, and local governments. It advised on various aspects of the housing census programs except the technical phases of the Residential Finance program for which the Technical Advisory Committee on Residential Finance was organized. A Federal Agency Population and Housing Census Council, organized by the Bureau of the Budget and made up of persons in Federal agencies, also advised on the basic programs. A joint staff committee, set up by the Administrator of the Housing and Home Finance Agency and the Director of the Bureau of the Census, concentrated on aspects of particular interest to the housing agencies. In addition to the committees, working groups of specialists in housing subjects assisted the Census Bureau staff in the evaluation and improvement of housing concepts. A number of other committees, groups, and individuals also made contributions to the planning of the housing census.

ACKNOWLEDGMENTS

A number of persons both within and outside the Bureau of the Census participated in the various activities of the December 1959 Components of Inventory Change survey. Specific responsibilities were exercised by members of the Housing, Statistical Methods, Decennial Operations, Field, and Geography Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, assisted by Frank S. Kristof, then Assistant Chief, Housing Division. Beulah Washabaugh assisted in planning and developing the content of this report and, with the help of Philip S. Sidel and Aneda E. France, was responsible for the preparation of the textual materials. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, Martin W. Gilbert, and William E. Derrah, developed and coordinated the survey procedures.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, Morris Gorinson, George E. Turner, Morton Somer, E. Richard Bourdon, and Orville Slye of the Decennial Operations Division in the processing and compilation of the statistics; George F. Klink and G. Paul Sylvestre of the Field Division in the collection of the information; and William T. Fay, Robert C. Klove, and Robert L. Hagan of the Geography Division in the preparation of the maps for enumeration and publication. The planning and development of the sample design and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert H. Finch, Jr., assisted by Arnold Sirota, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore Seraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. An eighth volume containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

Volume II (Series HC(2) reports). Metropolitan Housing. Cross tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas with 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 467 cities and localities in the United States and Puerto Rico are published in 421 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

Volume V. Residential Finance. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

Volume VI. Rural Housing. Cross tabulations of housing and household characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

Volume VII. Housing of Senior Citizens. Cross tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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(Of the areas listed below, 15 are standard metropolitan statistical areas, defined as of June 8, 1959,
and 2 are standard consolidated areas)

- | | | |
|--|--|--|
| <ol style="list-style-type: none"> 1. United States and Regions 2. Atlanta SMSA 3. Boston SMSA 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA 6. Detroit SMSA | <ol style="list-style-type: none"> 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA 11. Baltimore SMSA 12. Buffalo SMSA | <ol style="list-style-type: none"> 13. Cleveland SMSA 14. Minneapolis-St. Paul SMSA 15. Pittsburgh SMSA 16. St. Louis SMSA 17. San Francisco-Oakland SMSA 18. Washington (D.C.-Md.-Va.) SMSA |
|--|--|--|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1950, total units	1959	1950	1959 by 1950, same units	1959, new con- struction units
	Total units	New con- struction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units		
OCCUPANCY CHARACTERISTICS							
	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>
Color by tenure.....	1	1	1	2	3	4	...
Owner of unit.....	1	1	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...
Persons.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	...	...	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...
Persons per room.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...
Year moved into unit.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	2	3	...	6, 7
Median by tenure.....	1	1	1	2	3	...	...
Units in structure.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	...	...	...	...
Trailers by tenure.....	1	1	1	...	...	...	...
Year structure built.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES							
Bathrooms.....	1	1	...	2	...	...	...
By tenure.....	1	1	...	...	...	...	...
Condition and plumbing.....	1	1	1	2	3	5	...
By tenure.....	1	1	1	2	3	5	...
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	...
Gross rent.....	1	1	1	2	3	...	7
By rooms.....	...	...	...	...	...	...	7
By persons.....	...	...	...	...	...	...	7
By household composition and age of head..	...	...	...	...	...	...	7
Median.....	1	1	1	2	3	...	...
Value.....	1	1	1	2	3	...	6
By rooms.....	...	...	...	...	...	...	6
By persons.....	...	...	...	...	...	...	6
By household composition and age of head..	...	...	...	...	...	...	6
Median.....	1	1	1	2	3	...	...
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	...	...	...	...	...
By tenure.....	...	...	...	...	...	...	...
Own children under 18 years old.....	1	1	...	...	...	...	6, 7
By tenure.....	1	1	...	...	...	...	...
Own children under 18 by age group.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Persons 65 years old and over.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...
Presence of nonrelatives.....	1	1	...	...	...	...	...
By tenure.....	1	1	...	...	...	...	...

Components of Inventory Change

1950 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1950 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

This report presents simple distributions of the basic 1959 and 1950 characteristics for the total inventory and for the components of change. In addition, for units classified as "same," the 1959 characteristic is cross tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities. For units classified as "new construction," value and rent are cross tabulated by number of rooms, number of persons, and household composition.

A separate report is published for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page VI. Both the 1959 and 1950 data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

Except for the 1950 data in table 1, which are based largely on the 100-percent enumeration, all the data in this report are based on a sample of dwelling units. Data on the counts of the components of change, and some of the characteristics of the components, are based on a larger sample than data for other characteristics (see "Sample design").

Table 1 presents 1959 data for the total inventory and separately for "new construction" units (units built during the period 1950 to 1959). The table also presents 1950 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item. Both the 1959 and 1950 statistics are shown for the following subjects: tenure, color, vacancy status, persons, and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. In addition, 1959 statistics are presented for: bathrooms; year moved into unit; household composition, persons 65 years and over, own children under 18 years old, own children by age group, and presence of nonrelatives; owner of unit and age of owner.

The 1959 data are based on a sample. The 1950 data in table 1, except for "year structure built," are based on the 100-percent enumeration in the 1950 Census of Housing. Statistics on year built are based on the 20-percent sample in 1950. To permit a direct comparison between the 1959 and 1950 statistics, the "not reported" category for a characteristic in 1950 was eliminated; the units in this category were distributed in the same proportion as the reporting units.

Table 2 presents 1959 data for units created since 1950 and for units classified as "same." The specific subjects presented are: tenure, color, and vacancy status; persons and persons per room; rooms, units in structure, and year structure built; condition and plumbing facilities and bathrooms; and value, gross rent, and contract rent. The components for which each subject is presented are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1950 data for units removed from the inventory since 1950 and for "same" units. The subjects are the same as those presented in table 2, with the exception of the item on bathrooms, which was not included in the 1950 Census. The number of categories shown for an item also is the same as for the 1959 data in table 2. The components for which each subject is presented are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1950 figures reflect the number of units that existed prior to the conversion or merger.

The 1950 data in table 3 are based on units in the sample for the December 1959 survey. The 1950 information was transcribed from the 1950 Census record for the sample unit and tabulated by the component of change. Because it was not possible to identify some of the units in the 1950 Census records, data on characteristics in table 3 are restricted to units for which information from the 1950 records was available. For this reason, and because the data in table 3 are based on a sample, the sum of the entries in the five columns for a category will differ from the 1950 figure for the corresponding category in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 will differ from the 1950 figure for number of units with "7 rooms or more" in table 1. As a result of the estimation procedure used, the sum of the figures on the "all dwelling units" line will be essentially identical with the 1950 figure for "all dwelling units" in table 1.

For "same" units, the total number of units in table 3 is identical with the total in table 2, but the distribution in table 3 represents the characteristics in 1950, and the distribution in table 2 represents the characteristics in 1959.

Tables 4 and 5 are cross tabulations of 1959 and 1950 characteristics for units classified as "same" in 1950 and 1959. The data in both tables are restricted to "same" units for which the 1950 Census records were available. The 1959 characteristic is cross tabulated by the 1950 characteristic for tenure, color, and vacancy status in table 4 and condition and plumbing facilities in table 5.

Tables 6 and 7 are cross tabulations of 1959 characteristics for "new construction" units. In table 6, value of owner-occupied units is tabulated by rooms, persons, and household composition. In table 7, gross rent of renter-occupied units is tabulated by the same three items.

Medians and percentages are not shown when the base comprises fewer than 25 sample cases. Percentages are not shown if they are less than 0.1 percent.

Components of Inventory Change

Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed, for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

MAP

The report for each standard metropolitan statistical area (SMSA) includes a map showing the boundaries of the SMSA and the central city (or cities) defined as of June 8, 1959. Differences between the 1959 boundaries and those for the April 1960 Census and the 1950 Census are indicated by a note on the map. For the standard consolidated areas (SCA's), the map shows the boundaries of the areas and the central cities, as defined for this report, and the note describes their relation to the 1950 SMA boundaries and to the 1960 SCA's.

RELATION TO APRIL 1960 CENSUS

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. While the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. Also, for some standard metropolitan statistical areas, there are differences in boundaries between 1959 and 1960. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date. In the estimation procedure used for some of the components, however, data from a sample of the census returns of the April enumeration were required (see "Estimation procedure").

COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." Sampling variability is another factor to consider when comparing the 1959 and 1950 data.

Comparability between 1960 and 1950 concepts and the availability of related data prior to 1950 are discussed in 1960 Census of Housing, Volume I, States and Small Areas.

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both

programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for the United States, by regions, and for each of 9 standard metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: tenure, color, and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey.

The 1959 and 1956 characteristics of the total inventory may be compared, taking into account any changes in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to conversion by 1959). Units lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959 (for example, to nonresidential use by 1956 and demolished by 1959). In other cases, a 1950 unit can be lost from the inventory by 1956 but restored to its 1950 dwelling-unit use by 1959. In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on "year structure built" and counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics do not measure the same type of universe as measured by the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

1960 PUBLICATION PROGRAM

Final housing reports--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population volume consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports; Volumes I and II are later bound into volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas).

The titles and contents of the reports are described on page IV. For the most part, they are comparable to the series published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports.--Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication, more data are tabulated than it is possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1950 Census. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1950 Census generally pertain to data in 1950 Census of Housing, Volume I, General Characteristics. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census as well as in the 1950 Census. In both the April 1960 Census and the 1950 Census, data are available for the total housing inventory, but not for components of change.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct interview and comparison with the 1950 Census records for purposes of determining the component of change. In the 1950 Census, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

AREA CLASSIFICATIONS

Standard metropolitan statistical area (SMSA).--To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population

of at least 50,000. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities, rather than counties. A more detailed discussion of the criteria used to define SMSA's is given in 1960 Census of Housing, Volume I, States and Small Areas.

In the reports for the 15 SMSA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are those defined as of June 8, 1959. (Changes in boundaries after this date are not reflected in the December 1959 survey.) In some cases, the 1959 boundaries differ from the 1950 boundaries and the boundaries defined for the April 1960 Census.

In 1950, the areas were called standard metropolitan areas (SMA's). For purposes of comparability, the 1950 as well as the 1959 data in the SMSA reports apply to the SMSA defined as of June 8, 1959.

Standard consolidated area (SCA).--In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1950, and the latter corresponds roughly to the Chicago SMA of 1950 (two more counties having been added).

In the reports for these two SCA's, the boundaries are indicated on the map which is included in the respective report. The boundaries are the same as those defined for the SCA's in the April 1960 Census.

Urban-rural and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included--urban and rural and farm and nonfarm.

For this report, urban areas are those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties,

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(c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

In 1950, farm residence was determined by the respondent's answer to the question, "Is this house on a farm (or ranch)?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters (see "Trailer").

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

Determination of dwelling unit.--The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or

more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house.--In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.--If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel.--In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit. In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital.--Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1950 Census.

Comparability with April 1960 Census.--In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1950.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census.

Quarters classified as quasi-units in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1950 but as quasi-units in 1959 are considered losses from the 1950 housing inventory; conversely, quarters which were classified as quasi-units (nondwelling-unit quarters) in 1950 and as dwelling units in 1959 are considered additions to the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

- Units added through new construction
- Units added through other sources
- Units changed by conversion
- Units changed by merger
- Same units

In terms of the 1950 inventory, the components of change consist of:

- Units lost through demolition
- Units lost through other means
- Units changed by conversion
- Units changed by merger
- Same units

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1950 Census returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1950 Census records (see "Collection and processing of data"). In instances where the 1950 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1950. Thus, "same" units are common to both the 1950 and 1959 inventories. Units which changed after 1950 but by 1959 had changed back to the 1950 status are also considered "same" units. For example, a 1950 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1950 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1950 do not affect its classification as "same" if it was one dwelling unit in 1950 and in 1959. Examples of such changes in characteristics are: finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

Units changed by conversion.--Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1950 and 1959 inventories. For example, one dwelling unit in the 1950 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1950 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1950 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1950 and 1959 but had reverted to the 1950 status before the 1959 enumeration.

Units changed by merger.--Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling

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units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1950 and 1959 inventories. For example, two dwelling units in the 1950 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1950 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1950 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1950 and had been converted to their 1950 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between April 1950 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas, and Volume II, Metropolitan Housing). In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records. In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. Comparison between the December 1959 and the April 1960 results should take account of the difference in procedures as well as the sampling variability in each of the samples. (Information on year built was collected from a 25-percent sample of units in the April 1960 Census.)

Units added through other sources.--Any dwelling unit added to the inventory between April 1950 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

1. Units created from living quarters classified as nondwelling-unit quarters, or quasi-units, in 1950; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.

2. Units created from nonresidential space such as a store, garage, or barn.

3. Units moved to site during the period April 1950 to December 1959. Such units, if moved within the same area, do not result in a net addition to the total inventory since they represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, is a net addition if occupied as a dwelling unit in 1959 but not in 1950.

The additions from other sources do not include units which were added to the inventory after April 1950 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in April 1950 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means.--Any dwelling unit which existed in April 1950 and which was lost to the housing inventory

through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household. (The term "quasi-unit" in 1959 is comparable to "nondwelling-unit" quarters in 1950.)

2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").

3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.

4. Units lost by change to nonresidential use.

5. Units moved from site since April 1950. Such units, if moved within the same area, do not result in a net loss from the total inventory since they represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1950, resulted in a net loss if occupied as a dwelling unit in 1950 but not in 1959.

6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1950 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1950 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

OCCUPANCY CHARACTERISTICS

Occupied dwelling unit.--A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1950 Census.

Vacant dwelling unit.--A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation.

Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1950 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1950 inventory. Conversely, vacant quarters which were unfit for human habitation in 1950 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1950, are reported as losses from the 1950 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1950 Census.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1950 Census, the classification was obtained in most cases by

the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

The same concept was applied in the April 1960 Census and in the 1950 Census.

Persons per room.--The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the 1960 and 1950 Censuses.

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

The same definition of tenure was used in the April 1960 Census and in the 1950 Census.

Owner of unit.--The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1950 Census, no information was obtained on the identity of the owner of the unit.

Year moved into unit.--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

Components of Inventory Change

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category. For table 1, units classified as "1 and 2 dwelling unit, semidetached" in 1950 were combined with "1 dwelling unit, detached" and "1 dwelling unit, attached" and shown as "1 unit" in the table. The 1950 figure in table 1 for "1 unit" in structure, therefore, includes units in semidetached structures having 2 units in the structure; in most areas, this number is believed to be too small to affect comparability of the data. (A semidetached structure was defined in 1950 as one of two adjoining residential structures, each with open space on the remaining three sides; such a structure containing 1 or 2 dwelling units was included in the category "1 and 2 dwelling unit, semidetached.") In table 3, however, the 1950 category "1 unit" consists only of units in 1-unit structures.

Trailer.--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1950, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory--the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1950, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

Year structure built.--"Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: water supply, toilet facilities, and bathing facilities.

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The

types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: holes, open cracks, rotted, loose, or missing materials in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1960 Census. In the April 1960 Census, three levels of condition are reported: sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1960 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1960 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1960 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower).

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm) also were excluded. The values of such units are not provided because of variation in the use and size of the property.

Components of Inventory Change

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded farm units in rural areas but may have included some nonfarm units on places of 10 acres or more.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The median gross rent was computed in the same manner as the median contract rent. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 3, this same procedure was followed. For the 1950 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or the other may have been temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes those dwelling units occupied by households with male head, wife present, with nonrelatives living with them; male heads who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male heads who are widowed, divorced, or single. "Female head" comprises all households with female heads regardless of their marital status.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics. However, the 1950 data for standard metropolitan areas exclude rural-farm units.

Presence of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Results of the 1950 Census also are available under "Type of household" in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics, except that the 1950 data for standard metropolitan areas exclude rural-farm units.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 and 1950 Censuses of Population.

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Additional information on processing will appear in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. In the 9 metropolitan areas for which separate estimates were provided in the NHI,¹ the 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction and boundary changes. In the 8 remaining metropolitan areas, the sample for the most part consisted of segments selected especially for the 1959 survey, although it included a few segments which had been used for the national estimates in the NHI.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration, however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

For purposes of the estimation procedure for new construction units, which required some data from the census returns, a second visit was made to the segments. In this visit, the enumerator determined the number of housing units in the segment as enumerated by the April 1960 Census enumerator. Most of these visits were made in June and July 1960.

Survey techniques.--Five basic survey techniques were used to obtain measures of the number of dwelling units by components of change.

In each of the 8 metropolitan areas for which separate statistics were not provided in the 1956 NHI, the estimates depended primarily on the first two techniques described below. For the relatively small number of segments which were also in the NHI, the third technique was used.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, certain types of losses, and units which were the "same" in 1950 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and the 1950 Census records for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in

relation to the situation in 1950. When recording each 1959 unit, the enumerator accounted for all dwelling units that existed in the structure in 1950 (or part of a structure when the segment consisted of only part of a structure, e.g., one floor of an apartment house). Thus, losses were reported in the "segment" sample for structures which contained at least one dwelling unit in 1959 (see technique 2 for losses of entire structures). In some instances, the 1950 Census records were not available or the enumerator could not match the units because of incomplete identification given in 1950; in these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

2. The second technique measured losses of units in situations where all the 1950 dwelling units in the structure were lost to the housing inventory. A sample of addresses in clusters of three was selected from the 1950 Census records. The enumerator located these specific addresses and, if the entire structure had been demolished, had changed to nonresidential use, had become vacant and unfit for human habitation, or was otherwise lost to the inventory since 1950, the enumerator reported as a loss each unit that existed in the structure in 1950.

In each of the 9 metropolitan areas for which separate estimates were provided in the 1956 NHI, techniques 3, 4, and 5 described below apply to segments that were used in the NHI and techniques 1 and 2 apply to the remainder of the sample.

3. The third technique provided estimates of new construction and other additions, conversions, mergers, and "same" units by utilizing segments that had been enumerated in the 1956 NHI. Information reported in 1956, for the period 1950 to 1956, was brought up to date so that the change for the entire period 1950 to 1959 could be determined. The enumerator was supplied with a map of the sample segments and the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration in 1959 and compared it directly with the 1956 records. In the editing process, the component of change for the entire period 1950 to 1959 was determined from the information reported by the 1959 enumerator in relation to the information reported in the earlier survey.

The procedure for measuring losses in the 9 metropolitan areas is described below in techniques 4 and 5. These techniques also utilized results of the NHI survey. Estimates of losses were obtained as the sum of the losses from 1950 to 1956 reported in the NHI and the losses from 1957 to 1959 reported by the 1959 enumerator; however, it was necessary to incorporate a technique to adjust for units reported as lost between 1950 and 1956 which had since returned to the housing inventory or had changed their loss status. For the period 1950 to 1959, estimates of losses reflect the final status of the unit in 1959. Thus, for example, a 1950 dwelling unit reported as having been changed to nonresidential use by 1956 and back to a dwelling unit by 1959 was not included in the losses for 1950 to 1959. On the other hand, a 1950 dwelling unit reported as vacant and unfit for human habitation in 1956 (tabulated as lost through "other means") and demolished by 1959 was tabulated as "demolished."

4. The fourth technique measured losses since 1956 in segments that were in the 1956 sample. The enumerator was supplied with the address of each dwelling unit in the segment as reported in the NHI. The enumerator located each address and reported whether the unit was still a dwelling unit in 1959 or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.

¹ For names of areas, see "Relation to 1956 National Housing Inventory."

² An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases, an enumeration district contains approximately 250 dwelling units.

5. The fifth technique measured the number of units withdrawn from the 1950 inventory by 1956 but which either had come back into the housing inventory by 1959 or had changed their loss status. In the NHI, a procedure similar to that described above in technique 2 had been used to measure losses of structures. The 1959 enumerator was given the addresses of units reported as lost in the NHI. The 1959 enumerator revisited these "lost" units (except the units reported as demolished or otherwise destroyed by 1956) and determined their status at the time of the 1959 enumeration.

The above five techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected for some of the components of change. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1950 Census records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. The 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1950 Census enumerator in 1950. The enumerator also reported the status of the 1950 unit. For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1950 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1950 units had been merged and the one 1959 unit was the result of the merger. Of if the respondent reported that the unit was built in 1952, the enumerator referred to the 1950 Census records to verify that the unit had not been enumerated in 1950 before reporting it as new construction.

If house numbers or street names had changed since 1950, the enumerator had to identify, from the 1950 Census records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1950 Census records. In such cases, he determined the 1950 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded. For example, if the unit was reported by the 1959 enumerator as "same" for the period 1957 to 1959, and was reported in the NHI survey as new construction (built in 1954), the coder classified the unit as "new construction" for the 1950 to 1959 period.

In measuring the number of "lost" units, the enumerator located the specific address and determined the disposition of the 1950 dwelling unit. For example, if a 1950 unit had been changed to a store, the enumerator was to report "other loss"

(change to nonresidential use); however, if the 1950 unit had been demolished and a store erected in its place, the enumerator was to report "demolished."

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

In a small percentage of cases, interviews for characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced, but a minimum review of all questionnaires for completeness and consistency was retained.

PROCESSING OF DATA

Mechanical processing.--Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual editing and coding were accomplished and where the FOSDIC schedules were microfilmed. In Washington, a card was punched for each unit enumerated on the conventional-type schedules; and on the microfilm of the FOSDIC schedules, the markings were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment.

The procedures used for processing the results of the December 1959 survey are a combination of those used in the April 1960 Census and those used in the 1950 Census. The April 1960 Census used FOSDIC schedules and electronic equipment, whereas the 1950 Census used conventional-type schedules and conventional tabulators for most of the reports.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1950 Census records (and with the NHI records for units in the NHI) to verify the assigned classification.

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or

on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1950 (or in 1956 if in NHI) was assigned in 1959. For several items, including 1950 value and rent data for table 3, a "not reported" category was retained.

ACCURACY OF DATA

As in any survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the maps. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent.

Editing and coding in the processing operations are subject to some inaccuracies. For units which were in the NHI survey, the 1959 enumerator reported the status of each unit in relation to its status at the time of the NHI. The classification of the component of change for the entire 1950 to 1959 period is subject to inaccuracies of the NHI enumerator as well as the 1959 enumerator.

Figures from the 100-percent tabulations of the 1950 and 1960 Censuses were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census.

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent consistent with the requirements of the December 1959 survey.

Prior to the conduct of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas of extensive new construction since 1950 for areas which were not covered in the NHI, and since 1956 for areas which were covered in the NHI. In the NHI, the universe of new construction for the period 1950 to 1956 had been established and incorporated in the 1956 survey. These universes of new construction were treated separately for sampling purposes to improve the efficiency of the sample design. Typically, about one-half of the new construction units (units built between 1950 and 1959) as estimated in the December 1959 survey were reported in segments selected from the total universe of new construction, 1950 to 1959; the remaining new construction units came from segments not in the new construction universe.

For the 9 metropolitan areas for which the 1956 NHI survey provided separate estimates, the sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. For metropolitan areas which had additions to their boundaries since 1956, additional segments were included in the sample to reflect the changes in boundaries. The sample in each of the 9 areas consisted of approximately 1,400 segments, of which about 400 were selected from the total 1950 to 1959 universe of new construction units. A sample of addresses outside the 1,400 segments was included to measure certain types of losses.

In the remaining 8 metropolitan areas, the sample in each area consisted of approximately 750 segments of which about 125 were selected from the total 1950 to 1959 universe of new construction. A few of the segments had been included in the NHI for purposes of the national estimates. A sample of addresses outside the 750 segments was included to measure certain types of losses.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments and the list of addresses,

i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics of the components, some were tabulated for the full sample and others were tabulated for the subsample cases (see table 1).

ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the components. The ratio estimates used information available from the 1950 Census and the April 1960 Census based on the 100-percent enumeration. The ratio estimates of the type used tend to improve the sampling variability of the estimates where there is sufficiently high correlation between sample estimates of components and sample estimates of the census totals. Where there was an indication that the correlation was inadequate, the final estimates were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., "same" units, conversions, mergers, demolitions, and other losses). This ratio estimate was applied to both the 1950 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, and to the 1950 sample estimates for counts of units lost through demolition or other means.

For estimates of new construction, a different ratio estimation procedure was used. This procedure involved obtaining data from a second enumeration in the same set of segments that were used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the

Components of Inventory Change

census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units.

For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1950 data in all tables except table 1 are based on a sample of units. In table 1, the 1950 data on "year structure built" are based on the 20-percent sample and the data for the remaining items are based on the 100-percent enumeration.

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than $2\frac{1}{2}$ times the standard error.

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 6,800 dwelling units, including the units in the 750 land area segments and the list of 1,600 specific addresses for measuring losses; the subsample for this area consists of approximately 2,600 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample; the 1959 data on characteristics in the remainder of the table are based on the subsample. In table 2, the counts by the five components of change, shown on the first line of the table, are based on the full sample; the data on the characteristics of the components in the remainder of the table are based on the subsample. In table 3, the 1950 counts by the five components of change, shown on the first line of the table, and the data on the characteristics of all the components except "same" units are based on the full sample; data on the characteristics of "same" units and the count of "same" units with 1950 records available are based on the subsample. In tables 4, 5, 6, and 7, all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1950 and

1959 characteristics of the components of change and for the characteristics of the 1959 inventory, separately for characteristics based on the full sample and those based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 1, 1950 data: Counts of all dwelling units.....	100 percent.
Characteristics: Year built.....	20 percent.
All other.....	100 percent.
Table 2, 1959 data: Counts of all dwelling units.....	Full sample.
Characteristics.....	Subsample.
Table 3, 1950 data: Counts of all dwelling units.....	Full sample.
Characteristics of same units.....	Subsample.
Characteristics of remaining components.....	Full sample.
Tables 4 and 5, 1950 and 1959 data.....	Subsample.
Tables 6 and 7, 1959 data.....	Subsample.

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units.....	592,700	13,000
Same units, 1950 and 1959.....	357,000	5,000
Units changed by--		
Conversion.....	13,600	2,000
Merger.....	11,100	1,500
Units added through--		
New construction.....	204,400	12,000
Other sources.....	6,600	3,500
1950 INVENTORY		
Units changed by--		
Conversion.....	5,800	1,000
Merger.....	25,800	3,000
Units lost through--		
Demolition.....	22,200	4,500
Other means.....	9,100	2,000
NET CHANGE		
Total.....	172,800	14,000
Units added through--		
Conversion.....	7,800	2,000
New construction.....	204,400	12,000
Other sources.....	6,600	3,500
Total added.....	218,800	13,000
Units lost through--		
Merger.....	14,700	3,000
Demolition.....	22,200	4,500
Other means.....	9,100	2,000
Total lost.....	46,000	6,000

In detail table 1, differences between 1950 and 1959 data are subject to sampling variability. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and a figure based on the 1959 sample is identical to the standard error of the 1959 estimate.

For "same" units in tables 4 and 5, change in an item from 1950 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in table 4 as 150,000 in 1950 and as 147,600 in 1959, the standard error of the 2,400 change is read from table III (column for subsample).

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

Estimated number	Standard error of characteristic based on--		Estimated number	Standard error of characteristic based on--	
	Full sample	Sub-sample		Full sample	Sub-sample
1,000.....	600	700	100,000.....	...	8,400
5,000.....	1,250	1,500	150,000.....	...	10,200
10,000.....	2,000	2,400	200,000.....	...	12,000
25,000.....	3,500	4,200	250,000.....	...	14,400
50,000.....	...	6,000	300,000.....	...	15,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF COUNTS AND CHARACTERISTICS OF COMPONENTS OF CHANGE

(Applicable to estimates based on subsample; for estimates based on full sample, see text for multiplying factor)

Estimated percentage	Base of percentage				
	10,000	50,000	200,000	350,000	600,000
2 or 98.....	1.9	1.4	0.6	0.5	0.4
5 or 95.....	4.1	1.9	1.2	0.9	0.7
10 or 90.....	6.6	2.8	1.7	1.3	1.0
25 or 75.....	8.0	4.5	2.6	1.8	1.6
50.....	9.0	5.9	3.0	1.9	2.1

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics based on the subsample.

Standard errors of percentages for counts and characteristics based on the full sample may be obtained by multiplying the factor 0.85 by the figure obtained from table IV.

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated $N/2$) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of $N/2$. Subtract this standard error from $N/2$. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between $N/2$ and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to $N/2$, cumulate the frequencies in the table, and obtain a value corresponding to the sum of $N/2$ and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

SUMMARY OF FINDINGS

As of December 1959, there were an estimated 592,700 dwelling units¹ in the housing inventory in the Washington (D.C.-Md.-Va.) SMSA. Approximately 298,100 of these units were occupied by their owners, 274,900 were occupied by renters, and the remaining 19,800 consisted of all types of vacant units (see table 1). In terms of medians, owner households averaged 3.4 persons and the size of their units averaged 6.0 rooms; for renter households, the medians were 2.4 persons and 3.8 rooms, respectively. Approximately one-fifth (18 percent) of the owner occupants had moved into their units in the preceding two years (1958 and 1959) while the corresponding figure for renter occupants was one-half.

Comparison with 1950 discloses a net gain of 172,800 dwelling units, or 41 percent of the 1950 inventory. Owner-occupied units increased from 43 percent of the occupied inventory in 1950 to 52 percent in 1959. In the 1950's, the proportion of units "not dilapidated, with all plumbing facilities" rose from 87 percent to 95 percent. The median size of units in 1950 was 4.5 rooms compared with 5.1 rooms in 1959. The median gross rent for renter-occupied units increased during the decade from \$81 to \$90, and the median value of owner-occupied properties rose from \$14,000 to \$17,200.

Additional data on characteristics of the 1959 inventory and changes since 1950 are presented in tables 1 to 7. Some of the counts and characteristics of each of the components of change which are helpful in the analysis of developments in the 1950's are summarized in tables A¹ to D. The figures in these tables have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table A.—SOURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	592,700	100.0
Same units, 1950 and 1959.....	357,000	60.2
Units changed by--		
Conversion.....	13,600	2.3
Merger.....	11,100	1.9
Units added through--		
New construction.....	204,400	34.5
Other sources.....	6,600	1.1

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 60 percent of the dwelling units (357,000 units) in the Washington area in December 1959 consisted of "same" units, that is, units which existed in 1950 and which were reported as essentially unchanged in 1959. The remaining 40 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1950-1959 represented the largest source of housing added since 1950. Approximately 204,400 units, amounting to about one-third of the 1959 inventory, were built during the decade and were still in existence in 1959.

In addition, there were 13,000 converted units in the inventory in 1959 (table A) which had been produced by dividing

¹ Based on a sample. The number of "housing units" based on the 100-percent count in the April enumeration of the 1960 Census of Housing is 619,970; for comparability between housing unit and dwelling unit, see sections on "Dwelling unit" and "Sampling variability."

5,800 units that existed in 1950 (table B). Roughly, two units were created from one. Merged units in 1959 amounted to about 11,100 units (table A). These were produced by combining an estimated 25,800 units that existed in 1950 (table B). Units involved in conversions and mergers represented about 4 percent of the 1959 inventory. Differences between the respective 1950 and 1959 figures represent net change through conversion and merger (table C).

Table B.—DISPOSITION OF THE 1950 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1950.....	419,900	100.0
Same units, 1950 and 1959.....	357,000	85.0
Units changed by--		
Conversion.....	5,800	1.4
Merger.....	25,800	6.1
Units lost through--		
Demolition.....	22,200	5.3
Other means.....	9,100	2.2

Table B, which describes the disposition of the 1950 inventory, shows that the 357,000 "same" units represented about 85 percent of the 1950 inventory. About 22,200 units, or 5 percent of the 1950 inventory, were demolished before 1959 and 9,100 units (2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1950 inventory (8 percent) were involved in conversion or merger by 1959.

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources (non-residential space, rooming houses, and transient accommodations) added about 218,800 dwelling units to the 1950 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 46,000 dwelling units from the 1950 inventory. Thus, for every five units that were added to the inventory during the 1950's, one unit of the existing supply was removed.

Table C.—NET CHANGES IN THE HOUSING INVENTORY: 1950 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1950	
All dwelling units: December 1959.....	592,700
April 1950.....	419,900
NET CHANGE	
Total.....	172,800
Percent.....	41.2
Units added through--	
Conversion.....	7,800
New construction.....	204,400
Other sources.....	6,600
Total added.....	218,800
Units lost through--	
Merger.....	14,700
Demolition.....	22,200
Other means.....	9,100
Total lost.....	46,000

The resulting net increase of 172,800 units represents an average annual gain of approximately 18,000 units over the period of 9 3/4 years.

Characteristics of units created or removed.--Marked differences exist between the characteristics of "new construction" and demolished units. Typically, new units tended to be of better quality than units which were demolished. Practically all the new units (99.3 percent) were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 5.4 rooms. Roughly three out of eight new units were occupied by renters in 1959 and the median gross rent was \$105.

In contrast, demolition tended to remove less desirable and poorer quality housing. Because of the relatively small numbers involved, however, the overall effect of demolition on the characteristics of the housing supply is limited. In terms of their characteristics in 1950, about one-third were

dilapidated or lacked hot water, private toilet or bath, and the median size was 3.9 rooms. The bulk of the units (about 85 percent) had been occupied by renters in 1950 and the gross rent at that time was \$46.

Units involved in conversion or merger also affected the characteristics of the existing supply of housing, although the overall effect is limited because of the relatively small numbers of units involved. For example, the process of conversion added to the supply of rental housing and to the number of units with 4 rooms or less; whereas, the process of merging tended to remove some units from these categories. Characteristics of units involved in conversion and merger as well as units created or removed for other causes are given in tables 2 and 3.

Characteristics of same units.--Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 10-year period. Tables 4 and 5, in which the 1950 characteristic is cross tabulated by the 1959 characteristic, permit an examination of shifts in tenure and color and in condition and plumbing facilities. For example, table 4 shows that a number of units which had been occupied by renters in 1950 shifted to owner occupancy by 1959, and vice versa. Further, it shows that, of the units occupied by white households in 1950, around 38,000 were occupied by nonwhite households in 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. However, the overall quality was at about the same level in both years.

It should be noted, in tables 4 and 5 and in table 3, that the characteristics are based on units for which the 1950 Census records were available. For approximately 10 percent of the units reported as "same," the 1950 Census characteristics were not available or the 1950 units could not be identified with the 1959 addresses. Therefore, the numbers of same units for which characteristics are presented in tables 3, 4, and 5 tend to be underestimates of the total numbers in the categories. The percentages, however, would not be subject to this understatement if the units with no 1950 data are distributed in the same manner as the units for which the 1950 data are available.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1950

(Based on sample. Median not shown where base is insufficient; see text)

Subject	1959 ¹		1950 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	204,400	357,000	22,200	357,000
Not dilapidated, with all facilities..	202,900	333,500	14,400	295,800
Percent of total.....	99.3	93.4	65.3	92.4
With 1.01 or more persons per room....	11,800	34,100	6,300	30,400
Percent of occupied.....	6.1	9.8	29.4	9.7
Owner occupied.....	122,800	166,300	3,300	150,000
Percent of occupied.....	63.2	47.8	15.2	47.8
Median:				
Number of rooms.....	5.4	4.9	3.9	4.8
Number of persons.....	3.4	2.7	3.1	3.0
Value.....	\$19,300	\$15,800	...	\$13,700
Gross rent.....	\$105	\$85	\$46	(²)
Contract rent.....	\$97	\$78	\$35	\$60

¹ Data on characteristics based on units with 1950 records available.

² See footnote 2, table 3.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1950

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
All dwelling units.....	592,715	...	204,381	...	419,886	...	ROOMS--Con.						
TENURE, COLOR, AND VACANCY STATUS							Renter occupied.....	274,875	100.0	71,579	100.0	232,393	100.0
All units.....	592,715	100.0	204,381	100.0	419,886	100.0	1 and 2 rooms.....	38,944	14.2	9,339	13.0	39,913	17.2
Occupied.....	572,949	96.7	194,417	95.1	405,111	96.5	3 rooms.....	78,731	28.7	18,560	25.9	75,619	32.5
Owner occupied.....	298,074	50.3	122,838	60.1	172,718	41.1	4 rooms.....	69,778	25.4	19,621	27.5	61,973	26.7
White.....	258,166	43.6	120,150	58.8	147,967	35.2	5 rooms.....	49,303	17.9	17,101	23.9	28,408	12.2
Nonwhite.....	39,908	6.7	2,688	1.3	24,751	5.9	6 rooms.....	23,739	8.6	5,110	7.1	17,407	7.5
Renter occupied.....	274,875	46.4	71,579	35.0	232,393	55.4	7 rooms or more.....	14,380	5.2	1,848	2.6	9,073	3.9
White.....	206,383	34.8	65,257	31.9	183,495	43.8	Median.....	3.8	...	3.9	...	3.5	...
Nonwhite.....	68,492	11.6	6,322	3.1	48,898	11.6	Vacant.....	19,766	...	9,964	...	14,775	...
Vacant.....	19,766	3.3	9,964	4.9	14,775	3.5	UNITS IN STRUCTURE						
Available for sale only.....	2,875	0.5	2,406	1.2	2,691	0.6	All units.....	592,715	100.0	204,381	100.0	419,886	100.0
Available for rent.....	10,348	1.7	4,859	2.4	5,473	1.3	1.....	360,929	60.9	146,134	71.5	220,897	52.6
Other.....	6,543	1.1	2,699	1.3	6,611	1.6	2 to 4.....	74,170	12.5	4,834	2.4	71,812	17.1
CONDITION AND PLUMBING							5 to 19.....	79,649	13.4	21,754	10.6	72,438	17.3
All units.....	592,715	100.0	204,381	100.0	419,886	100.0	20 or more.....	77,977	13.2	31,659	15.5	52,967	12.6
Not dilapidated.....	578,071	97.5	203,895	99.8	403,288	96.0	Trailer.....	...	...	...	...	1,772	0.4
With all plumbing facilities.....	562,895	95.0	202,925	99.3	365,817	87.0	Owner occupied.....	298,074	100.0	122,838	100.0	172,718	100.0
Lacking only hot water.....	1,986	0.3	242	0.1	3,248	0.8	1.....	278,358	93.4	122,372	99.6	215,929	90.9
Lack'g other plumbing facilities.....	13,190	2.2	728	0.4	34,223	8.2	2 to 4.....	14,548	4.9	466	0.4	10,744	6.2
Dilapidated.....	14,644	2.5	486	0.2	16,598	4.0	5 or more.....	5,168	1.7	...	...	3,582	2.1
Owner occupied.....	298,074	100.0	122,838	100.0	172,718	100.0	Trailer.....	...	...	...	...	1,463	0.8
Not dilapidated.....	293,489	98.5	122,838	100.0	169,008	97.9	Renter occupied.....	274,875	100.0	71,579	100.0	232,393	100.0
With all plumbing facilities.....	286,857	96.2	121,868	99.2	156,796	90.8	1.....	75,699	27.6	20,238	28.2	56,071	24.1
Lacking only hot water.....	1,700	0.6	242	0.2	1,241	0.7	2 to 4.....	54,782	19.9	2,863	4.0	59,086	25.4
Lack'g other plumbing facilities.....	4,932	1.7	728	0.6	10,971	6.4	5 to 19.....	73,610	26.8	18,724	26.2	67,094	28.9
Dilapidated.....	4,585	1.5	...	...	3,710	2.1	20 to 49.....	27,499	10.0	9,740	13.6	23,156	10.0
Renter occupied.....	274,875	100.0	71,579	100.0	232,393	100.0	50 or more.....	43,289	15.7	20,014	28.0	26,677	11.5
Not dilapidated.....	266,072	96.8	71,093	99.3	220,519	94.9	Trailer.....	...	...	...	...	309	0.1
With all plumbing facilities.....	257,999	93.9	71,093	99.3	196,927	84.7	Vacant.....	19,766	...	9,964	...	14,775	...
Lacking only hot water.....	286	0.1	...	...	1,853	0.8	YEAR STRUCTURE BUILT						
Lack'g other plumbing facilities.....	7,787	2.8	...	...	21,739	9.4	All units.....	592,715	100.0	204,381	100.0	419,886	100.0
Dilapidated.....	8,803	3.2	486	0.7	11,674	5.1	1957 to 1959.....	42,968	7.3	42,968	21.0	...	...
Vacant.....	19,766	...	9,964	...	14,775	...	April 1950 to 1956.....	161,413	27.2	161,413	79.0	...	...
BATHROOMS							1940 to March 1950.....	141,503	23.9	...	...	160,600	38.2
All units.....	592,715	100.0	204,381	100.0	...	...	1939 or earlier.....	246,831	41.6	...	...	259,286	61.8
1.....	414,230	69.9	129,212	63.2	...	...	Owner occupied.....	298,074	100.0	122,838	100.0	...	...
More than 1.....	159,410	26.9	73,956	36.2	...	...	1957 to 1959.....	26,293	8.8	26,293	21.4	...	...
Shared or none.....	19,075	3.2	1,213	0.6	...	...	April 1950 to 1956.....	96,545	32.4	96,545	78.6	...	...
Owner occupied.....	298,074	100.0	122,838	100.0	...	...	1940 to March 1950.....	66,076	22.2	...	...	...	...
1.....	159,174	53.4	59,326	48.3	...	...	1939 or earlier.....	109,160	36.6	...	...	...	...
More than 1.....	131,788	44.2	62,542	50.9	...	...	Renter occupied.....	274,875	100.0	71,579	100.0	...	...
Shared or none.....	7,112	2.4	970	0.8	...	...	1957 to 1959.....	9,832	3.6	9,832	13.7	...	...
Renter occupied.....	274,875	100.0	71,579	100.0	...	...	April 1950 to 1956.....	61,747	22.5	61,747	86.3	...	...
1.....	240,377	87.5	63,522	88.8	...	...	1940 to March 1950.....	72,752	26.5	...	...	...	...
More than 1.....	24,022	8.7	7,814	10.9	...	...	1939 or earlier.....	130,544	47.4	...	...	...	...
Shared or none.....	10,476	3.8	243	0.3	...	...	Vacant.....	19,766	...	9,964	...	14,775	...
Vacant.....	19,766	...	9,964	...	...	...	PERSONS						
ROOMS							All occupied units.....	572,949	100.0	194,417	100.0	405,111	100.0
All units.....	592,715	100.0	204,381	100.0	419,886	100.0	1 person.....	80,777	14.1	13,293	6.8	40,808	10.1
1 and 2 rooms.....	41,344	7.0	9,339	4.6	44,174	10.5	2 persons.....	165,077	28.8	55,083	28.4	117,008	29.0
3 rooms.....	87,928	14.8	19,925	9.7	83,997	20.0	3 persons.....	102,004	17.8	32,699	16.8	92,431	22.8
4 rooms.....	98,200	16.6	27,395	13.4	84,484	20.1	4 persons.....	95,834	16.7	42,059	21.6	74,736	18.4
5 rooms.....	118,002	19.9	49,177	24.1	66,416	15.8	5 persons.....	60,743	10.6	25,059	12.9	39,827	9.8
6 rooms.....	142,857	24.1	59,615	29.2	80,009	19.1	6 persons or more.....	68,514	12.0	26,224	13.5	40,301	9.9
7 rooms or more.....	104,384	17.6	38,930	19.0	60,846	14.5	Median.....	2.9	...	3.4	...	3.0	
Median.....	5.1	...	5.4	...	4.5	...	Owner occupied.....	298,074	100.0	122,838	100.0	172,718	100.0
Owner occupied.....	298,074	100.0	122,838	100.0	172,718	100.0	1 person.....	19,299	6.5	1,366	1.1	7,964	4.6
1 and 2 rooms.....	705	0.2	...	...	2,446	1.4	2 persons.....	82,967	27.8	31,371	25.6	39,399	22.8
3 rooms.....	5,922	2.0	...	...	5,405	3.1	3 persons.....	53,104	17.8	18,184	14.8	40,131	23.3
4 rooms.....	23,427	7.9	4,669	3.8	18,696	10.8	4 persons.....	55,154	18.5	27,624	22.5	38,906	22.5
5 rooms.....	65,541	22.0	30,163	24.6	35,491	20.5	5 persons.....	40,477	13.6	19,221	15.6	23,345	13.5
6 rooms.....	113,427	38.0	51,167	41.6	60,413	35.1	6 persons or more.....	47,073	15.8	25,072	20.4	22,973	13.3
7 rooms or more.....	89,052	29.9	36,839	30.0	50,267	29.1	Median.....	3.4	...	3.9	...	3.5	
Median.....	6.0	...	6.0	...	5.9	...	Renter occupied.....	274,875	100.0	71,579	100.0	232,393	100.0
1 person.....	61,478	22.4	11,927	16.7	32,844	14.1	1 person.....	19,299	6.5	1,366	1.1	7,964	4.6
2 persons.....	82,110	29.8	23,712	33.0	77,609	33.4	2 persons.....	82,967	27.8	31,371	25.6	39,399	22.8
3 persons.....	48,900	17.8	14,515	20.3	52,300	22.5	3 persons.....	53,104	17.8	18,184	14.8	40,131	23.3
4 persons.....	40,680	14.8	14,435	20.2	35,830	15.4	4 persons.....	55,154	18.5	27,624	22.5	38,906	22.5
5 persons.....	20,266	7.4	5,838	8.2	16,482	7.1	5 persons.....	40,477	13.6	19,221	15.6	23,345	13.5
6 persons or more.....	21,441	7.8	1,152	1.6	17,328	7.5	6 persons or more.....	47,073	15.8	25,072	20.4	22,973	13.3
Median.....	2.4	...	2.5	...	2.6	...	Median.....	3.4	...	3.9	...	3.5	

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Includes units in semidetached 2-unit structures; see text.

Components of Inventory Change

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION:
1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
PERSONS PER ROOM						OWN CHILDREN UNDER 18 YEARS OLD							
All occupied units.....	572,949	100.0	194,417	100.0	465,111	100.0	All occupied units.....	572,949	100.0	194,417	100.0	...	...
0.50 or less.....	246,873	43.2	70,601	36.3	242,845	60.0	No children.....	294,485	51.3	72,359	37.2	...	...
0.51 to 0.75.....	137,747	24.0	52,114	26.8			1 child.....	96,116	16.8	39,548	20.3	...	...
0.76 to 1.00.....	136,649	24.0	59,880	30.8			2 children.....	75,378	13.2	35,923	18.5	...	...
1.01 to 1.50.....	37,501	6.5	9,278	4.8			3 children.....	55,097	9.6	23,870	12.3	...	...
1.51 or more.....	12,179	2.1	2,544	1.3			4 children.....	30,152	5.3	14,804	7.6	...	...
Owner occupied.....	298,074	100.0	122,838	100.0	...	...	5 children.....	14,211	2.5	5,011	2.6	...	...
0.50 or less.....	151,560	50.8	52,707	42.9	...	...	6 children or more.....	7,510	1.3	2,902	1.5	...	...
0.51 to 0.75.....	65,148	21.9	26,712	21.8	...	...	Owner occupied.....	298,074	100.0	122,838	100.0	...	...
0.76 to 1.00.....	61,031	20.5	35,632	29.0	...	...	No children.....	135,262	45.4	37,507	30.5	...	...
1.01 to 1.50.....	17,339	5.8	6,517	5.3	...	...	1 child.....	50,920	17.1	21,073	17.4	...	...
1.51 or more.....	2,996	1.0	1,270	1.0	...	...	2 children.....	39,406	13.2	23,819	19.4	...	...
Renter occupied.....	274,875	100.0	71,579	100.0	...	...	3 children.....	35,864	12.0	17,644	14.4	...	...
0.50 or less.....	95,313	34.8	17,894	25.0	...	...	4 children or more.....	36,622	12.3	22,195	18.1	...	...
0.51 to 0.75.....	72,599	26.4	25,402	35.4	...	...	Renter occupied.....	274,875	100.0	71,579	100.0	...	...
0.76 to 1.00.....	77,618	28.2	34,248	33.9	...	...	No children.....	159,223	58.0	34,852	48.7	...	...
1.01 to 1.50.....	20,162	7.3	2,761	3.9	...	...	1 child.....	45,196	16.4	17,875	25.0	...	...
1.51 or more.....	9,183	3.3	1,274	1.8	...	...	2 children.....	35,972	13.1	12,104	16.9	...	...
					...	...	3 children.....	19,233	7.0	6,226	8.7	...	...
					...	...	4 children or more.....	15,251	5.5	522	0.7	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD						OWN CHILDREN BY AGE GROUP							
Occupied units.....	572,949	100.0	194,417	100.0	...	...	All occupied units.....	572,949	100.0	194,417	100.0	...	...
Male head, wife present, no non-relatives.....	401,163	70.0	163,663	84.2	...	...	No children.....	294,485	51.4	72,359	37.2	...	...
Under 45 years.....	240,311	41.9	116,692	60.0	...	...	Under 6 years only.....	69,036	12.0	31,997	16.5	...	...
45 to 64 years.....	133,029	23.2	40,611	20.9	...	...	1 child.....	30,060	5.2	10,501	5.4	...	...
65 years and over.....	27,823	4.9	6,360	3.3	...	...	2 children or more.....	38,976	6.8	21,496	11.1	...	...
Other male head.....	51,349	9.0	9,540	4.9	...	...	6 to 17 years only.....	125,441	21.9	50,003	25.7	...	...
Under 65 years.....	41,472	7.3	7,186	3.7	...	...	1 child.....	66,056	11.5	29,047	14.9	...	...
65 years and over.....	9,877	1.7	2,354	1.2	...	...	2 children.....	34,274	6.0	15,964	8.2	...	...
Female head.....	120,437	21.0	21,214	10.9	...	...	3 children or more.....	25,111	4.4	4,992	2.6	...	...
Under 65 years.....	96,348	16.8	19,673	10.1	...	...	Both age groups.....	83,987	14.7	40,058	20.6	...	...
65 years and over.....	24,089	4.2	1,541	0.8	...	...	2 children.....	14,743	2.6	5,978	3.1	...	...
					...	...	3 children.....	26,792	4.7	12,846	6.6	...	...
					...	...	4 children or more.....	42,452	7.4	21,234	10.9	...	...
					...	...	Owner occupied.....	298,074	100.0	122,838	100.0	...	...
					...	...	No children.....	135,262	45.4	37,507	30.5	...	...
					...	...	Under 6 years only.....	24,812	8.3	17,194	14.0	...	...
					...	...	1 child.....	6,174	2.1	2,451	2.0	...	...
					...	...	2 children or more.....	18,638	6.2	14,743	12.0	...	...
					...	...	6 to 17 years only.....	82,522	27.7	33,368	27.2	...	...
					...	...	1 child.....	44,746	15.0	19,222	15.7	...	...
					...	...	2 children.....	20,311	6.8	10,714	8.7	...	...
					...	...	3 children or more.....	17,465	5.9	3,432	2.8	...	...
					...	...	Both age groups.....	55,478	18.6	34,769	28.3	...	...
					...	...	2 children.....	7,912	2.7	4,451	3.6	...	...
					...	...	3 children.....	17,314	5.8	9,606	7.8	...	...
					...	...	4 children or more.....	30,252	10.1	20,712	16.9	...	...
					...	...	Renter occupied.....	274,875	100.0	71,579	100.0	...	...
					...	...	No children.....	159,223	57.9	34,852	48.7	...	...
					...	...	Under 6 years only.....	44,224	16.1	14,803	20.7	...	...
					...	...	1 child.....	23,886	8.7	8,050	11.3	...	...
					...	...	2 children or more.....	20,338	7.4	6,753	9.4	...	...
					...	...	6 to 17 years only.....	42,919	15.6	16,635	23.2	...	...
					...	...	1 child.....	21,310	7.7	9,825	13.7	...	...
					...	...	2 children.....	13,963	5.1	5,250	7.3	...	...
					...	...	3 children or more.....	7,646	2.8	1,560	2.2	...	...
					...	...	Both age groups.....	28,509	10.4	5,289	7.4	...	...
					...	...	2 children.....	6,831	2.5	1,527	2.1	...	...
					...	...	3 children.....	9,478	3.4	3,240	4.6	...	...
					...	...	4 children or more.....	12,200	4.5	522	0.7	...	...
					...	...	PRESENCE OF NONRELATIVES					...	...
					...	...	All occupied units.....	572,949	100.0	194,417	100.0	...	...
					...	...	No nonrelatives.....	537,017	93.7	187,747	96.6	...	...
					...	...	With nonrelatives.....	35,932	6.3	6,670	3.4	...	...
					...	...	Owner occupied.....	298,074	100.0	122,838	100.0	...	...
					...	...	No nonrelatives.....	279,821	93.9	118,137	96.2	...	...
					...	...	With nonrelatives.....	18,253	6.1	4,701	3.8	...	...
					...	...	Renter occupied.....	274,875	100.0	71,579	100.0	...	...
					...	...	No nonrelatives.....	257,136	93.6	69,610	97.2	...	...
					...	...	With nonrelatives.....	17,679	6.4	1,969	2.8	...	...
					...	...	OWNER OF UNIT					...	...
					...	...	Owner-occupied units.....	298,074	100.0	122,838	100.0	...	...
					...	...	Head or wife.....	297,833	99.9	122,838	100.0	...	...
					...	...	Other relative of head.....	241	0.1	...	...	...	...
					...	...	Nonrelative of head.....	...	...	...	...	...	...

¹ The following are based on 100-percent enumerations: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION:
1959 AND 1950—Con.

[1959 data based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	December 1959				April 1950, total ¹		Subject	December 1959				April 1950, total ¹	
	Total		New construction		Number	Percent		Total		New construction		Number	Percent
	Number	Percent	Number	Percent				Number	Percent	Number	Percent		
AGE OF OWNER													
Owner-occupied units.....	298,074	100.0	122,838	100.0	...	...	Renter-occupied nonfarm units..	273,674	...	71,579	...	229,885	...
GROSS RENT													
Reporting.....	1,147	0.4	353	0.3	...	...	Reporting.....	268,459	100.0	71,337	100.0	222,943	100.0
Less than \$40.....	46,183	15.5	28,897	23.5	...	...	Less than \$40.....	2,524	0.9	793	1.1	27,174	12.2
\$40 to \$59.....	90,898	30.5	52,400	42.7	...	...	\$40 to \$59.....	14,722	5.5	591	0.8	80,319	36.0
\$60 to \$79.....	66,189	22.2	21,189	17.2	...	...	\$60 to \$79.....	71,643	26.7	5,232	7.3	99,864	44.8
\$80 to \$99.....	57,343	19.2	14,357	11.7	...	...	\$80 to \$99.....	86,664	32.2	24,609	34.5	15,586	7.0
\$100 to \$119.....	36,314	12.2	5,682	4.6	...	...	\$100 to \$119.....	44,974	16.8	19,098	26.8	...	...
\$120 to \$149.....	...	...	...	...	...	...	\$120 to \$149.....	26,754	10.0	10,790	15.2	...	...
\$150 to \$199.....	...	...	...	...	...	...	\$150 to \$199.....	14,201	5.3	6,286	8.8	...	...
\$200 or more.....	...	...	...	...	...	...	\$200 or more.....	6,977	2.6	3,938	5.5	...	...
No cash rent.....	...	...	...	...	...	...	No cash rent.....	5,215	...	242	...	6,942	...
Median.....dollars..	...	...	...	...	...	...	Median.....dollars..	90	...	105	...	61	...
CONTRACT RENT													
Reporting cash rent.....	...	...	...	...	...	...	Reporting cash rent.....	268,459	...	71,337	...	222,943	...
Median.....dollars..	...	...	...	...	...	...	Median.....dollars..	84	...	97	...	58	...
VALUE													
Owner-occupied nonfarm units ² ..	273,610	100.0	120,731	100.0	148,280	100.0							
Less than \$5,000.....	4,127	1.5	...	...	5,714	3.9							
\$5,000 to \$7,400.....	5,972	2.2	...	...	7,585	5.1							
\$7,500 to \$9,900.....	6,662	2.4	...	...	14,615	9.9							
\$10,000 to \$12,400.....	28,910	10.6	6,167	5.1	56,755	38.2							
\$12,500 to \$14,900.....	39,466	14.4	10,762	8.9	35,497	23.9							
\$15,000 to \$17,400.....	58,076	21.2	28,789	23.9	28,114	19.0							
\$17,500 to \$19,900.....	33,614	12.3	19,498	16.1	...	...					
\$20,000 to \$24,900.....	36,923	13.5	21,671	17.9	...	...					
\$25,000 to \$34,900.....	29,775	10.9	15,459	12.9	...	...					
\$35,000 or more.....	30,085	11.0	17,414	14.4	...	...					
Median.....dollars..	17,200	...	19,300	...	14,000	...							

¹ The following are based on 100-percent enumeration: Tenure, color, and vacancy status; condition and plumbing; rooms; units in structure; persons; persons per room; value; gross rent; and contract rent. Year structure built is based on 20-percent sample. The remaining items are not available.
² Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950
AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1959.....	204,381	...	6,577	...	13,636	...	11,080	...	357,041	...
TENURE, COLOR, AND VACANCY STATUS										
All units.....	204,381	100.0	6,577	100.0	13,636	100.0	11,080	100.0	357,041	100.0
Occupied.....	194,417	95.1	6,577	100.0	12,897	94.6	11,080	100.0	347,978	97.5
Owner occupied.....	122,838	60.1	809	12.3	3,464	25.4	4,614	41.6	166,349	46.6
White.....	120,150	58.8	539	8.2	2,231	16.4	3,253	29.3	131,993	37.0
Nonwhite.....	2,688	1.3	270	4.1	1,233	9.0	1,361	12.3	34,356	9.6
Renter occupied.....	71,579	35.0	5,768	87.7	9,423	69.2	6,466	58.4	181,629	50.9
White.....	65,257	31.9	2,794	42.5	4,690	34.4	3,196	28.8	130,446	36.6
Nonwhite.....	6,322	3.1	2,974	45.2	4,743	34.8	3,270	29.6	51,183	14.3
Vacant.....	9,964	4.9	...	...	739	5.4	...	...	9,063	2.5
Available for sale only.....	2,406	1.2	...	...	...	...	...	...	469	0.1
Available for rent.....	4,859	2.4	...	...	246	1.8	...	...	5,243	1.5
Other.....	2,699	1.3	...	...	493	3.6	...	...	3,391	0.9
CONDITION AND PLUMBING										
All units.....	204,381	100.0	6,577	100.0	13,636	100.0	11,080	100.0	357,041	100.0
lot dilapidated.....	203,895	99.8	6,577	100.0	12,156	89.1	10,160	91.7	345,283	96.7
With all plumbing facilities.....	202,925	99.3	6,307	95.9	10,180	74.6	9,955	89.8	333,528	93.4
Lacking some or all facilities.....	970	0.5	270	4.1	1,976	14.5	205	1.9	11,755	3.3
Dilapidated.....	486	0.2	...	...	1,480	10.9	920	8.3	11,758	3.3
Owner occupied.....	122,838	100.0	809	...	3,464	...	4,614	...	166,349	100.0
lot dilapidated.....	122,838	100.0	809	...	3,464	...	4,307	...	162,071	97.4
With all plumbing facilities.....	121,868	99.2	809	...	2,723	...	4,307	...	157,150	94.5
Lacking some or all facilities.....	970	0.8	...	...	741	...	...	...	4,921	2.9
Dilapidated.....	...	...	...	...	...	...	307	...	4,278	2.6
Renter occupied.....	71,579	100.0	5,768	100.0	9,433	100.0	6,466	100.0	181,629	100.0
lot dilapidated.....	71,093	99.3	5,768	100.0	8,446	89.5	5,853	90.5	174,912	96.3
With all plumbing facilities.....	71,093	99.3	5,492	95.3	7,211	76.4	5,648	87.3	168,649	92.8
Lacking some or all facilities.....	...	...	270	4.7	1,235	13.1	205	3.2	6,363	3.5
Dilapidated.....	486	0.7	...	...	987	10.5	613	9.5	6,717	3.7
Vacant.....	9,964	...	...	...	739	...	...	...	9,063	...
BATHROOMS										
All units.....	204,381	100.0	6,577	100.0	13,636	100.0	11,080	100.0	357,041	100.0
More than 1.....	129,212	63.2	5,767	87.7	8,696	63.8	4,602	41.5	265,953	74.5
One.....	73,956	36.2	540	8.2	1,731	12.7	6,069	54.8	77,114	21.6
Shared or none.....	1,213	0.6	270	4.1	3,209	23.5	409	3.7	13,974	3.9

Components of Inventory Change

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added through--				Units changed by--				Same units	
	New construction		Other sources		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
ROOMS										
All units.....	264,381	100.0	6,577	100.0	13,636	100.0	11,080	100.0	357,041	100.0
1 and 2 rooms.....	9,339	4.6	2,162	32.9	4,728	34.7	204	1.8	24,911	7.0
3 and 4 rooms.....	47,320	23.2	3,664	54.8	5,694	41.8	1,021	9.2	128,489	36.0
5 and 6 rooms.....	198,792	53.2	541	8.2	2,720	19.9	3,927	35.4	144,879	40.6
7 rooms or more.....	38,930	19.0	270	4.1	494	3.6	5,928	53.6	58,762	16.4
Median.....	5.4	...	2.8	...	3.1	...	6.3+	...	4.9	...
Owner occupied.....	122,838	100.0	809	...	3,464	...	4,614	...	166,349	100.0
1 and 2 rooms.....	...	...	...	...	248	...	...	...	457	0.3
3 and 4 rooms.....	4,669	3.8	269	...	1,235	...	...	...	23,176	13.9
5 and 6 rooms.....	81,330	66.2	270	...	1,733	...	1,675	...	93,960	56.5
7 rooms or more.....	36,839	30.0	270	...	248	...	2,939	...	48,756	29.3
Median.....	6.0	...	...	...	...	...	...	...	5.9	...
Renter occupied.....	71,579	100.0	5,768	100.0	9,433	100.0	6,466	100.0	181,629	100.0
1 and 2 rooms.....	9,339	13.0	2,162	37.5	3,987	42.3	204	3.2	23,252	12.8
3 and 4 rooms.....	38,181	51.4	3,335	57.8	4,459	47.3	1,021	15.8	101,513	55.9
5 and 6 rooms.....	22,211	31.0	271	4.7	741	7.8	2,252	34.8	47,567	26.2
7 rooms or more.....	1,848	2.6	...	...	246	2.6	2,989	46.2	9,297	5.1
Median.....	3.9	...	2.7	...	2.8	...	6.4	...	3.8	...
Vacant.....	9,964	...	...	...	739	...	...	...	9,063	...
UNITS IN STRUCTURE										
All units.....	264,381	100.0	6,577	100.0	13,636	100.0	11,080	100.0	357,041	100.0
1.....	146,134	71.5	270	4.1	...	...	8,113	73.2	206,402	57.8
2 to 4.....	4,834	2.4	1,892	28.8	10,126	74.3	2,354	21.2	54,964	15.4
5 or more.....	53,413	26.1	4,415	67.1	3,510	25.7	613	5.6	95,675	26.8
YEAR STRUCTURE BUILT										
All units.....	264,381	100.0	6,577	100.0	13,636	100.0	11,080	100.0	357,041	100.0
1957 to 1959.....	42,968	21.0	...	...	...	...	...	...	...	...
April 1950 to 1956.....	161,413	79.0	...	...	...	...	...	...	...	...
1940 to March 1950.....	...	...	2,523	38.4	1,729	12.7	819	7.4	136,432	38.2
1939 or earlier.....	...	...	4,054	61.6	11,907	87.3	10,261	92.6	220,609	61.8
PERSONS										
Occupied units.....	194,417	100.0	6,577	100.0	12,897	100.0	11,080	100.0	347,978	100.0
1 person.....	13,293	6.8	3,604	54.8	2,982	23.1	1,640	14.8	59,258	17.0
2 persons.....	55,083	28.4	2,431	37.0	4,450	34.5	1,541	13.9	101,572	29.2
3 persons.....	32,699	16.8	...	...	2,239	17.4	1,433	12.9	65,633	18.9
4 persons.....	42,059	21.6	542	8.2	1,991	15.4	1,024	9.2	50,218	14.4
5 persons.....	22,059	11.9	...	...	246	1.9	1,499	13.6	33,939	9.8
6 persons or more.....	26,204	13.5	...	...	989	7.7	3,943	35.6	37,358	10.7
Median: All occupied.....	3.4	...	1.5-	...	2.3	...	4.4	...	2.7	...
Owner.....	3.9	...	...	...	...	...	...	...	3.1	...
Renter.....	2.5	...	1.5-	...	2.3	...	5.5	...	2.4	...
PERSONS PER ROOM										
Occupied units.....	194,417	100.0	6,577	100.0	12,897	100.0	11,080	100.0	347,978	100.0
0.50 or less.....	70,601	36.3	4,415	67.1	4,712	36.5	4,613	41.6	162,532	46.7
0.51 to 0.75.....	52,134	26.8	539	8.2	1,482	11.5	1,703	15.4	81,909	23.5
0.76 to 1.00.....	59,880	30.8	1,352	20.6	4,217	32.7	3,812	34.4	69,388	19.9
1.01 to 1.50.....	9,278	4.8	271	4.1	1,236	9.6	409	3.7	26,307	7.6
1.51 or more.....	2,544	1.3	...	...	1,250	9.7	543	4.9	7,842	2.3
VALUE										
Owner-occupied nonfarm units ¹	120,731	100.0	270	...	...	...	3,073	...	149,536	100.0
Less than \$5,000.....	...	...	...	...	...	...	...	...	4,127	2.8
\$5,000 to \$7,499.....	...	...	...	...	...	...	...	...	5,972	4.0
\$7,500 to \$9,999.....	971	0.8	...	...	...	...	...	...	5,651	3.8
\$10,000 to \$12,499.....	6,167	5.1	...	...	...	...	...	...	22,265	14.9
\$12,500 to \$14,999.....	18,762	15.6	270	...	...	...	...	...	27,687	18.5
\$15,000 or more.....	102,831	85.7	...	...	...	...	...	...	83,794	56.0
Median.....dollars.....	19,300	...	...	...	...	...	...	...	15,800	...
Renter-occupied nonfarm units.....	71,579	...	5,768	...	9,433	...	6,466	...	180,428	...
GROSS RENT										
Reporting.....	71,337	100.0	5,768	100.0	9,433	100.0	6,261	100.0	175,660	100.0
Less than \$20.....	...	...	...	...	...	...	...	...	...	...
\$20 to \$29.....	793	1.1	...	...	...	...	...	...	1,731	1.0
\$30 to \$39.....	591	0.8	270	4.7	2,221	23.5	612	9.8	11,028	6.3
\$40 to \$49.....	5,232	7.3	2,163	37.5	2,981	31.7	204	3.3	61,063	34.8
\$50 to \$59.....	24,609	34.5	1,533	26.6	2,258	23.9	1,226	19.6	57,038	32.4
\$60 to \$69.....	45,112	63.3	1,862	31.2	1,973	20.9	4,219	67.3	44,800	25.5
No cash rent.....	242	...	...	...	...	...	205	...	4,768	...
Median.....dollars.....	105	...	86	...	77	...	109	...	85	...
CONTRACT RENT										
Reporting cash rent.....	71,337	...	5,768	...	9,433	...	6,261	...	175,660	...
Median.....dollars.....	97	...	62	...	71	...	94	...	78	...

¹ Restricted to single-unit properties; see text.

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
All dwelling units, 1950.....	22,156	100.0	9,078	100.0	5,802	100.0	25,806	100.0	357,041	100.0
Units with 1950 records available.....	22,094	99.7	9,078	100.0	5,458	94.1	24,936	96.6	320,044	89.6
TENURE, COLOR, AND VACANCY STATUS										
All units.....	22,094	100.0	9,078	100.0	5,458	100.0	24,936	100.0	320,044	100.0
Occupied.....	21,574	97.6	7,563	83.3	5,082	93.1	24,570	98.5	313,797	98.0
Owner occupied.....	3,281	14.8	3,102	34.2	2,706	49.6	6,570	26.3	149,986	46.8
White.....	2,405	10.8	2,098	23.1	2,511	46.0	5,353	21.4	130,466	40.8
Nonwhite.....	876	4.0	1,004	11.1	195	3.6	1,217	4.9	19,520	6.0
Renter occupied.....	18,293	82.8	4,461	49.1	2,376	43.5	18,000	72.2	163,811	51.2
White.....	10,645	48.2	2,790	30.7	1,556	28.5	9,655	38.7	135,737	42.4
Nonwhite.....	7,648	34.6	1,671	18.4	820	15.0	8,345	33.5	28,074	8.8
Vacant.....	520	2.4	1,515	16.7	376	6.9	366	1.5	6,247	2.0
Available for sale only.....	251	1.1	...	...	214	3.9	54	0.2	1,169	0.4
Available for rent.....	102	0.5	389	4.2	18	0.3	130	0.5	3,193	1.0
Other.....	167	0.8	1,130	12.5	144	2.7	182	0.8	1,885	0.6
CONDITION AND PLUMBING										
All units.....	22,094	100.0	9,078	100.0	5,458	100.0	24,936	100.0	320,044	100.0
Dilapidated.....	16,865	76.3	7,192	79.2	5,458	100.0	23,817	95.5	313,645	98.0
With all plumbing facilities.....	14,434	65.3	5,776	63.6	4,777	87.5	13,913	55.8	295,796	92.4
Lacking some or all facilities.....	2,431	11.0	1,416	15.6	681	12.5	9,904	39.7	17,849	5.6
Dilapidated.....	5,229	23.7	1,886	20.8	...	...	1,119	4.5	6,399	2.0
Owner occupied.....	3,281	...	3,102	...	2,706	...	6,570	100.0	149,986	100.0
Dilapidated.....	2,634	...	2,599	...	2,706	...	6,570	100.0	148,135	98.8
With all plumbing facilities.....	2,634	...	1,591	...	2,387	...	5,241	79.8	142,123	94.1
Lacking some or all facilities.....	...	...	1,008	...	319	...	1,329	20.2	7,012	4.7
Dilapidated.....	647	...	503	...	...	...	...	...	1,851	1.2
Renter occupied.....	18,293	100.0	4,461	...	2,376	...	18,000	100.0	163,811	100.0
Dilapidated.....	13,711	75.0	3,832	...	2,376	...	16,881	93.8	159,263	97.2
With all plumbing facilities.....	11,280	61.7	3,518	...	2,014	...	8,650	48.1	148,907	90.9
Lacking some or all facilities.....	2,431	13.3	314	...	362	...	8,231	45.7	10,356	6.3
Dilapidated.....	4,582	25.0	629	...	...	...	1,119	6.2	4,548	2.8
Vacant.....	520	...	1,515	...	376	...	366	...	6,247	...
ROOMS										
All units.....	22,094	100.0	9,078	100.0	5,458	100.0	24,936	100.0	320,044	100.0
1 to 2 rooms.....	5,850	26.5	2,864	31.5	216	4.0	9,205	36.9	25,101	7.8
3 to 4 rooms.....	8,330	37.7	3,455	38.1	964	17.7	11,400	45.8	119,174	37.2
5 to 6 rooms.....	5,506	24.9	1,880	20.7	1,601	29.3	3,178	12.7	130,338	40.8
7 rooms or more.....	2,408	10.9	879	9.7	2,677	49.0	1,153	4.6	45,431	14.2
Median.....	3.9	...	3.6	...	6.4	...	2.9	...	4.8	...
Owner occupied.....	3,281	...	3,102	...	2,706	...	6,570	100.0	149,986	100.0
1 to 2 rooms.....	84	...	252	...	...	...	466	7.1	685	0.5
3 to 4 rooms.....	315	...	1,343	...	243	...	2,952	45.0	21,116	14.1
5 to 6 rooms.....	1,126	...	1,004	...	643	...	2,052	31.2	90,368	60.2
7 rooms or more.....	1,756	...	503	...	1,800	...	1,100	16.7	37,817	25.2
Median.....	...	...	...	...	...	...	4.4	...	5.8	...
Renter occupied.....	18,293	100.0	4,461	...	2,376	...	18,000	100.0	163,811	100.0
1 to 2 rooms.....	5,766	31.5	1,859	...	216	...	8,503	47.2	23,705	14.5
3 to 4 rooms.....	7,495	41.0	1,601	...	721	...	8,318	46.2	95,713	58.4
5 to 6 rooms.....	4,380	23.9	876	...	902	...	1,126	6.3	37,489	22.9
7 rooms or more.....	652	3.6	125	...	537	...	53	0.3	6,904	4.2
Median.....	3.5	...	...	...	...	...	2.6	...	3.6	...
Vacant.....	520	...	1,515	...	376	...	366	...	6,247	...
UNITS IN STRUCTURE										
All units.....	22,094	100.0	9,078	100.0	5,458	100.0	24,936	100.0	320,044	100.0
1 to 4.....	11,286	51.1	6,653	73.2	3,904	71.6	...	...	174,244	54.4
5 to 6.....	5,520	25.0	1,412	15.6	547	10.0	19,678	78.9	52,477	16.4
7 or more.....	5,288	23.9	1,013	11.2	1,007	18.4	5,258	21.1	93,323	29.2
YEAR STRUCTURE BUILT										
All units.....	22,094	100.0	9,078	100.0	5,458	100.0	24,936	100.0	320,044	100.0
1950 to March 1950.....	6,740	30.5	1,861	20.5	563	10.3	1,629	6.5	119,256	37.3
April or earlier.....	15,354	69.5	7,217	79.5	4,895	89.7	23,307	93.5	200,788	62.7
PERSONS										
Occupied units.....	21,574	100.0	7,563	100.0	5,082	...	24,570	100.0	313,797	100.0
1 person.....	2,497	11.6	1,226	16.2	...	...	3,428	14.0	28,870	9.2
2 persons.....	5,551	25.7	2,048	27.1	1,052	...	8,996	36.6	85,438	27.3
3 persons.....	4,505	20.9	1,968	26.0	1,290	...	5,914	24.1	82,884	26.4
4 persons.....	3,026	14.0	1,110	14.7	512	...	3,274	13.3	59,344	18.9
5 persons.....	2,787	12.9	750	9.9	943	...	1,768	7.2	36,137	10.2
6 persons or more.....	3,208	14.9	461	6.1	1,285	...	1,190	4.8	25,124	8.0
Median.....	...	...	...	...	...	...	...	...	...	...
1 occupied.....	3.1	...	2.8	...	...	...	2.5	...	3.0	...
Owner.....	...	...	...	...	...	...	...	...	3.4	...
Renter.....	3.0	...	...	...	...	...	2.4	...	2.6	...

Components of Inventory Change

Table 3.—1950 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE 1950 AND SAME UNITS—Con.

[Based on sample; percent and median not shown where base is insufficient; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1950 records available]

Subject	Units lost through--				Units changed by--				Same units	
	Demolition		Other means		Conversion		Merger		Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
PERSONS PER ROOM										
Occupied units.....	21,574	100.0	7,563	100.0	5,082	...	24,570	100.0	313,797	100.0
0.50 or less.....	5,187	24.0	1,936	25.6	1,670	...	5,726	23.3	107,962	34.4
0.51 to 0.75.....	3,863	17.9	2,012	26.6	1,094	...	5,022	20.4	98,262	31.3
0.76 to 1.00.....	6,192	28.8	1,713	22.6	1,632	...	6,666	27.1	77,168	24.6
1.01 to 1.50.....	3,735	17.3	733	9.7	501	...	3,552	14.5	21,380	6.8
1.51 or more.....	2,597	12.0	1,169	15.5	185	...	3,604	14.7	9,025	2.9
VALUE										
Owner-occupied nonfarm units ¹	3,009	...	1,760	...	2,246	...	...	...	123,523	...
Reporting.....	3,009	...	1,760	...	2,192	...	...	...	121,690	100.0
Less than \$5,000.....	250	...	755	...	81	...	...	...	3,027	2.5
\$5,000 to \$7,400.....	502	...	251	...	97	...	...	...	6,031	5.0
\$7,500 to \$9,900.....	754	...	...	...	24	...	...	...	15,275	12.6
\$10,000 to \$12,400.....	752	...	250	...	1,011	...	...	...	29,665	24.4
\$12,500 to \$14,900.....	500	...	...	...	199	...	...	...	14,652	12.0
\$15,000 or more.....	251	...	504	...	780	...	...	...	53,040	43.5
Not reported.....	...	...	...	...	54	...	...	...	1,833	...
Median.....dollars..	...	...	...	...	...	...	...	...	13,700	...
Renter-occupied nonfarm units.....	18,293	...	4,461	...	2,376	...	17,964	...	162,668	...
GRUSS RENT										
Reporting.....	17,083	100.0	3,105	...	2,233	...	15,843	100.0	(?)	...
Less than \$20.....	1,243	7.3	...	...	...	...	201	1.3	...	...
\$20 to \$39.....	4,866	28.5	459	...	72	...	3,123	19.7	...	...
\$40 to \$59.....	8,329	48.7	1,003	...	669	...	6,076	38.3	...	...
\$60 to \$79.....	1,501	8.8	828	...	314	...	4,543	28.7	...	...
\$80 to \$99.....	643	3.8	...	...	435	...	1,071	6.8	...	...
\$100 or more.....	501	2.9	815	...	743	...	829	5.2	...	...
Not reported.....	687	...	877	...	143	...	1,996	...	...	...
No cash rent.....	523	...	479	...	...	...	125	...	...	...
Median.....dollars..	46	...	...	...	...	...	55	...	...	...
CONTRACT RENT										
Reporting cash rent.....	17,128	...	3,898	...	2,233	...	17,083	...	155,466	...
Median.....dollars..	35	...	...	...	...	...	53	...	60	...

¹ Restricted to single-unit properties; see text.
² Not tabulated; see Volume IV, Part 1B.

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1950

[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic											
		Occupied									Vacant		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1950 and 1959: With 1950 records available.....	320,044	311,222	231,688	79,534	147,605	114,427	33,178	163,617	117,261	46,356	8,822	5,712	3,110
Occupied.....	313,797	305,351	227,019	78,332	145,040	112,103	32,937	160,311	114,916	45,395	8,446	5,336	3,110
White.....	266,203	260,390	225,854	34,536	126,660	111,647	15,013	133,730	114,207	19,523	5,813	3,654	2,159
Nonwhite.....	47,594	44,961	1,165	43,796	18,380	456	17,924	26,581	709	25,872	2,633	1,682	951
Owner occupied.....	149,986	147,422	113,791	33,631	128,024	101,529	26,495	19,398	12,262	7,136	2,564	698	1,866
White.....	130,466	128,142	113,141	15,001	112,985	101,073	11,912	15,157	12,068	3,089	2,324	698	1,626
Nonwhite.....	19,520	19,280	650	18,630	15,039	456	14,583	4,241	194	4,047	240	...	240
Renter occupied.....	163,811	157,929	113,228	44,701	17,016	10,574	6,442	140,913	102,654	38,259	5,882	4,638	1,244
White.....	135,737	132,248	112,713	19,535	13,675	10,574	3,101	118,573	102,139	16,434	3,489	2,956	533
Nonwhite.....	28,074	25,681	515	25,166	3,341	...	3,341	22,340	515	21,825	2,393	1,682	711
Vacant.....	6,247	5,871	4,669	1,202	2,565	2,324	241	3,306	2,345	961	376	376	...
Available.....	4,362	3,986	3,024	962	1,857	1,616	241	2,129	1,408	721	376	376	...
Other.....	1,885	1,885	1,645	240	708	708	...	1,177	937	240	...	...	...

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1950
[Based on sample; see text]

1950 characteristic	Total dwelling units	1959 characteristic									
		Total *			Owner occupied			Renter occupied			Vacant
		Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	Not dilapidated		Dilapidated	
		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		With all plumbing facilities	Lacking some or all facilities		
Same units 1950 and 1959: With 1950 records available.....	320,044	301,369	10,307	8,368	141,773	3,932	1,900	152,008	5,904	5,705		8,822
Not dilapidated:											
With all plumbing facilities.....	295,796	289,049	2,139	4,608	136,675	1,190	1,420	145,748	949	2,883	6,931
Lacking some or all facilities.....	17,849	9,476	6,967	1,406	4,181	2,056	...	4,855	4,440	948	1,409
Dilapidated.....	6,399	2,844	1,201	2,354	937	686	480	1,425	519	1,874	482
Owner occupied.....	149,986	143,709	3,450	2,827	124,080	2,513	1,431	17,523	937	938	2,564
Not dilapidated:											
With all plumbing facilities.....	141,123	138,742	709	1,672	120,159	229	1,191	16,477	480	481	2,106
Lacking some or all facilities.....	7,012	4,270	2,284	458	3,224	1,827	...	1,046	457	...	458
Dilapidated.....	1,851	697	457	697	697	457	240	...	...	457	...
Renter occupied.....	163,811	151,654	6,616	5,541	15,128	1,419	469	131,420	4,726	4,767	5,882
Not dilapidated:											
With all plumbing facilities.....	148,907	144,541	1,430	2,936	13,951	961	229	126,446	469	2,402	4,449
Lacking some or all facilities.....	10,356	4,966	4,442	948	937	229	...	3,549	3,742	948	911
Dilapidated.....	4,548	2,147	744	1,657	240	229	240	1,425	515	1,417	482
Vacant.....	6,247	6,006	241	...	2,565	...	...	3,065	241	...	376

Table 6.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

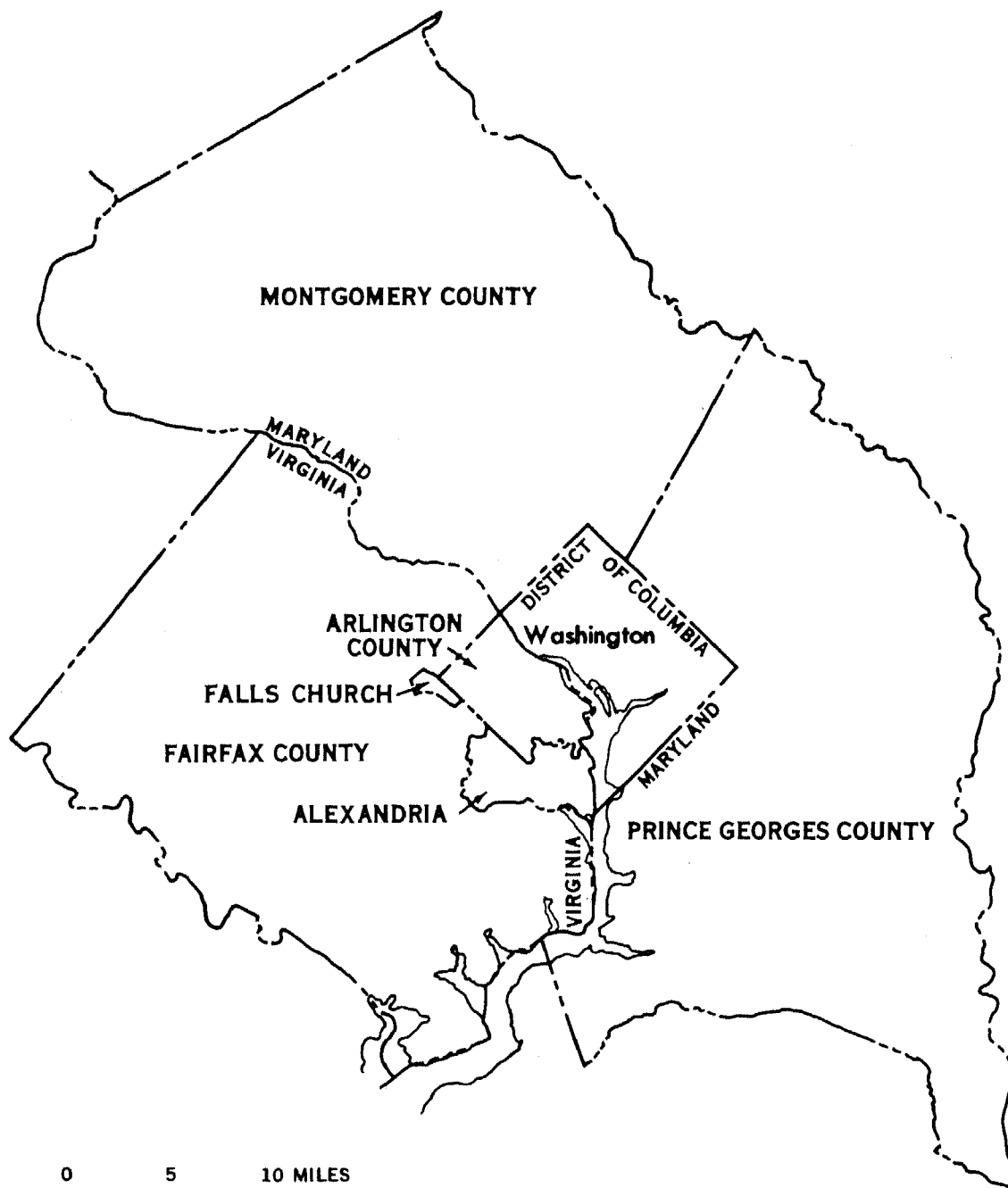
Subject	Total	Value							
		Less than \$7,500	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units ¹	120,731	...	971	6,167	10,762	28,789	19,498	21,671	32,873
ROOMS									
1 and 2 rooms.....	...	...	...	...	...	...	...	...	...
3 and 4 rooms.....	4,669	...	242	2,183	947	416	416	465	...
5 and 6 rooms.....	79,706	...	485	3,984	9,815	23,474	17,553	13,559	10,836
7 rooms or more.....	36,356	...	244	...	...	4,899	1,529	7,647	22,037
PERSONS									
1 and 2 persons.....	32,514	...	...	968	1,973	7,127	7,170	4,351	10,925
3 and 4 persons.....	44,338	...	485	2,078	6,412	11,108	3,316	11,479	9,460
5 and 6 persons.....	35,378	...	242	2,097	961	8,663	9,012	3,895	10,508
7 persons or more.....	8,501	...	244	1,024	1,416	1,891	...	1,946	1,980
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	110,056	...	971	5,199	9,972	26,200	18,355	20,720	28,639
Under 45 years.....	77,014	...	729	5,199	9,729	18,562	16,246	14,656	11,893
45 to 64 years.....	28,840	...	342	...	243	7,153	1,866	4,751	14,585
65 years and over.....	4,202	...	...	...	...	485	243	1,313	2,161
Other male head.....	4,393	...	...	...	547	485	485	244	3,117
Female head.....	6,282	...	...	968	243	2,589	658	707	1,117

¹ Restricted to single-unit properties; see text.

Table 7.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS
[Based on sample; see text]

Subject	Total	Gross rent							No cash rent
		Less than \$40	\$40 to \$59	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more		
Renter-occupied nonfarm dwelling units.....	71,879	793	591	5,232	24,609	29,888	10,204	242	
ROOMS									
1 and 2 rooms.....	9,339	...	...	...	5,964	2,362	1,013	...
3 and 4 rooms.....	39,181	793	243	4,997	11,936	16,927	3,298	...	
5 and 6 rooms.....	22,311	...	348	265	6,467	10,599	4,952	...	
7 rooms or more.....	1,848	...	...	...	242	...	1,364	242
PERSONS									
1 and 2 persons.....	35,639	793	...	3,339	14,543	12,530	4,434	...	
3 and 4 persons.....	28,990	...	348	1,899	8,013	14,470	4,016	...	
5 and 6 persons.....	6,245	...	243	...	2,034	2,446	1,502	...	
7 persons or more.....	745	...	...	...	19	242	242	242
HOUSEHOLD COMPOSITION BY AGE OF HEAD									
Male head, wife present, no nonrelatives.....	51,966	793	591	5,232	13,277	22,745	9,095	242	
Under 45 years.....	38,520	...	243	3,822	10,913	18,293	4,987	242	
45 to 64 years.....	11,283	348	348	1,360	3,365	3,897	3,095	...	
65 years and over.....	2,158	590	...	...	...	599	1,013	...
Other male head.....	4,904	...	...	...	2,764	1,021	1,157	...
Female head.....	14,709	...	...	...	8,967	6,142	...	...

Washington, D.C.-Md.-Va. STANDARD METROPOLITAN STATISTICAL AREA



BOTH THE 1959 AND 1950 DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959.) THE 1959 AREA OF THE SMSA IS THE SAME AS THE 1950 AND 1960 AREA.

STATE LINE
 COUNTY LINE

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census