

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-7

COMPONENTS OF INVENTORY CHANGE Part 2: 1957-1959 Components

Los Angeles—Long Beach, Calif., Standard Metropolitan Statistical Area

Prepared under the supervision of
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C O R R E C T I O N S

U. S. Census of Housing: 1960
Volume IV. Components of Inventory Change--1957 to 1959 Components
Part 2-7, Los Angeles-Long Beach SMSA

The data shown in table 3 relating to "year structure built"
(page 23) are revised as follows:

Table 3.--1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED
FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

Subject	Demolition	Other means	Conversion	Merger
YEAR STRUCTURE BUILT				
April 1950 to 1956....	477	16,289	882	...
March 1950 or earlier.	19,582	29,826	5,163	10,389

December 21, 1962

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 Aneda 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 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 2

(The boundaries of the areas listed below are the same as those defined for the 1956 National Housing Inventory)

- | | |
|---|---|
| <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 | <ol style="list-style-type: none"> 6. Detroit SMSA 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA |
|---|---|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1956, total units	1959	1956	1959 by 1956, 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	...	8
Persons.....	1	1	1	...	...	...	8, 9, 10
By tenure.....	1	1	1	2	3	...	...
Median by tenure.....	1	1	1	...	...	...	...
Persons per room.....	1	1	...	2	3	...	...
By tenure.....	1	1	...	...	...	4	...
Tenure by color.....	1	1	1	2	3	4	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	8
By tenure.....	1	1	1	2	3	...	8, 9, 10
Median by tenure.....	1	1	1	2	3	...	...
Units in structures.....	1	1	1	2	3	...	...
By tenure.....	1	1	1	...	...	...	...
Trailers by tenure.....	1	1	1	...	3	...	...
Year structure built.....	1	1	1	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
CONDITION AND PLUMBING FACILITIES							
Bathrooms.....	1	1	...	2	...	...	8
By tenure.....	1	1	...	...	...	5	8
Condition and plumbing.....	1	1	1	2	3	5	8
By tenure.....	1	1	1	2	3	5	8
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	10
Gross rent.....	1	1	1	2	3	7	10
By rooms.....	...	...	...	...	...	...	10
By persons.....	...	...	...	...	...	...	10
By household composition and age of head..	...	...	...	2	3	...	...
Median.....	1	1	1	2	3	...	...
Value.....	1	1	1	2	3	6	9
By rooms.....	...	...	...	...	...	...	9
By persons.....	...	...	...	...	...	...	9
By household composition and age of head..	...	...	...	2	3	...	...
Median.....	1	1	1	2	3	...	...
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	1	...	...	...	8
By tenure.....	...	...	...	...	...	...	8, 9, 10
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

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 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 for the 1957-1959 period. 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 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 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 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 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 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure 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 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column 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

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these

boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although 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 used 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 with 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 systematic 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 the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (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.

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 conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, 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 (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

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. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

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 series 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, with Volumes I and II issued also as bound 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 and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those 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 of Volume IV, more data were tabulated than it was 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 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 1956 survey. 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 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 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 1956 survey. In the April 1960 Census reports, 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 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, 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. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

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

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

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.¹ 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.

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 (as designated for 1960) 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 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

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

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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 the 1956 and 1959 survey, urban areas were 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 1956 or 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 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" 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 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and 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 1956.) 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.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.—Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. 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 is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in 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 1956 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 1956 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 1956 survey 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 1956 survey records (see "Collection and processing of data"). In instances where the 1956 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 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 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 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 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 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 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 1956 and 1959 but had reverted to the 1956 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 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.—Any dwelling unit built between December 1956 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.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.—Any dwelling unit added to the inventory between December 1956 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 quasi-units in 1956; 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 December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably 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 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 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 December 1956 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.
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 December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 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 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 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 1956 survey.

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 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 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 vacant mobile trailers and 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 1956, are reported as losses from the 1956 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 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, 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, units temporarily occupied entirely by persons having a usual residence elsewhere, 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 1956 survey also were the same as those used in the 1959 survey.

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 1956 survey.

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 1956 survey, 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 1956 survey.

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 April 1960 Census. The number of persons per room was not computed for the 1956 survey.

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 1956 survey.

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 1956 survey, no information was obtained on the identity of the owner of the unit.

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 1956 survey.

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.

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 1956, 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 1956, 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 1956 survey. 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, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

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 material 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 1956 survey. 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 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 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 1956, 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) and hot running water.

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 units) 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 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

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 1956 survey.

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 the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. 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 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 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.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

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 was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

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 both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is 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 head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

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 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

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." Comparable data are not available from the 1956 survey reports.

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 Census of Population. Similar data are not presented in the 1956 reports.

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 1956 survey.

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. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. 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. Further detail on procedures 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. 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.

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.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, 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.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration 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 1950.

The above three 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. 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 1956 survey 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.

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.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, 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 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 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 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 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 and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

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 and a minimum review of all questionnaires 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, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules 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 April 1960 Census used FOSDIC schedules and electronic equipment.

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 1956 NHI records (and with the 1950 Census records for segments not 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 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

ACCURACY OF DATA

As in any sample 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 map. 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.

Figures from the 100-percent tabulations of the 1950 Census 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. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

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 that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. 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. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

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, 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. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

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 units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

Components of Inventory Change—1957 to 1959 Components

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

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. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

SAMPLING VARIABILITY

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

Sample size.--The full sample for the metropolitan area covered in this report consists of approximately 12,000 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,500 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 used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the

remainder of the tables are based on the subsample. In tables 4 to 10 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 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample, 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units..... Characteristics.....	1956 full sample, ¹ 1956 subsample. ²
Table 2, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample, 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units..... Characteristics.....	1959 full sample, 1959 subsample.
Tables 4 to 7, 1956 and 1959 data.....	1959 subsample.
Tables 8 to 10, 1959 data.....	1959 subsample.

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

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.....	2,285,700	61,000
Same units, 1956 and 1959.....	2,034,700	45,000
Units changed by--		
Conversion.....	12,300	3,600
Merger.....	5,200	1,100
Units added through--		
New construction.....	210,500	25,000
Other sources.....	23,000	10,000
1956 INVENTORY		
Units changed by--		
Conversion.....	6,000	1,300
Merger.....	10,400	2,500
Units lost through--		
Demolition.....	20,100	2,700
Other means.....	46,100	6,400
NET CHANGE		
Total.....	168,400	28,000
Units added through--		
Conversion.....	6,300	1,300
New construction.....	210,500	25,000
Other sources.....	23,000	10,000
Total added.....	239,700	27,000
Units lost through--		
Merger.....	5,200	1,100
Demolition.....	20,100	2,700
Other means.....	46,100	6,400
Total lost.....	71,300	7,000

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 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 the upper portion of table 4 as 1,159,700 in 1956 and as 1,154,800 in 1959, the standard error of the 4,900 change is read from table III.

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 of dwelling units.

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.

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

(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
5,000.....	3,500	100,000.....	14,500
10,000.....	5,000	250,000.....	22,500
25,000.....	7,500	500,000.....	31,500
50,000.....	10,500	1,000,000.....	43,500
75,000.....	12,500	2,000,000.....	62,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	1,000,000	2,286,000
2 or 98.....	4.0	2.2	1.4	0.7	0.4
5 or 95.....	7.1	3.4	2.0	1.0	0.7
10 or 90.....	9.5	4.6	2.8	1.4	0.9
25 or 75.....	13.2	6.5	4.0	2.0	1.3
50.....	15.0	7.5	4.5	2.5	1.5

SUMMARY OF FINDINGS

Between December 1956 and December 1959, there was a net gain of 168,400 dwelling units (8 percent) in the Los Angeles-Long Beach SMSA. During this period, the number of dwelling units increased from 2,117,300 units¹ to 2,285,700 units. The proportion of units that were not dilapidated with all plumbing facilities, the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median gross rent for renter-occupied units was \$68 in 1956 and \$77 in 1959. The median value of owner-occupied properties rose from \$14,300 to \$16,500.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. (For components of change statistics for the 1950 to 1959 period, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-7, 1950-1959 Components, and Part 1B-7, Inventory Characteristics.)

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959.....	2,285,700	100.0
Same units, 1956 and 1959.....	2,034,700	89.0
Units changed by--		
Conversion.....	12,300	0.6
Merger.....	5,200	0.2
Units added through--		
New construction.....	210,500	9.2
Other sources.....	23,000	1.0

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 2,034,700 units, or 89 percent of the dwelling units in the Los Angeles-Long Beach area in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 11 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 210,500 units, amounting to 9 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 23,000 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 12,300 converted units in the inventory in 1959 (table A) which had been produced by dividing 6,000 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 5,200 units (table A). These were produced by combining an estimated 10,400 units that existed in 1956 (table B). Units involved in conversions and mergers represented 1 percent of the 1959 inventory.

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

Table B, which describes the disposition of the 1956 inventory, shows that the 2,034,700 "same" units represented about 96 percent of the 1956 inventory. Approximately 20,100 units, or 1 percent of the 1956 inventory, were demolished before 1959 and 46,100 units (around 2 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 1956 inventory (1 percent) were involved in conversion or merger during the 3-year period.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY

(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	2,117,300	100.0
Same units, 1956 and 1959.....	2,034,700	96.1
Units changed by--		
Conversion.....	6,000	0.3
Merger.....	10,400	0.5
Units lost through--		
Demolition.....	20,100	0.9
Other means.....	46,100	2.2

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 added about 239,700 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 71,300 dwelling units from the 1956 inventory. Thus, for every three units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 168,400 units represents an average annual gain of approximately 56,000 units over the period of 3 years. For the 9 3/4-year period (April 1950 to December 1959) covered in Part 1A of Volume IV, the average annual gain was 83,000 units.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1956 TO 1959

(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1956	
All dwelling units: December 1959.....	2,285,700
December 1956.....	2,117,300
NET CHANGE	
Total.....	168,400
Percent.....	8.0
Units added through--	
Conversion.....	6,300
New construction.....	210,500
Other sources.....	23,000
Total added.....	239,700
Units lost through--	
Merger.....	5,200
Demolition.....	20,100
Other means.....	46,100
Total lost.....	71,300

Characteristics of units created or removed.--Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." A comparison of the characteristics of new units constructed in the 3-year period, 1957 to 1959, with those built in the 9 3/4-year period, April 1950 to December 1959, indicates possible differences between units built in the early part of the decade and those constructed later. (Characteristics of "new construction" for the 1950 to 1959 period are presented in Parts IA and IB of Volume IV.)

About one-half (54 percent) of the occupied newer units (1957-1959 "new construction") were occupied by owners in 1959 and the median value was \$20,500. Approximately two-fifths of the newer units were in multiunit structures (2 or more units in structure) and the median number of rooms was 4.4. Available vacant units (for rent or for sale) accounted for about 12 percent of all the newer units. As shown in the Part IA report, about seven-tenths of the occupied units that were constructed during the 1950-1959 period were occupied by owners and the median value was \$17,100. Around one-fourth of the units built 1950 to 1959 were in multiunit structures and the median number of rooms was 4.9; approximately 5 percent were vacant units available for rent or for sale.

Additional characteristics of "new construction" units for the 1957-1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Units that were demolished or otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although the overall effect may be limited because of the small numbers involved. Characteristics of these components are given in tables 2 and 3.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE:
1959 AND 1956

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

Subject	1959		1956 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	210,500	2,034,700	20,100	2,034,700
Not dilapidated, with all facilities..	209,800	1,984,100	15,800	1,950,900
Percent of total.....	99.7	97.5	78.8	98.1
With 1.01 or more persons per room....	22,900	168,700	6,200	152,400
Percent of occupied.....	12.7	8.7	39.4	8.0
Owner occupied.....	97,500	1,181,100	5,200	1,159,700
Percent of occupied.....	54.0	60.9	32.7	60.9
Median:				
Number of rooms.....	4.4	4.7	4.1	4.7
Number of persons.....	3.1	2.6	3.8	2.7
Value.....	\$20,500	\$16,400	...	\$14,600
Gross rent.....	\$1.04	\$75	...	\$71
Contract rent.....	\$97	\$69	...	\$66

¹ Data on characteristics based on units with 1956 records available.

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 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics, permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 37,600 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 18,200 shifted in the opposite direction. The lower portion of this table indicates that nearly all of the changes in color during the 1957-1959 period occurred in the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among all "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 14,200 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 25,100 shifted in the opposite direction. However, the overall quality was at nearly the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were reenter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$69 in 1956 and \$71 in 1959. The data on value of owner-occupied properties showed an overall increase. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) increased about 11 percent--from \$14,800 to \$16,500.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 2 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

LOS ANGELES-LONG BEACH

CALIFORNIA

STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the SMSA as shown on the map, defined for the 1956 National Housing Inventory; the SMSA comprises Los Angeles and Orange Counties in California.

The boundaries of the 1956 area are the same as the boundaries of the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1956 boundaries are also the same as the 1960 boundaries.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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
All dwelling units, 1959.....	210,499	22,973	12,311	5,228	2,034,685	...
TENURE, COLOR, AND VACANCY STATUS						
All units.....	210,499	22,973	12,311	5,228	2,034,685	100.0
Occupied.....	180,598	19,150	9,958	5,228	1,938,793	95.3
Owner occupied.....	97,462	12,349	1,774	4,043	1,181,120	58.0
White.....	96,508	11,760	1,774	3,033	1,099,394	54.0
Nonwhite.....	954	589	...	1,010	81,726	4.0
Renter occupied.....	83,136	6,801	8,184	1,185	757,673	37.2
White.....	79,895	6,801	7,535	560	668,034	32.8
Nonwhite.....	3,241	...	649	625	89,639	4.4
Vacant.....	29,901	3,823	2,353	...	95,892	4.7
Available for sale only.....	7,755	...	...	...	7,933	0.4
Available for rent.....	18,401	2,528	1,759	...	62,206	3.1
Other.....	3,745	1,295	594	...	25,753	1.3
CONDITION AND PLUMBING						
All units.....	210,499	22,973	12,311	5,228	2,034,685	100.0
Not dilapidated.....	209,791	21,678	12,311	5,228	1,998,586	98.2
With all plumbing facilities.....	209,765	18,425	9,031	5,228	1,984,099	97.5
Lacking some or all facilities.....	26	3,253	3,260	...	14,487	0.7
Dilapidated.....	708	1,295	...	...	36,099	1.8
Owner occupied.....	97,462	12,349	1,774	4,043	1,181,120	100.0
Not dilapidated.....	96,754	12,349	1,774	4,043	1,173,608	99.4
With all plumbing facilities.....	96,754	9,975	1,180	4,043	1,169,103	99.0
Lacking some or all facilities.....	...	2,374	594	...	4,505	0.4
Dilapidated.....	708	...	...	...	7,512	0.6
Renter occupied.....	83,136	6,801	8,184	1,185	757,673	100.0
Not dilapidated.....	83,136	6,801	8,184	1,185	733,276	96.8
With all plumbing facilities.....	83,110	5,922	6,112	1,185	723,414	95.5
Lacking some or all facilities.....	26	879	2,072	...	9,862	1.3
Dilapidated.....	708	...	...	...	24,397	3.2
Vacant.....	29,901	3,823	2,353	...	95,892	...
BATHROOMS						
All units.....	210,499	22,973	12,311	5,228	2,034,685	100.0
1.....	117,566	18,054	9,011	1,185	1,431,215	73.3
More than 1.....	92,907	1,666	...	4,043	522,259	25.7
Shared or none.....	26	3,253	3,260	...	21,211	1.0
ROOMS						
All units.....	210,499	22,973	12,311	5,228	2,034,685	100.0
1 and 2 rooms.....	14,553	7,424	5,716	625	179,194	8.8
3 and 4 rooms.....	95,973	12,267	5,422	52	711,220	35.0
5 and 6 rooms.....	87,360	2,154	1,173	2,013	979,841	48.2
7 rooms or more.....	12,613	1,128	...	2,538	164,430	8.1
Median.....	4.4	2.9	...	...	4.7	...
Owner occupied.....	97,462	12,349	1,774	4,043	1,181,120	100.0
1 and 2 rooms.....	3,855	6,300	594	...	7,821	0.7
3 and 4 rooms.....	10,273	4,383	1,180	...	217,069	18.4
5 and 6 rooms.....	71,543	1,077	...	1,505	800,902	67.8
7 rooms or more.....	11,791	589	...	2,538	155,328	13.2
Median.....	5.4	...	...	...	5.3	...
Renter occupied.....	83,136	6,801	8,184	1,185	757,673	100.0
1 and 2 rooms.....	5,376	1,124	3,941	625	140,904	18.6
3 and 4 rooms.....	66,226	4,061	3,656	52	430,722	59.5
5 and 6 rooms.....	7,534	1,077	587	508	157,996	20.9
7 rooms or more.....	3.4	539	...	...	8,051	1.1
Median.....	3.4	...	...	...	3.4	...
Vacant.....	29,901	3,823	2,353	...	95,892	...
UNITS IN STRUCTURE						
All units.....	210,499	22,973	12,311	5,228	2,034,685	100.0
1.....	122,003	18,292	...	3,789	1,435,041	70.5
2 to 4.....	17,409	4,681	9,209	1,439	303,404	14.9
5 or more.....	71,087	...	3,102	...	296,240	14.6
YEAR STRUCTURE BUILT						
All units.....	210,499	22,973	12,311	5,228	2,034,685	100.0
1957 to 1959.....	210,499	...	...	...	...	...
April 1950 to 1956.....	...	11,649	1,916	...	591,118	29.1
1940 to March 1950.....	...	2,605	1,187	1,113	510,654	25.1
1939 or earlier.....	...	8,719	9,208	4,115	932,913	45.9
PERSONS						
Occupied units.....	180,598	19,150	9,958	5,228	1,938,793	100.0
1 person.....	18,987	2,557	5,135	873	347,617	17.9
2 persons.....	50,887	10,968	4,498	1,223	594,316	30.7
3 persons.....	36,560	2,265	...	762	311,981	16.1
4 persons.....	31,600	1,076	...	1,621	321,268	17.1
5 persons.....	25,064	1,206	...	749	207,870	10.7
6 persons or more.....	17,500	1,078	325	...	146,063	7.5
Median: All occupied.....	3.1	2.1	...	...	2.6	...
Owner.....	4.0	...	...	...	3.1	...
Renter.....	2.2	...	...	...	2.1	...

Components of Inventory Change—1957 to 1959 Components

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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
PERSONS PER ROOM						
Occupied units.....	180,598	19,150	9,958	5,228	1,938,793	100.0
0.50 or less.....	52,621	2,447	5,652	2,298	879,901	45.4
0.51 to 0.75.....	60,267	7,878	958	2,422	446,089	23.0
0.76 to 1.00.....	44,833	3,939	3,023	508	444,081	22.9
1.01 to 1.50.....	15,649	2,342	...	...	120,645	6.2
1.51 or more.....	7,228	2,544	325	...	48,077	2.5
VALUE						
Owner-occupied nonfarm units ¹	81,688	1,206	...	3,065	1,045,335	100.0
Less than \$5,000.....	...	...	...	...	10,940	1.0
\$5,000 to \$7,400.....	...	...	...	...	16,265	1.6
\$7,500 to \$9,900.....	1,917	...	...	...	55,668	5.3
\$10,000 to \$12,400.....	3,664	617	...	495	141,322	13.5
\$12,500 to \$14,900.....	15,929	...	...	501	188,571	18.0
\$15,000 or more.....	60,178	589	...	2,069	632,569	60.5
Median.....dollars..	20,500	...	...	...	16,400	...
Renter-occupied nonfarm units.....	83,136	6,801	8,184	1,185	757,160	...
GROSS RENT						
Reporting.....	81,143	5,723	8,184	1,185	734,689	100.0
Less than \$20.....	...	...	...	...	1,584	0.2
\$20 to \$39.....	...	...	593	52	24,291	3.3
\$40 to \$59.....	...	586	2,723	879	152,950	20.8
\$60 to \$79.....	7,204	1,369	2,137	254	259,122	35.3
\$80 to \$99.....	27,757	3,229	2,144	...	176,414	24.0
\$100 or more.....	45,625	539	587	...	120,328	16.4
No cash rent.....	1,993	1,078	...	...	22,471	...
Median.....dollars..	104	...	...	...	75	...
CONTRACT RENT						
Reporting cash rent.....	81,143	5,723	8,184	1,185	734,689	...
Median.....dollars..	97	...	...	...	69	...

¹ Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956.....	20,059	46,115	6,045	10,389	2,034,685	100.0
Units with 1956 records available.....	20,059	46,115	6,045	10,389	1,988,575	97.7
TENURE, COLOR, AND VACANCY STATUS						
All units.....	20,059	46,115	6,045	10,389	1,988,575	100.0
Occupied.....	15,770	41,099	5,753	8,220	1,904,158	95.8
Owner occupied.....	5,161	23,187	2,703	5,670	1,159,723	58.3
White.....	5,161	23,187	2,703	4,613	1,083,873	54.5
Nonwhite.....	...	...	...	1,057	75,850	3.8
Renter occupied.....	10,609	17,912	3,050	2,550	744,435	37.4
White.....	10,609	17,912	3,050	1,546	670,991	33.7
Nonwhite.....	...	...	...	1,004	73,444	3.7
Vacant.....	4,289	5,016	292	2,169	84,417	4.2
Available for sale only.....	473	...	...	...	19,026	1.0
Available for rent.....	2,634	1,076	292	488	29,314	1.5
Other.....	1,182	3,940	...	1,681	36,077	1.8
CONDITION AND PLUMBING						
All units.....	20,059	46,115	6,045	10,389	1,988,575	100.0
Not dilapidated.....	17,422	41,733	5,510	9,344	1,968,884	99.0
With all plumbing facilities.....	15,808	22,702	5,510	8,368	1,950,940	98.1
Lacking some or all facilities.....	1,614	19,031	...	976	17,944	0.9
Dilapidated.....	2,637	4,382	535	1,045	19,691	1.0
Owner occupied.....	5,161	23,187	2,703	5,670	1,159,723	100.0
Not dilapidated.....	5,161	23,187	2,168	5,670	1,156,379	99.7
With all plumbing facilities.....	4,614	13,639	2,168	5,670	1,152,890	99.4
Lacking some or all facilities.....	547	9,548	...	...	3,489	0.3
Dilapidated.....	...	...	535	...	3,344	0.3
Renter occupied.....	10,609	17,912	3,050	2,550	744,435	100.0
Not dilapidated.....	9,154	14,592	3,050	2,034	731,216	98.2
With all plumbing facilities.....	8,087	5,756	3,050	1,546	720,242	96.8
Lacking some or all facilities.....	1,067	8,836	...	488	10,974	1.5
Dilapidated.....	1,455	3,320	...	516	13,219	1.8
Vacant.....	4,289	5,016	292	2,169	84,417	...

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through—		Units changed by—		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						
All units.....	20,059	46,115	6,045	10,389	1,988,575	100.0
1 and 2 rooms.....	4,415	20,027	535	3,065	185,527	9.3
3 and 4 rooms.....	7,461	20,789	2,793	4,734	703,734	35.4
5 and 6 rooms.....	5,976	4,217	1,098	2,075	929,333	46.7
7 rooms or more.....	2,207	1,082	1,619	515	169,981	8.5
Median.....	4.1	2.8	...	...	4.7	...
Owner occupied.....						
1 and 2 rooms.....	5,161	23,187	2,703	5,670	1,159,723	100.0
3 and 4 rooms.....	1,032	8,308	535	...	16,077	1.4
5 and 6 rooms.....	485	12,509	1,084	3,080	235,697	20.3
7 rooms or more.....	1,922	1,822	549	2,075	954,215	65.0
Median.....	1.722	2.45	535	515	153,473	13.2
Median.....	...	2.9	...	...	...	...
Renter occupied.....						
1 and 2 rooms.....	10,609	17,912	3,090	2,590	744,435	100.0
3 and 4 rooms.....	2,425	9,049	1,519	1,519	148,227	19.9
5 and 6 rooms.....	3,645	7,024	1,417	1,031	440,278	59.1
7 rooms or more.....	4,054	1,302	549	...	145,010	19.5
Median.....	485	537	1,084	...	10,920	1.5
Median.....	...	2.5-	...	...	...	...
Vacant.....	4,289	5,016	292	2,169	64,417	...
UNITS IN STRUCTURE						
All units.....	20,059	46,115	6,045	10,389	1,988,575	100.0
1.....	13,085	39,156	2,460	...	1,407,329	70.8
2 to 4.....	4,549	4,278	2,703	10,389	292,493	14.7
5 or more.....	2,425	2,681	882	...	288,753	14.5
YEAR STRUCTURE BUILT						
All units.....	20,059	46,115	6,045	10,389	1,988,575	100.0
April 1950 to 1956.....	3,956	31,430	3,356	3,015	576,298	29.0
March 1950 or earlier.....	16,103	14,685	2,689	7,374	1,412,277	71.0
PERSONS						
Occupied units.....	15,770	41,099	5,753	8,220	1,904,158	100.0
1 person.....	2,425	9,976	535	3,544	301,391	16.3
2 persons.....	3,231	11,604	1,966	2,073	572,793	30.1
3 persons.....	1,429	10,045	549	2,074	379,721	19.9
4 persons.....	2,363	7,264	1,633	529	302,903	15.9
5 persons.....	2,141	1,142	535	...	204,586	10.7
6 persons or more.....	4,181	1,068	535	...	133,764	7.0
Median.....	...	...	...	...	...	...
All occupied.....	3.8	2.4	...	...	2.7	...
Owner.....	...	2.4	...	...	3.1	...
Renter.....	...	2.4	...	...	2.1	...
PERSONS PER ROOM						
Occupied units.....	15,770	41,099	5,753	8,220	1,904,158	100.0
0.50 or less.....	4,139	10,967	3,599	5,874	800,798	42.1
0.51 to 0.75.....	1,914	6,718	535	1,302	499,805	26.2
0.76 to 1.00.....	3,499	14,751	1,084	1,044	451,159	23.7
1.01 to 1.50.....	3,334	8,132	535	...	110,557	5.8
1.51 or more.....	2,884	531	...	...	41,839	2.2
VALUE						
Owner-occupied nonfarm units ¹	3,152	2,170	1,084	...	1,002,147	...
Reporting.....	3,152	2,170	1,084	...	972,956	100.0
Less than \$5,000.....	485	...	...	...	13,032	1.3
\$5,000 to \$7,400.....	...	867	...	...	28,692	2.9
\$7,500 to \$9,900.....	473	...	...	...	92,943	9.6
\$10,000 to \$12,400.....	...	...	...	...	216,885	22.3
\$12,500 to \$14,900.....	957	...	...	...	162,137	16.7
\$15,000 or more.....	1,237	1,303	1,084	...	459,267	47.2
Not reported.....	...	...	...	...	29,191	...
Median.....dollars..	...	...	...	...	14,600	...
Renter-occupied nonfarm units.....	10,609	17,912	3,090	2,550	742,539	...
GROSS RENT						
Reporting.....	8,482	14,722	2,501	2,035	632,746	100.0
Less than \$20.....	...	545	...	...	...	...
\$20 to \$39.....	1,455	2,969	...	515	25,851	4.1
\$40 to \$59.....	3,430	8,239	...	1,520	158,345	25.0
\$60 to \$79.....	3,112	2,212	549	...	232,814	36.8
\$80 to \$99.....	...	...	1,070	...	127,313	20.1
\$100 or more.....	485	797	882	...	88,423	14.0
Not reported.....	1,448	2,135	549	...	96,052	...
No cash rent.....	679	1,055	...	515	13,741	...
Median.....dollars..	...	49	...	...	71	...
CONTRACT RENT						
Reporting cash rent.....	9,453	15,253	2,501	2,035	655,662	...
Median.....dollars..	...	42	...	...	66	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change—1957 to 1959 Components

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 characteristic	Total	1959 characteristic											
		Occupied units									Vacant units		
		Total			Owner			Renter			Total	Avail-able	Other
		Total	White	Non-white	Total	White	Non-white	Total	White	Non-white			
Same units 1956 and 1959: With 1956 records available.....	1,988,575	1,896,154	1,726,890	169,264	1,154,821	1,072,620	81,201	741,333	653,270	88,063	92,421	70,139	22,282
Occupied.....	1,904,128	1,830,192	1,667,206	162,986	1,123,057	1,042,906	80,151	707,135	624,300	82,835	73,966	56,355	17,611
White.....	1,754,864	1,686,654	1,643,024	37,630	1,047,536	1,034,214	13,322	639,118	614,810	24,308	68,210	53,203	15,007
Nonwhite.....	149,264	143,538	18,182	125,356	75,521	8,692	66,829	68,017	9,490	58,527	5,756	3,152	2,604
Owner occupied.....	1,159,723	1,135,420	1,052,315	83,105	1,049,026	974,811	74,215	86,394	77,504	8,890	24,303	12,877	11,426
White.....	1,085,873	1,060,621	1,043,637	16,984	979,440	967,695	11,745	81,181	75,942	5,239	23,252	12,352	10,900
Nonwhite.....	73,850	74,799	8,678	66,121	69,586	7,116	62,470	5,213	1,562	3,651	1,051	525	526
Renter occupied.....	744,435	694,772	614,891	79,881	74,031	68,095	5,936	620,741	546,796	73,945	49,663	43,478	6,185
White.....	670,931	626,033	605,387	20,646	68,096	66,519	1,577	557,937	538,868	19,069	44,958	40,851	4,107
Nonwhite.....	73,444	68,739	9,504	59,235	5,935	1,576	4,359	62,804	7,928	54,876	4,705	2,627	2,078
Vacant.....	84,447	85,962	59,684	6,278	31,764	30,714	1,050	34,198	28,970	5,228	18,455	13,784	4,671
Available.....	48,340	38,450	35,298	3,152	16,842	16,842	...	21,608	18,456	3,152	9,890	8,339	1,551
Other.....	36,077	27,512	24,386	3,126	14,922	13,872	1,050	12,590	10,514	2,076	8,565	5,445	3,120
Same units 1950, 1956, and 1959: With 1956 records available.....	1,272,255	1,215,682	1,085,415	130,267	679,268	618,226	61,042	536,414	467,189	69,225	56,573	41,466	15,107
Occupied.....	1,231,356	1,183,542	1,097,977	125,565	670,656	610,664	59,992	512,886	447,313	65,573	47,814	34,796	13,018
White.....	1,115,788	1,073,730	1,040,997	32,733	613,007	601,972	11,035	460,723	439,025	21,698	42,058	31,644	10,414
Nonwhite.....	115,568	109,812	16,980	92,832	57,649	8,692	48,957	52,163	8,288	43,875	5,756	3,152	2,604
Owner occupied.....	694,696	679,504	616,388	63,116	622,922	566,596	56,326	56,582	49,792	6,790	15,192	7,123	8,069
White.....	636,024	621,883	608,235	13,648	569,464	559,480	9,984	52,419	48,755	3,664	14,141	6,598	7,543
Nonwhite.....	58,672	57,621	8,153	49,468	53,458	7,116	46,342	4,163	1,037	3,126	1,051	525	526
Renter occupied.....	536,660	504,038	441,589	62,449	47,734	44,068	3,666	456,304	397,521	58,783	32,622	27,673	4,949
White.....	479,764	451,847	432,762	19,085	43,543	42,492	1,051	408,304	390,270	18,034	27,917	25,046	2,871
Nonwhite.....	56,896	52,191	8,827	43,364	4,191	1,576	2,615	48,000	7,251	40,749	4,705	2,627	2,078
Vacant.....	40,899	32,140	27,438	4,702	8,612	7,562	1,050	23,528	19,876	3,652	8,759	6,670	2,089
Available.....	20,483	15,793	14,217	1,576	2,708	2,708	...	13,085	11,509	1,576	4,690	4,177	513
Other.....	20,416	16,347	13,221	3,126	5,904	4,854	1,050	10,443	8,367	2,076	4,069	2,493	1,576

Table 5.—CONDITION AND VACANCY FACILITIES, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 characteristic	Total	1959 characteristic										
		Total				Owner-occupied units			Renter-occupied units			Vacant units
		Not dilapidated		Dilapi-dated	Not dilapidated		Dilapi-dated	Not dilapidated		Dilapi-dated		
		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 1956 and 1959: With 1956 records available.....	1,988,575	1,940,038	13,975	34,562	1,142,804	4,505	7,512	708,611	9,350	23,372	92,421	
Not dilapidated:												
With all plumbing facilities.....	1,950,940	1,925,868	7,285	17,787	1,139,487	3,782	6,128	700,217	3,503	10,083	87,740	
Lacking some or all facilities.....	17,944	8,761	6,058	3,125	498	723	6,855	5,335	1,577	2,459		
Dilapidated.....	19,631	5,409	632	13,650	2,819	...	887	1,539	512	11,712	2,222	
Owner occupied.....	1,159,723	1,145,266	6,774	7,683	1,038,421	4,505	6,100	83,593	2,269	532	24,303	
Not dilapidated:												
With all plumbing facilities.....	1,152,890	1,142,973	3,782	6,135	1,036,128	3,782	5,603	83,593	...	532	23,252	
Lacking some or all facilities.....	3,489	...	2,992	497	...	723	497	...	2,269	...	...
Dilapidated.....	3,344	2,293	...	1,051	2,293	...	...	...	...	...	1,051
Renter occupied.....	744,435	712,957	7,201	24,277	72,619	...	1,412	592,897	7,081	20,763	49,663	
Not dilapidated:												
With all plumbing facilities.....	720,242	705,087	3,503	11,652	72,619	...	525	585,553	3,503	9,551	48,491	
Lacking some or all facilities.....	10,974	5,805	3,066	2,103	...	...	...	5,805	3,066	1,577	526
Dilapidated.....	13,219	2,065	632	10,522	...	...	887	1,539	512	9,635	646
Vacant.....	84,417	81,815	...	2,602	31,764	...	...	32,121	...	2,077	18,455
Same units 1950, 1956, and 1959: With 1956 records available.....	1,272,255	1,235,055	6,003	31,197	669,227	3,270	6,771	512,528	2,613	21,273	56,573	
Not dilapidated:												
With all plumbing facilities.....	1,243,788	1,222,947	4,845	15,996	666,408	3,270	5,387	505,172	1,575	9,033	52,943	
Lacking some or all facilities.....	11,376	7,738	1,038	2,600	...	...	497	6,330	1,038	1,577	1,934
Dilapidated.....	17,091	4,370	120	12,601	2,819	...	887	1,026	...	10,663	1,696	
Owner occupied.....	694,696	683,971	3,783	6,942	614,393	3,270	5,359	55,537	513	532	15,192	
Not dilapidated:												
With all plumbing facilities.....	690,342	681,678	3,270	5,394	612,000	3,270	4,862	55,537	...	532	14,141	
Lacking some or all facilities.....	1,610	...	513	497	...	...	497	...	513	...	...
Dilapidated.....	3,344	2,293	...	1,051	2,293	...	...	...	...	...	1,051
Renter occupied.....	536,660	512,262	2,220	23,178	46,322	...	1,412	435,540	2,100	18,664	32,622	
Not dilapidated:												
With all plumbing facilities.....	517,608	505,431	1,575	10,602	46,322	...	525	428,709	1,575	8,501	31,976	
Lacking some or all facilities.....	8,433	5,805	525	2,103	...	...	...	5,805	525	1,577	526
Dilapidated.....	10,619	1,026	120	9,473	...	...	887	1,026	...	8,586	120
Vacant.....	40,899	38,822	...	2,077	8,612	...	...	21,451	...	2,077	8,759

Table 6.—VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 value	Total	1959 value											All other occupied and vacant units
		Owner-occupied nonfarm units ¹											
		Total	Less than \$5,000	\$5,000 to \$7,400	\$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	Not reported	
Same units 1956 and 1959: With 1956 records available.....	1,988,575	1,023,798	10,940	16,265	54,773	135,839	186,029	193,904	117,998	116,902	184,974	6,174	964,777
Owner-occupied nonfarm units ¹	1,002,147	900,832	8,862	13,663	40,398	116,489	165,123	170,332	106,487	107,973	165,844	5,661	101,315
Less than \$5,000.....	13,032	7,829	5,762	1,348	...	...	206	...	...	513	...	...	5,203
\$5,000 to \$7,400.....	28,692	22,042	1,051	6,356	7,676	2,241	2,063	1,761	...	...	...	...	6,650
\$7,500 to \$9,900.....	92,943	82,731	1,537	3,842	19,342	37,232	13,980	4,829	...	...	...	1,969	10,212
\$10,000 to \$12,400.....	216,885	194,124	512	553	10,023	60,343	77,945	30,941	8,937	3,304	1,564	...	22,761
\$12,500 to \$14,900.....	162,137	150,286	...	...	526	7,459	41,938	65,243	26,728	5,593	1,038	1,761	11,851
\$15,000 to \$17,400.....	164,919	148,563	...	...	1,793	3,114	22,369	53,092	39,799	21,110	6,761	925	16,356
\$17,500 to \$19,900.....	83,500	75,077	...	...	526	...	1,237	4,035	6,778	20,452	33,560	7,977	8,423
\$20,000 to \$24,900.....	72,875	70,635	...	...	525	...	1,052	513	3,640	7,398	32,046	25,461	2,240
\$25,000 or more.....	137,973	132,981	...	...	...	...	513	636	526	513	8,987	121,806	4,992
Not reported.....	29,191	16,564	...	...	513	1,038	3,298	1,438	3,520	2,660	1,237	...	12,627
All other occupied and vacant units..	986,428	122,966	2,078	2,602	14,375	19,350	20,906	23,572	11,511	8,929	19,130	513	863,462
Same units 1950, 1956, and 1959: With 1956 records available.....	1,272,255	588,071	6,648	14,714	46,337	93,999	105,021	90,788	63,227	65,430	96,909	4,938	684,184
Owner-occupied nonfarm units ¹	587,251	521,441	4,570	12,625	36,057	78,568	96,485	81,478	58,101	61,385	87,747	4,425	65,810
Less than \$5,000.....	7,714	3,024	1,470	835	...	...	206	...	...	513	...	...	4,690
\$5,000 to \$7,400.....	24,758	18,866	1,051	6,356	5,627	1,837	2,063	1,038	...	...	...	...	5,892
\$7,500 to \$9,900.....	74,768	66,002	1,537	3,842	17,774	28,035	9,054	3,791	...	...	...	1,969	8,766
\$10,000 to \$12,400.....	141,119	126,051	512	553	9,299	38,324	50,414	15,803	7,316	2,792	1,038	...	15,068
\$12,500 to \$14,900.....	73,560	66,792	...	...	526	2,605	19,669	27,052	10,507	4,870	1,038	525	6,768
\$15,000 to \$17,400.....	87,323	78,541	...	...	1,793	3,114	10,291	22,284	23,232	12,780	4,522	925	8,782
\$17,500 to \$19,900.....	43,385	41,834	...	...	526	...	513	5,314	9,948	19,039	3,394	512	1,551
\$20,000 to \$24,900.....	43,254	41,658	...	...	...	...	1,052	513	3,615	4,666	15,565	16,247	1,596
\$25,000 or more.....	69,659	67,596	...	...	...	...	513	636	526	513	4,413	60,995	2,063
Not reported.....	21,711	11,077	...	...	513	1,038	2,575	1,051	1,919	1,413	513	...	10,634
All other occupied and vacant units..	685,004	66,630	2,078	2,089	10,340	15,431	8,536	9,310	5,126	4,045	9,162	513	618,374

¹ Restricted to single-unit properties; see text.

Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

1956 gross rent	Total	1959 gross rent											All other occupied and vacant units
		Renter-occupied nonfarm units											
		Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$89	\$100 to \$119	\$120 or more	No cash rent or rent not reported	
Same units 1956 and 1959: With 1956 records available.....	1,988,575	740,820	3,767	22,000	45,632	102,001	138,962	110,862	169,171	67,959	46,824	33,642	1,247,725
Renter-occupied nonfarm units.....	742,539	618,845	2,621	16,668	38,817	94,150	126,391	94,678	139,031	52,120	32,036	22,333	123,694
Less than \$30.....	3,590	3,590	513	2,051	...	...	513	...	...	...	...	...	...
\$30 to \$39.....	22,261	19,643	1,071	7,240	4,637	5,118	1,052	...	525	...	...	1,025	7,275
\$40 to \$49.....	64,633	57,358	512	1,552	24,000	21,074	6,241	2,954	...	...	484	2,140	8,399
\$50 to \$59.....	93,712	85,313	...	834	3,126	44,733	23,701	7,302	2,993	3,642	526	854	13,038
\$60 to \$69.....	127,550	114,512	...	...	2,062	12,321	71,575	21,650	34,859	1,742	...	2,077	14,530
\$70 to \$79.....	105,264	90,734	...	...	526	...	512	7,291	43,727	15,052	1,576	3,330	26,130
\$80 to \$89.....	127,313	101,183	...	...	513	...	2,742	8,196	69,774	15,052	7,822	2,801	11,402
\$100 to \$119.....	60,750	49,348	...	...	814	525	3,244	1,659	6,088	26,395	14,368	526	8,667
\$120 or more.....	27,673	19,006	...	...	390	...	...	...	1,345	2,377	...	...	31,635
No cash rent or rent not reported..	109,793	78,158	525	3,562	4,178	9,867	10,032	9,190	19,805	6,028	6,932	8,039	1,124,061
All other occupied and vacant units..	1,246,036	121,975	1,146	5,332	6,815	7,851	12,571	16,184	30,140	15,839	14,788	11,309	736,354
Same units 1950, 1956, and 1959: With 1956 records available.....	1,272,255	535,901	2,063	17,516	38,145	81,933	107,445	83,649	124,922	39,165	16,663	24,400	803,354
Renter-occupied nonfarm units.....	536,660	456,304	1,550	15,131	31,855	76,612	96,425	71,387	102,999	30,144	12,011	18,190	803,354
Less than \$30.....	3,077	3,077	513	2,051	...	...	...	...	...	...	...	...	...
\$30 to \$39.....	20,165	17,547	...	6,728	4,124	5,118	1,052	...	525	...	...	...	2,618
\$40 to \$49.....	49,918	44,702	512	1,552	19,404	16,597	4,141	1,471	...	...	...	...	5,216
\$50 to \$59.....	79,192	72,882	...	834	2,600	34,936	23,175	6,205	2,993	...	484	1,882	6,310
\$60 to \$69.....	93,920	86,886	...	...	2,062	11,086	30,073	18,654	3,129	...	...	...	7,034
\$70 to \$79.....	86,886	...	...	...	526	...	512	5,068	26,814	1,742	...	...	10,450
\$80 to \$89.....	78,591	68,141	...	...	513	...	...	3,129	31,928	11,927	1,051	...	17,311
\$100 to \$119.....	90,602	73,291	...	...	...	...	1,716	4,990	51,031	11,927	1,051	...	2,063
\$120 or more.....	35,153	27,558	...	...	390	...	...	513	2,290	11,849	4,151	1,906	7,599
No cash rent or rent not reported..	10,287	5,422	257	2,537	3,665	7,838	7,956	7,626	1,345	1,562	1,599	526	4,865
All other occupied and vacant units..	735,595	79,597	513	2,385	6,290	5,321	11,020	12,262	21,923	9,021	4,652	6,210	655,998

Components of Inventory Change—1957 to 1959 Components

Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	210,499	14,553	54,484	41,489	47,840	39,520	12,613
CONDITION AND PLUMBING							
All units.....	210,499	14,553	54,484	41,489	47,840	39,520	12,613
Not dilapidated:							
With all plumbing facilities.....	209,765	14,527	54,484	41,489	47,132	39,520	12,613
Lacking some or all facilities.....	26	26	...	...	...	...	...
Dilapidated.....	708	...	...	...	708	...	...
Owner occupied.....	97,462	3,855	5,012	5,261	39,259	32,284	11,791
Not dilapidated:							
With all plumbing facilities.....	96,754	3,855	5,012	5,261	38,551	32,284	11,791
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	708	...	...	...	708	...	...
Renter occupied.....	83,136	9,376	36,670	29,556	5,974	1,560	...
Not dilapidated:							
With all plumbing facilities.....	83,110	9,350	36,670	29,556	5,974	1,560	...
Lacking some or all facilities.....	26	26	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	29,901	1,322	12,802	6,672	2,607	5,676	822
BATHROOMS							
All units.....	210,499	14,553	54,484	41,489	47,840	39,520	12,613
1.....	117,566	14,527	54,230	37,942	9,275	1,592	...
More than 1.....	92,907	...	254	3,547	38,565	37,928	12,613
Shared or none.....	26	26	...	...	...	...	...
Owner occupied.....	97,462	3,855	5,012	5,261	39,259	32,284	11,791
1.....	20,288	3,855	5,012	5,007	6,090	324	...
More than 1.....	77,174	...	...	254	33,169	31,960	11,791
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	83,136	9,376	36,670	29,556	5,974	1,560	...
1.....	75,322	9,350	36,670	26,568	2,734	...	...
More than 1.....	7,788	...	...	2,988	3,240	1,560	...
Shared or none.....	26	26	...	...	...	...	...
Vacant.....	29,901	1,322	12,802	6,672	2,607	5,676	822
PERSONS							
All occupied units.....	180,598	13,231	41,682	34,817	45,233	33,844	11,791
1 person.....	18,987	3,952	11,377	3,035	623	...	...
2 persons.....	50,887	3,250	23,427	9,772	10,397	3,511	530
3 persons.....	36,560	3,629	2,868	12,525	10,202	6,342	994
4 persons.....	31,600	2,400	...	3,476	12,456	7,879	5,389
5 persons.....	25,064	...	2,005	5,508	7,859	7,824	1,868
6 persons or more.....	17,500	...	2,005	501	3,696	8,288	3,010
Owner occupied.....	97,462	3,855	5,012	5,261	39,259	32,284	11,791
1 person.....	1,125	...	...	502	623	...	...
2 persons.....	15,593	502	1,002	1,927	8,121	3,511	530
3 persons.....	19,496	1,484	...	2,832	8,400	5,786	994
4 persons.....	26,022	1,869	...	...	10,885	7,879	5,389
5 persons.....	19,231	...	2,005	...	7,534	7,824	1,868
6 persons or more.....	15,995	...	2,005	...	3,696	7,284	3,010
Renter occupied.....	83,136	9,376	36,670	29,556	5,974	1,560	...
1 person.....	17,862	3,952	11,377	2,533	...	...	...
2 persons.....	35,294	2,748	22,425	7,845	2,276	...	...
3 persons.....	17,064	2,145	2,868	9,693	1,802	556	...
4 persons.....	5,578	531	...	3,476	1,571	...	...
5 persons.....	5,833	...	...	5,508	325	...	...
6 persons or more.....	1,505	...	...	501	...	1,004	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	180,598	13,231	41,682	34,817	45,233	33,844	11,791
Male head, wife present, no nonrelatives.....	143,620	8,382	26,773	22,537	42,072	32,065	11,791
Under 45 years.....	111,025	5,498	19,309	17,540	33,213	26,853	8,612
45 to 64 years.....	28,710	2,884	6,219	3,711	7,857	4,860	3,179
65 years and over.....	3,885	...	1,245	1,286	1,002	352	...
Other male head.....	15,992	2,981	5,034	4,109	1,002	1,779	...
Female head.....	20,986	1,868	7,875	8,171	1,072	...	...
Owner occupied.....	97,462	3,855	5,012	5,261	39,259	32,284	11,791
Male head, wife present, no nonrelatives.....	90,727	3,855	5,012	2,203	37,361	30,505	11,791
Under 45 years.....	70,955	1,484	4,010	1,051	30,505	25,293	8,612
45 to 64 years.....	17,662	2,371	1,002	396	5,854	4,860	3,179
65 years and over.....	3,110	...	...	756	1,002	352	...
Other male head.....	3,156	...	...	551	1,002	1,779	...
Female head.....	3,579	...	...	2,507	1,072	...	...
Renter occupied.....	83,136	9,376	36,670	29,556	5,974	1,560	...
Male head, wife present, no nonrelatives.....	52,893	4,527	21,761	20,334	4,711	1,560	...
Under 45 years.....	40,070	4,014	15,299	16,489	2,708	1,560	...
45 to 64 years.....	11,048	513	5,217	3,315	2,003	...	...
65 years and over.....	1,775	...	1,245	530	...	...	...
Other male head.....	12,836	2,981	5,034	3,558	1,263	...	...
Female head.....	17,407	1,868	9,875	5,664	...	...	...

Table 9.—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 \$10,000	\$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	81,688	1,917	3,664	15,929	12,953	4,697	16,107	26,421
ROOMS								
1 and 2 rooms.....	224	224	...	...	...	...	...	...
3 and 4 rooms.....	69,673	1,693	3,664	15,929	12,953	4,697	14,821	15,886
5 and 6 rooms.....	11,791	...	...	...	...	...	1,236	10,535
7 rooms or more.....	...	...	...	...	...	...	...	...
PERSONS								
1 and 2 persons.....	13,009	224	298	2,330	1,844	...	4,020	4,293
3 and 4 persons.....	38,779	1,433	459	8,412	6,519	2,216	9,254	10,486
5 and 6 persons.....	26,941	260	2,907	4,247	4,590	1,484	2,833	10,610
7 persons or more.....	2,959	...	...	940	...	987	...	1,032
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	78,011	1,917	3,366	15,307	12,476	4,217	15,341	25,387
Under 45 years.....	62,764	1,917	3,366	13,848	10,877	3,781	11,210	17,765
45 to 64 years.....	13,893	...	...	457	1,599	436	3,779	7,622
65 years and over.....	1,354	...	...	1,002	...	...	352	...
Other male head.....	2,605	...	...	325	...	480	766	1,034
Female head.....	1,072	...	298	297	477	...	...	...

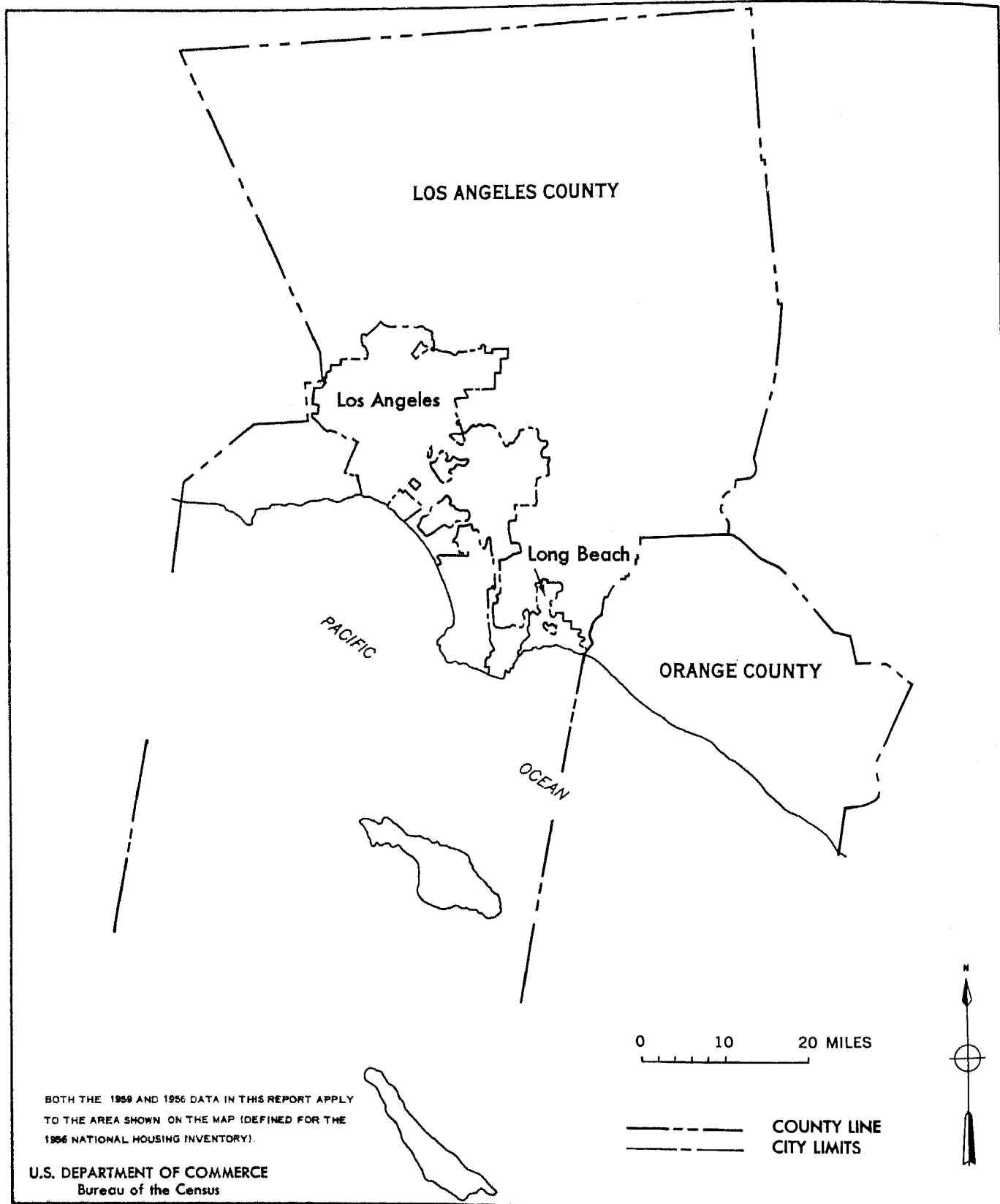
¹ Restricted to single-unit properties; see text.

Table 10.—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 \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units.....	83,136	557	7,204	27,757	40,694	4,931	1,993
ROOMS							
1 and 2 rooms.....	9,376	557	699	3,159	4,961	...	1,993
3 and 4 rooms.....	66,226	...	6,505	23,184	30,665	3,879	...
5 and 6 rooms.....	7,534	...	...	1,414	5,068	1,052	...
7 rooms or more.....	...	...	...	...	...	...	...
PERSONS							
1 and 2 persons.....	53,156	26	4,468	16,144	28,285	2,771	1,462
3 and 4 persons.....	22,642	531	2,205	7,990	11,080	305	531
5 and 6 persons.....	6,334	...	531	3,623	325	1,855	...
7 persons or more.....	1,004	...	...	...	1,004	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
Male head, wife present, no nonrelatives.....	52,893	531	4,739	17,889	25,021	3,222	1,491
Under 45 years.....	40,070	531	3,794	15,335	17,159	2,720	531
45 to 64 years.....	11,048	...	165	2,328	7,093	502	...
65 years and over.....	1,775	...	780	226	769	...	...
Other male head.....	12,836	26	1,003	3,787	6,673	1,347	...
Female head.....	17,407	...	1,462	6,081	9,000	362	502

Los Angeles-Long Beach, Calif. STANDARD METROPOLITAN STATISTICAL AREA



BOTH THE 1959 AND 1956 DATA IN THIS REPORT APPLY TO THE AREA SHOWN ON THE MAP (DEFINED FOR THE 1956 NATIONAL HOUSING INVENTORY).

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

0 10 20 MILES

--- COUNTY LINE
— CITY LIMITS

U.S. CENSUS OF HOUSING: 1960

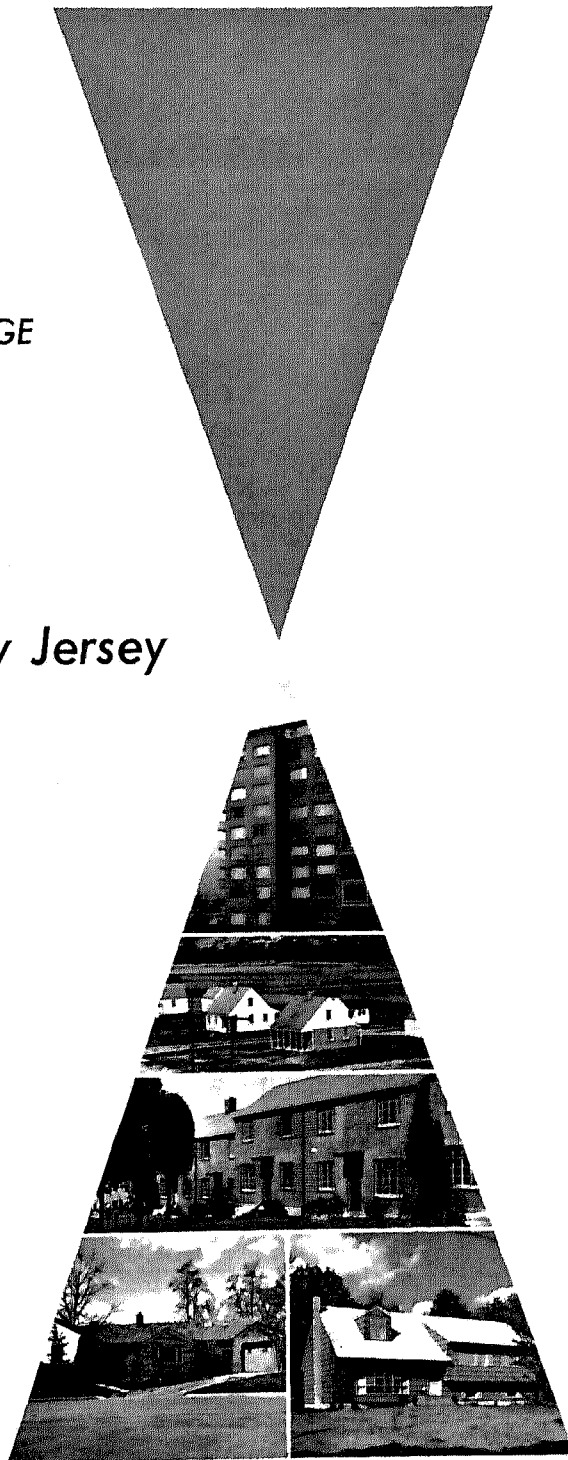
Final Report HC(4) Part 2-8

COMPONENTS OF INVENTORY CHANGE Part 2: 1957-1959 Components

New York—Northeastern New Jersey

Standard Consolidated 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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CORRECTIONS

U. S. Census of Housing: 1960
Volume IV. Components of Inventory Change--1957 to 1959 Components
Part 2-8, New York-Northeastern New Jersey SCA

The data shown in table 3 relating to "year structure built"
(page 23) are revised as follows:

Table 3.--1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED
FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

Subject	Demolition	Other means	Conversion	Merger
YEAR STRUCTURE BUILT				
April 1950 to 1956.....	...	6,656	3,436	1,711
March 1950 or earlier.....	35,508	54,284	26,576	34,094

December 21, 1962

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 Serraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; 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 substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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- | | |
|--|---|
| <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 | <ol style="list-style-type: none"> 6. Detroit SMSA 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA |
|--|---|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1956, total units	1959	1956	1959 by 1956, 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	...	8
By tenure.....	1	1	1	...	...	...	8, 9, 10
Median by tenure.....	1	1	1	2	3	...	...
Persons per room.....	1	1	...	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	8
By tenure.....	1	1	1	2	3	...	8, 9, 10
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	...	...	8
By tenure.....	1	1	...	...	...	...	8
Condition and plumbing.....	1	1	1	2	3	5	8
By tenure.....	1	1	1	2	3	5	8
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	...
Gross rent.....	1	1	1	2	3	7	10
By rooms.....	...	...	...	...	...	...	10
By persons.....	...	...	...	...	...	...	10
By household composition and age of head.....	...	...	...	...	...	...	10
Median.....	1	1	1	2	3	...	...
Value.....	1	1	1	2	3	6	9
By rooms.....	...	...	...	...	...	...	9
By persons.....	...	...	...	...	...	...	9
By household composition and age of head.....	...	...	...	...	...	...	9
Median.....	1	1	1	2	3	...	...
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	1	...	...	...	8
By tenure.....	...	...	...	...	...	...	8, 9, 10
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

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 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 for the 1957-1959 period. 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 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 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 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 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 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

Components of Inventory Change—1957 to 1959 Components

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure 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 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column 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

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these

boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although 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 used 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 with 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 systematic 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 the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (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.

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 conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, 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 (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

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. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

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 series 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, with Volumes I and II issued also as bound 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 and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those 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 of Volume IV, more data were tabulated than it was 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 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 1956 survey. 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 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 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 1956 survey. In the April 1960 Census reports, 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

Components of Inventory Change—1957 to 1959 Components

interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, 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. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

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

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

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.¹ 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.

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 (as designated for 1960) 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 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

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

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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 the 1956 and 1959 survey, urban areas were 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 1956 or 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 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" 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 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and 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 1956.) 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.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

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employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. 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 is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in 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 1956 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 1956 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 1956 survey 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 1956 survey records (see "Collection and processing of data"). In instances where the 1956 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 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 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 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 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 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 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 1956 and 1959 but had reverted to the 1956 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 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between December 1956 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.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.--Any dwelling unit added to the inventory between December 1956 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 quasi-units in 1956; 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 December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably 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 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 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 December 1956 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.

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 December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 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 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 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 1956 survey.

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 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 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 vacant mobile trailers and 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 1956, are reported as losses from the 1956 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 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, 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, units temporarily occupied entirely by persons having a usual residence elsewhere, 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 1956 survey also were the same as those used in the 1959 survey.

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 "non-white" 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 1956 survey.

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 1956 survey, 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 1956 survey.

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 April 1960 Census. The number of persons per room was not computed for the 1956 survey.

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 1956 survey.

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 1956 survey, no information was obtained on the identity of the owner of the unit.

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 1956 survey.

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.

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 1956, 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 1956, 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 1956 survey. 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, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

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 material 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 1956 survey. 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 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 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 1956, 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) and hot running water.

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 units) 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 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

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 1956 survey.

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 the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. 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 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 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.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

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 was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

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 both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is 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 head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

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 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

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." Comparable data are not available from the 1956 survey reports.

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 Census of Population. Similar data are not presented in the 1956 reports.

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 1956 survey.

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. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. 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. Further detail on procedures 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. 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.

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.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, 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.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration 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 1950.

The above three 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. 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 1956 survey 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 POSDIC schedule on which the enumerator recorded information by marking appropriate circles.

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.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, 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 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 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 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 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 and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

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 and a minimum review of all questionnaires 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, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules 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 April 1960 Census used FOSDIC schedules and electronic equipment.

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 1956 NHI records (and with the 1950 Census records for segments not 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 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

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 that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. 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. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

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, 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

ACCURACY OF DATA

As in any sample 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 map. 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.

Figures from the 100-percent tabulations of the 1950 Census 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. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1950.)

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.

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. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

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 units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

Components of Inventory Change—1957 to 1959 Components

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other additions for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

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. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

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 11,000 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,600 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 used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the

remainder of the tables are based on the subsample. In tables 4 to 10 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 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units.....	1959 full sample.
Characteristics.....	1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units.....	1956 full sample. ¹
Characteristics.....	1956 subsample. ¹
Table 2, 1959 data: Counts of all dwelling units.....	1959 full sample.
Characteristics.....	1959 subsample.
Table 3, 1956 data: Counts of all dwelling units.....	1959 full sample.
Characteristics.....	1959 subsample.
Tables 4 to 7, 1956 and 1959 data.....	1959 subsample.
Tables 8 to 10, 1959 data.....	1959 subsample.

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

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.....	4,804,100	94,000
Same units, 1956 and 1959.....	4,480,800	65,000
Units changed by--		
Conversion.....	68,300	21,000
Merger.....	18,600	100,000
Units added through--		
New construction.....	204,500	27,000
Other sources.....	31,800	14,000
1956 INVENTORY		
Units changed by--		
Conversion.....	41,400	17,000
Merger.....	37,000	16,000
Units lost through--		
Demolition.....	36,700	16,000
Other means.....	63,200	20,000
NET CHANGE		
Total.....	145,000	43,000
Units added through--		
Conversion.....	26,900	13,000
New construction.....	204,500	27,000
Other sources.....	31,800	14,000
Total added.....	263,300	33,000
Units lost through--		
Merger.....	18,400	10,000
Demolition.....	36,700	16,000
Other means.....	63,200	20,000
Total lost.....	118,300	27,000

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 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

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

(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
5,000.....	5,000	250,000.....	43,000
10,000.....	8,000	500,000.....	63,000
25,000.....	13,000	1,000,000.....	92,000
50,000.....	18,000	2,500,000.....	150,000
100,000.....	26,000	4,000,000.....	196,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	50,000	100,000	250,000	1,000,000	4,800,000
2 or 98.....	4.3	3.2	2.1	1.1	0.5
5 or 95.....	7.0	5.1	3.4	1.7	0.8
10 or 90.....	9.8	7.2	4.7	2.5	1.2
25 or 75.....	14.9	10.8	7.1	3.7	1.8
50.....	17.6	12.4	8.0	4.4	2.1

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 the upper portion of table 4 as 1,668,900 in 1956 and as 1,625,600 in 1959, the standard error of the 43,200 change is read from table III.

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 of dwelling units.

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

Between December 1956 and December 1959, there was a net gain of 145,000 dwelling units (3 percent) in the New York-Northeastern New Jersey Standard Consolidated Area. During this period, the number of dwelling units increased from 4,659,100 units¹ to 4,804,100 units. The proportion of units that were not dilapidated with all plumbing facilities, the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median value of owner-occupied properties was \$15,800 in 1956 and \$18,300 in 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$64 to \$74.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. (For components of change statistics for the 1950 to 1959 period, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-8, 1950 to 1959 Components and Part 1B-8, Inventory Characteristics.)

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

Component of change	Number	Percent
All dwelling units, 1959.....	4,804,100	100.0
Same units, 1956 and 1959.....	4,480,800	93.3
Units changed by--		
Conversion.....	68,300	1.4
Merger.....	18,600	0.4
Units added through--		
New construction.....	204,500	4.2
Other sources.....	31,800	0.7

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 4,480,800 units, or 93 percent of the dwelling units in the New York-Northeastern New Jersey SCA in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 7 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 204,500 units, amounting to 4 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 31,800 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 68,300 converted units in the inventory in 1959 (table A) which had been produced by dividing 41,400 units that existed in 1956 (table B). Roughly, three units were created from two. Merged units in 1959 amounted to about 18,600 units (table A). These were produced by combining an estimated 37,000 units that existed in 1956 (table B). Units involved in conversions and mergers represented 2 percent of the 1959 inventory.

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	4,659,100	100.0
Same units, 1956 and 1959.....	4,480,800	96.2
Units changed by--		
Conversion.....	41,400	0.9
Merger.....	37,000	0.8
Units lost through--		
Demolition.....	36,700	0.8
Other means.....	63,200	1.3

Table B, which describes the disposition of the 1956 inventory, shows that the 4,480,800 "same" units represented about 96 percent of the 1956 inventory. Approximately 36,700 units, or 0.8 percent of the 1956 inventory, were demolished before 1959 and 63,200 units (1.3 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 1956 inventory (2 percent) were involved in conversion or merger during the 3-year period.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1956 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1956	
All dwelling units: December 1959.....	4,804,100
December 1956.....	4,659,100
NET CHANGE	
Total.....	145,000
Percent.....	3.1
Units added through--	
Conversion.....	26,900
New construction.....	204,500
Other sources.....	31,800
Total added.....	263,300
Units lost through--	
Merger.....	18,400
Demolition.....	36,700
Other means.....	63,200
Total lost.....	118,300

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 added about 263,300 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 118,300 dwelling units from the 1956 inventory. Thus, for every two units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 145,000 units represents an average annual gain of approximately 48,000 units over the period of 3 years. In comparison, for the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 91,000.² The smaller average for the 3-year period reflects essentially a decrease in the average annual construction of new units during the latter part of the decade.

² Data from Part 1A of Volume IV.

Characteristics of units created or removed.--Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." A comparison of the characteristics of new units constructed in the 3-year period, 1957 to 1959, with those built in the 9 3/4-year period, April 1950 to December 1959, indicates possible differences between units built in the early part of the decade and those constructed later. (Characteristics of "new construction" for the 1950 to 1959 period are presented in Parts 1A and 1B of Volume IV.)

About one-half of the newer units (1957-1959 "new construction") had more than one bathroom and the median number of rooms was 5.6. Available vacant units (for rent or for sale) accounted for about 9 percent of all the newer units. The median value of owner-occupied properties was \$23,900. As shown in the Part 1A report, about three-tenths of the units that were constructed during the 1950-1959 period had more than one bathroom and the median number of rooms was 5.0. Approximately 3 percent were vacant units available for rent or for sale. The median value of owner-occupied properties was \$19,100.

Additional characteristics of "new construction" units for the 1957 to 1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Units that were demolished or otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although the overall effect may be limited because of the small numbers involved. Characteristics of these components are given in tables 2 and 3.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1956

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

Subject	1959		1956 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	204,500	4,480,800	36,700	4,480,800
Not dilapidated, with all facilities..	204,500	4,153,300	16,700	3,946,300
Percent of total.....	100.0	92.7	47.1	91.7
With 1.01 or more persons per room...	5,300	461,100	8,100	455,600
Percent of occupied.....	3.0	10.6	26.3	11.0
Owner occupied.....	123,100	1,708,900	3,500	1,668,900
Percent of occupied.....	69.7	39.3	11.5	40.3
Median:				
Number of rooms.....	5.6	4.4	3.9	4.4
Number of persons.....	3.7	2.8	...	2.9
Value.....	\$23,900	\$17,900	...	\$16,200
Gross rent.....	\$122	\$73	...	\$66
Contract rent.....	\$117	\$65	...	\$57

¹ Data on characteristics based on units with 1956 records available.

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 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 115,400 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 57,900 shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among all "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 169,300 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 122,400 shifted in the opposite direction. However, the overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$64 in 1956 and \$71 in 1959. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) was \$16,300 in 1956 and \$17,600 in 1959.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 4 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

NEW YORK-NORTHEASTERN NEW JERSEY

STANDARD CONSOLIDATED AREA

All the data in this report apply to the SCA as shown on the map, defined for the 1956 National Housing Inventory. The SCA comprises New York City (Bronx, Kings, New York, Queens, and Richmond Counties), Nassau, Rockland, Suffolk, and Westchester Counties, N.Y.; and Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union Counties, N.J.

The boundaries of the 1956 area are the same as the boundaries of the 1959 SCA covered in Parts 1A and 1B of Volume IV. The 1956 boundaries are also the same as the 1960 boundaries.

Components of Inventory Change—1957 to 1959 Components

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[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]

Table with columns: Subject, December 1959 (Total, New construction), December 1956, total, and December 1959 (Total, New construction), December 1956, total. The table is divided into sections: HOUSEHOLD COMPOSITION BY AGE OF HEAD, PERSONS 65 YEARS OLD AND OVER, OWN CHILDREN UNDER 18 YEARS OLD, OWN CHILDREN BY AGE GROUP, OWN CHILDREN BY AGE GROUP (repeated), AGE OF OWNER, VALUE, GROSS RENT, CONTRACT RENT.

1 Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables," 2 Restricted to single-unit properties; see text.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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
All dwelling units, 1959.....	204,526	31,849	68,332	18,617	4,480,777	...
TENURE, COLOR, AND VACANCY STATUS						
All units.....	204,526	31,849	68,332	18,617	4,480,777	100.0
Occupied.....	176,559	30,337	61,425	18,617	4,353,337	97.2
Owner occupied.....	123,121	3,296	18,814	12,974	1,708,927	38.1
White.....	121,461	3,296	12,498	11,634	1,644,699	36.7
Nonwhite.....	1,660	...	6,316	1,343	64,228	1.4
Renter occupied.....	53,438	27,041	42,611	5,643	2,644,410	59.0
White.....	45,817	12,497	25,816	4,946	2,288,151	51.1
Nonwhite.....	7,621	14,544	16,795	697	356,259	8.0
Vacant.....	27,967	1,512	6,907	...	127,440	2.8
Available for sale only.....	4,547	...	...	...	3,236	0.1
Available for rent.....	13,080	1,512	4,046	...	58,196	1.3
Other.....	10,340	...	2,861	...	64,008	1.4
CONDITION AND PLUMBING						
All units.....	204,526	31,849	68,332	18,617	4,480,777	100.0
Not dilapidated.....	204,526	30,203	65,592	17,917	4,137,091	96.8
With all plumbing facilities.....	204,526	14,414	59,792	16,935	4,153,291	92.7
Lacking some or all facilities.....	...	15,789	5,800	982	183,800	4.1
Dilapidated.....	...	1,646	2,740	700	143,686	3.2
Owner occupied.....	123,121	3,296	18,814	12,974	1,708,927	100.0
Not dilapidated.....	123,121	3,296	18,814	12,974	1,694,073	99.1
With all plumbing facilities.....	123,121	3,296	18,814	12,974	1,680,532	98.3
Lacking some or all facilities.....	...	...	...	...	13,341	0.8
Dilapidated.....	...	...	...	...	14,854	0.9
Renter occupied.....	53,438	27,041	42,611	5,643	2,644,410	100.0
Not dilapidated.....	53,438	25,395	39,871	4,943	2,538,017	95.7
With all plumbing facilities.....	53,438	11,118	34,071	3,961	2,377,860	89.9
Lacking some or all facilities.....	...	14,277	5,800	982	156,157	5.8
Dilapidated.....	...	1,646	2,740	700	112,393	4.3
Vacant.....	27,967	1,512	6,907	...	127,440	...
BATHROOMS						
All units.....	204,526	31,849	68,332	18,617	4,480,777	100.0
1.....	101,686	11,118	60,147	5,944	3,992,127	80.2
More than 1.....	102,840	3,296	2,385	11,691	669,160	14.9
Shared or none.....	...	17,435	5,800	982	219,490	4.9
ROOMS						
All units.....	204,526	31,849	68,332	18,617	4,480,777	100.0
1 and 2 rooms.....	10,546	22,238	15,570	982	333,514	7.4
3 and 4 rooms.....	63,109	6,315	34,303	1,397	1,976,658	44.1
5 and 6 rooms.....	77,970	...	14,528	7,750	1,627,618	36.3
7 rooms or more.....	53,301	3,296	3,931	8,488	562,987	12.1
Median.....	5.6	...	3.5	6.4	4.4	...
Owner occupied.....	123,121	3,296	18,814	12,974	1,708,927	100.0
1 and 2 rooms.....	...	...	...	...	8,052	0.5
3 and 4 rooms.....	11,407	...	8,336	...	243,713	14.3
5 and 6 rooms.....	62,897	...	6,547	5,826	983,333	57.5
7 rooms or more.....	48,817	3,296	3,931	7,148	473,829	27.7
Median.....	6.2	...	...	...	5.8	...
Renter occupied.....	53,438	27,041	42,611	5,643	2,644,410	100.0
1 and 2 rooms.....	6,956	20,726	12,829	982	304,658	11.5
3 and 4 rooms.....	37,211	6,315	23,111	1,397	1,673,498	63.4
5 and 6 rooms.....	7,991	...	6,671	1,924	606,401	22.9
7 rooms or more.....	1,280	...	...	1,340	57,853	2.2
Median.....	3.9	...	3.1	...	3.7	...
Vacant.....	27,967	1,512	6,907	...	127,440	...
UNITS IN STRUCTURE						
All units.....	204,526	31,849	68,332	18,617	4,480,777	100.0
1.....	118,226	3,296	...	9,187	1,344,141	30.0
2 to 4.....	26,754	6,316	49,991	8,148	1,203,014	26.8
5 or more.....	59,546	22,237	18,341	1,282	1,933,622	43.2
YEAR STRUCTURE BUILT						
All units.....	204,526	31,849	68,332	18,617	4,480,777	100.0
1957 to 1959.....	204,526	...	...	...	...	16.7
April 1950 to 1956.....	...	...	7,130	982	747,663	16.7
1940 to March 1950.....	...	...	11,923	1,282	456,360	10.2
1939 or earlier.....	...	31,849	49,279	16,351	3,276,754	73.1
PERSONS						
Occupied units.....	176,559	30,337	61,425	18,617	4,353,337	100.0
1 person.....	8,941	4,669	10,127	1,480	587,534	13.5
2 persons.....	36,633	14,422	18,382	1,976	1,300,539	29.9
3 persons.....	29,946	3,295	9,853	1,906	835,641	19.2
4 persons.....	69,800	6,316	6,549	2,463	834,004	19.2
5 persons.....	19,960	...	8,333	3,942	474,240	10.9
6 persons or more.....	11,279	1,645	7,982	4,526	321,379	7.4
Median: All occupied.....	3.7	...	2.7	...	2.6	...
Owner.....	3.9	...	...	...	3.5	...
Renter.....	2.5	...	2.5	...	2.5	...

Components of Inventory Change—1957 to 1959 Components

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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
PERSONS PER ROOM						
Occupied units.....	176,559	30,337	61,425	18,617	4,353,337	100.0
0.50 or less.....	64,946	6,453	19,178	9,548	1,594,590	36.6
0.51 to 0.75.....	67,548	1,512	11,199	3,320	1,229,169	28.2
0.76 to 1.00.....	38,793	9,475	17,032	5,749	1,068,455	24.5
1.01 to 1.50.....	4,372	1,512	4,725	...	325,269	7.5
1.51 or more.....	900	11,385	9,291	...	135,854	3.1
VALUE						
Owner-occupied nonfarm units ¹	99,937	1,646	...	8,488	1,184,261	100.0
Less than \$5,000.....	...	...	...	...	1,289	0.1
\$5,000 to \$7,400.....	...	...	...	...	4,026	0.3
\$7,500 to \$9,900.....	...	...	...	...	42,395	3.6
\$10,000 to \$12,400.....	...	...	...	1,903	79,910	6.7
\$12,500 to \$14,900.....	4,885	...	...	1,340	209,961	17.7
\$15,000 or more.....	95,052	1,646	...	5,245	846,680	71.5
Median.....dollars.....	23,900	...	...	...	17,900	...
Renter-occupied nonfarm units.....	53,438	27,041	42,611	5,643	2,644,410	...
GROSS RENT						
Reporting.....	51,863	25,395	41,301	4,020	2,554,341	100.0
Less than \$20.....	...	...	...	...	3,868	0.2
\$20 to \$39.....	...	1,512	2,619	1,283	147,800	5.8
\$40 to \$59.....	4,086	7,828	5,921	...	618,716	24.2
\$60 to \$79.....	7,086	13,031	10,001	1,341	763,198	29.9
\$80 to \$99.....	7,561	1,512	9,298	1,396	465,912	18.2
\$100 or more.....	33,130	1,512	13,462	...	554,847	21.7
No cash rent.....	1,575	1,646	1,310	1,623	90,069	21.7
Median.....dollars.....	122	...	85	...	73	...
CONTRACT RENT						
Reporting cash rent.....	51,863	25,395	41,301	4,020	2,554,341	...
Median.....dollars.....	117	...	81	...	65	...

¹ Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956.....	36,655	63,237	41,398	37,021	4,480,777	100.0
Units with 1956 records available.....	35,508	60,940	30,012	35,805	4,302,385	96.0
TENURE, COLOR, AND VACANCY STATUS						
All units.....	35,508	60,940	30,012	35,805	4,302,385	100.0
Occupied.....	30,917	49,937	25,705	31,859	4,143,683	96.3
Owner occupied.....	3,549	7,936	13,293	14,152	1,668,870	38.8
White.....	3,549	6,838	11,189	12,932	1,600,305	37.2
Nonwhite.....	...	1,098	2,104	1,220	68,565	1.6
Renter occupied.....	27,368	42,001	12,412	17,707	2,474,813	57.5
White.....	22,337	33,133	11,360	17,707	2,216,147	51.5
Nonwhite.....	5,031	8,868	1,052	...	258,666	6.0
Vacant.....	4,591	11,003	4,307	3,946	158,702	3.7
Available for sale only.....	...	...	...	...	18,542	0.4
Available for rent.....	1,148	2,196	2,105	2,235	33,096	0.8
Other.....	3,443	8,807	2,202	1,711	107,064	2.5
CONDITION AND PLUMBING						
All units.....	35,508	60,940	30,012	35,805	4,302,385	100.0
Not dilapidated.....	24,030	45,480	26,855	35,805	4,135,244	96.1
With all plumbing facilities.....	16,720	29,324	24,750	31,658	3,946,282	91.7
Lacking some or all facilities.....	7,310	16,156	2,105	4,147	188,962	4.4
Dilapidated.....	11,478	15,460	3,157	...	167,141	3.9
Owner occupied.....	3,549	7,936	13,293	14,152	1,668,870	100.0
Not dilapidated.....	3,549	6,838	12,241	14,152	1,640,351	98.3
With all plumbing facilities.....	3,549	6,838	12,241	12,932	1,617,721	96.9
Lacking some or all facilities.....	...	...	...	...	22,610	1.4
Dilapidated.....	...	1,098	1,052	...	28,539	1.7
Renter occupied.....	27,368	42,001	12,412	17,707	2,474,813	100.0
Not dilapidated.....	19,333	28,738	11,360	17,707	2,347,898	94.9
With all plumbing facilities.....	12,023	15,877	9,255	16,491	2,192,693	88.6
Lacking some or all facilities.....	7,310	12,861	2,105	1,216	155,205	6.3
Dilapidated.....	8,035	13,263	1,052	...	126,915	5.1
Vacant.....	4,591	11,003	4,307	3,946	158,702	...

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through—		Units changed by—		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						
All units.....	35,508	60,940	30,012	35,805	4,302,385	100.0
1 and 2 rooms.....	3,443	25,214	2,202	8,039	313,597	7.3
3 and 4 rooms.....	21,190	16,922	3,269	18,083	1,968,134	45.7
5 and 6 rooms.....	10,875	14,208	11,003	7,449	1,521,648	36.1
7 rooms or more.....	...	4,996	13,558	2,234	469,046	10.9
Median.....	3.9	3.3	...	3.2	4.4	...
Owner occupied.....						
1 and 2 rooms.....	3,549	7,936	13,293	14,152	1,668,870	100.0
3 and 4 rooms.....	...	1,098	...	1,117	30,219	1.8
5 and 6 rooms.....	...	3,342	2,197	5,689	332,420	19.9
7 rooms or more.....	3,549	1,199	3,444	6,229	914,712	54.8
Median.....	...	2,297	7,652	1,117	391,519	23.5
Renter occupied.....						
1 and 2 rooms.....	27,368	42,001	12,412	17,707	2,474,813	100.0
3 and 4 rooms.....	3,443	16,234	2,202	5,211	254,472	10.3
5 and 6 rooms.....	16,599	11,285	1,052	10,159	1,568,775	63.4
7 rooms or more.....	7,326	12,183	6,506	1,220	592,284	23.9
Median.....	...	2,299	2,652	1,117	99,283	2.4
Vacant.....						
	4,591	11,003	4,307	3,946	158,702	...
UNITS IN STRUCTURE						
All units.....	35,508	60,940	30,012	35,805	4,302,385	100.0
1.....	4,802	14,949	17,287	...	1,297,135	29.2
2 to 4.....	9,605	16,977	4,306	32,354	1,168,733	27.2
5 or more.....	21,101	29,414	8,419	3,431	1,876,517	43.6
YEAR STRUCTURE BUILT						
All units.....	35,508	60,940	30,012	35,805	4,302,385	100.0
April 1950 to 1956.....	4,697	20,088	12,240	6,180	685,680	15.9
March 1950 or earlier.....	30,811	40,852	17,772	29,625	3,616,705	84.1
PERSONS						
Occupied units.....	30,917	49,937	25,705	31,899	4,143,683	100.0
1 person.....	7,099	20,590	2,201	5,112	441,731	10.7
2 persons.....	9,394	6,450	6,603	9,241	1,207,223	29.1
3 persons.....	5,386	4,541	1,053	5,586	985,006	23.8
4 persons.....	4,342	5,253	3,350	4,470	800,669	19.3
5 persons.....	2,401	5,693	6,690	3,558	421,810	10.2
6 persons or more.....	2,295	7,450	5,808	3,892	287,244	6.9
Median.....	...	2.2	...	...	2.9	...
All occupied.....	...	...	...	...	3.3	...
Owner.....	...	1.7	...	...	2.7	...
Renter.....	...	...	...	...	...	...
PERSONS PER ROOM						
Occupied units.....	30,917	49,937	25,705	31,899	4,143,683	100.0
0.50 or less.....	11,902	12,285	9,856	6,332	1,394,326	33.6
0.51 to 0.75.....	7,682	6,939	6,697	6,702	1,265,480	30.5
0.76 to 1.00.....	3,194	18,353	4,753	11,478	1,028,294	24.8
1.01 to 1.50.....	3,548	6,691	2,294	5,010	348,003	8.4
1.51 or more.....	4,591	5,669	2,105	2,337	107,970	2.6
VALUE						
Owner-occupied nonfarm units ¹	2,401	3,496	11,189	...	1,059,060	...
Reporting.....	1,253	2,398	11,189	...	1,000,709	100.0
Less than \$5,000.....	...	...	...	...	2,739	0.3
\$5,000 to \$7,400.....	...	...	1,052	...	27,949	2.8
\$7,500 to \$9,900.....	...	...	...	...	41,344	4.1
\$10,000 to \$12,400.....	...	...	1,150	...	175,880	17.6
\$12,500 to \$14,900.....	...	...	...	...	142,266	14.2
\$15,000 or more.....	1,253	2,398	8,987	...	610,531	61.0
Not reported.....	1,148	1,098	...	...	58,981	...
Median.....dollars.....	...	...	...	...	16,200	...
Renter-occupied nonfarm units.....						
	27,368	42,001	12,412	17,707	2,473,487	...
GROSS RENT						
Reporting.....	19,333	31,721	9,062	14,253	2,180,742	100.0
Less than \$20.....	...	...	...	...	2,579	0.1
\$20 to \$39.....	10,753	4,394	...	...	206,195	9.5
\$40 to \$59.....	5,031	12,041	1,052	6,230	704,014	32.3
\$60 to \$79.....	3,549	8,741	3,254	5,789	627,427	28.8
\$80 to \$99.....	...	2,395	...	2,234	332,808	15.3
\$100 or more.....	...	4,150	4,756	...	307,719	14.1
Not reported.....	8,035	6,694	3,350	2,117	237,297	...
No cash rent.....	...	3,286	...	...	55,458	...
Median.....dollars.....	...	...	...	...	66	...
CONTRACT RENT						
Reporting cash rent.....	19,333	32,820	10,114	14,253	2,211,900	...
Median.....dollars.....	...	...	...	...	97	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change—1957 to 1959 Components

Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959
[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	204,526	10,546	20,174	42,935	25,630	51,940	53,301
CONDITION AND PLUMBING							
All units.....	204,526	10,546	20,174	42,935	25,630	51,940	53,301
Not dilapidated:							
With all plumbing facilities.....	204,526	10,546	20,174	42,935	25,630	51,940	53,301
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	123,121	...	1,877	9,530	14,297	48,600	48,817
Not dilapidated:							
With all plumbing facilities.....	123,121	...	1,877	9,530	14,297	48,600	48,817
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	53,438	6,956	10,264	26,947	6,626	1,365	1,280
Not dilapidated:							
With all plumbing facilities.....	53,438	6,956	10,264	26,947	6,626	1,365	1,280
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	27,967	3,590	8,033	6,458	4,707	1,975	3,204
BATHROOMS							
All units.....	204,526	10,546	20,174	42,935	25,630	51,940	53,301
1.....	101,686	10,546	20,174	39,554	18,043	10,763	2,606
More than 1.....	102,840	...	...	3,381	7,587	41,177	50,695
Shared or none.....	...	...	...	...	...	...	...
Owner occupied.....	123,121	...	1,877	9,530	14,297	48,600	48,817
1.....	37,048	...	1,877	9,200	12,602	10,763	2,606
More than 1.....	86,073	...	...	330	1,695	37,837	46,211
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	53,438	6,956	10,264	26,947	6,626	1,365	1,280
1.....	46,073	6,956	10,264	24,876	3,977	...	...
More than 1.....	7,365	...	...	2,071	2,649	1,365	1,280
Shared or none.....	...	...	...	...	...	...	...
Vacant.....	27,967	3,590	8,033	6,458	4,707	1,975	3,204
PERSONS							
All occupied units.....	176,559	6,956	12,141	36,477	20,923	49,965	50,097
1 person.....	8,941	4,077	2,286	2,578	...	...	...
2 persons.....	26,633	2,279	6,367	12,562	7,040	4,392	3,993
3 persons.....	29,946	600	3,147	6,396	4,394	8,750	6,659
4 persons.....	69,800	...	341	13,803	4,721	31,552	19,383
5 persons.....	19,960	...	...	909	2,349	4,715	11,987
6 persons or more.....	11,279	...	...	229	2,419	556	8,075
Owner occupied.....	123,121	...	1,877	9,530	14,297	48,600	48,817
1 person.....	397	...	...	397	...	...	...
2 persons.....	18,263	...	1,280	1,896	6,702	4,392	3,993
3 persons.....	22,231	...	597	2,168	4,057	8,750	6,659
4 persons.....	56,195	...	...	4,827	1,798	30,187	19,383
5 persons.....	18,684	...	...	242	1,740	4,715	11,987
6 persons or more.....	7,351	...	...	...	...	556	6,795
Renter occupied.....	53,438	6,956	10,264	26,947	6,626	1,365	1,280
1 person.....	8,544	4,077	2,286	2,181	...	...	...
2 persons.....	18,370	2,279	5,087	10,666	338	...	...
3 persons.....	7,715	600	2,550	4,228	337	...	...
4 persons.....	13,605	...	341	8,976	2,923	1,365	...
5 persons.....	1,276	...	...	667	609	...	...
6 persons or more.....	3,928	...	...	229	2,419	...	1,280
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	176,559	6,956	12,141	36,477	20,923	49,965	50,097
Male head, wife present, no nonrelatives.....	155,847	1,927	8,533	30,412	20,242	47,310	47,423
Under 45 years.....	119,108	774	5,635	20,762	8,920	39,492	43,525
45 to 64 years.....	32,338	667	2,629	9,192	9,461	6,491	3,898
65 years and over.....	4,401	486	269	458	1,861	1,327	...
Other male head.....	10,511	2,254	1,648	1,280	...	2,655	2,674
Female head.....	10,201	2,775	1,960	4,785	681	...	...
Owner occupied.....	123,121	...	1,877	9,530	14,297	48,600	48,817
Male head, wife present, no nonrelatives.....	117,395	...	1,877	9,133	14,297	45,945	46,143
Under 45 years.....	93,670	...	1,608	5,310	5,015	39,492	42,245
45 to 64 years.....	20,537	...	269	3,823	...	5,126	3,898
65 years and over.....	3,188	...	...	...	1,861	1,327	...
Other male head.....	5,726	...	...	397	...	2,655	2,674
Female head.....	...	...	...	...	...	...	...
Renter occupied.....	53,438	6,956	10,264	26,947	6,626	1,365	1,280
Male head, wife present, no nonrelatives.....	38,452	1,927	6,656	21,279	5,945	1,365	1,280
Under 45 years.....	25,438	774	4,027	15,452	3,905	...	1,280
45 to 64 years.....	11,801	667	2,360	5,369	2,040	1,365	...
65 years and over.....	1,213	486	269	458	...	...	...
Other male head.....	4,785	2,254	1,648	883	...	...	...
Female head.....	10,201	2,775	1,960	4,785	681	...	...

Table 9.—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 \$10,000	\$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	99,937	...	...	4,885	8,908	15,884	25,837	44,423
ROOMS								
1 and 2 rooms.....	1,860	...	...	...	1,860	...	...	...
3 and 4 rooms.....	49,260	...	...	2,730	5,844	8,154	14,525	18,007
5 and 6 rooms.....	48,817	...	...	2,155	1,204	7,730	11,312	26,416
7 rooms or more.....	...	...	...	...	...	...	...	...
PERSONS								
1 and 2 persons.....	12,294	...	...	...	1,364	2,723	2,935	5,272
3 and 4 persons.....	63,177	...	...	2,730	5,802	7,168	20,400	27,077
5 and 6 persons.....	20,328	...	...	1,886	1,469	5,993	2,902	8,478
7 persons or more.....	4,138	...	...	269	273	...	...	3,596
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	94,608	...	...	4,885	8,908	14,556	25,837	40,422
Under 45 years.....	78,340	...	...	3,520	7,544	11,652	24,006	31,618
45 to 64 years.....	13,080	...	...	1,365	1,364	2,904	904	6,943
65 years and over.....	3,188	...	...	...	...	...	1,327	1,861
Other male head.....	5,329	...	...	...	...	1,328	...	4,001
Female head.....	...	...	...	...	...	...	...	...

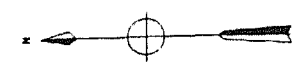
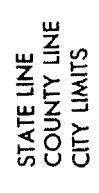
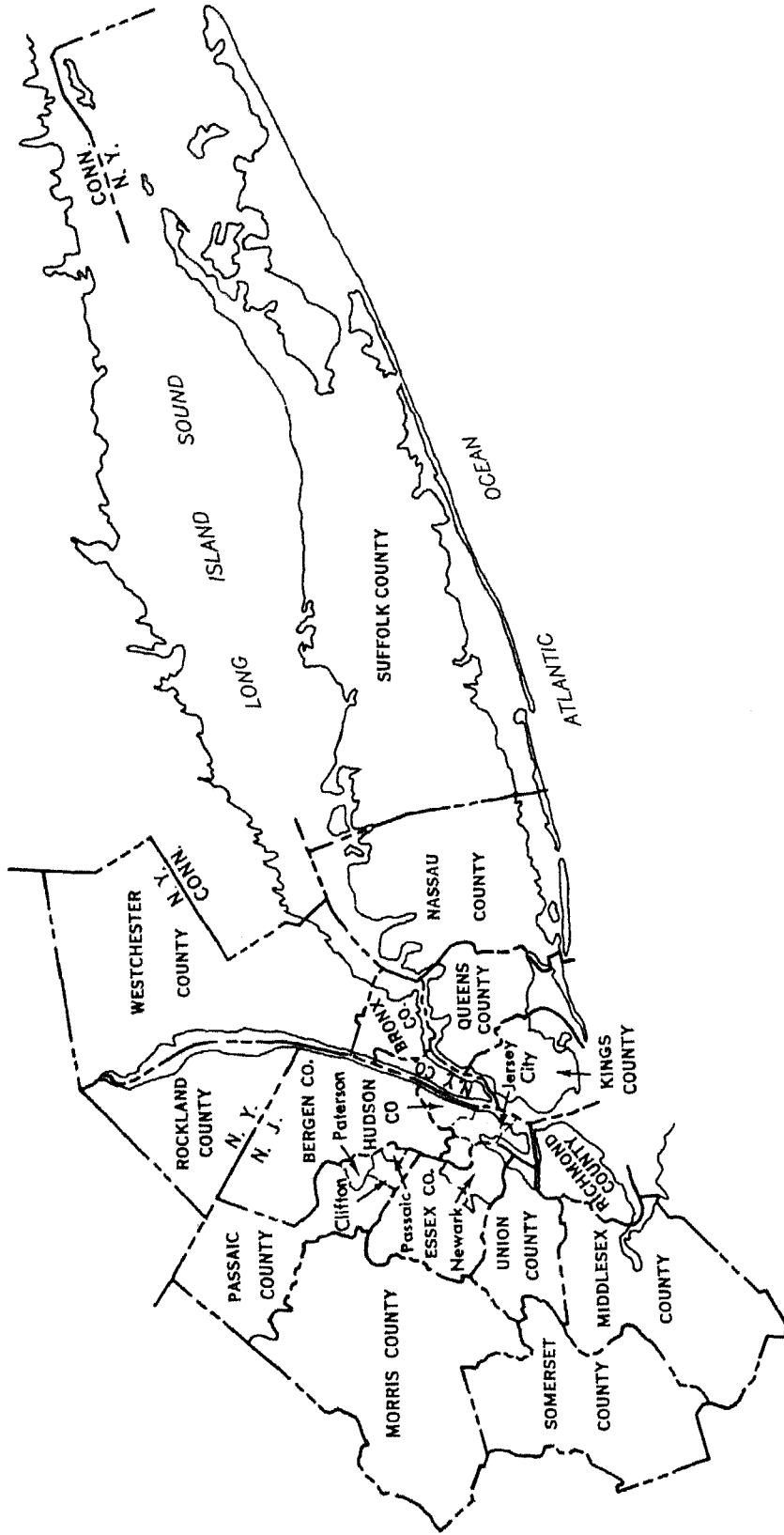
¹ Restricted to single-unit properties; see text.

Table 10.—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 \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units.....	53,438	4,086	7,086	7,561	16,839	16,291	1,575
ROOMS							
1 and 2 rooms.....	6,956	333	...	1,006	4,226	1,143	248
3 and 4 rooms.....	37,211	3,479	5,518	5,638	10,030	11,219	1,327
5 and 6 rooms.....	7,991	274	1,568	917	2,583	2,648	...
7 rooms or more.....	1,280	...	...	...	...	1,280	...
PERSONS							
1 and 2 persons.....	26,914	1,643	2,001	3,102	10,521	8,320	1,327
3 and 4 persons.....	21,320	2,169	2,961	3,542	6,318	6,082	248
5 and 6 persons.....	4,360	274	1,280	917	...	1,889	...
7 persons or more.....	844	...	844	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
Male head, wife present, no nonrelatives.....	38,452	2,776	5,731	5,857	9,908	12,853	1,327
Under 45 years.....	25,438	2,443	5,501	4,366	6,827	6,301	...
45 to 64 years.....	11,801	...	230	1,222	2,594	6,428	1,327
65 years and over.....	1,213	333	...	269	487	124	...
Other male head.....	4,785	...	...	339	2,740	1,458	248
Female head.....	10,201	1,310	1,355	1,365	4,191	1,980	...

NEW YORK - NORTHEASTERN NEW JERSEY STANDARD CONSOLIDATED AREA



BOTH THE 1959 AND 1956 DATA IN THIS REPORT APPLY TO THE AREA SHOWN ON THE MAP DEFINED FOR THE 1956 NATIONAL HOUSING INVENTORY.

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-9

COMPONENTS OF INVENTORY CHANGE

Part 2: 1957-1959 Components

Philadelphia, Pa.—N.J.

Standard Metropolitan Statistical Area

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

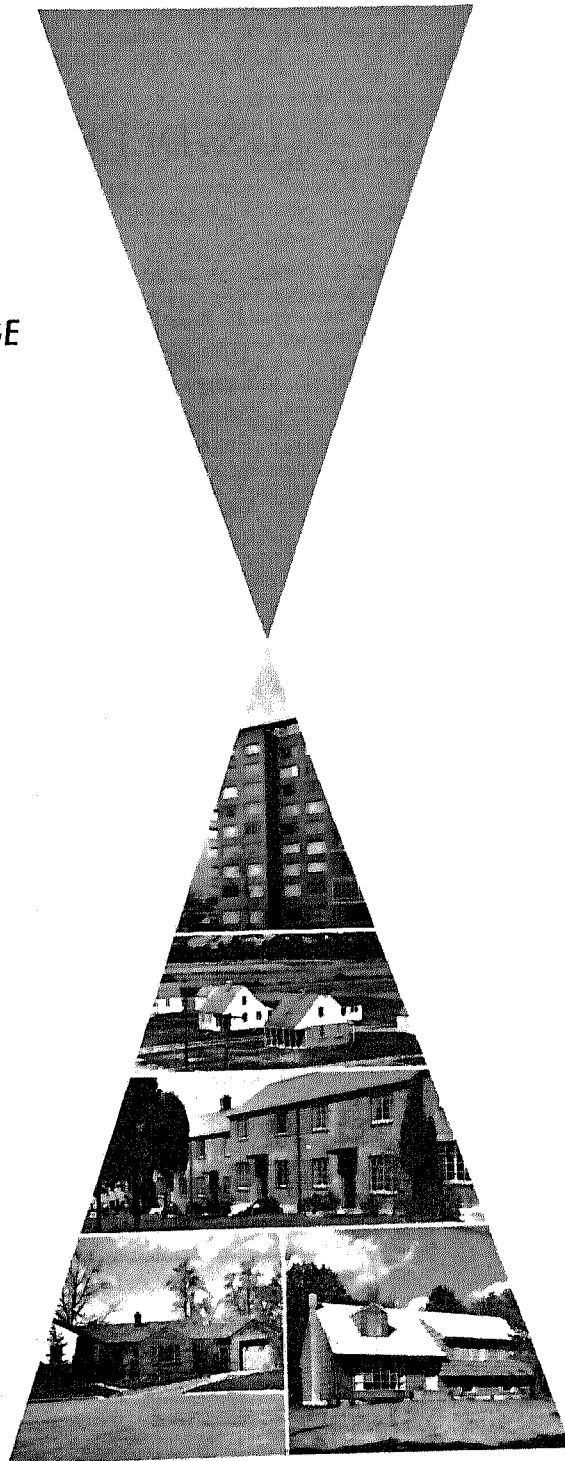


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PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

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 substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

LIST OF REPORTS IN VOLUME IV, PART 2

(The boundaries of the areas listed below are the same as those defined for the 1956 National Housing Inventory)

- | | |
|---|---|
| <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 | <ol style="list-style-type: none"> 6. Detroit SMSA 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA |
|---|---|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1956, total units	1959		1956		1959 by 1956, same units	1959, new con- struction units
	Total units	New con- struction units		Units added through-- New construction Other sources Units changed by-- Conversion Merger Same units	Units lost through-- Demolition Other means Units changed by-- Conversion Merger Same units				
OCCUPANCY CHARACTERISTICS									
	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>	<u>Table</u>
Color by tenure.....	1	1	1	2	3	4	...	...	...
Owner of unit.....	1	1	...	...	...	...	...	...	...
Age of owner.....	1	1	...	...	...	...	...	...	...
Persons.....	1	1	1	2	3	...	...	...	8
By tenure.....	1	1	1	...	...	...	...	...	8, 9, 10
Median by tenure.....	1	1	1	2	3	...	...	...	...
Persons per room.....	1	1	...	2	3	...	...	...	...
By tenure.....	1	1	...	...	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...	...	...
Vacancy status.....	1	1	1	2	3	4	...	...	...
STRUCTURAL CHARACTERISTICS									
Rooms.....	1	1	1	2	3	...	...	...	8
By tenure.....	1	1	1	2	3	...	...	...	8, 9, 10
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	...	...	...	...	8
By tenure.....	1	1	...	...	...	...	...	...	8
Condition and plumbing.....	1	1	1	2	3	5	...	...	8
By tenure.....	1	1	1	2	3	5	...	...	8
FINANCIAL CHARACTERISTICS									
Contract rent: Median.....	1	1	1	2	3	...	...	...	...
Gross rent.....	1	1	1	2	3	7	...	...	10
By rooms.....	...	...	...	...	...	...	...	...	10
By persons.....	...	...	...	...	...	...	...	...	10
By household composition and age of head..	...	...	...	...	...	...	...	...	10
Median.....	1	1	1	2	3	...	...	...	...
Value.....	1	1	1	2	3	6	...	...	9
By rooms.....	...	...	...	...	...	...	...	...	9
By persons.....	...	...	...	...	...	...	...	...	9
By household composition and age of head..	...	...	...	...	...	...	...	...	9
Median.....	1	1	1	2	3	...	...	...	...
HOUSEHOLD CHARACTERISTICS									
Household composition by age of head.....	1	1	1	...	...	...	...	...	8
By tenure.....	...	...	...	...	...	...	...	...	8, 9, 10
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

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 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 for the 1957-1959 period. 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 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 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 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 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 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

Components of Inventory Change—1957 to 1959 Components

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure 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 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column 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

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these

boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although 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 used 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 with 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 systematic 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 the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (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.

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 conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, 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 (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

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. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

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 series 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, with Volumes I and II issued also as bound 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 and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those 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 of Volume IV, more data were tabulated than it was 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 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 1956 survey. 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 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 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 1956 survey. In the April 1960 Census reports, 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

Components of Inventory Change—1957 to 1959 Components

interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, 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. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

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

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

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.¹ 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.

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 (as designated for 1960) 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 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

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 the 1956 and 1959 survey, urban areas were 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 1956 or 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 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" 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").

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and 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 1956.) 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.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

Components of Inventory Change—1957 to 1959 Components

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. 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 is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in 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 1956 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 1956 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 1956 survey 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 1956 survey records (see "Collection and processing of data"). In instances where the 1956 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 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 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 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 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 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 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 1956 and 1959 but had reverted to the 1956 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 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between December 1956 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.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.--Any dwelling unit added to the inventory between December 1956 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 quasi-units in 1956; 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 December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably 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 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 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 December 1956 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.

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 December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 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 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 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 1956 survey.

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 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 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 vacant mobile trailers and 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 1956, are reported as losses from the 1956 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 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, 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, units temporarily occupied entirely by persons having a usual residence elsewhere, 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 1956 survey also were the same as those used in the 1959 survey.

Components of Inventory Change—1957 to 1959 Components

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 "non-white" 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 1956 survey.

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 1956 survey, 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 1956 survey.

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 April 1960 Census. The number of persons per room was not computed for the 1956 survey.

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 1956 survey.

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 1956 survey, no information was obtained on the identity of the owner of the unit.

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 1956 survey.

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.

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 1956, 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

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 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 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 1956, 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) and hot running water.

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 units) 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 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

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 1956 survey.

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 the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. 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 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 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.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

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 was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

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 both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is 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 head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

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 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

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." Comparable data are not available from the 1956 survey reports.

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 Census of Population. Similar data are not presented in the 1956 reports.

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 1956 survey.

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. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. 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. Further detail on procedures 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. 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.

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.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

Components of Inventory Change—1957 to 1959 Components

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, 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.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration 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 1950.

The above three 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. 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 1956 survey 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 FOBDIC schedule on which the enumerator recorded information by marking appropriate circles.

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.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, 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 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 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 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 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 and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

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 and a minimum review of all questionnaires 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, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules 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 April 1960 Census used FOSDIC schedules and electronic equipment.

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 1956 NHI records (and with the 1950 Census records for segments not 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 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

ACCURACY OF DATA

As in any sample 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 map. 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.

Figures from the 100-percent tabulations of the 1950 Census 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. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

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 that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. 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. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

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, 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. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

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 units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

Components of Inventory Change—1957 to 1959 Components

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

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. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

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 11,000 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,800 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 used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the

remainder of the tables are based on the subsample. In tables 4 to 10 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 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units..... Characteristics.....	1956 full sample. ¹ 1956 subsample. ¹
Table 2, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Tables 4 to 7, 1956 and 1959 data.....	1959 subsample.
Tables 8 to 10, 1959 data.....	1959 subsample.

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

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.....	1,352,500	23,000
Same units, 1956 and 1959.....	1,246,400	16,000
Units changed by--		
Conversion.....	20,500	3,800
Merger.....	10,200	1,100
Units added through--		
New construction.....	71,400	17,000
Other sources.....	4,100	600
1956 INVENTORY		
Units changed by--		
Conversion.....	9,800	1,000
Merger.....	21,200	3,900
Units lost through--		
Demolition.....	5,700	700
Other means.....	10,400	1,600
NET CHANGE		
Total.....	59,000	18,000
Units added through--		
Conversion.....	10,700	1,200
New construction.....	71,400	17,000
Other sources.....	4,100	600
Total added.....	86,200	17,500
Units lost through--		
Merger.....	11,000	1,200
Demolition.....	5,700	700
Other means.....	10,400	1,600
Total lost.....	27,100	2,200

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 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 the upper portion of table 4 as 810,800 in 1956 and as 813,200 in 1959, the standard error of the 2,300 change is read from table III.

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 of dwelling units.

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.

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

(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
1,000.....	1,000	75,000.....	8,000
5,000.....	2,000	100,000.....	9,000
10,000.....	3,000	250,000.....	15,000
25,000.....	4,000	500,000.....	21,000
50,000.....	6,000	1,000,000.....	31,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsample)

Estimated percentage	Base of percentage				
	25,000	100,000	250,000	500,000	1,300,000
2 or 98.....	2.1	1.1	0.7	0.5	0.3
5 or 95.....	3.4	1.8	1.2	0.8	0.5
10 or 90.....	4.7	2.5	1.6	1.2	0.8
25 or 75.....	6.8	3.7	2.4	1.8	1.1
50.....	8.2	4.4	2.9	2.0	1.3

SUMMARY OF FINDINGS

Between December 1956 and December 1959, there was a net gain of 59,000 dwelling units (5 percent) in the Philadelphia SMSA. During this period, the number of dwelling units increased from 1,293,400 units¹ to 1,352,500 units. The proportion of units "not dilapidated, with all plumbing facilities," the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median value of owner-occupied properties was \$10,700 in 1956 and \$11,300 in 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$59 to \$67.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. (For components of change statistics for the 1950 to 1959 period, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-9, 1950 to 1959 Components and Part 1B-9, Inventory Characteristics.)

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

Component of change	Number	Percent
All dwelling units, 1959.....	1,352,500	100.0
Same units, 1956 and 1959.....	1,246,400	92.2
Units changed by--		
Conversion.....	20,500	1.5
Merger.....	10,200	0.7
Units added through--		
New construction.....	71,400	5.3
Other sources.....	4,100	0.3

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 1,246,400 units, or 92 percent of the dwelling units in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 8 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 71,400 units, amounting to 5.3 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 4,100 units (0.3 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations.

In addition, there were 20,500 converted units in the inventory in 1959 (table A) which had been produced by dividing 9,800 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 10,200 units (table A). These were produced by combining an estimated 21,200 units that existed in 1956 (table B). Units involved in conversions and mergers represented 2.3 percent of the 1959 inventory.

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	1,293,400	100.0
Same units, 1956 and 1959.....	1,246,400	96.4
Units changed by--		
Conversion.....	9,800	0.8
Merger.....	21,200	1.6
Units lost through--		
Demolition.....	5,700	0.4
Other means.....	10,400	0.8

Table B, which describes the disposition of the 1956 inventory, shows that the 1,246,400 "same" units represented about 96 percent of the 1956 inventory. Approximately 5,700 units, or 0.4 percent of the 1956 inventory, were demolished before 1959 and 10,400 units (around 1 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 1956 inventory (2.4 percent) were involved in conversion or merger during the 3-year period.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1956 AND 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1956	
All dwelling units: December 1959.....	1,352,500
December 1956.....	1,293,400
NET CHANGE	
Total.....	59,000
Percent.....	4.6
Units added through--	
Conversion.....	10,700
New construction.....	71,400
Other sources.....	4,100
Total added.....	86,200
Units lost through--	
Merger.....	11,000
Demolition.....	5,700
Other means.....	10,400
Total lost.....	27,100

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 added about 86,200 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 27,100 dwelling units from the 1956 inventory. Thus, for every three units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 59,000 units represents an average annual gain of approximately 20,000 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 28,000.²

² Data from Part 1A of Volume IV.

Characteristics of units created or removed.--Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." A comparison of the characteristics of new units constructed in the 3-year period, 1957 to 1959, with those built in the 9 3/4-year period, April 1950 to December 1959, may indicate possible differences between units built in the early part of the decade and those constructed later. (Characteristics of "new construction" for the 1950 to 1959 period are presented in Parts 1A and 1B of Volume IV.)

About 57 percent of the newer units (1957-1959 "new construction") had more than one bathroom and the median number of rooms was 6.0. The median value of owner-occupied properties was \$14,800; the median gross rent for renter-occupied units was \$128. Available vacant units (for rent or for sale) accounted for about 7 percent of all the newer units. As shown in the Part 1A report, about 43 percent of the units that were constructed during the 1950-1959 period had more than one bathroom and the median number of rooms was 5.8. The median value of owner-occupied properties was \$15,100; the median gross rent for renter-occupied units was \$103. Approximately 2 percent were vacant units available for rent or for sale.

Comparison of the characteristics of "new construction" units for the 1957-1959 period with those existing in the inventory as "same" indicates that new units were higher in values and rents than "same" units. The median value of newly constructed owner-occupied units was \$14,800; in contrast, the median value for "same" units was \$11,000. The median gross rent for new renter-occupied units was \$128 compared to \$66 for "same" units (table D).

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1956

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

Subject	1959		1956 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	71,400	1,246,400	5,700	1,246,400
Not dilapidated, with all facilities..	71,100	1,159,200	3,400	1,107,100
Percent of total.....	99.5	93.0	70.7	93.5
With 1.01 or more persons per room...	3,500	81,000	300	70,000
Percent of occupied.....	5.5	6.8	8.1	6.2
Owner occupied.....	50,300	851,000	1,100	810,800
Percent of occupied.....	78.4	71.8	33.6	72.3
Median:				
Number of rooms.....	6.0	5.8	...	5.8
Number of persons.....	3.3	3.0	...	3.1
Value.....	\$14,800	\$11,000	...	\$10,600
Gross rent.....	\$128	\$66	...	\$60
Contract rent.....	\$112	\$56	...	\$54

¹ Data on characteristics based on units with 1956 records available.

Additional characteristics of "new construction" units for the 1957 to 1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Units that were demolished or otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although

the overall effect may be limited because of the small numbers involved. Characteristics of these components 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 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 20,400 units which had been occupied by white households in 1956 shifted to non-white occupancy by 1959, and 6,300 shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 34,500 units were downgraded from not dilapidated with all facilities to lacking some or all facilities or dilapidated by 1959; around 28,100 shifted in the opposite direction. However, the overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$60 in 1956 and \$65 in 1959. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) was approximately the same in both years--\$10,700 in 1956 and \$10,900 in 1959.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 5 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

PHILADELPHIA

PA.-N.J.

STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the SMSA as shown on the map, defined for the 1956 National Housing Inventory. The SMSA comprises Bucks, Chester, Delaware, and Montgomery Counties in Pennsylvania; and Burlington, Camden, and Gloucester Counties in New Jersey.

The 1956 area is the same as the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1956 boundaries are also the same as the 1960 boundaries.

Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[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]

Main data table with columns for Subject, December 1959 (Total, New construction), and December 1956 (Total). It covers categories like Tenure, Color, Vacancy Status, Condition and Plumbing, Bathrooms, Rooms, Units in Structure, Year Structure Built, Persons, and Persons per Room.

1 Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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
All dwelling units, 1959.....	71,412	4,084	20,470	10,159	1,246,369	...
TENURE, COLOR, AND VACANCY STATUS						
All units.....	71,412	4,084	20,470	10,159	1,246,369	100.0
Occupied.....	64,113	4,084	18,874	9,402	1,189,607	95.1
Owner occupied.....	50,287	706	4,722	6,586	851,515	68.3
White.....	48,508	706	4,526	4,697	772,938	61.9
Nonwhite.....	1,779	...	396	1,979	79,007	6.3
Renter occupied.....	13,826	3,378	14,152	2,816	334,592	24.8
White.....	12,886	2,343	8,523	291	284,169	20.4
Nonwhite.....	940	1,035	5,629	2,525	80,423	6.5
Vacant.....	7,299	...	1,596	757	60,762	4.9
Available for sale only.....	3,506	...	396	...	13,927	0.9
Available for rent.....	1,219	...	1,200	411	26,393	2.0
Other.....	2,574	...	...	346	25,480	2.0
CONDITION AND PLUMBING						
All units.....	71,412	4,084	20,470	10,159	1,246,369	100.0
Not dilapidated.....	71,056	4,084	19,259	8,528	1,199,809	96.3
With all plumbing facilities.....	71,056	2,343	14,664	7,145	1,129,171	93.0
Lacking some or all facilities.....	...	1,741	4,615	1,383	46,638	3.5
Dilapidated.....	356	...	1,211	1,631	46,560	3.7
Owner occupied.....	50,287	706	4,722	6,586	851,515	100.0
Not dilapidated.....	50,287	706	4,722	6,641	829,539	98.6
With all plumbing facilities.....	50,287	706	3,523	5,385	827,464	97.2
Lacking some or all facilities.....	...	...	1,199	856	11,871	1.4
Dilapidated.....	...	...	...	345	11,986	1.4
Renter occupied.....	13,826	3,378	14,152	2,816	334,592	100.0
Not dilapidated.....	13,470	3,378	12,941	1,830	306,978	91.7
With all plumbing facilities.....	13,470	1,637	9,931	1,003	284,133	84.9
Lacking some or all facilities.....	...	1,741	3,016	527	32,843	6.8
Dilapidated.....	356	...	1,211	1,286	27,624	8.3
Vacant.....	7,299	...	1,596	757	60,762	...
BATHROOMS						
All units.....	71,412	4,084	20,470	10,159	1,246,369	100.0
1.....	30,333	2,343	15,458	5,738	971,154	77.9
More than 1.....	40,723	...	397	3,038	217,339	17.4
Shared or none.....	356	1,741	4,615	1,383	37,876	4.6
ROOMS						
All units.....	71,412	4,084	20,470	10,159	1,246,369	100.0
1 and 2 rooms.....	1,369	1,639	3,521	176	55,662	4.5
3 and 4 rooms.....	12,602	1,405	12,229	872	253,408	20.3
5 and 6 rooms.....	22,820	706	3,917	2,008	619,216	49.7
7 rooms or more.....	24,621	334	803	7,103	318,089	25.5
Median.....	6.0	...	3.5	6.3	...	...
Owner occupied.....	50,287	706	4,722	6,586	851,515	100.0
1 and 2 rooms.....	...	...	406	...	4,086	0.2
3 and 4 rooms.....	3,494	353	2,401	346	69,837	8.2
5 and 6 rooms.....	24,539	353	1,112	868	901,581	58.9
7 rooms or more.....	22,254	...	803	5,372	277,411	32.6
Median.....	6.3	...	...	6.5	6.1	...
Renter occupied.....	13,826	3,378	14,152	2,816	334,592	100.0
1 and 2 rooms.....	837	1,639	2,709	176	46,546	13.9
3 and 4 rooms.....	8,179	1,052	6,638	528	156,557	46.8
5 and 6 rooms.....	4,427	353	2,805	1,140	99,137	29.6
7 rooms or more.....	383	...	34	974	32,352	9.7
Median.....	3.9	...	3.4	...	4.0	...
Vacant.....	7,299	...	1,596	757	60,762	...
UNITS IN STRUCTURE						
All units.....	71,412	4,084	20,470	10,159	1,246,369	100.0
1.....	58,008	1,989	...	7,300	966,852	77.6
2 to 4.....	5,289	354	18,910	2,509	194,517	15.6
5 or more.....	8,115	1,741	1,560	360	85,000	6.8
YEAR STRUCTURE BUILT						
All units.....	71,412	4,084	20,470	10,159	1,246,369	100.0
1957 to 1959.....	71,412	...	...	...	233,510	18.7
April 1950 to 1956.....	...	706	...	...	126,304	10.1
1940 to March 1950.....	...	949	...	10,159	886,335	71.1
1939 or earlier.....	...	2,429	20,470	...	...	...
PERSONS						
Occupied units.....	64,113	4,084	18,874	9,402	1,189,607	100.0
1 person.....	2,781	1,294	4,798	176	142,434	11.0
2 persons.....	19,333	1,731	7,458	2,176	329,179	27.4
3 persons.....	12,317	353	3,613	1,801	246,448	19.8
4 persons.....	15,771	353	1,981	1,646	215,130	18.1
5 persons.....	6,039	353	...	2,146	139,877	11.5
6 persons or more.....	7,872	...	1,115	1,908	132,423	11.2
Median: All occupied.....	3.3	...	2.1	4.1	3.0	...
Owner.....	3.7	...	...	3.8	1.3	...
Renter.....	2.2	...	2.2	...	2.4	...

Components of Inventory Change—1957 to 1959 Components

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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
PERSONS PER ROOM						
Occupied units.....	64,113	4,084	18,874	9,402	1,185,607	100.0
0.50 or less.....	29,534	1,738	8,268	4,583	596,300	50.3
0.51 to 0.75.....	20,212	1,405	5,197	2,627	298,305	25.2
0.76 to 1.00.....	10,863	596	4,294	1,320	210,019	17.7
1.01 to 1.50.....	2,786	...	718	521	62,734	5.3
1.51 or more.....	712	345	397	351	18,249	1.5
VALUE						
Owner-occupied nonfarm units ¹	47,968	...	...	5,024	762,378	100.0
Less than \$5,000.....	...	...	...	518	53,318	7.0
\$5,000 to \$7,400.....	...	...	...	1,929	117,012	15.3
\$7,500 to \$9,900.....	356	...	...	1,392	145,517	19.1
\$10,000 to \$12,400.....	9,623	...	...	602	158,059	20.7
\$12,500 to \$14,900.....	15,018	...	...	234	100,059	13.1
\$15,000 or more.....	22,971	...	...	349	188,413	24.7
Median.....dollars..	14,800	...	...	7,600	11,000	...
Renter-occupied nonfarm units.....	13,826	3,378	14,152	2,816	332,205	...
GROSS RENT						
Reporting.....	13,114	3,044	13,757	2,816	319,116	100.0
Less than \$20.....	...	345	...	...	354	0.1
\$20 to \$39.....	787	690	1,202	...	25,771	8.1
\$40 to \$59.....	521	...	4,402	527	100,475	31.5
\$60 to \$79.....	161	1,059	5,385	965	108,627	34.0
\$80 to \$99.....	3,145	950	2,373	1,036	44,819	14.0
\$100 or more.....	8,500	...	395	288	39,070	12.2
No cash rent.....	712	334	395	...	13,089	...
Median.....dollars..	128	...	65	...	66	...
CONTRACT RENT						
Reporting cash rent.....	13,114	3,044	13,757	2,816	319,116	...
Median.....dollars..	112	...	63	...	56	...

¹ Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956.....	5,689	10,434	9,798	21,155	1,246,369	100.0
Units with 1956 records available.....	4,830	10,135	8,793	21,155	1,184,008	95.0
TENURE, COLOR, AND VACANCY STATUS						
All units.....	4,830	10,135	8,793	21,155	1,184,008	100.0
Occupied.....	3,412	6,306	7,361	17,281	1,121,895	94.8
Owner occupied.....	1,145	1,947	3,465	6,457	810,849	68.5
White.....	...	1,072	2,749	4,132	735,884	62.2
Nonwhite.....	1,145	875	716	2,325	74,965	6.3
Renter occupied.....	2,267	4,359	3,896	10,824	311,046	26.3
White.....	1,122	1,733	2,485	6,632	241,821	20.4
Nonwhite.....	1,145	2,626	1,411	4,192	69,225	5.8
Vacant.....	1,418	3,829	1,432	3,874	62,113	5.2
Available for sale only.....	557	...	358	334	6,397	0.5
Available for rent.....	574	1,750	716	1,325	27,943	2.4
Other.....	287	2,079	358	2,215	27,773	2.3
CONDITION AND PLUMBING						
All units.....	4,830	10,135	8,793	21,155	1,184,008	100.0
Not dilapidated.....	4,552	8,395	8,793	19,163	1,148,750	97.0
With all plumbing facilities.....	3,414	4,857	8,793	11,981	1,107,099	93.5
Lacking some or all facilities.....	1,138	3,538	...	7,182	41,651	3.5
Dilapidated.....	278	1,740	...	1,992	35,258	3.0
Owner occupied.....	1,145	1,947	3,465	6,457	810,849	100.0
Not dilapidated.....	1,145	1,947	3,465	5,800	794,884	98.0
With all plumbing facilities.....	1,145	1,947	3,465	4,467	779,989	96.2
Lacking some or all facilities.....	...	...	...	1,333	14,895	1.8
Dilapidated.....	...	...	...	657	15,965	2.0
Renter occupied.....	2,267	4,359	3,896	10,824	311,046	100.0
Not dilapidated.....	1,929	3,193	3,896	10,157	293,875	94.5
With all plumbing facilities.....	1,425	1,743	3,896	4,975	273,744	88.0
Lacking some or all facilities.....	564	1,450	...	5,182	20,131	6.5
Dilapidated.....	278	1,166	...	667	17,171	5.5
Vacant.....	1,418	3,829	1,432	3,874	62,113	...

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						
All units.....	4,830	10,135	8,793	21,155	1,184,008	100.0
1 and 2 rooms.....	1,145	1,811	347	5,661	53,834	4.5
3 and 4 rooms.....	860	3,991	1,780	10,462	234,763	19.8
5 and 6 rooms.....	2,260	2,291	2,137	3,383	615,577	52.0
7 rooms or more.....	565	2,042	4,529	1,649	279,834	23.6
Median.....	...	4.2	...	3.2	5.8	...
Owner occupied.....						
1 and 2 rooms.....	1,145	1,947	3,465	6,437	810,849	100.0
3 and 4 rooms.....	...	...	...	333	7,013	0.9
5 and 6 rooms.....	286	497	...	2,466	71,356	8.8
7 rooms or more.....	572	575	1,421	2,343	494,032	60.9
Median.....	287	875	2,044	1,315	238,448	29.4
...	...	...	...	...	6.0	...
Renter occupied.....						
1 and 2 rooms.....	2,267	4,359	3,896	10,824	311,046	100.0
3 and 4 rooms.....	858	590	347	2,336	37,697	12.1
5 and 6 rooms.....	...	2,044	1,780	6,448	139,103	44.7
7 rooms or more.....	1,131	1,141	358	1,040	99,142	31.9
Median.....	278	584	1,411	...	35,104	11.3
...	...	...	...	2.9	4.2	...
Vacant.....	1,418	3,829	1,432	3,874	62,113	...
UNITS IN STRUCTURE						
All units.....	4,830	10,135	8,793	21,155	1,184,008	100.0
1.....	2,825	6,350	6,308	...	925,930	78.2
2 to 4.....	2,005	3,494	2,127	19,153	177,681	15.0
5 or more.....	...	291	358	2,002	80,397	6.8
YEAR STRUCTURE BUILT						
All units.....	4,830	10,135	8,793	21,155	1,184,008	100.0
April 1950 to 1956.....	...	1,433	...	...	217,242	18.3
March 1950 or earlier.....	4,830	8,702	8,793	21,155	966,766	81.7
PERSONS						
Occupied units.....	3,412	6,306	7,361	17,281	1,121,895	100.0
1 person.....	287	866	1,432	3,705	99,579	8.9
2 persons.....	1,708	1,371	2,391	3,982	300,523	26.8
3 persons.....	...	292	358	6,080	275,665	24.6
4 persons.....	287	1,158	706	1,216	218,284	19.5
5 persons.....	565	667	705	666	118,500	10.6
6 persons or more.....	565	1,752	1,769	1,332	109,344	9.7
Median.....	...	...	...	2.7	3.1	...
All occupied.....	...	...	...	...	3.2	...
Owner.....	...	...	...	...	2.8	...
Renter.....	...	...	...	2.5	...	...
PERSONS PER ROOM						
Occupied units.....	3,412	6,306	7,361	17,281	1,121,895	100.0
0.50 or less.....	1,137	2,025	3,823	6,031	539,233	48.1
0.51 to 0.75.....	574	1,080	358	3,782	299,962	26.7
0.76 to 1.00.....	1,423	566	2,116	5,133	212,750	19.0
1.01 to 1.50.....	278	1,460	348	1,002	59,293	5.3
1.51 or more.....	...	1,175	71.6	1,333	10,657	0.9
VALUE						
Owner-occupied nonfarm units ¹.....	...	283	1,052	...	677,023	...
Reporting.....	...	283	694	...	649,243	100.0
Less than \$5,000.....	...	283	...	...	38,708	6.0
\$5,000 to \$7,400.....	...	...	347	...	132,513	20.4
\$7,500 to \$9,900.....	...	...	347	...	118,577	18.3
\$10,000 to \$12,400.....	...	...	...	...	140,899	21.7
\$12,500 to \$14,900.....	...	...	...	...	67,888	10.5
\$15,000 or more.....	...	...	...	...	150,658	23.2
Not reported.....	...	...	358	...	27,780	...
Median.....dollars.....	...	...	...	...	10,600	...
Renter-occupied nonfarm units.....	1,711	4,359	3,896	10,500	305,555	...
GROSS RENT						
Reporting.....	852	3,776	3,180	9,165	223,041	100.0
Less than \$20.....	...	...	...	333	...	...
\$20 to \$39.....	286	883	716	2,708	23,678	10.6
\$40 to \$59.....	279	2,318	1,053	4,809	87,848	39.4
\$60 to \$79.....	287	292	716	991	62,354	28.0
\$80 to \$99.....	...	...	348	...	25,720	11.5
\$100 or more.....	...	283	347	324	23,441	10.5
Not reported.....	859	291	71.6	1,001	77,746	...
No cash rent.....	...	292	...	334	4,768	...
Median.....dollars.....	...	...	...	46	60	...
CONTRACT RENT						
Reporting cash rent.....	852	4,067	3,180	9,165	245,193	...
Median.....dollars.....	...	...	...	44	54	...

¹ Restricted to single-unit properties; see text.

Components of Inventory Change—1957 to 1959 Components

Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	71,412	1,369	4,683	7,919	12,487	20,333	24,621
CONDITION AND PLUMBING							
All units.....	71,412	1,369	4,683	7,919	12,487	20,333	24,621
Not dilapidated:							
With all plumbing facilities.....	71,056	1,369	4,327	7,919	12,487	20,333	24,621
Lacking some or all facilities.....	356	...	356	...	...	...	...
Dilapidated.....	356	...	356	...	...	...	...
Owner occupied.....	50,287	...	...	3,494	8,746	15,793	22,254
Not dilapidated:							
With all plumbing facilities.....	50,287	...	...	3,494	8,746	15,793	22,254
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	13,826	837	4,514	3,665	2,245	2,182	383
Not dilapidated:							
With all plumbing facilities.....	13,470	837	4,158	3,665	2,245	2,182	383
Lacking some or all facilities.....	356	...	356	...	...	...	...
Dilapidated.....	356	...	356	...	...	...	...
Vacant.....	7,299	532	169	760	1,496	2,358	1,984
BATHROOMS							
All units.....	71,412	1,369	4,683	7,919	12,487	20,333	24,621
1.....	30,333	1,369	4,327	7,569	8,664	6,805	1,599
More than 1.....	40,723	...	...	350	3,823	13,528	23,022
Shared or none.....	356	...	356	...	...	...	...
Owner occupied.....	50,287	...	...	3,494	8,746	15,793	22,254
1.....	16,439	...	...	3,394	6,839	4,986	1,216
More than 1.....	33,852	...	...	100	1,907	10,807	21,038
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	13,826	837	4,514	3,665	2,245	2,182	383
1.....	11,283	837	4,158	3,415	1,557	1,177	139
More than 1.....	2,187	...	...	250	688	1,005	244
Shared or none.....	356	...	356	...	...	...	...
Vacant.....	7,299	532	169	760	1,496	2,358	1,984
PERSONS							
All occupied units.....	64,113	837	4,514	7,159	10,991	17,975	22,637
1 person.....	2,781	321	1,484	837	...	...	139
2 persons.....	19,333	516	2,529	3,403	4,087	4,437	4,361
3 persons.....	12,317	...	145	1,190	1,339	5,941	3,702
4 persons.....	15,771	...	356	1,373	3,873	4,209	5,960
5 persons.....	6,039	...	...	356	679	1,253	3,751
6 persons or more.....	7,872	...	...	...	1,013	2,135	4,724
Owner occupied.....	50,287	...	...	3,494	8,746	15,793	22,254
1 person.....	356	...	...	...	...	...	...
2 persons.....	12,550	...	...	1,668	3,278	3,243	4,361
3 persons.....	9,867	...	...	302	801	5,062	3,702
4 persons.....	14,008	...	...	812	3,136	4,100	5,960
5 persons.....	5,634	...	...	356	518	1,253	3,507
6 persons or more.....	7,872	...	...	...	1,013	2,135	4,724
Renter occupied.....	13,826	837	4,514	3,665	2,245	2,182	383
1 person.....	2,425	321	1,484	481	...	...	139
2 persons.....	6,783	516	2,529	1,735	809	1,194	...
3 persons.....	2,450	...	145	888	538	879	...
4 persons.....	1,763	...	356	561	737	109	...
5 persons.....	405	...	...	...	161	...	244
6 persons or more.....	...	...	...	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	64,113	837	4,514	7,159	10,991	17,975	22,637
Male head, wife present, no nonrelatives.....	58,805	160	3,030	5,390	10,672	17,464	22,089
Under 45 years.....	43,866	...	2,490	3,241	5,910	13,088	19,137
45 to 64 years.....	11,428	160	414	1,143	4,050	2,953	2,708
65 years and over.....	3,511	...	126	1,006	712	1,423	244
Other male head.....	2,378	500	918	356	161	...	443
Female head.....	2,930	177	566	1,413	158	511	105
Owner occupied.....	50,287	...	...	3,494	8,746	15,793	22,254
Male head, wife present, no nonrelatives.....	49,048	...	...	3,138	8,427	15,638	21,845
Under 45 years.....	38,082	...	...	1,524	4,686	12,979	18,893
45 to 64 years.....	9,493	...	...	741	3,385	2,659	2,708
65 years and over.....	1,473	...	...	873	356	...	244
Other male head.....	465	...	...	...	161	...	304
Female head.....	774	...	...	356	158	155	105
Renter occupied.....	13,826	837	4,514	3,665	2,245	2,182	383
Male head, wife present, no nonrelatives.....	9,757	160	3,030	2,252	2,245	1,826	244
Under 45 years.....	5,754	...	2,490	1,717	1,224	109	244
45 to 64 years.....	1,935	160	414	402	665	294	...
65 years and over.....	2,038	...	126	133	356	1,423	...
Other male head.....	1,913	500	918	356	...	...	139
Female head.....	2,156	177	566	1,037	...	356	...

Table 9.—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 \$10,000	\$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	47,968	356	9,623	15,018	9,352	3,598	5,333	4,688
ROOMS								
1 and 2 rooms.....	...	...	...	...	...	...	...	...
3 and 4 rooms.....	2,591	356	1,779	356	100	...	...	...
5 and 6 rooms.....	23,123	...	7,260	9,872	3,249	1,238	1,313	171
7 rooms or more.....	22,254	...	584	4,790	6,003	2,360	4,000	4,517
PERSONS								
1 and 2 persons.....	12,208	...	3,836	4,283	1,258	1,527	1,020	284
3 and 4 persons.....	22,254	356	4,606	7,211	3,255	1,206	1,321	2,299
5 and 6 persons.....	10,688	...	1,181	2,243	2,192	865	2,264	1,943
7 persons or more.....	2,818	...	...	1,281	647	...	728	162
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	46,729	356	9,267	14,433	9,194	3,598	5,333	4,348
Under 45 years.....	37,021	356	6,182	11,464	7,967	2,614	4,320	4,118
45 to 64 years.....	8,397	...	2,018	2,969	1,227	740	1,013	430
65 years and over.....	1,311	...	1,067	...	...	244	...	...
Other male head.....	465	...	...	325	...	...	...	140
Female head.....	774	...	356	260	158	...	...	...

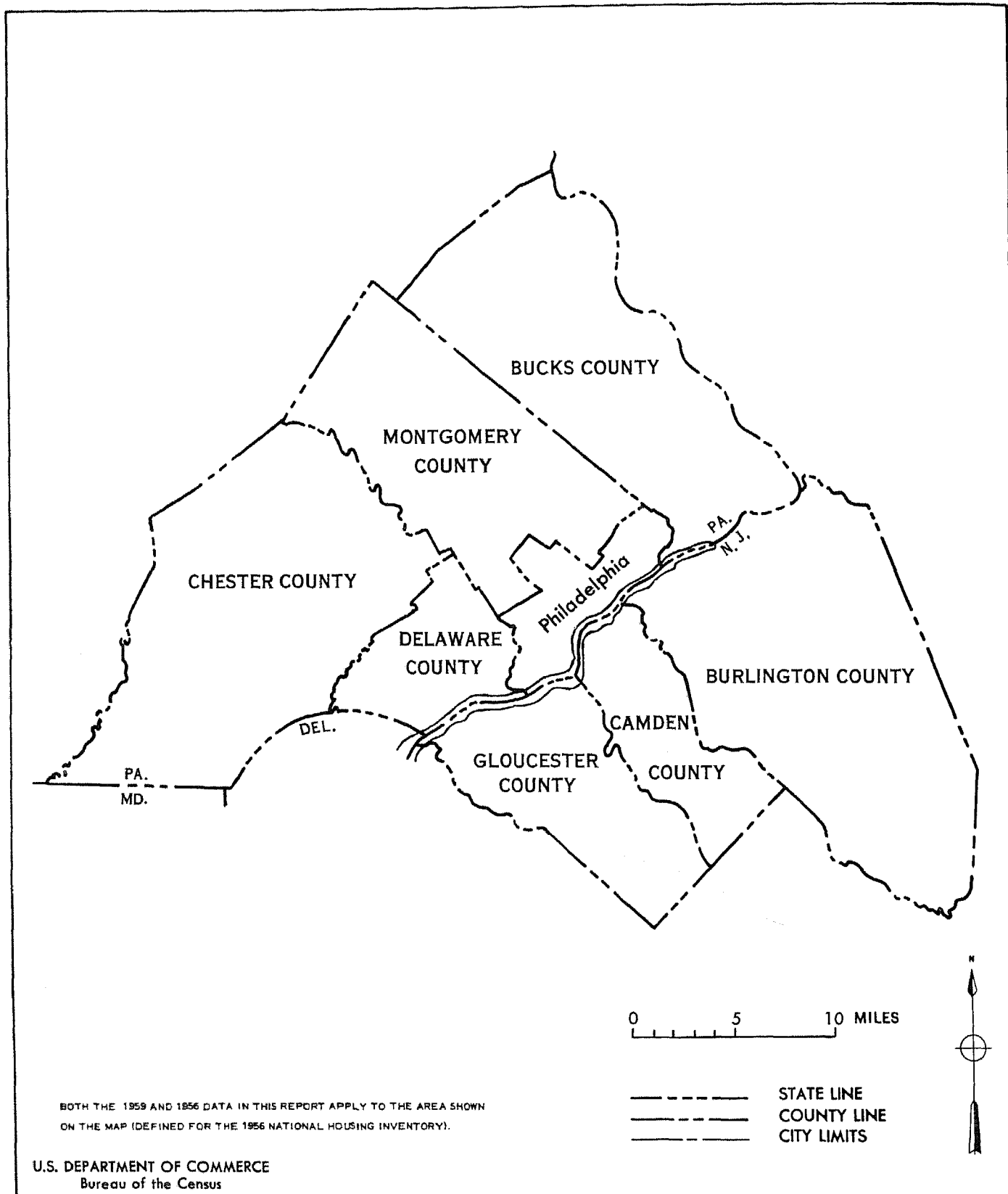
¹ Restricted to single-unit properties; see text.

Table 10.—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 \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	
Renter-occupied nonfarm dwelling units.....	13,826	1,308	161	3,145	4,172	4,328	712
ROOMS							
1 and 2 rooms.....	837	...	...	177	144	160	256
3 and 4 rooms.....	8,179	1,308	161	2,563	1,996	2,151	...
5 and 6 rooms.....	4,427	...	...	161	2,032	1,878	356
7 rooms or more.....	383	...	...	244	...	139	...
PERSONS							
1 and 2 persons.....	9,208	320	...	2,580	2,077	3,499	712
3 and 4 persons.....	4,213	988	161	160	2,075	829	...
5 and 6 persons.....	405	...	...	405	...	...	...
7 persons or more.....	...	...	...	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
Male head, wife present, no nonrelatives.....	9,757	768	161	2,968	2,668	2,836	356
Under 45 years.....	5,784	768	161	2,859	1,640	256	...
45 to 64 years.....	1,935	...	...	109	317	1,309	...
65 years and over.....	2,038	...	...	...	711	971	396
Other male head.....	1,913	110	...	...	792	665	396
Female head.....	2,156	430	...	177	712	837	...

Philadelphia, Pa.-N.J. STANDARD METROPOLITAN STATISTICAL AREA



U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-10

COMPONENTS OF INVENTORY CHANGE

Part 2: 1957-1959 Components

Seattle, Wash.,

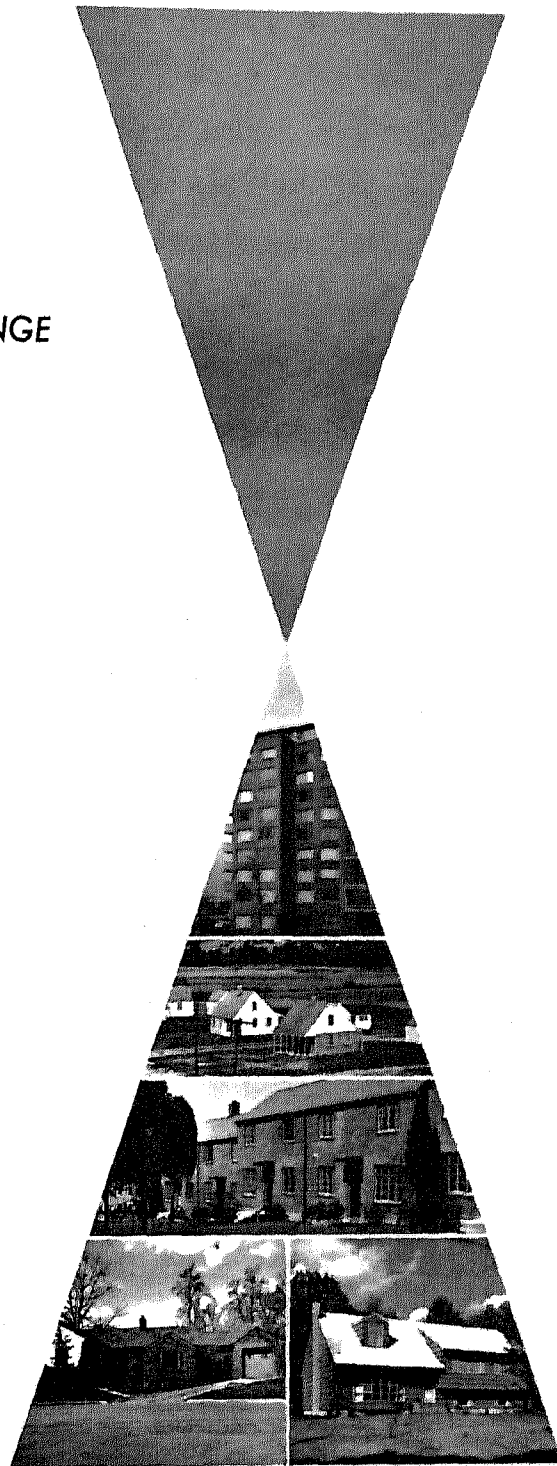
Standard Metropolitan Statistical Area

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



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

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





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C O R R E C T I O N S

U. S. Census of Housing: 1960
 Volume IV. Components of Inventory Change--1957 to 1959 Components
 Part 2-10, Seattle SMSA

The data shown in table 3 relating to "year structure built"
 (page 23) are revised as follows:

Table 3.--1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED
 FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

Subject	Demolition	Other means	Conversion	Merger
YEAR STRUCTURE BUILT				
April 1950 to 1956.....	185	905	210	55
March 1950 or earlier.....	4,940	5,175	983	2,008

December 20, 1962

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, Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, Divisions, 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 Serraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; 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 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 2

(The boundaries of the areas listed below are the same as those defined for the 1956 National Housing Inventory)

- | | |
|---|---|
| <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 | <ul style="list-style-type: none"> 6. Detroit SMSA 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area 9. Philadelphia SMSA 10. Seattle SMSA |
|---|---|

SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

Subject	1959		1956, total units	1959	1956	1959 by 1956, 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	...	8
By tenure.....	1	1	1	...	...	...	8, 9, 10
Median by tenure.....	1	1	1	2	3	...	...
Persons per room.....	1	1	...	2	3	...	...
By tenure.....	1	1	...	...	...	...	...
Tenure by color.....	1	1	1	2	3	4	...
Vacancy status.....	1	1	1	2	3	4	...
STRUCTURAL CHARACTERISTICS							
Rooms.....	1	1	1	2	3	...	8
By tenure.....	1	1	1	2	3	...	8, 9, 10
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	...	...	8
By tenure.....	1	1	...	...	...	...	8
Condition and plumbing.....	1	1	1	2	3	5	8
By tenure.....	1	1	1	2	3	5	8
FINANCIAL CHARACTERISTICS							
Contract rent: Median.....	1	1	1	2	3	...	...
Gross rent.....	1	1	1	2	3	7	10
By rooms.....	...	...	...	...	...	...	10
By persons.....	...	...	...	...	...	...	10
By household composition and age of head.....	...	...	...	...	...	...	10
Median.....	1	1	1	2	3	...	...
Value.....	1	1	1	2	3	6	9
By rooms.....	...	...	...	...	...	...	9
By persons.....	...	...	...	...	...	...	9
By household composition and age of head.....	...	...	...	...	...	...	9
Median.....	1	1	1	2	3	...	...
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head.....	1	1	1	...	...	...	8
By tenure.....	...	...	...	...	...	...	8, 9, 10
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

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 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 for the 1957-1959 period. 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 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1967 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 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 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 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 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

Components of Inventory Change—1957 to 1959 Components

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure 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 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column 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

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these

boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although 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 used 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 with 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 systematic 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 the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (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.

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 conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, 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 (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

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. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

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 series 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, with Volumes I and II issued also as bound 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 and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those 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 1960, 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 of Volume IV, more data were tabulated than it was 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 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 1956 survey. 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 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 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 1956 survey. In the April 1960 Census reports, 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 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, 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. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

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

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts IA and IB of Volume IV and from those defined for the April 1960 Census (see note on page 18).

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.¹ 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.

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 (as designated for 1960) 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 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

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 the 1956 and 1959 survey, urban areas were 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 1956 or 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 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" 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").

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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 1956 survey and 1960 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and the 1960 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 1956.) 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.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. 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 is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in 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 1956 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 1956 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 1956 survey 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 1956 survey records (see "Collection and processing of data"). In instances where the 1956 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 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 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 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 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 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 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 1956 and 1959 but had reverted to the 1956 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 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between December 1956 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.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.--Any dwelling unit added to the inventory between December 1956 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 quasi-units in 1956; 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 December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably 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 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 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 December 1956 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.

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 December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 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 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 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 1956 survey.

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 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 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 vacant mobile trailers and 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 1956, are reported as losses from the 1956 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 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, 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, units temporarily occupied entirely by persons having a usual residence elsewhere, 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 1956 survey also were the same as those used in the 1959 survey.

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 1956 survey.

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 1956 survey, 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 1956 survey.

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 April 1960 Census. The number of persons per room was not computed for the 1956 survey.

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 1956 survey.

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 1956 survey, no information was obtained on the identity of the owner of the unit.

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 1956 survey.

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.

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 1956, 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 1956, 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 1956 survey. 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, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

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 material 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 1956 survey. 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 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 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 1956, 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) and hot running water.

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 units) 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 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

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 1956 survey.

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 the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. 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 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 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.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

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 was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

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 both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is 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 head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

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 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

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." Comparable data are not available from the 1956 survey reports.

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 Census of Population. Similar data are not presented in the 1956 reports.

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 1956 survey.

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. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. 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. Further detail on procedures 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. 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.

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.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, 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.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration 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 1950.

The above three 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. 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 1956 survey 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 FOBDIC schedule on which the enumerator recorded information by marking appropriate circles.

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.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, 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 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 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 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 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 and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

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 and a minimum review of all questionnaires 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

Introduction

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules 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 April 1960 Census used FOSDIC schedules and electronic equipment.

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 1956 NHI records (and with the 1950 Census records for segments not 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 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

ACCURACY OF DATA

As in any sample 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 map. 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.

Figures from the 100-percent tabulations of the 1950 Census 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. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

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 that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. 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. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

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, 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. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

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 units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

Components of Inventory Change—1957 to 1959 Components

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

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. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

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 10,000 dwelling units in 1,250 land area segments; the subsample for this area consists of approximately 2,800 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 used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the

remainder of the tables are based on the subsample. In tables 4 to 10 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 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units..... Characteristics.....	1956 full sample. ¹ 1956 subsample. ¹
Table 2, 1959 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units..... Characteristics.....	1959 full sample. 1959 subsample.
Tables 4 to 7, 1956 and 1959 data.....	1959 subsample.
Tables 8 to 10, 1959 data.....	1959 subsample.

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

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.....	306,700	4,400
Same units, 1956 and 1959.....	278,500	3,600
Units changed by--		
Conversion.....	2,500	500
Merger.....	1,100	200
Units added through--		
New construction.....	21,400	2,200
Other sources.....	3,300	1,100
1956 INVENTORY		
Units changed by--		
Conversion.....	1,200	200
Merger.....	2,300	400
Units lost through--		
Demolition.....	5,200	600
Other means.....	6,500	800
NET CHANGE		
Total.....	13,100	2,700
Units added through--		
Conversion.....	1,300	500
New construction.....	21,400	2,200
Other sources.....	3,300	1,100
Total added.....	26,000	2,500
Units lost through--		
Merger.....	1,200	400
Demolition.....	5,200	600
Other means.....	6,500	800
Total lost.....	12,900	1,100

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 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

Table III.--STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE
(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
500.....	300	25,000.....	1,600
1,000.....	400	50,000.....	2,100
5,000.....	800	100,000.....	2,800
10,000.....	1,100	200,000.....	3,800
15,000.....	1,300	300,000.....	4,400

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS
(Based on subsample)

Estimated percentage	Base of percentage				
	5,000	25,000	50,000	100,000	300,000
2 or 98.....	3.3	1.2	0.8	0.5	0.3
5 or 95.....	4.6	1.7	1.2	0.8	0.4
10 or 90.....	5.9	2.3	1.6	1.0	0.6
25 or 75.....	7.9	3.2	2.1	1.4	0.7
50.....	9.0	3.6	2.3	1.6	0.8

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 the upper portion of table 4 as 172,000 in 1956 and as 172,800 in 1959, the standard error of the 800 change is read from table III.

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 of dwelling units.

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

Between December 1956 and December 1959, there was a net gain of 13,100 dwelling units (4 percent) in the Seattle SMSA. During this period, the number of dwelling units increased from 293,600 units¹ to 306,700 units. The proportion of units that were not dilapidated with all plumbing facilities, the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$65 to \$73, and the median value of owner-occupied properties rose from \$11,900 to \$14,000.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. Both the 1959 and 1956 data in this report apply to the 1956 boundaries of the Seattle metropolitan area as defined for the 1956 National Housing Inventory. (Counts of 1950-1959 components for the 1956 boundaries of the area² are available upon request; see section on "Availability of unpublished data.")

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

Component of change	Number	Percent
All dwelling units, 1959.....	306,700	100.0
Same units, 1956 and 1959.....	278,500	90.8
Units changed by--		
Conversion.....	2,500	0.8
Merger.....	1,100	0.3
Units added through--		
New construction.....	21,400	7.0
Other sources.....	3,300	1.1

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 278,500 units, or 91 percent of the dwelling units in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 9 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 21,400 units, amounting to 7 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 3,300 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 2,500 converted units in the inventory in 1959 (table A) which had been produced by dividing 1,200 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 1,100 units (table A). These were produced by combining an estimated 2,300 units that existed in 1956 (table B). Units involved in conversions and mergers represented 1 percent of the 1959 inventory.

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

² For 1950-1959 data relating to 1959 boundaries of the area, see Parts 1A-10 and 1B-10 of Volume IV.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.....	293,600	100.0
Same units, 1956 and 1959.....	278,500	94.8
Units changed by--		
Conversion.....	1,200	0.4
Merger.....	2,300	0.8
Units lost through--		
Demolition.....	5,200	1.8
Other means.....	6,500	2.2

Table B, which describes the disposition of the 1956 inventory, shows that the 278,500 "same" units represented about 95 percent of the 1956 inventory. Approximately 5,200 units, or about 2 percent of the 1956 inventory, were demolished before 1959 and 6,500 units (around 2 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 1956 inventory (1 percent) were involved in conversion or merger during the 3-year period.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1956 TO 1959
(Based on sample)

Subject	Number
INVENTORY, 1959 AND 1956	
All dwelling units: December 1959.....	306,700
December 1956.....	293,600
NET CHANGE	
Total.....	13,100
Percent.....	4.5
Units added through--	
Conversion.....	1,300
New construction.....	21,400
Other sources.....	3,300
Total added.....	26,000
Units lost through--	
Merger.....	1,200
Demolition.....	5,200
Other means.....	6,500
Total lost.....	12,900

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 added about 26,000 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 12,900 dwelling units from the 1956 inventory. Thus, for every two units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 13,100 units represents an average annual gain of approximately 4,400 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 6,500.³

³ Average annual gain is based on unpublished counts of 1950-1959 components for the area defined in this report; this figure may differ from the corresponding average annual gain shown in Part 1A-10 of Volume IV for the 1959 boundaries of the area.

Characteristics of units created or removed.--Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." Virtually all the new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath); the median number of rooms was 5.1. Of the occupied new units, about three-fourths were occupied by owners in 1959.

Comparison of the characteristics of "new construction" units with those existing in the inventory as "same" indicates that new units were higher in values and rents than "same" units. The median value of newly constructed owner-occupied units was \$19,200; in contrast, the median value for "same" units was \$13,600. The median gross rent for new renter-occupied units was \$101 compared to \$72 for "same" units.

Additional characteristics of "new construction" units for the 1957 to 1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Because of the relatively small numbers involved, the overall effect of "demolition" on the characteristics of the housing supply is limited. In terms of their characteristics in 1956, about one-fifth of the demolished units were dilapidated or lacked hot water, private toilet or bath; the median number of rooms was 4.5. About 45 percent of the occupied units had been occupied by renters in 1956.

Units that were otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although the overall effect may be limited because of the small numbers involved. Characteristics of these components are given in tables 2 and 3.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1956

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

Subject	1959		1956 ¹	
	New construction	Same	Demolition	Same
Total number of units.....	21,400	278,500	5,200	278,500
Not dilapidated, with all facilities..	20,900	254,400	4,000	243,100
Percent of total.....	97.9	91.4	78.6	92.4
With 1.01 or more persons per room....	700	22,000	100	17,400
Percent of occupied.....	3.6	8.2	3.0	7.0
Owner occupied.....	13,700	180,700	2,100	172,000
Percent of occupied.....	73.3	67.7	55.3	69.0
Median:				
Number of rooms.....	5.1	4.8	4.5	4.7
Number of persons.....	3.5	2.6	2.3	2.6
Value.....	\$19,200	\$13,600	...	\$11,600
Gross rent.....	\$101	\$72	...	\$69
Contract rent.....	\$95	\$63	...	\$59

¹ Data on characteristics based on units with 1956 records available.

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 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics, permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 4,200 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 2,700 shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among "same" units 1957 to 1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 7,400 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 7,500 shifted in the opposite direction. The overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$66 in 1956 and \$72 in 1959. The data on value of owner-occupied properties showed an overall increase. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) increased about 17 percent--from \$11,700 to \$13,700.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 6 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

SEATTLE
WASHINGTON
STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the SMSA as shown on the map, defined for the 1956 National Housing Inventory; the SMSA consists of King County, Washington.

The 1956 area does not include Snohomish County added to the area to constitute the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1959 boundaries are the same as the 1960 boundaries.

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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
All dwelling units, 1959.....	21,370	3,315	2,514	1,051	278,474	...
TENURE, COLOR, AND VACANCY STATUS						
All units.....	21,370	3,315	2,514	1,051	278,474	100.0
Occupied.....	18,645	2,773	2,398	932	286,914	95.8
Owner occupied.....	13,669	936	742	508	180,701	64.9
White.....	13,397	799	742	448	174,481	62.8
Nonwhite.....	272	137	...	60	9,220	2.1
Renter occupied.....	4,976	1,837	1,656	424	86,213	31.0
White.....	4,976	1,714	1,427	303	79,228	28.5
Nonwhite.....	...	123	229	121	6,985	2.5
Vacant.....	2,725	542	116	119	11,560	4.2
Available for sale only.....	1,466	...	...	...	1,339	0.5
Available for rent.....	624	369	...	119	6,693	2.4
Other.....	635	173	116	...	3,528	1.3
CONDITION AND PLUMBING						
All units.....	21,370	3,315	2,514	1,051	278,474	100.0
Not dilapidated.....	21,370	2,919	2,514	930	266,802	95.8
With all plumbing facilities.....	20,923	1,534	1,711	930	254,395	91.4
Lacking some or all facilities.....	447	1,385	803	...	12,407	4.5
Dilapidated.....	...	396	...	121	11,672	4.2
Owner occupied.....	13,669	936	742	508	180,701	100.0
Not dilapidated.....	13,669	626	742	508	175,830	97.3
With all plumbing facilities.....	13,669	626	514	508	174,060	96.3
Lacking some or all facilities.....	...	...	228	...	1,770	1.0
Dilapidated.....	...	310	...	...	4,871	2.7
Renter occupied.....	4,976	1,837	1,656	424	86,213	100.0
Not dilapidated.....	4,976	1,751	1,656	303	80,684	93.6
With all plumbing facilities.....	4,935	366	1,081	303	72,798	84.4
Lacking some or all facilities.....	41	1,385	575	...	7,886	9.1
Dilapidated.....	...	86	...	121	5,529	6.4
Vacant.....	2,725	542	116	119	11,560	...
BATHROOMS						
All units.....	21,370	3,315	2,514	1,051	278,474	100.0
1.....	12,846	1,707	1,597	180	216,233	77.6
More than 1.....	8,077	...	114	871	46,294	16.6
Shared or none.....	447	1,608	803	...	15,947	5.7
ROOMS						
All units.....	21,370	3,315	2,514	1,051	278,474	100.0
1 and 2 rooms.....	1,255	1,503	973	...	27,753	10.0
3 and 4 rooms.....	6,079	1,205	974	...	91,184	32.7
5 and 6 rooms.....	10,667	607	339	298	122,033	43.8
7 rooms or more.....	3,369	...	228	753	37,504	13.5
Median.....	5.1	2.9	...	...	4.8	...
Owner occupied.....	13,669	936	742	508	180,701	100.0
1 and 2 rooms.....	436	32	56	...	2,429	1.3
3 and 4 rooms.....	1,449	420	229	...	41,325	21.9
5 and 6 rooms.....	8,564	484	229	59	103,305	37.2
7 rooms or more.....	3,220	...	228	449	33,647	18.6
Median.....	5.6	...	...	...	5.3	...
Renter occupied.....	4,976	1,837	1,656	424	86,213	100.0
1 and 2 rooms.....	632	1,471	917	...	21,285	24.7
3 and 4 rooms.....	3,747	243	629	...	45,302	52.4
5 and 6 rooms.....	597	123	110	120	16,161	18.7
7 rooms or more.....	...	...	...	304	3,585	4.2
Median.....	3.2	...	...	...	3.4	...
Vacant.....	2,725	542	116	119	11,560	...
UNITS IN STRUCTURE						
All units.....	21,370	3,315	2,514	1,051	278,474	100.0
1.....	15,777	1,055	...	813	204,230	73.3
2 to 4.....	2,181	1,126	2,514	238	29,451	10.6
5 or more.....	3,412	1,134	...	...	44,793	16.1
YEAR STRUCTURE BUILT						
All units.....	21,370	3,315	2,514	1,051	278,474	100.0
1957 to 1959.....	...	...	...	...	...	...
April 1950 to 1956.....	...	418	332	29	41,391	14.8
1940 to March 1950.....	...	1,371	230	63	64,230	23.1
1939 or earlier.....	...	1,726	1,952	999	173,153	62.2
PERSONS						
Occupied units.....	18,645	2,773	2,398	932	286,914	100.0
1 person.....	1,294	1,471	973	...	53,438	20.0
2 persons.....	5,174	155	803	...	77,365	29.1
3 persons.....	2,903	762	110	178	40,087	15.0
4 persons.....	4,735	248	284	120	44,798	16.8
5 persons.....	2,210	...	...	183	27,307	10.3
6 persons or more.....	2,329	137	228	451	23,639	8.9
Median: All occupied.....	3.5	1.5	...	...	2.6	...
Owner.....	4.0	...	...	...	2.9	...
Renter.....	2.1	...	...	...	2.0	...

Components of Inventory Change—1957 to 1959 Components

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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
PERSONS PER ROOM						
Occupied units.....	18,645	2,773	2,398	932	266,914	100.0
0.50 or less.....	5,035	370	801	237	124,969	46.8
0.51 to 0.75.....	6,926	814	453	302	61,331	23.0
0.76 to 1.00.....	6,011	1,329	1,144	303	58,617	22.0
1.01 to 1.50.....	608	137	...	90	16,342	6.1
1.51 or more.....	65	123	...	...	5,655	2.1
VALUE						
Owner-occupied nonfarm units ¹	12,049	347	...	326	162,680	100.0
Less than \$5,000.....	78	...	...	...	3,870	2.4
\$5,000 to \$7,400.....	86	...	...	...	6,958	4.3
\$7,500 to \$9,900.....	...	174	...	60	19,128	11.8
\$10,000 to \$12,400.....	302	173	...	59	34,810	21.4
\$12,500 to \$14,900.....	1,626	...	...	60	36,131	22.2
\$15,000 or more.....	9,963	...	...	147	61,783	38.0
Median.....dollars.....	19,200	...	...	...	13,600	...
Renter-occupied nonfarm units.....	4,976	1,837	1,656	424	85,659	...
GROSS RENT						
Reporting.....	4,966	1,714	1,656	424	82,425	100.0
Less than \$20.....	...	...	...	...	973	1.2
\$20 to \$39.....	...	1,101	341	...	9,523	11.6
\$40 to \$59.....	50	247	691	...	17,013	20.6
\$60 to \$79.....	251	169	284	...	22,882	27.8
\$80 to \$99.....	2,129	74	115	...	16,447	20.0
\$100 or more.....	2,536	123	225	243	15,587	18.9
No cash rent.....	10	123	...	...	3,234	...
Median.....dollars.....	101	...	...	...	72	...
CONTRACT RENT						
Reporting cash rent.....	4,966	1,714	1,656	424	82,425	...
Median.....dollars.....	95	...	...	...	63	...

¹ Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through--		Units changed by--		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956.....	5,241	6,459	1,193	2,263	278,474	100.0
Units with 1956 records available.....	5,125	6,080	1,193	2,263	263,147	94.5
TENURE, COLOR, AND VACANCY STATUS						
All units.....	5,125	6,080	1,193	2,263	263,147	100.0
Occupied.....	3,851	4,001	974	2,148	249,149	94.7
Owner occupied.....	2,130	1,932	650	933	171,993	65.4
White.....	2,130	1,932	541	933	167,983	63.8
Nonwhite.....	...	...	109	...	4,010	1.5
Renter occupied.....	1,721	2,069	324	1,215	77,156	29.3
White.....	1,495	2,069	324	1,215	70,805	26.9
Nonwhite.....	226	...	...	...	6,351	2.4
Vacant.....	1,274	2,079	219	115	13,998	5.3
Available for sale only.....	220	...	...	...	1,759	0.7
Available for rent.....	219	108	...	115	6,968	2.6
Other.....	835	1,971	219	...	5,271	2.0
CONDITION AND PLUMBING						
All units.....	5,125	6,080	1,193	2,263	263,147	100.0
Not dilapidated.....	4,250	2,898	1,084	2,147	251,182	95.5
With all plumbing facilities.....	4,030	2,766	1,084	1,569	243,073	92.4
Lacking some or all facilities.....	220	132	...	578	8,109	3.1
Dilapidated.....	875	3,182	109	116	11,965	4.5
Owner occupied.....	2,130	1,932	650	933	171,993	100.0
Not dilapidated.....	2,130	1,834	541	933	169,324	98.4
With all plumbing facilities.....	2,130	1,834	541	933	167,354	97.3
Lacking some or all facilities.....	...	...	...	...	1,970	1.1
Dilapidated.....	...	98	109	...	2,669	1.6
Renter occupied.....	1,721	2,069	324	1,215	77,156	100.0
Not dilapidated.....	1,222	628	324	1,099	70,249	91.0
With all plumbing facilities.....	1,112	628	324	636	65,184	84.5
Lacking some or all facilities.....	110	...	...	463	5,065	6.6
Dilapidated.....	499	1,441	...	116	6,907	9.0
Vacant.....	1,274	2,079	219	115	13,998	...

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units 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 1956 records available]

Subject	Units lost through—		Units changed by—		Same units	
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						
All units.....	5,125	6,080	1,193	2,263	263,147	100.0
1 and 2 rooms.....	942	2,453	...	754	27,483	10.4
3 and 4 rooms.....	1,606	2,476	433	813	91,144	34.6
5 and 6 rooms.....	1,909	693	218	460	113,138	42.6
7 rooms or more.....	668	458	542	236	32,382	12.3
Median.....	4.5	3.1	...	...	4.7	...
Owner occupied.....						
1 and 2 rooms.....	2,130	1,932	690	933	173,993	100.0
3 and 4 rooms.....	63	771	...	...	2,813	1.6
5 and 6 rooms.....	428	393	214	467	43,937	25.5
7 rooms or more.....	1,081	310	218	345	96,615	56.2
Median.....	5.8	4.8	21.8	1.21	28,628	16.6
...	...	...	...	...	5.2	...
Renter occupied.....						
1 and 2 rooms.....	1,721	2,069	324	1,215	77,156	100.0
3 and 4 rooms.....	530	1,268	...	754	20,080	26.0
5 and 6 rooms.....	609	364	109	231	40,886	53.0
7 rooms or more.....	452	237	...	115	12,830	16.6
Median.....	11.0	...	21.5	11.5	3,380	4.4
...	...	...	...	...	3.4	...
Vacant.....	1,274	2,079	219	115	13,998	...
UNITS IN STRUCTURE						
All units.....	5,125	6,080	1,193	2,263	263,147	100.0
1.....	3,586	3,808	764	...	194,933	73.9
2 to 4.....	440	627	429	1,802	28,815	10.2
5 or more.....	1,099	1,645	...	461	41,799	15.9
YEAR STRUCTURE BUILT						
All units.....	5,125	6,080	1,193	2,263	263,147	100.0
April 1950 to 1956.....	1,076	2,045	428	400	39,740	15.1
March 1950 or earlier.....	4,049	4,035	765	1,863	223,407	84.9
PERSONS						
Occupied units.....	3,851	4,001	974	2,148	249,149	100.0
1 person.....	1,033	1,349	214	578	42,942	17.2
2 persons.....	1,088	1,081	108	529	77,999	31.3
3 persons.....	442	402	109	373	43,083	17.3
4 persons.....	816	610	215	115	42,114	16.9
5 persons.....	220	315	...	236	26,538	10.7
6 persons or more.....	232	244	327	115	16,463	6.6
Median:	...	...	...	...	2.6	...
All occupied.....	2.3	2.1	...	...	3.0	...
Owner.....	...	...	...	...	2.1	...
Renter.....	...	...	...	...	...	...
PERSONS PER ROOM						
Occupied units.....	3,851	4,001	974	2,148	249,149	100.0
0.50 or less.....	2,051	517	433	583	112,486	45.1
0.51 to 0.75.....	532	691	323	582	63,338	25.4
0.76 to 1.00.....	1,152	2,607	...	868	55,928	22.5
1.01 to 1.50.....	...	186	218	115	13,408	5.4
1.51 or more.....	116	...	...	...	3,989	1.6
VALUE						
Owner-occupied nonfarm units ¹	1,645	1,428	545	...	152,964	...
Reporting.....	1,645	932	545	...	150,055	100.0
Less than \$5,000.....	116	133	109	...	5,278	3.5
\$5,000 to \$7,400.....	110	293	109	...	13,777	9.2
\$7,500 to \$9,900.....	110	...	109	...	28,989	19.3
\$10,000 to \$12,400.....	531	294	109	...	41,996	28.0
\$12,500 to \$14,900.....	116	...	109	...	18,002	12.0
\$15,000 or more.....	662	212	109	...	42,813	28.0
Not reported.....	...	496	...	...	2,509	...
Median.....dollars..	...	...	...	...	11,600	...
Renter-occupied nonfarm units.....	1,605	2,069	324	1,215	75,858	...
GROSS RENT						
Reporting.....	1,222	1,905	324	1,044	69,035	100.0
Less than \$20.....	110	1,076	...	...	838	1.2
\$20 to \$39.....	440	290	...	115	9,569	13.9
\$40 to \$59.....	336	413	109	...	16,245	23.5
\$60 to \$79.....	116	126	110	...	18,330	26.6
\$80 to \$99.....	220	...	105	...	13,339	19.3
\$100 or more.....	383	66	...	116	10,714	15.5
Not reported.....	...	98	...	...	5,087	...
No cash rent.....	...	...	...	...	1,736	...
Median.....dollars..	...	...	...	...	69	...
CONTRACT RENT						
Reporting cash rent.....	1,385	1,971	324	1,160	71,613	...
Median.....dollars..	...	...	...	...	99	...

¹ Restricted to single unit nonfarm units per text

Components of Inventory Change—1957 to 1959 Components

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

(Based on sample; see text)

Table with columns: 1956 characteristic, Total, 1959 characteristic (Occupied units: Owner, Renter; Vacant units: Available, Other). Rows include categories like 'Same units 1956 and 1959: With 1956 records available', 'Occupied', and 'Vacant' with detailed sub-categories.

Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

(Based on sample; see text)

Table with columns: 1956 characteristic, Total, 1959 characteristic (Owner-occupied units: Not dilapidated, Dilapidated; Renter-occupied units: Not dilapidated, Dilapidated; Vacant units). Rows include categories like 'Same units 1956 and 1959: With 1956 records available', 'Not dilapidated', and 'Dilapidated' with detailed sub-categories.

Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.....	21,370	1,255	3,375	2,704	5,675	4,992	3,369
CONDITION AND PLUMBING							
All units.....	21,370	1,255	3,375	2,704	5,675	4,992	3,369
Not dilapidated:							
With all plumbing facilities.....	20,923	1,154	3,375	2,358	5,675	4,992	3,369
Lacking some or all facilities.....	447	101	...	346	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Owner occupied.....	13,669	436	613	836	4,604	3,960	3,220
Not dilapidated:							
With all plumbing facilities.....	13,669	436	613	836	4,604	3,960	3,220
Lacking some or all facilities.....	...	...	...	...	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Renter occupied.....	4,976	632	2,497	1,250	547	50	...
Not dilapidated:							
With all plumbing facilities.....	4,935	632	2,497	1,209	547	50	...
Lacking some or all facilities.....	41	...	...	41	...	...	...
Dilapidated.....	...	...	...	...	...	...	...
Vacant.....	2,725	187	265	618	524	982	149
BATHROOMS							
All units.....	21,370	1,255	3,375	2,704	5,675	4,992	3,369
1.....	12,846	1,154	3,375	1,963	4,138	1,933	283
More than 1.....	8,077	...	...	395	1,537	3,059	3,086
Shared or none.....	447	101	...	346	...	...	...
Owner occupied.....	13,669	436	613	836	4,604	3,960	3,220
1.....	7,036	436	613	634	3,298	1,772	283
More than 1.....	6,633	...	...	202	1,306	2,188	2,937
Shared or none.....	...	...	...	...	...	...	...
Renter occupied.....	4,976	632	2,497	1,250	547	50	...
1.....	4,694	632	2,497	1,016	499	50	...
More than 1.....	241	...	...	193	48	...	...
Shared or none.....	41	...	...	41	...	...	...
Vacant.....	2,725	187	265	618	524	982	149
PERSONS							
All occupied units.....	18,645	1,068	3,110	2,086	5,151	4,010	3,220
1 person.....	1,294	269	929	...	...	96	...
2 persons.....	5,174	752	1,706	1,090	1,142	484	...
3 persons.....	2,903	47	425	695	1,015	571	150
4 persons.....	4,735	...	40	301	1,875	1,298	1,221
5 persons.....	2,210	...	10	...	783	679	738
6 persons or more.....	2,329	...	...	...	336	882	1,111
Owner occupied.....	13,669	436	613	836	4,604	3,960	3,220
1 person.....	367	78	193	...	...	96	...
2 persons.....	2,336	358	224	418	852	484	...
3 persons.....	1,953	...	156	167	909	571	150
4 persons.....	4,635	...	40	251	1,825	1,298	1,221
5 persons.....	2,099	...	...	...	682	679	738
6 persons or more.....	2,279	...	...	...	336	832	1,111
Renter occupied.....	4,976	632	2,497	1,250	547	50	...
1 person.....	927	191	736	...	...	...	...
2 persons.....	2,838	394	1,482	672	290	...	...
3 persons.....	950	47	269	528	106	...	...
4 persons.....	100	...	...	50	50	...	...
5 persons.....	111	...	10	...	101	...	...
6 persons or more.....	50	...	...	...	...	50	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units.....	18,645	1,068	3,110	2,086	5,151	4,010	3,220
Male head, wife present, no nonrelatives.....	16,296	628	1,856	1,741	5,151	3,814	3,106
Under 45 years.....	11,934	573	1,272	814	3,713	3,036	2,526
45 to 64 years.....	3,379	55	304	746	922	772	580
65 years and over.....	983	...	280	181	516	6	...
Other male head.....	1,207	158	636	199	...	100	114
Female head.....	1,142	282	618	146	...	96	...
Owner occupied.....	13,669	436	613	836	4,604	3,960	3,220
Male head, wife present, no nonrelatives.....	13,088	358	420	836	4,604	3,764	3,106
Under 45 years.....	9,603	303	138	195	3,455	2,988	2,526
45 to 64 years.....	2,735	55	138	460	730	772	580
65 years and over.....	750	...	144	181	419	6	...
Other male head.....	485	78	193	...	...	100	114
Female head.....	96	...	...	...	...	96	...
Renter occupied.....	4,976	632	2,497	1,250	547	50	...
Male head, wife present, no nonrelatives.....	3,208	270	1,436	905	547	50	...
Under 45 years.....	2,331	270	1,134	619	258	50	...
45 to 64 years.....	644	...	166	286	192	...	...
65 years and over.....	233	...	136	...	97	...	...
Other male head.....	722	80	443	199	...	...	...
Female head.....	1,046	282	618	146	...	...	...

Table 9.—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 \$10,000	\$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	12,049	164	302	1,620	2,136	2,722	2,970	2,935
ROOMS								
1 and 2 rooms.....	78	78	...	...	...	...	...	...
3 and 4 rooms.....	434	86	...	71	96	...	181	...
5 and 6 rooms.....	8,317	...	302	1,549	1,278	2,365	1,539	1,084
7 rooms or more.....	3,220	...	...	...	762	157	250	1,451
PERSONS								
1 and 2 persons.....	1,751	164	46	71	135	373	459	503
3 and 4 persons.....	5,974	...	189	1,230	1,253	1,016	1,014	1,272
5 and 6 persons.....	3,970	...	67	319	700	1,198	942	744
7 persons or more.....	354	...	...	...	48	135	155	16
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives.....	11,661	86	302	1,520	2,136	2,626	2,970	2,421
Under 45 years.....	8,913	...	256	1,449	1,850	2,225	1,971	1,562
45 to 64 years.....	2,056	...	46	71	286	401	636	616
65 years and over.....	692	86	...	...	...	...	363	243
Other male head.....	292	78	...	100	...	...	...	114
Female head.....	96	...	...	...	...	96	...	...

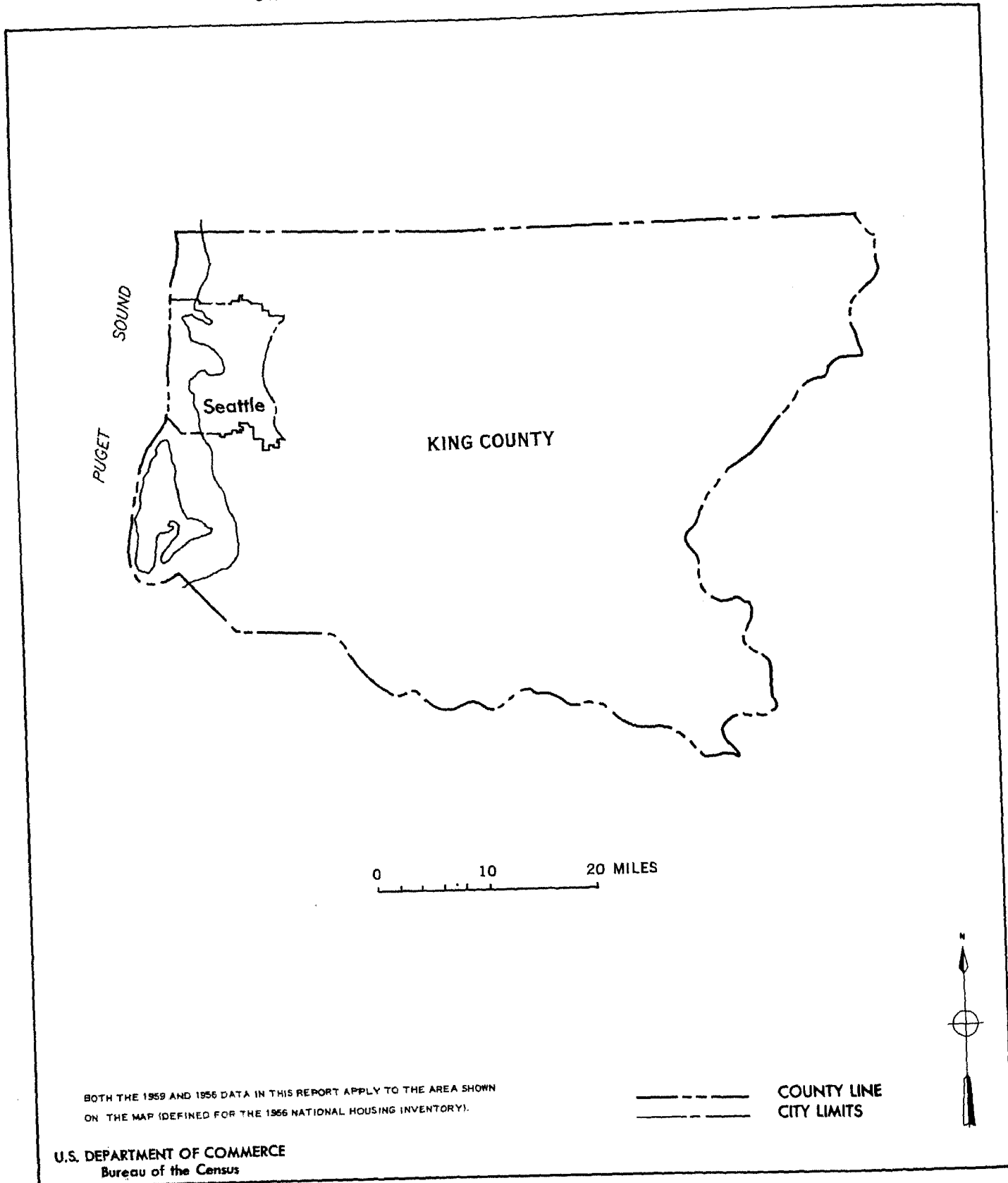
¹ Restricted to single-unit properties; see text.

Table 10.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

Subject	Total	Gross rent					
		Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	No cash rent
Renter-occupied nonfarm dwelling units.....	4,976	50	251	2,129	2,058	478	19
ROOMS							
1 and 2 rooms.....	632	...	...	273	317	42	...
3 and 4 rooms.....	3,747	50	201	1,663	1,397	426	...
5 and 6 rooms.....	597	...	50	193	344	10	...
7 rooms or more.....	...	...	...	...	...	...	...
PERSONS							
1 and 2 persons.....	3,765	50	201	1,645	1,546	323	...
3 and 4 persons.....	1,050	...	...	484	411	155	...
5 and 6 persons.....	111	...	50	...	101	...	...
7 persons or more.....	50	...	...	...	...	...	...
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
Male head, wife present, no nonrelatives.....	3,208	...	50	1,547	1,400	201	19
Under 45 years.....	2,331	...	50	1,354	907	10	...
45 to 64 years.....	644	...	...	96	357	191	...
65 years and over.....	233	...	...	97	136	...	...
Other male head.....	722	...	100	198	285	139	...
Female head.....	1,046	50	101	384	373	138	...

Seattle, Wash.
STANDARD METROPOLITAN STATISTICAL AREA



BOTH THE 1959 AND 1956 DATA IN THIS REPORT APPLY TO THE AREA SHOWN
ON THE MAP (DEFINED FOR THE 1956 NATIONAL HOUSING INVENTORY).

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

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census