

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-1

COMPONENTS OF INVENTORY CHANGE Part 2: 1957-1959 Components

United States and Regions

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



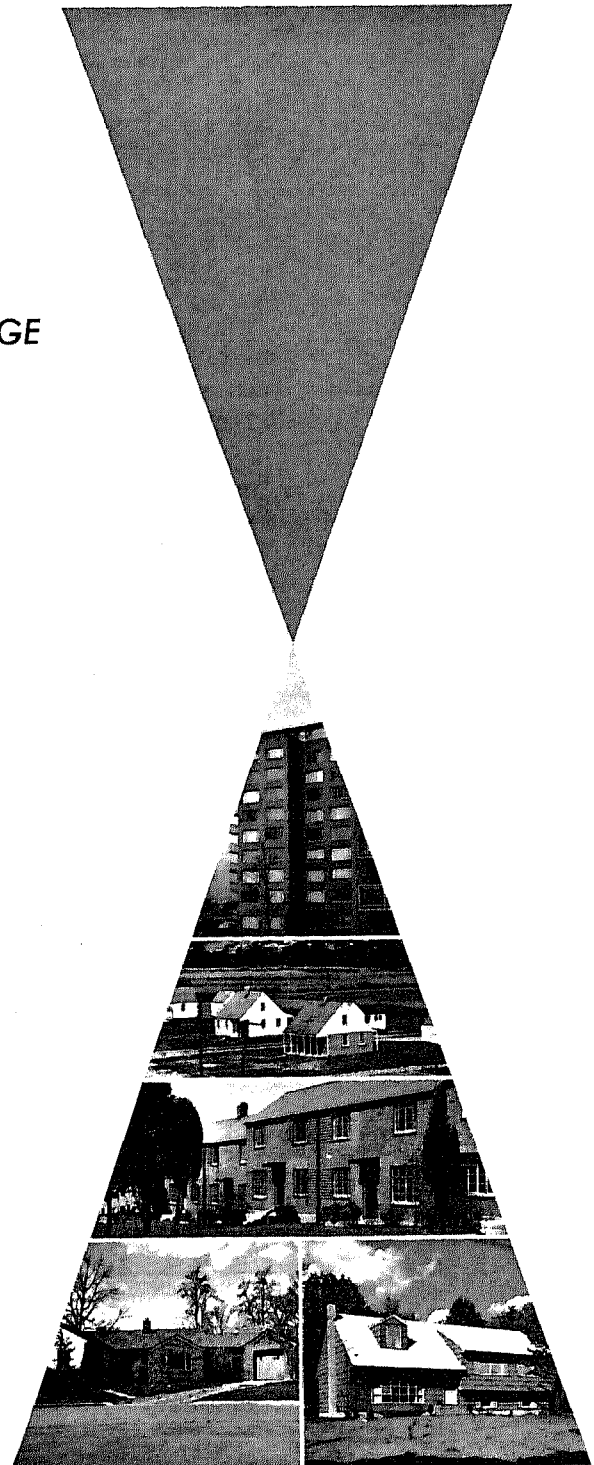
U.S. DEPARTMENT OF COMMERCE

Luther H. Hodges, Secretary

BUREAU OF THE CENSUS

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

Robert W. Burgess, Director (To March 3, 1961)





U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

RICHARD M. SCAMMON, *Director*

A. ROSS ECKLER, *Deputy Director*
HOWARD C. GRIEVES, *Assistant Director*
CONRAD TAEUBER, *Assistant Director*
MORRIS H. HANSEN, *Assistant Director for Research and Development*
CHARLES B. LAWRENCE, JR., *Assistant Director for Operations*
WALTER L. KEHRES, *Assistant Director for Administration*
CALVERT L. DEDRICK, *Chief, International Statistical Programs Office*
CONRAD SHAMEL, *Acting Public Information Officer*

Housing Division—

DANIEL B. RATHBUN, *Chief*
ARTHUR F. YOUNG, *Assistant Chief*
BEULAH WASHABAUGH, *Special Assistant*
AARON JOSOWITZ, *Acting Chief, Occupancy and Utilization Branch*
J. HUGH ROSE, *Chief, Structural Statistics Branch*

Data Processing Systems Division—ROBERT F. DRURY, *Chief*
Demographic Operations Division—MORTON A. MRYER, *Chief*
Field Division—JEFFERSON D. MCPIKE, *Chief*
Geography Division—WILLIAM T. FAY, *Chief*
Statistical Methods Division—JOSEPH STEINBERG, *Chief*

Library of Congress Card Number: A61-9347

SUGGESTED CITATION

U.S. Bureau of the Census. *U.S. Census of Housing: 1960.*
Volume IV. *Components of Inventory Change—1957 to 1959 Components.*
Final Report HC(4), Part 2, No. 1.
U.S. Government Printing Office, Washington, D.C., 1963.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C.,
or any of the Field Offices of the Department of Commerce - Price \$1.50.

PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1957 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 for the 1957 to 1959 period. 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 some of the enumeration began in late October 1959 and some extended into early 1960.

This report is one of 10 reports which comprise Series HC(4), Part 2. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas. The nine metropolitan areas are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components.

Series HC(4), Part 1A (1950 to 1959 Components) provided statistics on the counts and basic characteristics of the components of change for the 1950 to 1959 period—new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same—and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for 17 metropolitan areas—for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, 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 first nine areas named (the two standard consolidated areas and the seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components.

Series HC(4), Part 1B (Inventory Characteristics) provided additional cross-tabulations of characteristics of new construction units and same units for the 1950 to 1959 period and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the same 17 metropolitan areas covered in Part 1A. This series 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, Demographic 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, with the help of Aneida E. France, assisted in planning and developing the content of this report. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, developed and coordinated the survey procedures and, with the help of Robert O. Bartram, was responsible for the preparation of the textual materials in this report.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, George E. Turner, E. Richard Bourdon, and Orville Slye of the Demographic 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; Statistical Reports Division, Edwin D. Goldfield, 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. A separate series 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 of 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 466 cities and localities in the United States and Puerto Rico are published in 420 separate reports.

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

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

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

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

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

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

CONTENTS

INTRODUCTION

	Page		Page
General.....	1	Definitions and explanations--Continued	
Description of tables.....	1	Occupancy characteristics--Continued	
Maps.....	2	Tenure.....	9
Relation to April 1960 Census of Housing.....	2	Owner of unit.....	9
Relation to 1956 National Housing Inventory.....	3	Structural characteristics.....	9
Comparability with 1950 Census of Housing.....	3	Rooms.....	9
Comparability with data from other sources.....	3	Units in structure.....	9
1960 publication program.....	4	Trailer.....	10
Availability of unpublished data.....	4	Year structure built.....	10
Definitions and explanations.....	4	Condition and plumbing facilities.....	10
Area classifications.....	5	Condition.....	10
Standard metropolitan statistical area (SMSA).....	5	Plumbing facilities.....	11
Urban-rural and farm-nonfarm residence.....	5	Bathroom.....	11
Living quarters.....	5	Financial characteristics.....	11
Dwelling unit.....	5	Value.....	11
Quasi-unit.....	7	Contract rent.....	11
Components of change.....	7	Gross rent.....	12
Same units.....	7	Household characteristics.....	12
Units changed by conversion.....	7	Household.....	12
Units changed by merger.....	7	Head of household.....	12
Units added through new construction.....	7	Household composition.....	12
Units added through other sources.....	8	Presence of nonrelatives.....	12
Units lost through demolition.....	8	Own children.....	12
Units lost through other means.....	8	Persons 65 years and over.....	12
Occupancy characteristics.....	8	Collection and processing of data.....	12
Occupied dwelling unit.....	8	Collection of data.....	13
Vacant dwelling unit.....	8	Processing of data.....	14
Vacancy status.....	9	Accuracy of data.....	14
Color.....	9	Sample design and sampling variability.....	14
Persons.....	9	Sample design.....	14
Persons per room.....	9	Estimation procedure.....	15
		Sampling variability.....	15

SUMMARY OF FINDINGS

Basic measures of change.....	18	Characteristics of units created or removed.....	20
Net change.....	19	Characteristics of same units.....	22

MAPS

Regions of conterminous United States.....		VIII
Standard metropolitan statistical areas.....		IX

TEXT TABLES

Introduction

		Page
Table I.--Source of tabulations.....		15
IIa.--1959 inventory--Rough approximation to standard error of counts of components of change.....		16
IIb.--1956 inventory--Rough approximation to standard error of counts of components of change.....		16
IIc.--Net change, 1956 to 1959--Rough approximation to standard error of counts of components of change.....		17
III.--Rough approximation to standard error of characteristics of components of change.....		17
IV.--Rough approximation to standard error of percentages of characteristics of components of change.....		17

Summary of Findings

		Page
Table A.--Source of the 1959 housing inventory.....		18
B.--Disposition of the 1956 housing inventory.....		19
C.--Net changes in the housing inventory, 1956 to 1959.....		20
D.--Summary characteristics of selected components of change, 1959 and 1956.....		21
E.--New construction units: Characteristics by number of rooms, 1959.....		22
F.--Same units: Changes in gross rent, 1956 to 1959.....		23
G.--Same units: Changes in value, 1956 to 1959.....		23

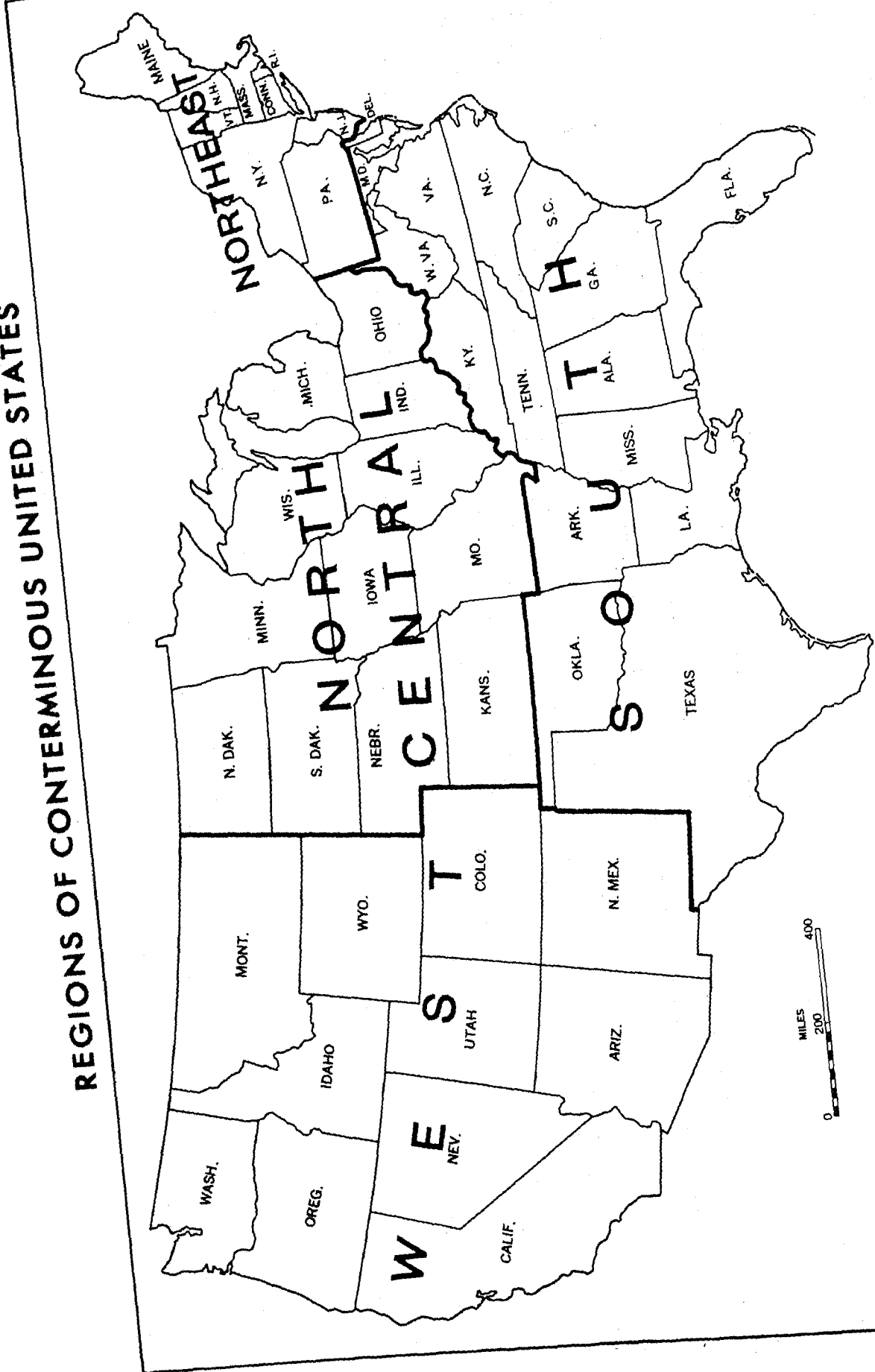
DETAILED TABLES

- Table 1.--Characteristics of the housing inventory, total and new construction: 1959 and 1956.
 Table 2.--1959 characteristics of dwelling units, for units created since December 1956 and same units.
 Table 3.--1956 characteristics of dwelling units, for units removed from the inventory since December 1956 and same units.
 Table 4.--Tenure, color, and vacancy status, for same units: 1959 by 1956.
 Table 5.--Condition and plumbing facilities, for same units: 1959 by 1956.
 Table 6.--Value of property for same units: 1959 by 1956.
 Table 7.--Gross rent for same units: 1959 by 1956.
 Table 8.--New construction: Number of rooms, by condition and plumbing facilities, bathrooms, persons, and household composition, by tenure, 1959.
 Table 9.--New construction: 1959 value of property, by rooms, persons, and household composition, for owner-occupied nonrental dwelling units.
 Table 10.--New construction: 1959 gross rent, by rooms, persons, and household composition, for renter-occupied nonrental dwelling units.

INDEX OF TABLES

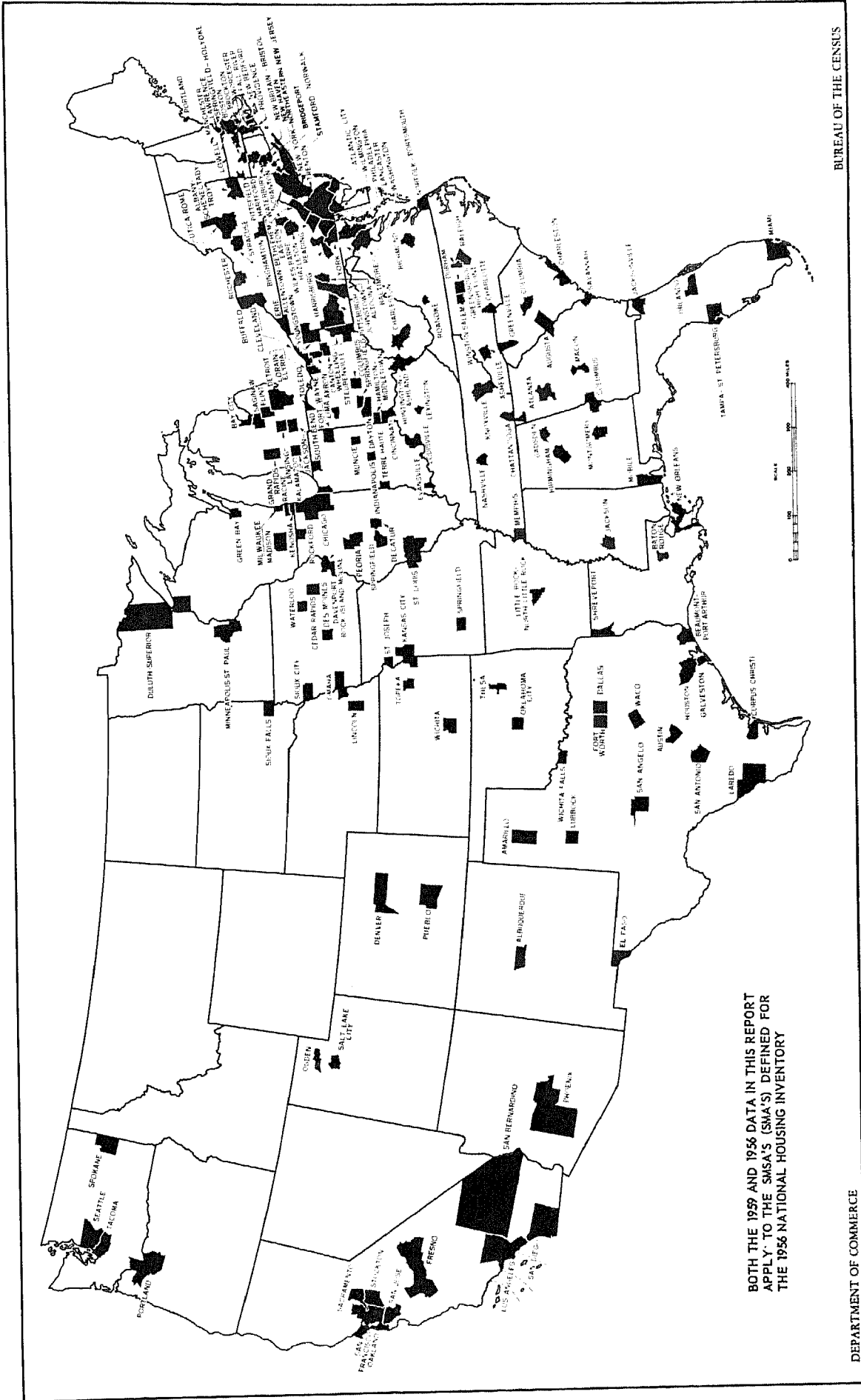
Area	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6	Table 7	Table 8	Table 9	Table 10
	Page	Page	Page	Page	Page	Page	Page	Page	Page	Page
United States.....	26	34	42	50	52	55	57	59	64	66
Inside SMSA's.....	26	35	43	50	52	55	57	60	64	66
In central cities.....	27	37	45	50	53	55	57	61	64	66
Not in central cities.....	27	38	46	51	53	56	58	62	65	67
Outside SMSA's.....	27	40	48	51	54	56	58	63	65	67
Northeast.....	71	75	80	85	86	88	89	90	93	94
Inside SMSA's.....	71	76	81	85	86	88	89	91	93	94
Outside SMSA's.....	71	78	83	85	87	88	89	92	93	...
North Central.....	97	101	106	111	112	114	115	116	119	120
Inside SMSA's.....	97	102	107	111	112	114	115	117	119	120
Outside SMSA's.....	97	104	109	111	113	114	115	118	119	...
South.....	123	127	132	137	138	140	141	142	145	146
Inside SMSA's.....	123	128	133	137	138	140	141	143	145	146
Outside SMSA's.....	123	130	135	137	139	140	141	144	145	146
West.....	149	153	158	163	164	166	167	168	171	172
Inside SMSA's.....	149	154	159	163	164	166	167	169	171	172
Outside SMSA's.....	149	156	161	163	165	166	167	170	171	172

REGIONS OF CONTERMINOUS UNITED STATES



BOTH THE 1959 AND 1966 DATA IN THIS REPORT APPLY TO THE UNITED STATES EXCLUSIVE OF ALASKA AND HAWAII.

STANDARD METROPOLITAN STATISTICAL AREAS



BOTH THE 1959 AND 1956 DATA IN THIS REPORT APPLY TO THE SMSA'S (SMA'S) DEFINED FOR THE 1956 NATIONAL HOUSING INVENTORY