

American Housing Survey

Components of Inventory Change: 1985-1987

Published: August 2002

ICF Consulting
under contract to:

U.S. Department of Housing
and Urban Development
*Office of Policy Development
and Research*

Results for the 1985-1987 CINCH

Introduction

The Components of Inventory Change (CINCH) report measures changes in the characteristics of the housing stock of the United States. Using data collected from the American Housing Survey (AHS) national sample, conducted every two years, the characteristics of individual housing units are compared across time. This comparison allows researchers to see not only changes in the characteristics of housing units, but also in the characteristics of occupants. Information is available on the characteristics of units added and removed from the housing stock.

First-time users of this publication are advised to refer to the Appendices for explanations of the columns and how to interpret the results. The Appendices also contain the definitions of all of the characteristics, cautions and explanations about some of the results.

This document is one of a series of reports covering two year intervals. All of the reports are based on the American Housing Survey. The results presented here are not directly comparable to “Components of Inventory Change: 1980-1991” and “Components of Inventory Change: 1980-1993.” Those previous CINCH reports were based on a different data series, using the 1980 Population Census as the base.

Findings

Here are some highlights of the findings in this CINCH report. See the tables and Appendices for details and additional information.

Table 1:

Occupancy Status. Approximately half of the units that were vacant in 1985 were also vacant in 1987. This could be because the unit was vacant the entire time or because the unit was vacant, then occupied, and then vacant again.

Metro/Nonmetropolitan areas. The number of housing units in Metropolitan Statistical Areas

(MSAs) grew approximately three times as much as the number of housing units outside MSAs.

Most of the MSA growth occurred in the suburbs, not in central cities. Within MSAs, suburbs grew approximately three times as much as central cities.

Region. The South received the largest number of units from new construction. The West received the second largest, with approximately half as many new units as the South.

Tenure. From 1985-1987, a higher proportion of rental units than owner-occupied units were removed from the stock. While approximately one-third of existing units were rental units, almost half of the units removed from the housing stock were renter-occupied. The gain of units to the housing stock paralleled the existing supply of units, with owners occupying approximately two-thirds of the new units and renters occupying approximately a third of the new units.

Race. For units in which the householder was black, the most frequent reason for a loss to the housing stock was that the unit was badly damaged or condemned. This is not true for any other race.

Table 2:

External Building Conditions. Most units reporting problems with external building conditions in 1985 did not have those same problems in 1987. Some of the units were lost from the housing stock, but most were changed in characteristic—meaning that the deficiencies were fixed.

Complete Bathrooms. Approximately half of all units existing in 1985 had exactly one complete bathroom. In contrast, approximately half of the units constructed between 1985 and 1987 had two or more complete bathrooms. Nearly twice as many newly constructed units had two or more complete bathrooms as those new units with one complete bathroom.

Square footage of unit. Units removed from the housing stock tended to be smaller than the average unit in the existing housing stock. Units

added to the housing stock tended to be larger than the average unit in the existing housing stock.

Table 3:

Main Heating Equipment. A warm-air furnace was the most common type of main heating equipment in both the existing 1985 stock and in units constructed between the two survey years. In existing units, a steam or hot water system was the second most common type of main heating equipment. Among newly constructed units, however, the second most common type of main heating equipment was an electric heat pump. Approximately three times as many newly constructed units had an electric heat pump as those units with a steam or hot water system.

Plumbing. Most of the of units reporting plumbing deficiencies in 1985 (such as no hot water, no bathtub or shower, or no flush toilet) did not report plumbing deficiencies in 1987. Some of these units were removed from the housing stock. Most units, however, changed in characteristic—meaning that the deficiency was corrected.

Main House Heating Fuel. Almost twice as many newly constructed units had electricity as those units with piped gas as the main house heating fuel. Piped gas, however, was the most common main house heating fuel among existing units, with almost half of the existing units reporting piped gas as their main house heating fuel.

Table 4:

Owner or Manager on Property. Among multiunit rental structures existing in 1985, a large majority had neither the owner nor a manager living on the property. In contrast, approximately two-thirds of newly constructed multiunit rental structures had either the owner or a manager living on the property.

Selected Deficiencies. As with plumbing deficiencies, most units with physical deficiencies were either removed from the housing stock or repaired by the 1987 survey. However, units with different deficiencies did start appearing in 1987, indicating some units which had not had certain deficiencies developed problems over the two-year time period.

Heating Problems. Just over 10% of the households reporting heating equipment breakdowns in 1985 also reported heating equipment breakdowns in 1987, indicating that the heating equipment breakdowns were not multi-year problems for the vast majority of households with problems.

Overall Opinion of Structure. Nearly half of the respondents who rated their units as the “best” (10 on a scale of 1 to 10) in 1985 did not give as high a rating in 1987. Of occupants of new construction, over half rated their new units as a 10.

Selected Physical Problems. Nearly 10% of the units with severe physical problems in 1985 were removed from the housing stock by 1987. In comparison, only about 4% of units with moderate physical problems were removed from the housing stock. About a third of units with either severe or moderate physical problems in 1985 were still in the housing stock with the same level of problems in 1987.

Table 5:

Persons. Among existing 1985 housing units, the most frequent number of persons living in a unit was two. Units occupied by just one person accounted for the highest number of losses to the housing stock.

Age of Householder. The most frequent age category of householders in both survey years was 35 to 44 years old. Both losses and additions to the housing stock tended to occur in units where the householder was younger than the average householder.

Years of School Completed by Householder. On average, occupants of newly constructed units tended to be better educated than the universe of householders.

Table 6 :

Please see the Appendix for cautions about interpreting financial information.

Monthly Housing Costs. Although monthly housing costs did not collectively change much between the two survey years, the housing costs for individual units did change for a substantial number of units. Just one-third of households

reported paying approximately the same housing costs in the two survey years.

Annual Taxes Paid per \$1000 Value. In general, respondents paid fewer taxes per \$1000 value in 1987 than in 1985. Among units existing in 1985, the most frequent amount paid per \$1000 value was \$5 to \$9. However, among units constructed between 1985 and 1987, the most frequent amount paid per \$1000 value was less than \$5.

Property value. Units removed from the housing stock tended to be lower value units, and added units tended to have higher values.

Household Income. Losses to the housing stock tended to occur from structures in which the occupants had very low household incomes. The most frequent household income among newly constructed units was \$40,000 to \$49,999.

Food Stamps. Of those units in which family members received food stamps in 1985, approximately half no longer received food stamps in 1987.

Rent Reductions. Approximately three times as many units existing in 1985 were owned by public housing authorities as were recipients of Federal subsidies. In contrast, approximately twice as many units constructed between 1985 and 1987 received Federal subsidies as were owned by public housing authorities.

Data Availability

The CINCH reports and the underlying National American Housing Survey data are available from:

HUD USER (1-800-245-2691)
Box 23268
Washington, DC 20026-3268
Web: <http://www.huduser.org/>

Acknowledgements

The report was produced by the ICF Consulting Group under Task Order 11 of HC-5966 for the U.S. Department of Housing and Urban Development. David A. Vandenbroucke, Economist, of HUD's Office of Policy Development and Research was the Government Technical Monitor. Valuable advice and comments were also provided by Ronald J. Sepanik and Paul E. Burke of HUD's Office of Policy Development and Research.

At ICF, Gregory J. Watson managed the production of the reports. ICF staff who assisted in the development of the reports included: Heather Gazan, Ashley Lare, Mei-Mei Lim, Dena Patterson, Jennifer Rindt and Rinku Shah.

Opinions expressed are those of the contractor and do not necessarily reflect the views of HUD.

Components of Inventory Change: 1985-1987

Tables

Losses from the housing
stock

TABLE 1. Introductory Characteristics - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Category	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1985	99 930	97 440	-	94	87	1
	Occupancy Status, 1985						
2	Vacant.....	10 477	5 209	4 446	19	18	2
3	Occupied.....	89 451	82 403	5 387	73	67	3
4	Type B noninterview.....	2	2	-	2	2	4
	Units in Structure, 1985¹						
5	1, detached.....	60 737	59 864	-	70	62	5
6	1, attached.....	5 060	4 999	-	-	-	6
7	2 to 4.....	10 690	10 379	-	3	4	7
8	5 to 9.....	5 035	4 935	-	-	-	8
9	10 to 19.....	4 374	4 263	-	2	2	9
10	20 to 49.....	3 465	3 405	-	9	9	10
11	50 or more.....	3 725	3 699	-	6	6	11
12	Mobile home or trailer.....	6 749	5 812	-	-	-	12
13	Not reported.....	92	92	-	4	4	13
	Year Structure Built, 1985²						
14	1985 to 1989.....	1 486	1 444	-	2	2	14
15	1980 to 1984.....	8 687	8 341	-	9	8	15
16	1975 to 1979.....	12 584	12 287	-	21	21	16
17	1970 to 1974.....	12 187	11 885	-	6	5	17
18	1960 to 1969.....	16 837	16 587	-	15	14	18
19	1950 to 1959.....	14 344	14 130	-	11	10	19
20	1940 to 1949.....	9 115	8 876	-	6	6	20
21	1930 to 1939.....	7 085	6 895	-	2	1	21
22	1920 to 1929.....	6 258	6 089	-	9	8	22
23	1919 or earlier.....	11 267	10 905	-	9	7	23
24	Not applicable.....	80	9	-	4	4	24
25	Median	1 969	1 969	-	1 965	1 964	25
	Duration of Vacancy, 1985						
26	Vacant Units.....	10 477	1 795	7 860	19	18	26
27	Less than 1 month vacant.....	2 667	515	2 031	2	2	27
28	1 month up to 2 months.....	817	43	728	2	2	28
29	2 months up to 6 months.....	2 287	257	1 871	4	4	29
30	6 months up to 1 year.....	1 099	143	857	4	4	30
31	1 year up to 2 years.....	663	9	572	-	-	31
32	2 years or more.....	1 305	547	536	2	2	32
33	Never occupied as a permanent home.....	583	88	478	2	2	33
34	Don't know.....	1 055	192	786	2	1	34
	Metro/Nonmetropolitan Area, 1985						
35	Inside metropolitan statistical areas.....	75 619	74 113	-	71	70	35
36	In central cities.....	32 480	31 889	-	18	19	36
37	Suburbs.....	43 139	42 224	-	53	50	37
38	Outside metropolitan statistical areas.....	24 311	23 334	-	24	17	38

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	889	242	465	409	470	87	2 570	- 2 483	1
2	229	123	156	187	125	18	839	- 822	2
3	661	120	308	222	345	67	1 728	- 1 661	3
4	-	-	-	-	-	2	2	-	4
5	74	124	312	225	129	62	935	- 873	5
6	-	14	4	23	20	-	61	- 61	6
7	4	39	55	61	153	4	315	- 312	7
8	4	26	19	21	31	-	100	- 100	8
9	-	9	26	28	47	2	114	- 111	9
10	-	11	17	11	22	9	69	- 61	10
11	-	9	2	12	3	6	33	- 27	11
12	807	10	29	27	65	-	938	- 938	12
13	-	-	-	-	-	4	4	-	13
14	29	7	-	-	5	2	43	- 41	14
15	257	7	15	16	51	8	354	- 346	15
16	195	10	22	30	40	21	318	- 297	16
17	180	15	37	23	45	5	307	- 302	17
18	133	13	28	29	46	14	264	- 250	18
19	29	31	55	37	61	10	224	- 214	19
20	9	32	83	49	66	6	245	- 239	20
21	-	39	56	57	38	1	191	- 190	21
22	12	29	59	43	26	8	177	- 169	22
23	9	57	100	117	79	7	370	- 363	23
24	36	3	10	10	13	4	76	- 72	24
25	1 979	1 931	1 948	1 933	1 957	1 964	1 969	1 969	25
26	229	123	156	187	125	18	839	- 822	26
27	25	13	36	22	25	2	124	- 121	27
28	20	4	9	8	4	2	49	- 46	28
29	65	17	31	20	24	4	162	- 158	29
30	30	10	23	24	12	4	103	- 99	30
31	25	14	9	22	12	-	81	- 81	31
32	35	58	26	67	36	2	224	- 222	32
33	-	4	5	7	-	2	19	- 17	33
34	29	2	17	16	11	1	78	- 77	34
35	487	158	294	250	317	70	1 576	- 1 506	35
36	63	85	146	173	126	19	611	- 592	36
37	423	72	149	77	190	50	965	- 915	37
38	403	85	170	159	153	17	994	- 977	38

TABLE 1. Introductory Characteristics - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Category	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Regions, 1985						
39	Northeast.....	20 639	20 342	-	15	15	39
40	Midwest.....	24 647	24 178	-	21	17	40
41	South.....	34 988	33 808	-	41	38	41
42	West.....	19 654	19 118	-	17	16	42
	Urbanized Areas, 1985						
43	Inside Urbanized Areas.....	60 633	59 701	-	48	49	43
44	In central cities of P(MSA)s.....	32 480	31 889	-	18	19	44
45	Urban Fringe.....	28 153	27 812	-	30	30	45
46	Outside Urbanized Areas.....	39 297	37 746	-	47	37	46
47	Other urban.....	11 973	11 670	-	13	13	47
48	Rural.....	27 324	26 077	-	34	25	48
	Heating and Cooling Degree Day Zone, 1985						
49	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	10 538	10 324	-	9	6	49
50	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	28 486	27 897	-	19	19	50
51	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	22 902	22 436	-	15	12	51
52	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	18 268	17 791	-	32	29	52
53	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 066	11 632	-	13	15	53
54	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 671	7 369	-	6	6	54
	OCCUPIED UNITS						
55	Total, 1985.....	89 451	78 613	-	73	67	55
	Tenure, 1985						
56	Owner occupied.....	56 766	52 162	3 781	48	44	56
57	Percent of all occupied.....	63%	66%	41%	66%	67%	57
58	Renter occupied.....	32 685	26 451	5 396	25	22	58
	Race and Origin, 1985						
59	White.....	76 291	69 072	5 869	66	61	59
60	Non-Hispanic.....	71 750	64 387	6 132	62	55	60
61	Hispanic.....	4 541	3 326	1 097	5	6	61
62	Black.....	9 867	8 005	1 617	2	1	62
63	Other.....	2 236	1 560	639	2	2	63
64	Total Hispanic.....	5 091	3 757	1 196	5	6	64
65	Vacant, URE, or Non-Interview.....	1 057	322	707	2	2	65

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
39	53	51	41	73	79	15	312	- 297	39
40	118	40	108	132	67	17	486	- 469	40
41	553	110	202	162	150	38	1 219	- 1 181	41
42	165	41	113	41	175	16	553	- 536	42
43	153	129	198	210	243	49	982	- 933	43
44	63	85	146	173	126	19	611	- 592	44
45	90	44	53	38	117	30	371	- 341	45
46	736	113	266	199	227	37	1 588	- 1 550	46
47	106	23	71	35	69	13	316	- 303	47
48	631	91	195	164	158	25	1 272	- 1 247	48
49	63	29	48	33	39	6	221	- 215	49
50	164	48	91	166	120	19	607	- 589	50
51	132	65	112	72	82	12	478	- 466	51
52	178	34	105	69	88	29	506	- 477	52
53	214	33	59	34	97	15	449	- 434	53
54	139	33	49	35	45	6	308	- 302	54
55	661	120	308	222	345	67	1 728	- 1 661	55
56	528	37	100	45	110	44	867	- 823	56
57	80%	31%	32%	20%	32%	67%	50%	50%	57
58	132	83	208	177	235	22	861	- 838	58
59	607	110	250	110	267	61	1 410	- 1 349	59
60	582	102	203	87	249	55	1 285	- 1 231	60
61	25	9	47	23	17	6	125	- 118	61
62	44	5	50	104	42	1	247	- 246	62
63	-	2	2	8	25	2	39	- 37	63
64	28	9	52	26	25	6	145	- 138	64
65	9	2	6	-	12	2	31	- 29	65

TABLE 2. Size and Condition of Building and Unit - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1985.....	99 930	97 440	-	94	87	1
2	MULTI-UNIT STRUCTURES						
	Total, 1985.....	28 407	25 537	-	18	19	2
	Stories in Structure, 1985^{3,4}						
3	1.....	2 945	2 837	-	-	-	3
4	2.....	9 432	9 263	-	5	6	4
5	3.....	7 877	7 692	-	4	4	5
6	4 to 6.....	6 789	6 675	-	9	9	6
7	7 or more.....	368	342	-	-	-	7
	External Building Conditions, 1985^{4,5,6}						
8	Sagging roof.....	178	26	131	-	2	8
9	Missing roofing material.....	255	13	212	-	-	9
10	Hole in roof.....	60	-	44	-	-	10
11	Could not see roof.....	5 916	1 339	4 427	11	11	11
12	Missing bricks, siding, other outside wall material.....	669	91	518	-	-	12
13	Sloping outside walls.....	173	10	142	-	-	13
14	Boarded up windows.....	343	32	255	-	-	14
15	Broken windows.....	571	56	457	-	-	15
16	Bars on windows.....	510	41	445	-	-	16
17	Foundation crumbling or has open crack or hole.....	569	74	445	-	-	17
18	Could not see foundation.....	1 499	168	1 283	2	2	18
19	None of the Above.....	20 531	13 754	6 440	6	6	19
20	Could not observe or not reported.....	6 734	1 667	4 889	11	11	20
	Rooms, 1985						
21	1 room.....	1 078	502	430	2	2	21
22	2 rooms.....	1 684	758	807	2	2	22
23	3 rooms.....	10 654	7 791	2 523	11	11	23
24	4 rooms.....	20 591	14 137	5 648	15	15	24
25	5 rooms.....	22 239	13 065	8 592	24	21	25
26	6 rooms.....	18 845	9 850	8 719	17	15	26
27	7 rooms.....	12 402	5 374	6 919	6	5	27
28	8 rooms.....	7 030	2 728	4 251	8	7	28
29	9 rooms.....	3 193	1 057	2 099	4	4	29
30	10 rooms or more.....	2 210	941	1 252	-	-	30
31	Not Applicable.....	4	4	-	4	4	31
32	Median.....	5.7	5.4	6.3	5.6	5.5	32
	Bedrooms, 1985						
33	None.....	1 928	1 164	593	4	4	33
34	1.....	14 122	11 759	1 897	11	11	34
35	2.....	33 084	27 784	4 233	28	26	35
36	3.....	37 262	32 125	4 523	42	37	36
37	4 or more.....	13 530	11 027	2 336	4	4	37
38	Not Applicable.....	4	4	-	4	4	38
39	Median.....	3.0	3.0	3.0	3.0	3.0	39

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	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	889	242	465	409	470	87	2 570	- 2 483	1
2	8	95	120	132	257	19	629	- 610	2
3	6	4	34	4	60	-	108	- 108	3
4	2	24	29	27	88	6	175	- 169	4
5	-	32	34	41	77	4	190	- 185	5
6	-	22	18	44	30	9	123	- 114	6
7	-	9	5	11	2	-	27	- 27	7
8	-	2	7	10	4	2	24	- 22	8
9	-	-	20	10	-	-	30	- 30	9
10	-	-	2	14	-	-	16	- 16	10
11	4	22	23	51	49	11	160	- 150	11
12	-	4	14	35	7	-	60	- 60	12
13	-	-	10	10	2	-	22	- 22	13
14	-	6	14	33	2	-	56	- 56	14
15	-	5	10	44	-	-	59	- 59	15
16	-	3	2	18	-	-	23	- 23	16
17	-	7	17	18	7	-	49	- 49	17
18	-	2	7	28	12	2	51	- 49	18
19	4	59	56	26	191	6	343	- 337	19
20	4	25	26	69	55	11	189	- 178	20
21	7	8	55	26	50	2	148	- 146	21
22	19	24	23	20	33	2	121	- 119	22
23	78	57	68	56	82	11	352	- 341	23
24	416	51	105	113	122	15	821	- 806	24
25	255	44	94	104	81	21	602	- 581	25
26	81	31	73	46	45	15	293	- 278	26
27	20	16	18	24	28	5	113	- 108	27
28	7	4	18	10	11	7	59	- 51	28
29	7	1	12	6	10	4	40	- 36	29
30	-	4	-	5	8	-	17	- 17	30
31	-	-	-	-	-	4	4	-	31
32	4.8	4.6	4.8	4.9	4.6	5.5	4.8	4.8	32
33	7	18	59	31	56	4	176	- 171	33
34	95	72	95	80	124	11	477	- 466	34
35	489	96	148	163	168	26	1 093	- 1 066	35
36	293	39	107	87	81	37	650	- 613	36
37	6	17	56	47	40	4	170	- 166	37
38	-	-	-	-	-	4	4	-	38
39	2.7	2.3	2.5	2.6	2.3	3.0	2.6	2.6	39

TABLE 2. Size and Condition of Building and Unit - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Complete Bathrooms, 1985						
40	None.....	1 819	1 100	483	2	1	40
41	1.....	54 522	49 335	3 515	48	44	41
42	1 and one-half.....	15 320	11 245	3 880	11	9	42
43	2 or more.....	28 265	24 622	3 262	30	28	43
44	Not applicable.....	4	4	-	4	4	44
45	Median.....	1.4	1.4	1.7	1.5	1.5	45
	SINGLE DETACHED AND MOBILE HOMES						
46	Total, 1985.....	67 047	64 642	-	73	63	46
	Square Footage of Unit, 1985⁷						
47	Less than 500.....	1 631	1 338	54	-	-	47
48	500 to 749.....	4 092	3 648	101	4	4	48
49	750 to 999.....	7 382	6 690	172	11	9	49
50	1,000 to 1,499.....	16 572	15 848	406	28	24	50
51	1,500 to 1,999.....	13 326	12 907	304	11	8	51
52	2,000 to 2,499.....	9 271	9 025	182	8	7	52
53	2,500 to 2,999.....	4 892	4 772	103	4	4	53
54	3,000 to 3,999.....	4 225	4 129	68	4	4	54
55	4,000 or more.....	2 309	2 243	31	2	2	55
56	Not reported (includes don't know).....	3 346	3 111	102	-	-	56
57	Median.....	1 582	1 608	1 472	1 375	1 375	57
	Lot Size, 1985^{7,8}						
58	Less than one-eighth acre.....	6 398	6 190	-	6	6	58
59	one-eighth up to one-quarter acre.....	12 568	12 373	-	4	4	59
60	one-quarter up to one-half acre.....	9 074	8 956	-	15	14	60
61	one-half up to one acre.....	6 213	6 134	-	9	9	61
62	1 to 4 acres.....	9 146	8 945	-	13	10	62
63	5-9 acres.....	1 594	1 451	-	6	6	63
64	10 acres or more.....	3 665	3 662	-	9	6	64
65	Don't know.....	13 537	13 516	-	6	6	65
66	Not reported.....	5 291	4 449	-	2	1	66
67	Median.....	0.4	0.4	-	0.8	0.7	67

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
40	24	35	65	70	43	1	238	- 237	40
41	564	159	332	289	324	44	1 715	- 1 671	41
42	80	26	23	29	34	9	203	- 194	42
43	222	22	45	22	69	28	409	- 381	43
44	-	-	-	-	-	4	4	-	44
45	1.4	1.3	1.3	1.2	1.3	1.5	1.3	1.3	45
46	882	134	340	253	193	63	1 875	- 1 811	46
47	98	24	46	34	37	-	239	- 239	47
48	185	17	47	57	36	4	347	- 343	48
49	387	15	59	30	27	9	528	- 519	49
50	143	23	66	49	34	24	342	- 318	50
51	26	13	37	19	18	8	123	- 115	51
52	2	13	25	13	10	7	71	- 64	52
53	2	-	2	4	9	4	22	- 17	53
54	-	6	6	9	6	4	32	- 28	54
55	2	11	9	7	6	2	37	- 35	55
56	35	12	43	32	11	-	134	- 134	56
57	840	1 109	985	917	921	1 375	885	874	57
58	146	15	26	11	9	6	214	- 208	58
59	89	13	40	17	36	4	199	- 195	59
60	47	7	29	15	20	14	133	- 118	60
61	44	8	13	7	7	9	88	- 79	61
62	107	8	51	19	13	10	211	- 201	62
63	52	9	39	20	23	6	149	- 143	63
64	-	-	-	-	-	6	9	- 3	64
65	17	-	2	2	-	6	28	- 22	65
66	380	74	140	162	85	1	843	- 842	66
67	0.3	0.3	0.3	0.6	0.4	0.7	0.4	0.4	67

TABLE 3. Selected Equipment, Plumbing, and Fuel - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1985	99 930	97 440	-	94	87	1
	Equipment, 1985^{6,9}						
2	Lacking complete kitchen facilities.....	4 007	1 266	2 297	9	7	2
3	With complete kitchen.....	95 919	91 333	2 546	81	75	3
4	Kitchen Sink.....	98 656	95 748	575	88	81	4
5	Refrigerator.....	96 970	92 783	2 079	81	75	5
6	Less than 5 years old.....	31 061	16 596	13 759	23	22	6
7	Age not reported.....	2 405	324	2 038	2	2	7
8	Burners and oven.....	96 128	91 478	2 521	81	73	8
9	Less than 5 years old.....	25 061	12 925	11 521	27	25	9
10	Age not reported.....	2 353	367	1 933	4	4	10
11	Burners only.....	153	33	116	-	2	11
12	Less than 5 years old.....	37	3	34	-	-	12
13	Age not reported.....	16	2	10	-	2	13
14	Oven only.....	86	4	79	-	-	14
15	Less than 5 years old.....	25	2	23	-	-	15
16	Age not reported.....	21	-	21	-	-	16
17	Neither burners nor oven.....	2 157	778	1 064	9	7	17
18	Dishwasher.....	41 952	38 645	2 926	36	33	18
19	Less than 5 years old.....	15 740	9 002	6 563	12	12	19
20	Age not reported.....	956	71	878	2	1	20
21	Washing machine.....	67 472	60 955	5 393	53	47	21
22	Less than 5 years old.....	23 934	12 135	11 331	17	15	22
23	Age not reported.....	739	35	685	-	-	23
24	Clothes dryer.....	58 139	52 565	4 723	47	43	24
25	Less than 5 years old.....	18 604	9 162	9 095	21	19	25
26	Age not reported.....	628	33	583	-	-	26
27	Disposal in kitchen sink.....	34 826	32 137	2 431	32	30	27
28	Less than 5 years old.....	14 124	7 810	6 196	17	16	28
29	Age not reported.....	1 479	137	1 334	2	2	29
30	Air Conditioning.....	60 531	54 046	5 394	47	45	30
31	Central.....	32 935	30 316	2 111	30	27	31
32	1 room unit.....	18 795	11 502	6 842	18	17	32
33	2 room units.....	6 440	3 417	2 912	-	-	33
34	3 room units or more.....	2 360	1 377	961	-	-	34
	Main Heating Equipment, 1985						
35	Warm-air furnace.....	52 396	44 496	6 727	34	30	35
36	Steam or hot water system.....	14 871	12 092	2 546	9	9	36
37	Electric heat pump.....	3 636	1 845	1 732	4	4	37
38	Built-in electric units.....	6 811	4 244	2 475	6	6	38
39	Floor, wall, or other built-in hot air units without ducts.....	6 200	3 370	2 666	9	8	39
40	Room heaters with flue.....	3 622	1 467	2 019	6	6	40
41	Room heaters without flue.....	3 090	1 629	1 294	4	4	41
42	Portable electric heaters.....	689	217	422	-	-	42
43	Stoves.....	5 075	2 689	2 169	13	10	43
44	Fireplaces with inserts.....	1 034	376	647	-	-	44
45	Fireplaces without inserts.....	473	103	349	-	-	45
46	Other.....	922	95	807	3	4	46
47	None.....	1 105	516	449	2	1	47
48	Non-Interview.....	4	4	-	4	4	48
	Plumbing, 1985¹⁰						
49	With all plumbing facilities.....	98 394	95 648	475	88	81	49
50	Lacking some plumbing facilities.....	616	242	286	-	-	50
51	No hot piped water.....	161	43	102	-	-	51
52	No bathtub nor shower.....	519	206	231	-	-	52
53	No flush toilet.....	370	134	168	-	-	53
54	No plumbing facilities for exclusive use.....	916	567	226	2	1	54
55	Not Applicable.....	4	4	-	4	4	55

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	889	242	465	409	470	87	2 570	- 2 483	1
2	52	79	92	147	74	7	452	- 444	2
3	838	163	373	262	396	75	2 114	- 2 038	3
4	889	222	429	356	429	81	2 414	- 2 333	4
5	838	175	394	278	415	75	2 182	- 2 107	5
6	359	55	85	79	128	22	729	- 706	6
7	19	-	11	2	10	2	45	- 43	7
8	845	186	380	301	409	73	2 202	- 2 128	8
9	329	38	68	78	99	25	639	- 615	9
10	23	-	11	2	16	4	57	- 53	10
11	-	-	3	3	-	2	6	- 4	11
12	-	-	-	-	-	-	-	-	12
13	-	-	3	3	-	2	6	- 4	13
14	-	-	-	-	3	-	3	- 3	14
15	-	-	-	-	-	-	-	-	15
16	-	-	-	-	-	-	-	-	16
17	19	57	75	105	58	7	323	- 316	17
18	140	32	47	37	122	33	414	- 381	18
19	74	11	20	13	57	12	186	- 174	19
20	-	-	4	-	2	1	8	- 7	20
21	561	60	166	127	203	47	1 170	- 1 123	21
22	251	17	60	55	85	15	483	- 468	22
23	3	2	7	2	4	-	18	- 18	23
24	464	52	107	63	162	43	894	- 851	24
25	189	17	42	31	68	19	367	- 349	25
26	3	2	3	-	4	-	12	- 12	26
27	68	41	31	20	97	30	289	- 259	27
28	30	19	11	2	55	16	134	- 118	28
29	-	-	5	-	3	2	9	- 7	29
30	567	100	118	89	215	45	1 136	- 1 091	30
31	296	34	42	27	108	27	535	- 508	31
32	206	48	59	46	91	17	468	- 451	32
33	61	9	15	13	13	-	111	- 111	33
34	5	10	2	2	4	-	22	- 22	34
35	683	70	129	112	176	30	1 203	- 1 173	35
36	7	37	36	75	77	9	241	- 232	36
37	18	11	7	-	24	4	64	- 60	37
38	22	7	39	9	14	6	98	- 91	38
39	21	26	57	22	37	8	172	- 164	39
40	21	15	32	34	33	6	142	- 135	40
41	33	17	54	36	26	4	171	- 167	41
42	14	3	16	5	14	-	51	- 51	42
43	44	19	53	68	30	10	227	- 217	43
44	-	2	-	3	6	-	11	- 11	44
45	3	3	4	6	4	-	21	- 21	45
46	9	2	5	3	3	4	24	- 20	46
47	14	29	33	37	25	1	141	- 140	47
48	-	-	-	-	-	4	4	-	48
49	868	207	402	345	442	81	2 352	- 2 271	49
50	13	10	33	21	12	-	88	- 88	50
51	9	-	2	5	-	-	16	- 16	51
52	10	10	31	19	12	-	81	- 81	52
53	2	5	33	16	12	-	68	- 68	53
54	9	25	30	43	16	1	125	- 123	54
55	-	-	-	-	-	4	4	-	55

TABLE 3. Selected Equipment, Plumbing, and Fuel - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Main House Heating Fuel, 1985						
56	Housing units with heating fuel.....	94 479	88 838	3 682	81	75	56
57	Electricity.....	21 860	17 469	3 849	23	22	57
58	Piped gas.....	45 664	38 702	6 388	26	27	58
59	Bottled gas.....	3 709	2 170	1 313	6	4	59
60	Floor, wall, or other built-in hot air units without ducts.....	13 707	10 749	2 714	11	10	60
61	Kerosene or other liquid fuel.....	1 238	442	713	-	-	61
62	Coal or coke.....	526	313	201	-	-	62
63	Wood.....	7 295	4 145	2 888	13	10	63
64	Solar energy.....	54	12	43	-	-	64
65	Other.....	424	62	347	2	1	65

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
56	769	153	344	288	396	75	2 032	- 1 958	56
57	293	35	82	34	97	22	563	- 541	57
58	146	37	114	118	162	27	602	- 575	58
59	157	11	28	5	22	4	230	- 226	59
60	60	35	41	41	66	10	254	- 244	60
61	55	4	12	12	-	-	84	- 84	61
62	-	2	8	2	-	-	12	- 12	62
63	51	28	60	77	43	10	271	- 261	63
64	-	-	-	-	-	-	-	-	64
65	7	2	-	-	6	1	17	- 15	65

TABLE 4. Housing and Neighborhood Quality - Occupied Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1985.....	99 930	97 440	-	94	87	1
	Selected Amenities, 1985⁶						
2	Porch, deck, balcony, or patio.....	71 660	63 400	6 914	64	58	2
3	Not reported.....	164	-	158	-	-	3
4	Usable fireplace.....	27 719	24 520	2 969	32	29	4
5	Separate dining room.....	36 685	26 997	9 198	25	23	5
	With 2 or more living rooms or recreation rooms, etc.....	29 879	21 216	8 396	27	25	6
7	Garage or carport included with home.....	51 260	46 802	4 007	49	45	7
8	Not included.....	44 580	37 944	5 010	30	28	8
9	Offstreet parking not reported.....	552	20	483	4	4	9
10	Offstreet Parking included.....	33 654	25 416	6 967	22	20	10
11	Garage or carport not reported.....	989	39	898	2	1	11
	Owner or Manager on Property, 1985						
12	Rental, multiunit.....	21 386	17 053	3 945	9	9	12
13	Owner or manager lives on property.....	8 351	4 685	3 539	6	6	13
14	Neither owner nor manager lives on property.....	13 036	7 983	4 792	2	2	14
	Selected Deficiencies, 1985⁶						
15	Holes in floors.....	1 888	337	1 355	6	5	15
16	Open cracks or holes (interior).....	6 559	1 765	4 345	19	17	16
17	Broken plaster or peeling paint (interior).....	5 987	1 457	4 107	21	19	17
18	Exposed wiring.....	2 373	237	1 987	2	2	18
19	No electrical wiring.....	124	51	41	2	1	19
20	Rooms without electrical outlets.....	2 941	558	2 188	4	4	20
	Description of Area Within 300 Feet, 1985⁶						
21	Single-family detached houses.....	11 709	6 135	5 269	9	11	21
	Single-family attached or 1 to 3 story multiunit.....	20 300	13 468	6 488	17	17	22
23	4 to 6 story multiunit.....	5 072	2 556	2 425	11	11	23
24	7 stories or more multiunit.....	2 488	1 405	1 045	11	11	24
25	Mobile Homes.....	371	88	277	-	-	25
26	Residential parking lots.....	6 796	2 445	4 235	4	4	26
27	Commercial, institutional, or industrial.....	9 576	4 500	4 776	11	13	27
28	Body of water.....	1 299	469	797	2	2	28
29	Open space, park, farm, or ranch.....	5 047	1 648	3 286	-	-	29
30	4+ lane highway, railroad, or airport.....	1 407	196	1 153	-	-	30
31	Other.....	3	-	3	-	-	31
32	Not observed or not reported.....	2 407	-	2 379	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1985						
33	None.....	25 729	19 264	6 002	13	15	33
34	1 building.....	551	37	467	2	2	34
35	More than 1 building.....	1 188	248	865	-	-	35
36	No buildings within 300 feet.....	266	50	212	-	-	36
37	Not reported.....	674	72	579	2	2	37
	Bars on Windows of Buildings, 1985						
38	With other buildings within 300 ft.....	28 161	24 906	2 648	18	19	38
39	No bars on windows.....	24 576	17 744	6 352	15	15	39
40	1 building with bars.....	489	40	430	-	2	40
41	2 or more buildings with bars.....	2 623	793	1 733	2	2	41
42	Not reported.....	454	71	373	-	-	42

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	889	242	465	409	470	87	2 570	- 2 483	1
2	437	146	267	223	266	58	1 402	- 1 344	2
3	3	-	-	-	4	-	7	- 7	3
4	43	37	53	35	59	29	258	- 229	4
5	106	67	104	111	101	23	513	- 490	5
6	63	36	60	41	63	25	292	- 267	6
7	85	45	107	54	155	45	496	- 450	7
8	683	121	286	265	269	28	1 654	- 1 627	8
9	4	9	10	7	20	4	54	- 49	9
10	614	80	241	144	191	20	1 291	- 1 271	10
11	26	5	10	8	3	1	54	- 52	11
12	6	45	72	81	184	9	396	- 388	12
13	-	17	30	16	63	6	133	- 126	13
14	6	28	42	65	121	2	264	- 261	14
15	29	14	49	83	19	5	201	- 196	15
16	32	52	113	183	66	17	465	- 448	16
17	32	61	113	177	37	19	442	- 423	17
18	4	19	51	65	11	2	152	- 150	18
19	-	5	8	10	8	1	33	- 32	19
20	20	25	61	69	20	4	199	- 195	20
21	8	37	67	51	142	11	314	- 303	21
22	2	52	76	76	139	17	361	- 344	22
23	-	24	8	36	23	11	101	- 91	23
24	-	14	7	10	6	11	48	- 37	24
25	-	-	6	-	-	-	6	- 6	25
26	-	21	28	17	51	4	121	- 117	26
27	2	70	54	59	116	13	312	- 299	27
28	-	13	4	7	9	2	35	- 33	28
29	2	14	12	21	64	-	114	- 114	29
30	-	11	12	9	25	-	58	- 58	30
31	-	-	-	-	-	-	-	-	31
32	4	8	6	5	6	-	28	- 28	32
33	8	85	80	72	219	15	477	- 462	33
34	-	2	11	26	8	2	49	- 47	34
35	-	6	19	35	14	-	74	- 74	35
36	-	-	-	-	4	-	4	- 4	36
37	-	2	10	-	12	2	25	- 23	37
38	8	95	120	134	253	19	626	- 607	38
39	8	66	98	71	236	15	494	- 479	39
40	-	10	5	4	2	2	21	- 19	40
41	-	13	14	58	12	2	100	- 97	41
42	-	6	2	-	3	-	10	- 10	42

TABLE 4. Housing and Neighborhood Quality - Occupied Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1985.....	89 451	82 403	5 387	73	67	43
	Water Supply Stoppage, 1985						
44	With hot and cold piped water.....	88 976	81 990	5 369	71	65	44
45	No stoppage in last 3 months.....	82 851	72 794	8 701	66	62	45
46	With stoppage in last 3 months.....	4 009	501	3 338	-	-	46
47	No stoppage lasting 6 hours or more.....	1 589	113	1 417	-	-	47
48	1 time lasting 6 hours or more.....	1 591	86	1 435	-	-	48
49	2 times.....	342	13	315	-	-	49
50	3 times.....	124	2	110	-	-	50
51	4 times or more.....	139	2	130	-	-	51
52	Number of times not reported.....	223	3	213	-	-	52
53	Stoppage not reported.....	1 077	111	904	4	3	53
	Sewage Disposal Breakdowns, 1985						
54	With public sewer.....	67 277	61 109	5 213	37	37	54
55	No breakdowns in last 3 months.....	65 183	58 130	6 142	35	35	55
56	With breakdowns in last 3 months.....	1 367	104	1 237	2	2	56
57	No breakdowns lasting 6 hours or more.....	446	13	423	2	2	57
58	1 time lasting 6 hours or more.....	706	27	666	-	-	58
59	2 times.....	117	2	115	-	-	59
60	3 times.....	44	-	44	-	-	60
61	4 times or more.....	53	-	50	-	-	61
62	With septic tank or cesspool.....	21 827	18 749	2 402	34	27	62
63	No breakdowns in last 3 months.....	20 866	17 653	2 581	34	27	63
64	With breakdowns in last 3 months.....	639	37	569	-	-	64
65	No breakdowns lasting 6 hours or more.....	174	5	164	-	-	65
66	1 time lasting 6 hours or more.....	369	9	339	-	-	66
67	2 times.....	41	-	41	-	-	67
68	3 times.....	21	-	17	-	-	68
69	4 times or more.....	34	-	32	-	-	69
	Heating Problems, 1985						
70	With heating equipment and occupied last winter.....	77 679	66 765	9 590	66	61	70
71	Not uncomfortably cold for 24 hours or more last winter.....	69 887	57 668	11 144	54	50	71
72	Uncomfortably cold for 24 hours or more last winter.....	7 707	1 401	6 055	13	11	72
73	Equipment breakdowns.....	2 296	258	1 950	2	2	73
74	No breakdowns lasting 6 hours or more.....	150	-	141	-	-	74
75	1 time lasting 6 hours or more.....	1 189	67	1 091	2	2	75
76	2 times.....	349	-	337	-	-	76
77	3 times.....	206	3	189	-	-	77
78	4 times or more.....	282	20	253	-	-	78
79	Number of times not reported.....	121	-	107	-	-	79
80	Other causes.....	5 758	871	4 705	11	9	80
81	Utility interruption.....	1 167	84	1 054	4	3	81
82	Inadequate heating capacity.....	1 673	159	1 473	-	-	82
83	Inadequate insulation.....	999	92	864	2	1	83
84	Other.....	1 738	86	1 590	4	4	84
85	Not reported.....	182	-	173	-	-	85
86	Reason for discomfort not reported.....	72	-	70	-	-	86
87	Discomfort not reported.....	85	-	85	-	-	87

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
43	661	120	308	222	345	67	1 728	- 1 661	43
44	657	114	294	205	341	65	1 682	- 1 618	44
45	551	98	229	165	308	62	1 419	- 1 357	45
46	77	11	42	22	17	-	169	- 169	46
47	42	4	6	3	3	-	58	- 58	47
48	20	2	29	11	7	-	70	- 70	48
49	7	-	2	-	5	-	15	- 15	49
50	2	2	-	5	2	-	12	- 12	50
51	2	-	2	3	-	-	8	- 8	51
52	2	2	2	2	-	-	7	- 7	52
53	19	2	17	18	5	3	65	- 62	53
54	277	86	173	155	262	37	990	- 953	54
55	270	84	166	144	248	35	945	- 910	55
56	2	-	5	12	8	2	28	- 26	56
57	2	-	2	3	3	2	12	- 10	57
58	-	-	2	6	5	-	13	- 13	58
59	-	-	-	-	-	-	-	-	59
60	-	-	-	-	-	-	-	-	60
61	-	-	-	3	-	-	3	- 3	61
62	384	31	118	52	83	27	702	- 674	62
63	363	31	104	50	78	27	660	- 632	63
64	16	-	14	2	-	-	33	- 33	64
65	6	-	-	-	-	-	6	- 6	65
66	6	-	12	2	-	-	20	- 20	66
67	-	-	-	-	-	-	-	-	67
68	2	-	2	-	-	-	4	- 4	68
69	2	-	-	-	-	-	2	- 2	69
70	546	86	237	189	262	61	1 386	- 1 325	70
71	472	78	182	117	223	50	1 125	- 1 075	71
72	74	8	55	72	39	11	261	- 250	72
73	31	3	11	28	15	2	90	- 88	73
74	7	-	-	-	2	-	9	- 9	74
75	8	-	5	10	7	2	33	- 30	75
76	12	-	-	-	-	-	12	- 12	76
77	5	-	3	3	3	-	14	- 14	77
78	-	3	-	6	-	-	9	- 9	78
79	-	-	3	8	2	-	13	- 13	79
80	51	5	47	45	32	9	191	- 183	80
81	19	-	5	-	3	3	31	- 29	81
82	4	-	7	25	5	-	41	- 41	82
83	10	2	16	-	14	1	44	- 42	83
84	16	2	15	17	10	4	65	- 61	84
85	2	-	5	3	-	-	9	- 9	85
86	-	-	-	2	-	-	2	- 2	86
87	-	-	-	-	-	-	-	-	87

TABLE 4. Housing and Neighborhood Quality - Occupied Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Overall Opinion of Structure, 1985						
88	1 (worst).....	936	123	702	2	2	88
89	2.....	437	24	376	-	-	89
90	3.....	848	37	767	2	1	90
91	4.....	1 288	49	1 182	-	-	91
92	5.....	7 428	1 469	5 691	11	9	92
93	6.....	4 529	447	3 976	-	-	93
94	7.....	9 790	1 928	7 648	10	10	94
95	8.....	18 675	5 884	12 533	6	6	95
96	9.....	10 537	2 456	7 977	11	9	96
97	10 (best).....	33 437	17 786	15 232	28	27	97
98	Not reported.....	488	41	434	-	-	98
	Selected Physical Problems, 1985⁶						
99	Selected physical problems.....	1 595	523	940	2	1	99
100	Plumbing.....	711	421	229	-	-	100
101	Heating.....	488	42	424	-	-	101
102	Electric.....	96	8	71	-	-	102
103	Upkeep.....	462	45	362	2	1	103
104	Hallways.....	34	-	14	-	-	104
105	Moderate physical problems.....	5 830	1 834	3 763	6	5	105
106	Plumbing.....	279	9	267	-	-	106
107	Heating.....	2 530	1 223	1 209	4	4	107
108	Upkeep.....	2 584	361	2 113	4	4	108
109	Hallways.....	24	-	24	-	-	109
110	Kitchen.....	878	113	708	-	-	110

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
88	14	5	24	58	10	2	113	- 111	88
89	4	2	3	18	10	-	38	- 38	89
90	14	2	19	5	3	1	45	- 43	90
91	20	-	22	-	16	-	57	- 57	91
92	93	23	68	51	30	9	276	- 267	92
93	49	9	19	12	16	-	106	- 106	93
94	85	20	35	15	59	10	224	- 215	94
95	113	21	44	16	64	6	264	- 258	95
96	33	16	14	8	32	9	114	- 104	96
97	222	16	54	37	89	27	446	- 419	97
98	2	2	2	3	5	-	14	- 14	98
99	13	9	38	60	12	1	133	- 132	99
100	4	6	23	20	10	-	62	- 62	100
101	5	3	3	9	3	-	22	- 22	101
102	2	2	6	6	-	-	16	- 16	102
103	2	5	11	32	2	1	56	- 54	103
104	-	3	-	18	-	-	21	- 21	104
105	38	11	76	56	50	5	238	- 233	105
106	2	-	2	-	-	-	4	- 4	106
107	27	7	30	17	17	4	102	- 98	107
108	9	-	33	46	21	4	113	- 110	108
109	-	-	-	-	-	-	-	-	109
110	3	5	21	8	21	-	58	- 58	110

TABLE 5. Household Composition - Occupied Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total	233 577	229 169	-	166	150	1
2	Population in housing units, 1985.....	88 394	54 409	32 352	71	65	2
	Persons, 1985¹¹						
3	1 person.....	20 915	14 774	5 693	25	23	3
4	2 persons.....	28 207	18 947	8 845	15	14	4
5	3 persons.....	15 467	8 004	7 159	17	15	5
6	4 persons.....	13 986	8 102	5 642	7	7	6
7	5 persons.....	6 324	3 287	2 907	4	4	7
8	6 persons.....	2 186	883	1 236	2	1	8
9	7 persons or more.....	1 309	412	871	-	-	9
10	Some URE, some vacant, all non-interview.....	1 057	322	707	2	2	10
11	Median	2.8	2.7	3.2	2.7	2.6	11
	Number of Single Children Under 18 Years Old, 1985						
12	None.....	55 397	45 878	8 614	51	47	12
13	1.....	14 231	6 936	6 982	9	7	13
14	2.....	12 633	6 989	5 419	9	9	14
15	3.....	5 083	2 411	2 526	4	4	15
16	4.....	1 383	569	769	-	-	16
17	5.....	461	134	308	-	-	17
18	6 or more.....	263	111	141	-	-	18
19	Median	0.8	0.7	1.5	0.7	0.7	19
	Age of Householder, 1985						
20	Under 25 years.....	5 634	187	5 216	4	3	20
21	25 to 29.....	9 663	183	9 133	4	4	21
22	30 to 34.....	10 188	140	9 814	6	6	22
23	35 to 44.....	17 995	183	17 489	24	23	23
24	45 to 54.....	12 795	80	12 542	9	7	24
25	55 to 64.....	13 162	90	12 956	11	10	25
26	65 to 74.....	11 328	72	11 145	6	6	26
27	75 years and over.....	7 631	172	7 359	6	6	27
28	Vacant, URE, or non-interview.....	1 057	322	707	2	2	28
29	Median.....	46	37	46	44	43	29
	Years of School Completed by Householder, 1985						
30	No school years completed.....	530	318	188	-	-	30
31	Elementary:	-	-	-	-	-	31
32	less than 8 years.....	5 840	4 173	1 498	3	4	32
33	8 years.....	5 463	4 054	1 314	9	7	33
34	High School:	-	-	-	-	-	34
35	1 to 3 years.....	11 238	7 760	3 113	6	5	35
36	4 years.....	31 298	23 927	6 773	21	19	36
37	College:	-	-	-	-	-	37
38	1 to 3 years.....	15 069	10 263	4 584	13	12	38
39	4 years or more.....	18 954	14 839	3 957	19	17	39
40	Median.....	12.7	12.7	12.7	12.8	12.8	40

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	1 877	250	781	642	828	150	4 548	- 4 392	1
2	651	117	303	222	333	65	1 697	- 1 632	2
3	140	45	89	63	109	23	471	- 448	3
4	159	31	87	46	92	14	429	- 415	4
5	126	27	57	36	56	15	319	- 304	5
6	123	7	35	36	42	7	249	- 242	6
7	71	4	16	21	16	4	134	- 130	7
8	30	-	13	10	14	1	69	- 67	8
9	2	2	7	10	5	-	26	- 26	9
10	9	2	6	-	12	2	31	- 29	10
11	3.2	2.4	2.7	3.1	2.6	2.6	2.9	2.9	11
12	304	83	193	107	214	47	953	- 905	12
13	136	27	42	33	72	7	319	- 312	13
14	122	5	39	33	24	9	233	- 224	14
15	77	4	15	31	18	4	150	- 147	15
16	21	-	8	5	11	-	45	- 45	16
17	-	-	10	8	-	-	19	- 19	17
18	-	-	-	5	5	-	10	- 10	18
19	1.2	0.7	0.8	1.1	0.8	0.7	0.9	0.9	19
20	120	9	38	26	35	3	233	- 230	20
21	162	30	41	39	75	4	351	- 348	21
22	98	17	41	42	36	6	240	- 234	22
23	123	30	49	57	64	23	346	- 323	23
24	49	13	43	23	42	7	179	- 172	24
25	42	4	26	15	27	10	125	- 115	25
26	29	10	32	10	29	6	116	- 110	26
27	29	4	32	10	25	6	106	- 100	27
28	9	2	6	-	12	2	31	- 29	28
29	32	36	41	36	38	43	36	35	29
30	3	-	11	5	5	-	24	- 24	30
31	-	-	-	-	-	-	-	-	31
32	34	14	69	32	21	4	173	- 169	32
33	35	7	22	19	11	7	102	- 95	33
34	-	-	-	-	-	-	-	-	34
35	161	14	59	78	52	5	371	- 366	35
36	278	43	86	52	136	19	618	- 599	36
37	-	-	-	-	-	-	-	-	37
38	93	18	37	23	50	12	234	- 222	38
39	47	21	19	12	57	17	175	- 158	39
40	12.3	12.5	15.5	15.1	12.6	12.8	12.3	12.3	40

TABLE 5. Household Composition - Occupied Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Year Householder Moved into Unit, 1985						
41	1985 to 1989.....	13 740	11 266	2 029	5	6	41
42	1980 to 1984.....	28 535	17 773	10 010	30	25	42
43	1975 to 1979.....	15 730	12 638	2 885	11	11	43
44	1970 to 1974.....	9 203	7 997	1 136	2	2	44
45	1960 to 1969.....	10 790	9 611	1 114	13	11	45
46	1950 to 1959.....	6 233	5 598	582	6	6	46
47	1940 to 1949.....	2 543	2 232	290	4	4	47
48	1939 or earlier.....	1 456	1 182	258	-	-	48
49	Born in unit.....	165	132	29	-	-	49
50	Not applicable.....	1 057	322	707	2	2	50
51	Median.....	1 976	1 977	1 984	1 975	1 976	51

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
41	175	37	75	65	95	6	451	- 445	41
42	337	56	109	99	146	25	777	- 752	42
43	92	13	45	24	35	11	218	- 207	43
44	22	-	23	16	8	2	71	- 69	44
45	14	-	21	7	20	11	75	- 64	45
46	7	4	11	7	24	6	60	- 53	46
47	2	2	12	2	2	4	25	- 21	47
48	-	5	7	2	1	-	16	- 16	48
49	2	-	-	-	2	-	4	- 4	49
50	9	2	6	-	12	2	31	- 29	50
51	1 982	1 982	1 984	1 982	1 982	1 976	1 983	1 982	51

TABLE 6. Financial Characteristics - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1985.....	99 930	97 440	-	94	87	1
	Monthly Housing Costs, 1985						
2	Less than \$100.....	2 780	1 407	1 281	6	5	2
3	\$100 to \$199.....	11 693	6 396	5 095	11	9	3
4	\$200 to \$249.....	5 329	1 338	3 906	2	2	4
5	\$250 to \$299.....	4 264	920	3 283	6	6	5
6	\$300 to \$349.....	3 668	784	2 824	6	6	6
7	\$350 to \$399.....	3 344	737	2 524	2	2	7
8	\$400 to \$449.....	3 070	679	2 333	-	-	8
9	\$450 to \$499.....	2 508	509	1 978	-	-	9
10	\$500 to \$599.....	4 206	1 439	2 724	-	-	10
11	\$600 to \$699.....	2 841	852	1 960	2	2	11
12	\$700 to \$799.....	2 256	642	1 605	2	1	12
13	\$800 to \$999.....	2 716	1 026	1 678	2	2	13
14	\$1,000 to \$1,249.....	1 490	601	884	-	2	14
15	\$1,250 to \$1,499.....	739	242	495	-	-	15
16	\$1,500 or more.....	5 837	1 798	3 979	6	6	16
17	No cash rent.....	2 118	1 182	838	2	1	17
18	Mortgage payment not reported.....	2 887	533	2 332	4	4	18
19	Median (excludes no cash rent).....	\$ 360	\$ 280	\$ 387	\$ 279	\$ 296	19
	Median Monthly Housing Costs for Owners, 1985						
20	Monthly costs including all mortgages plus maintenance costs	\$ 343	\$ 292	\$ 364	\$ 312	\$ 321	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 339	\$ 252	\$ 369	\$ 300	\$ 308	21
	Annual Taxes Paid Per \$1000 Value, 1985						
22	Less than \$5.....	12 254	6 650	5 343	13	11	22
23	\$5 to \$9.....	16 954	8 258	8 445	13	12	23
24	\$10 to \$14.....	11 768	3 932	7 743	13	11	24
25	\$15 to \$19.....	6 729	1 716	4 949	2	1	25
26	\$20 to \$24.....	3 455	640	2 786	5	6	26
27	\$25 or more.....	5 523	1 677	3 727	2	2	27
28	Median.....	\$ 10	\$ 8	\$ 12	\$ 9	\$ 9	28
	Property Value, 1985¹²						
29	Less than \$10,000.....	2 740	1 115	1 377	2	1	29
30	10,000 to \$19,999.....	3 410	1 158	2 012	4	4	30
31	20,000 to 29,999.....	3 796	1 128	2 549	2	2	31
32	30,000 to 39,999.....	5 287	1 795	3 448	2	1	32
33	40,000 to 49,999.....	6 366	2 178	4 152	6	6	33
34	50,000 to 59,999.....	5 634	1 617	3 998	4	4	34
35	60,000 to 69,999.....	5 746	1 784	3 927	9	8	35
36	70,000 to 70,000.....	4 676	1 180	3 473	-	-	36
37	80,000 to 99,999.....	6 767	2 491	4 261	9	8	37
38	100,000 to 119,000.....	3 615	879	2 712	5	6	38
39	120,000 to 149,999.....	3 336	1 068	2 263	2	2	39
40	150,000 to 199,999.....	2 696	991	1 702	-	-	40
41	200,000 to 249,000.....	1 258	354	897	-	-	41
42	250,000 to 299,999.....	1 435	905	524	2	2	42
43	Median.....	\$ 61 998	\$ 61 853	\$ 62 830	\$ 63 889	\$ 65 000	43

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	889	242	465	409	470	87	2 570	- 2 483	1
2	63	2	17	4	3	5	97	- 92	2
3	125	16	29	8	21	9	211	- 201	3
4	46	-	11	11	16	2	86	- 84	4
5	47	-	2	2	9	6	67	- 61	5
6	47	-	3	5	5	6	66	- 60	6
7	65	2	9	2	5	2	85	- 83	7
8	40	2	6	-	10	-	58	- 58	8
9	18	-	-	3	-	-	21	- 21	9
10	29	2	2	2	7	-	43	- 43	10
11	24	-	2	-	3	2	31	- 29	11
12	-	4	-	-	4	1	11	- 9	12
13	-	2	5	-	5	2	14	- 11	13
14	-	-	2	-	5	2	7	- 5	14
15	-	-	-	2	-	-	2	- 2	15
16	22	5	12	4	16	6	66	- 60	16
17	27	11	28	8	24	1	99	- 98	17
18	6	5	4	2	5	4	26	- 22	18
19	\$ 281	\$ 297	\$ 218	\$ 243	\$ 355	\$ 296	\$ 279	\$ 277	19
20	\$ 283	\$ 307	\$ 226	\$ 266	\$ 305	\$ 321	\$ 275	\$ 272	20
21	\$ 299	\$ 181	\$ 192	\$ 247	\$ 310	\$ 308	\$ 281	\$ 277	21
22	194	2	27	10	24	11	270	- 259	22
23	155	16	41	7	32	12	264	- 252	23
24	59	2	10	8	13	11	105	- 94	24
25	37	2	7	8	9	1	65	- 64	25
26	11	9	2	2	7	6	36	- 29	26
27	71	5	13	11	20	2	121	- 119	27
28	\$ 7	\$ 10	\$ 8	\$ 14	\$ 9	\$ 9	\$ 8	\$ 8	28
29	200	5	17	8	17	1	249	- 247	29
30	202	2	15	9	11	4	244	- 240	30
31	90	7	13	2	7	2	122	- 119	31
32	17	2	6	2	16	1	46	- 45	32
33	5	4	11	9	7	6	42	- 37	33
34	-	7	6	2	4	4	23	- 19	34
35	4	2	11	2	15	8	43	- 35	35
36	2	2	11	3	4	-	22	- 22	36
37	3	-	2	4	5	8	23	- 15	37
38	4	3	7	-	10	6	29	- 23	38
39	-	2	-	-	3	2	7	- 5	39
40	-	-	-	-	3	-	3	- 3	40
41	-	-	-	-	7	-	7	- 7	41
42	-	-	-	3	2	2	8	- 6	42
43	\$ 13 144	\$ 45 000	\$ 37 500	\$ 41 111	\$ 46 429	\$ 65 000	\$ 17 582	\$ 16 854	43

TABLE 6. Financial Characteristics - All Housing Units (Losses)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
44	OCCUPIED UNITS						
	Total, 1985.....	89 451	78 613	-	73	67	44
	Household Income, 1985						
45	Less than \$5,000.....	8 116	2 626	5 232	4	4	45
46	\$5,000 to \$9,999.....	11 178	3 970	6 902	4	3	46
47	\$10,000 to \$14,999.....	10 326	2 616	7 444	15	14	47
48	\$15,000 to \$19,999.....	9 338	1 971	7 152	9	10	48
49	\$20,000 to \$24,999.....	10 064	1 951	7 908	6	5	49
50	\$25,000 to \$29,999.....	7 097	1 126	5 852	4	4	50
51	\$30,000 to \$34,999.....	7 010	1 120	5 801	10	10	51
52	\$35,000 to \$39,999.....	5 236	721	4 464	-	-	52
53	\$40,000 to \$49,999.....	7 570	1 740	5 764	6	6	53
54	\$50,000 to \$59,999.....	4 560	800	3 742	6	6	54
55	\$60,000 to \$79,999.....	4 366	1 185	3 162	2	2	55
56	\$80,000 to \$99,999.....	1 651	316	1 328	-	-	56
57	\$100,000 to \$119,999.....	1 130	239	881	2	2	57
58	\$120,000 or more.....	752	189	554	-	-	58
59	Median.....	\$ 22 604	\$ 17 722	\$ 24 024	\$ 21 667	\$ 22 000	59
	Income Sources of Families and Primary Individuals, 1985						
60	Wages and salaries.....	65 893	55 318	9 355	51	47	60
61	Wages and salaries were majority of income.....	58 738	46 670	10 944	45	41	61
62	2 or more people each earned over 20% of wages and salaries.....	24 581	13 735	10 479	17	14	62
63	Business, farm or ranch.....	11 529	5 743	5 624	9	8	63
64	Social security or pensions.....	27 259	21 348	5 577	19	19	64
65	Interest or dividend(s).....	21 798	12 679	8 982	17	17	65
66	Rental income.....	8 419	4 150	4 201	7	8	66
67	With lodgers.....	840	155	666	-	-	67
68	Welfare or SSI.....	6 043	2 848	2 976	6	5	68
69	Alimony or child support.....	3 562	1 326	2 170	2	1	69
70	Other.....	9 346	1 769	7 361	11	9	70
	Amount of Savings and Investments, 1985						
71	Income of \$25,000 or less.....	51 894	36 544	14 043	43	39	71
72	No savings or investments.....	30 402	15 020	14 420	30	26	72
73	\$20,000 or less.....	14 964	5 007	9 675	2	1	73
74	More than \$20,000.....	3 957	1 055	2 877	11	11	74
75	Not reported.....	2 569	177	2 356	-	-	75
	Foods Stamps, 1985						
76	Income of \$25,000 or less.....	51 894	36 544	14 043	43	39	76
77	Family members received food stamps.....	6 610	3 095	3 223	4	3	77
78	Did not receive food stamps.....	43 776	22 013	20 767	39	36	78
79	Not reported.....	1 506	37	1 450	-	-	79

Components of Inventory Change: 1985-1987

	85 mobile homes moved out	85 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
44	661	120	308	222	345	67	1 728	- 1 661	44
45	60	10	68	74	45	4	262	- 258	45
46	101	17	81	52	51	3	307	- 304	46
47	110	12	50	33	58	14	278	- 265	47
48	100	18	34	14	50	10	225	- 215	48
49	110	18	22	26	27	5	210	- 205	49
50	66	12	7	7	27	4	122	- 118	50
51	47	9	9	5	19	10	99	- 89	51
52	17	9	7	5	12	-	51	- 51	52
53	29	5	7	-	23	6	70	- 65	53
54	2	-	7	-	9	6	24	- 19	54
55	2	-	8	2	6	2	20	- 18	55
56	-	2	4	-	-	-	7	- 7	56
57	2	2	-	2	2	2	11	- 9	57
58	5	2	-	-	2	-	9	- 9	58
59	\$ 17 725	\$ 20 278	\$ 10 300	\$ 8 462	\$ 16 150	\$ 22 000	\$ 15 011	\$ 14 792	59
60	563	84	174	135	260	47	1 267	- 1 220	60
61	519	82	167	105	247	41	1 165	- 1 124	61
62	183	31	51	39	60	14	382	- 367	62
63	51	18	43	14	34	8	168	- 160	63
64	98	23	95	43	74	19	352	- 334	64
65	60	17	21	5	35	17	155	- 138	65
66	16	14	4	3	32	8	76	- 68	66
67	6	5	2	-	5	-	19	- 19	67
68	39	8	54	89	28	5	224	- 219	68
69	17	4	16	5	23	1	67	- 66	69
70	111	9	32	20	41	9	225	- 217	70
71	500	92	254	203	252	39	1 345	- 1 306	71
72	353	65	196	173	171	26	988	- 962	72
73	127	20	48	20	66	1	283	- 282	73
74	12	3	4	-	6	11	37	- 26	74
75	7	5	6	10	10	-	37	- 37	75
76	500	92	254	203	252	39	1 345	- 1 306	76
77	77	18	80	89	27	3	295	- 292	77
78	421	69	171	110	220	36	1 031	- 996	78
79	2	5	3	3	6	-	18	- 18	79

Components of Inventory Change: 1985-1987

Tables

Additions to the housing
stock

TABLE 1. Introductory Characteristics - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1987	97 859	102 651	-	94	87	1
	Occupancy Status, 1987						
2	Vacant.....	5 131	11 328	5 366	15	16	2
3	Occupied.....	82 966	91 323	4 396	79	70	3
4	Type B noninterview.....	-	-	-	-	-	4
	Units in Structure, 1987¹						
5	1, detached.....	60 296	62 205	-	70	62	5
6	1, attached.....	5 079	5 511	-	-	-	6
7	2 to 4.....	10 536	10 770	-	3	4	7
8	5 to 9.....	5 033	5 325	-	-	-	8
9	10 to 19.....	4 353	4 701	-	2	2	9
10	20 to 49.....	3 431	3 612	-	9	9	10
11	50 or more.....	3 817	3 940	-	6	6	11
12	Mobile home or trailer.....	5 310	6 581	-	-	-	12
13	Not reported.....	4	4	-	4	4	13
	Year Structure Built, 1987²						
14	1985 to 1989.....	1 551	5 427	-	2	2	14
15	1980 to 1984.....	8 244	8 487	-	9	8	15
16	1975 to 1979.....	12 299	12 516	-	21	21	16
17	1970 to 1974.....	11 825	12 018	-	6	5	17
18	1960 to 1969.....	16 595	16 747	-	15	14	18
19	1950 to 1959.....	14 231	14 263	-	11	10	19
20	1940 to 1949.....	8 969	8 996	-	6	6	20
21	1930 to 1939.....	7 004	7 009	-	2	1	21
22	1920 to 1929.....	6 131	6 134	-	9	8	22
23	1919 or earlier.....	10 985	10 996	-	9	7	23
24	Not applicable.....	24	57	-	4	4	24
25	Median	1 969	1 968	-	1 965	1 964	25
	Duration of Vacancy, 1987						
26	Vacant Units.....	1 758	11 328	8 739	15	16	26
27	Less than 1 month vacant.....	509	2 815	2 110	2	2	27
28	1 month up to 2 months.....	36	796	726	-	-	28
29	2 months up to 6 months.....	250	2 587	2 228	2	2	29
30	6 months up to 1 year.....	135	1 192	994	-	-	30
31	1 year up to 2 years.....	10	747	707	-	-	31
32	2 years or more.....	541	1 498	928	2	1	32
33	Never occupied as a permanent home.....	87	633	244	-	-	33
34	Don't know.....	192	1 059	800	9	11	34
	Metro/Nonmetropolitan Area, 1987						
35	Inside metropolitan statistical areas.....	74 764	78 440	-	71	70	35
36	In central cities.....	32 416	33 378	-	18	19	36
37	Suburbs.....	42 346	45 061	-	53	50	37
38	Outside metropolitan statistical areas.....	23 096	24 211	-	24	17	38
	Regions, 1987						
39	Northeast.....	20 559	21 150	-	15	15	39
40	Midwest.....	24 186	24 946	-	21	17	40
41	South.....	33 810	36 038	-	41	38	41
42	West.....	19 304	20 517	-	17	16	42

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	719	55	4 000	25	4 887	94	4 792	1
2	182	20	621	6	846	15	831	2
3	536	35	3 379	19	4 040	79	3 961	3
4	-	-	-	-	-	-	-	4
5	-	34	1 884	-	1 980	70	1 910	5
6	-	3	429	-	432	-	432	6
7	-	8	225	-	237	3	234	7
8	-	1	291	-	292	-	292	8
9	-	1	347	-	350	2	348	9
10	-	3	178	-	190	9	181	10
11	-	5	118	-	129	6	123	11
12	719	-	528	25	1 271	-	1 271	12
13	-	-	-	-	4	4	-	13
14	9	-	3 865	-	3 877	2	3 875	14
15	186	3	51	4	252	9	243	15
16	176	9	30	2	238	21	217	16
17	147	4	34	10	199	6	193	17
18	125	5	18	6	167	15	152	18
19	26	2	2	3	43	11	32	19
20	14	12	-	-	33	6	27	20
21	-	6	-	-	7	2	5	21
22	-	4	-	-	12	9	3	22
23	5	8	-	-	20	9	11	23
24	30	2	-	-	37	4	33	24
25	1 979	1 943	1 988	1 977	1 988	1 965	1 988	25
26	182	20	621	6	846	15	831	26
27	50	2	144	-	198	2	196	27
28	10	-	22	3	34	-	34	28
29	43	2	62	1	111	2	109	29
30	17	5	41	-	63	-	63	30
31	11	3	16	-	30	-	30	31
32	19	5	4	2	31	2	29	32
33	10	-	292	-	302	-	302	33
34	22	2	41	-	76	9	67	34
35	396	33	3 233	16	3 747	71	3 676	35
36	52	17	889	2	980	18	962	36
37	344	16	2 344	14	2 768	53	2 715	37
38	323	22	767	9	1 138	24	1 114	38
39	55	11	520	4	605	15	590	39
40	134	12	611	7	781	21	760	40
41	374	16	1 830	12	2 270	41	2 229	41
42	156	16	1 039	2	1 230	17	1 213	42

TABLE 1. Introductory Characteristics - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Urbanized Areas, 1987						
43	Inside Urbanized Areas.....	60 446	62 742	-	48	49	43
44	In central cities of P(MSA)s.....	32 416	33 378	-	18	19	44
45	Urban Fringe.....	28 030	29 363	-	30	30	45
46	Outside Urbanized Areas.....	37 414	39 909	-	47	37	46
47	Other urban.....	11 602	12 103	-	13	13	47
48	Rural.....	25 811	27 806	-	34	25	48
	Heating and Cooling Degree Day Zone, 1987						
49	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	10 306	10 668	-	9	6	49
50	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	28 089	28 972	-	19	19	50
51	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	22 489	23 526	-	15	12	51
52	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	18 001	19 194	-	32	29	52
53	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	11 615	12 425	-	13	15	53
54	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 359	7 865	-	6	6	54
	OCCUPIED UNITS						
55	Total, 1987.....	87 362	91 323	-	79	70	55
	Tenure, 1987						
56	Owner occupied.....	52 303	58 817	3 753	57	51	56
57	Percent of all occupied.....	66%	64%	44%	73%	73%	
58	Renter occupied.....	26 508	32 506	4 796	21	19	58
	Race and Origin, 1987						
59	White.....	68 857	78 251	5 850	73	65	59
60	Non-Hispanic.....	64 197	73 403	5 845	70	63	60
61	Hispanic.....	3 300	4 848	1 363	2	2	61
62	Black.....	7 992	10 059	1 809	4	3	62
63	Other.....	1 560	2 453	799	2	2	63
64	Total Hispanic.....	3 733	5 396	1 458	2	2	64
65	Vacant, URE, or Non-Interview.....	180	560	314	-	-	65

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	172	26	2 090	7	2 344	48	2 296	43
44	52	17	889	2	980	18	962	44
45	120	9	1 200	4	1 363	30	1 333	45
46	547	29	1 911	18	2 543	47	2 496	46
47	74	8	418	1	514	13	501	47
48	473	21	1 492	17	2 029	34	1 995	48
49	71	7	280	6	371	9	362	49
50	136	17	728	2	902	19	883	50
51	167	14	853	6	1 052	15	1 037	51
52	141	13	1 040	2	1 225	32	1 193	52
53	147	3	651	7	823	13	810	53
54	56	1	447	2	512	6	506	54
55	536	35	3 379	19	4 040	79	3 961	55
56	397	9	2 346	16	2 818	57	2 761	56
57	74%	25%	69%	84%	70%	73%	-46%	57
58	140	27	1 033	3	1 222	21	1 201	58
59	507	29	2 997	19	3 617	73	3 544	59
60	479	26	2 848	15	3 431	70	3 361	60
61	28	2	149	4	186	2	184	61
62	15	2	242	-	262	4	258	62
63	3	2	89	-	95	2	93	63
64	28	2	169	4	206	2	204	64
65	12	3	51	-	66	-	66	65

TABLE 2. Size and Condition of Building and Unit - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1987	97 859	102 651	-	94	87	1
2	MULTI-UNIT STRUCTURES						
	Total, 1987	27 162	28 343	-	15	14	2
	Stories in Structure, 1987^{3,4}						
3	1.....	2 853	2 927	-	-	-	3
4	2.....	9 286	9 763	-	5	6	4
5	3.....	7 789	8 085	-	4	4	5
6	4 to 6.....	6 861	7 190	-	9	9	6
7	7 or more.....	335	335	-	-	-	7
	External Building Conditions, 1987^{4,5,6}						
8	Sagging roof.....	26	121	96	2	1	8
9	Missing roofing material.....	13	136	123	-	-	9
10	Hole in roof.....	-	23	23	-	-	10
11	Could not see roof.....	1 313	3 521	2 167	2	2	11
12	Missing bricks, siding, other outside wall material.....	92	490	397	2	1	12
13	Sloping outside walls.....	10	72	62	-	-	13
14	Boarded up windows.....	32	264	232	-	-	14
15	Broken windows.....	56	437	382	-	-	15
16	Bars on windows.....	41	358	315	-	-	16
17	Foundation crumbling or has open crack or hole.....	74	430	355	-	-	17
18	Could not see foundation.....	167	1 066	891	2	2	18
19	None of the Above.....	13 571	20 275	5 618	11	11	19
20	Could not observe or not reported.....	1 640	4 293	2 600	2	2	20
	Rooms, 1987						
21	1 room.....	496	946	433	2	2	21
22	2 rooms.....	743	1 602	813	-	-	22
23	3 rooms.....	7 679	10 743	2 644	11	9	23
24	4 rooms.....	13 836	21 521	6 390	25	22	24
25	5 rooms.....	12 908	23 487	9 375	13	12	25
26	6 rooms.....	9 787	19 967	9 387	9	8	26
27	7 rooms.....	5 359	12 341	6 522	13	12	27
28	8 rooms.....	2 722	6 948	3 928	9	6	28
29	9 rooms.....	1 049	3 065	1 857	2	1	29
30	10 rooms or more.....	928	2 016	990	2	2	30
31	Median	5.4	5.7	6.2	5.4	5.3	31
	Bedrooms, 1987						
32	None.....	1 143	1 732	553	2	2	32
33	1.....	11 595	14 460	2 298	15	14	33
34	2.....	27 265	33 547	4 421	23	20	34
35	3.....	31 924	39 013	5 276	37	33	35
36	4 or more.....	10 956	13 881	2 416	9	7	36
37	Not Applicable.....	13	18	-	9	11	37
38	Median	3.0	3.0	3.0	3.1	3.1	38

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	719	55	4 000	25	4 887	94	4 792	1
2	-	19	1 159	3	1 195	15	1 180	2
3	-	1	73	-	74	-	74	3
4	-	2	475	-	482	5	477	4
5	-	8	287	-	299	4	295	5
6	-	5	325	-	338	9	329	6
7	-	-	-	-	-	-	-	7
8	-	-	-	-	1	2	- 1	8
9	-	-	-	-	-	-	-	9
10	-	-	-	-	-	-	-	10
11	-	3	38	-	43	2	41	11
12	-	1	-	-	3	2	1	12
13	-	-	-	-	-	-	-	13
14	-	-	-	-	-	-	-	14
15	-	-	-	-	-	-	-	15
16	-	1	-	-	1	-	1	16
17	-	-	-	-	-	-	-	17
18	-	3	5	-	10	2	8	18
19	-	15	1 069	3	1 097	11	1 086	19
20	-	4	50	-	56	2	54	20
21	4	-	13	-	19	2	17	21
22	16	3	27	-	46	-	46	22
23	66	13	340	3	431	11	420	23
24	341	12	938	6	1 319	25	1 294	24
25	211	10	978	5	1 217	13	1 204	25
26	53	7	727	6	802	9	793	26
27	20	5	434	2	473	13	460	27
28	4	2	293	2	307	9	298	28
29	2	2	155	-	161	2	159	29
30	2	-	94	-	99	2	97	30
31	4.8	4.9	5.7	5.6	5.5	5.4	5.5	31
32	2	3	30	-	37	2	35	32
33	78	19	468	3	582	15	567	33
34	436	19	1 399	9	1 884	23	1 861	34
35	189	10	1 611	9	1 851	37	1 814	35
36	10	4	493	4	518	9	509	36
37	4	-	-	-	14	9	5	37
38	2.6	2.3	3.1	3.1	3.0	3.1	3.0	38

TABLE 2. Size and Condition of Building and Unit - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Complete Bathrooms, 1987						
39	None.....	1 083	1 603	498	2	1	39
40	1.....	48 730	53 962	3 637	45	39	40
41	1 and one-half.....	11 171	16 199	4 526	6	6	41
42	2 or more.....	24 334	30 876	3 869	32	30	42
43	Not applicable.....	9	11	-	9	11	43
44	Median.....	1.4	1.5	1.7	1.5	1.5	44
	SINGLE DETACHED AND MOBILE HOMES						
45	Total, 1987.....	65 608	68 786	-	70	62	45
	Square Footage of Unit, 1987⁷						
46	Less than 500.....	1 268	1 426	64	2	2	46
47	500 to 749.....	3 505	3 817	114	6	5	47
48	750 to 999.....	6 531	7 153	173	6	5	48
49	1,000 to 1,499.....	15 698	16 756	383	15	12	49
50	1,500 to 1,999.....	12 830	13 746	420	13	13	50
51	2,000 to 2,499.....	8 988	9 645	322	9	7	51
52	2,500 to 2,999.....	4 757	5 161	192	9	8	52
53	3,000 to 3,999.....	4 113	4 495	181	6	6	53
54	4,000 or more.....	2 228	2 425	92	4	4	54
55	Not reported (includes don't know).....	3 024	4 162	725	-	-	55
56	Median.....	1 615	1 615	1 782	1 731	1 769	56
	Lot Size, 1987^{7,8}						
57	Less than one-eighth acre.....	6 152	6 485	-	6	6	57
58	one-eighth up to one-quarter acre.....	12 408	12 892	-	4	4	58
59	one-quarter up to one-half acre.....	8 970	9 374	-	15	14	59
60	one-half up to one acre.....	6 155	6 449	-	9	9	60
61	1 to 4 acres.....	8 962	9 491	-	13	10	61
62	5-9 acres.....	1 448	1 541	-	6	6	62
63	10 acres or more.....	3 669	3 793	-	9	6	63
64	Don't know.....	13 530	14 020	-	6	6	64
65	Not reported.....	4 311	4 740	-	2	1	65
66	Median.....	0.4	0.4	-	0.8	0.7	66

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
39	9	3	8	3	24	2	22	39
40	445	42	1 098	14	1 640	45	1 594	40
41	90	3	409	-	507	6	501	41
42	175	8	2 485	8	2 705	32	2 673	42
43	-	-	-	-	11	9	2	43
44	1.4	1.3	2.1	1.3	2.0	1.5	2.1	44
45	719	34	2 412	22	3 248	70	3 178	45
46	64	1	23	6	96	2	94	46
47	153	3	40	2	204	6	198	47
48	187	2	259	2	455	6	449	48
49	105	5	567	2	690	15	675	49
50	16	2	471	7	509	13	496	50
51	1	1	335	-	344	9	335	51
52	2	2	207	-	220	9	211	52
53	1	2	199	-	207	6	201	53
54	2	2	100	-	109	4	105	54
55	188	12	211	2	413	-	413	55
56	815	1 400	1 174	938	1 480	1 731	1 474	56
57	151	1	180	2	339	6	333	57
58	62	5	417	-	488	4	484	58
59	36	1	363	4	419	15	404	59
60	40	3	252	-	303	9	294	60
61	58	-	469	4	542	13	529	61
62	21	2	67	2	99	6	93	62
63	12	3	112	-	133	9	124	63
64	155	2	331	2	496	6	490	64
65	185	15	220	10	431	2	429	65
66	0.2	0.6	0.5	0.5	0.4	0.8	0.0	66

TABLE 3. Selected Equipment, Plumbing, and Fuel - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1987	97 859	102 651	-	94	87	1
	Equipment, 1987^{6,9}						
2	Lacking complete kitchen facilities.....	1 249	4 123	2 624	4	4	2
3	With complete kitchen.....	90 193	98 517	3 783	81	73	3
4	Kitchen Sink.....	94 572	101 529	2 219	85	76	4
5	Refrigerator.....	91 627	99 462	3 255	81	73	5
6	Less than 5 years old.....	16 427	33 144	13 206	30	26	6
7	Age not reported.....	312	2 385	2 003	-	-	7
8	Burners and oven.....	90 324	98 835	3 865	81	73	8
9	Less than 5 years old.....	12 793	27 094	10 409	30	26	9
10	Age not reported.....	346	2 375	1 958	-	-	10
11	Burners only.....	32	174	140	-	-	11
12	Less than 5 years old.....	3	40	38	-	-	12
13	Age not reported.....	-	17	17	-	-	13
14	Oven only.....	4	109	100	-	-	14
15	Less than 5 years old.....	2	51	46	-	-	15
16	Age not reported.....	-	17	17	-	-	16
17	Neither burners nor oven.....	763	2 139	1 295	2	1	17
18	Dishwasher.....	38 286	45 955	4 348	32	31	18
19	Less than 5 years old.....	8 917	18 090	6 072	17	16	19
20	Age not reported.....	66	1 196	1 096	2	2	20
21	Washing machine.....	60 478	70 502	6 642	57	51	21
22	Less than 5 years old.....	12 027	25 743	11 454	24	21	22
23	Age not reported.....	33	803	739	-	-	23
24	Clothes dryer.....	52 170	62 330	6 961	51	46	24
25	Less than 5 years old.....	9 071	20 779	9 579	19	17	25
26	Age not reported.....	28	733	674	-	-	26
27	Disposal in kitchen sink.....	31 851	38 096	3 511	32	31	27
28	Less than 5 years old.....	7 739	16 243	5 908	19	18	28
29	Age not reported.....	129	1 617	1 460	-	-	29
30	Air Conditioning.....	53 465	64 925	7 861	47	43	30
31	Central.....	29 976	36 928	3 941	26	25	31
32	1 room unit.....	11 373	18 727	6 889	12	10	32
33	2 room units.....	3 401	6 769	3 258	9	8	33
34	3 room units or more.....	1 371	2 503	1 116	-	-	34
	Main Heating Equipment, 1987						
35	Warm-air furnace.....	43 980	55 276	8 140	37	33	35
36	Steam or hot water system.....	12 021	15 031	2 809	11	10	36
37	Electric heat pump.....	1 822	4 379	1 936	4	4	37
38	Built-in electric units.....	4 158	7 227	2 722	2	2	38
39	Floor, wall, or other built-in hot air u.....	3 348	6 009	2 555	4	4	39
40	Room heaters with flue.....	1 442	3 262	1 790	4	4	40
41	Room heaters without flue.....	1 619	2 677	1 015	4	4	41
42	Portable electric heaters.....	211	782	544	2	2	42
43	Stoves.....	2 660	4 522	1 723	15	11	43
44	Fireplaces with inserts.....	374	855	459	2	1	44
45	Fireplaces without inserts.....	98	521	397	-	-	45
46	Other.....	84	868	749	-	-	46
47	None.....	501	1 228	693	-	-	47
48	Non-Interview.....	9	11	-	9	11	48
	Plumbing, 1987¹⁰						
49	With all plumbing facilities.....	94 491	101 212	1 952	83	75	49
50	Lacking some plumbing facilities.....	240	615	370	-	-	50
51	No hot piped water.....	41	118	77	-	-	51
52	No bathtub nor shower.....	204	412	207	-	-	52
53	No flush toilet.....	134	313	178	-	-	53
54	No plumbing facilities for exclusive use.....	556	814	241	2	1	54
55	Not Applicable.....	9	11	-	9	11	55

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	719	55	4 000	25	4 887	94	4 792	1
2	28	14	207	-	254	4	250	2
3	690	41	3 793	25	4 621	81	4 540	3
4	715	50	3 956	25	4 823	85	4 737	4
5	697	43	3 823	25	4 661	81	4 580	5
6	213	21	3 271	10	3 541	30	3 511	6
7	43	2	26	-	70	-	70	7
8	695	43	3 890	25	4 726	81	4 645	8
9	187	13	3 687	10	3 922	30	3 892	9
10	41	2	28	-	71	-	71	10
11	2	-	-	-	2	-	2	11
12	-	-	-	-	-	-	-	12
13	-	-	-	-	-	-	-	13
14	-	-	4	-	4	-	4	14
15	-	-	3	-	3	-	3	15
16	-	-	-	-	-	-	-	16
17	12	10	58	-	82	2	80	17
18	149	18	3 152	4	3 353	32	3 321	18
19	40	11	3 049	1	3 118	17	3 101	19
20	8	-	24	2	36	2	34	20
21	442	21	2 904	21	3 439	57	3 382	21
22	194	13	2 051	8	2 287	24	2 263	22
23	15	2	14	-	31	-	31	23
24	376	13	2 796	19	3 250	51	3 199	24
25	164	11	1 948	10	2 149	19	2 130	25
26	19	-	12	-	31	-	31	26
27	101	12	2 621	1	2 766	32	2 734	27
28	33	5	2 558	1	2 615	19	2 596	28
29	7	-	20	-	27	-	27	29
30	419	32	3 136	16	3 646	47	3 599	30
31	188	14	2 803	5	3 036	26	3 010	31
32	172	15	270	9	477	12	465	32
33	51	2	55	2	119	9	110	33
34	7	-	7	-	15	-	15	34
35	549	23	2 577	13	3 194	37	3 157	35
36	2	10	189	-	212	11	201	36
37	19	1	601	-	626	4	622	37
38	32	7	308	-	349	2	347	38
39	15	6	84	1	110	4	106	39
40	17	1	8	3	34	4	30	40
41	11	1	31	-	47	4	43	41
42	11	1	12	2	29	2	27	42
43	45	2	93	4	155	15	140	43
44	3	-	20	-	24	2	22	44
45	-	-	26	-	26	-	26	45
46	6	-	26	2	35	-	35	46
47	8	3	24	-	34	-	34	47
48	-	-	-	-	11	9	2	48
49	710	52	3 992	22	4 852	83	4 768	49
50	3	1	-	-	5	-	5	50
51	-	-	-	-	-	-	-	51
52	-	1	-	-	1	-	1	52
53	-	1	-	-	1	-	1	53
54	5	1	8	3	19	2	17	54
55	-	-	-	-	11	9	2	55

TABLE 3. Selected Equipment, Plumbing, and Fuel - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Main House Heating Fuel, 1987						
56	Housing units with heating fuel.....	87 863	96 680	4 419	81	72	56
57	Electricity.....	17 109	24 368	5 018	15	14	57
58	Piped gas.....	38 501	46 201	6 372	28	27	58
59	Bottled gas.....	2 138	3 585	1 152	10	9	59
60	Fuel oil.....	10 665	14 040	3 130	11	9	60
61	Kerosene or other liquid fuel.....	431	1 196	698	-	-	61
62	Coal or coke.....	309	474	145	-	-	62
63	Wood.....	4 105	6 437	2 141	17	12	63
64	Solar energy.....	12	48	36	-	-	64
65	Other.....	55	329	265	-	-	65

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
56	612	41	3 729	24	4 478	81	4 397	56
57	207	11	2 013	11	2 256	15	2 241	57
58	161	19	1 147	2	1 356	28	1 328	58
59	96	1	199	-	305	10	295	59
60	69	6	167	5	256	11	245	60
61	31	-	36	-	67	-	67	61
62	13	1	6	-	20	-	20	62
63	35	2	152	6	208	17	191	63
64	-	-	-	-	-	-	-	64
65	-	-	9	-	9	-	9	65

TABLE 4. Housing and Neighborhood Quality - Occupied Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1987.....	97 859	102 651	-	94	87	1
	Selected Amenities, 1987⁶						
2	Porch, deck, balcony, or patio.....	62 682	76 206	9 832	68	62	2
3	Not reported.....	-	146	136	-	-	3
4	Usable fireplace.....	24 316	29 415	3 283	24	21	4
5	Separate dining room.....	26 860	38 142	9 736	28	26	5
	With 2 or more living rooms or recreation rooms, etc.....	21 093	29 271	6 853	21	19	6
6	Garage or carport included with home.....	46 553	54 207	5 350	43	40	7
8	Not included.....	37 281	44 632	5 175	40	35	8
9	Offstreet parking not reported.....	16	420	389	-	-	9
10	Offstreet Parking included.....	24 874	33 708	6 759	36	31	10
11	Garage or carport not reported.....	37	365	225	-	-	11
	Owner or Manager on Property, 1987						
12	Rental, multiunit.....	16 852	20 833	3 145	9	8	12
13	Owner or manager lives on property.....	4 618	8 555	3 447	6	6	13
14	Neither owner nor manager lives on property.....	7 910	12 279	4 021	2	1	14
	Selected Deficiencies, 1987⁶						
15	Holes in floors.....	322	1 605	1 251	4	3	15
16	Open cracks or holes (interior).....	1 739	6 076	4 257	9	6	16
17	Broken plaster or peeling paint (interior).....	1 421	5 082	3 602	2	1	17
18	Exposed wiring.....	236	2 217	1 911	4	4	18
19	No electrical wiring.....	48	108	55	-	-	19
20	Rooms without electrical outlets.....	549	2 623	2 002	4	4	20
	Description of Area Within 300 Feet, 1987⁶						
21	Single-family detached houses.....	6 067	9 643	3 304	6	6	21
	Single-family attached or 1 to 3 story multiunit.....	13 301	18 012	3 739	9	9	22
22	4 to 6 story multiunit.....	2 514	4 537	1 913	6	6	23
23	7 stories or more multiunit.....	1 375	2 280	880	2	2	24
24	Mobile Homes.....	84	252	145	2	1	25
25	Residential parking lots.....	2 402	6 548	3 780	4	4	26
26	Commercial, institutional, or industrial.....	4 439	7 993	3 351	13	12	27
27	Body of water.....	455	1 192	671	2	2	28
28	Open space, park, farm, or ranch.....	1 620	4 487	2 566	-	-	29
29	4+ lane highway, railroad, or airport.....	198	2 675	2 347	2	1	30
30	Other.....	-	1 205	1 133	-	-	31
31	Not observed or not reported.....	-	5	5	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1987						
33	None.....	19 030	23 135	3 041	13	12	33
34	1 building.....	37	458	409	2	2	34
35	More than 1 building.....	249	723	469	-	-	35
36	No buildings within 300 feet.....	48	516	432	-	-	36
37	Not reported.....	68	3 510	3 380	-	-	37
	Bars on Windows of Buildings, 1987						
38	With other buildings within 300 ft.....	24 605	27 850	2 087	15	14	38
39	No bars on windows.....	17 512	21 836	3 258	15	14	39
40	1 building with bars.....	38	570	523	-	-	40
41	2 or more buildings with bars.....	788	2 267	1 458	-	-	41
42	Not reported.....	68	3 153	3 035	-	-	42

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	719	55	4 000	25	4 887	94	4 792	1
2	464	37	3 184	12	3 760	68	3 692	2
3	5	-	5	-	10	-	10	3
4	37	11	1 769	2	1 841	24	1 817	4
5	94	16	1 430	7	1 573	28	1 545	5
6	63	15	1 244	4	1 346	21	1 325	6
7	132	6	2 170	-	2 348	43	2 305	7
8	503	39	1 617	23	2 217	40	2 177	8
9	2	-	13	-	15	-	15	9
10	468	30	1 560	21	2 111	36	2 075	10
11	12	-	91	-	103	-	103	11
12	-	14	821	2	845	9	836	12
13	-	3	485	-	495	6	489	13
14	-	10	336	2	349	2	347	14
15	25	3	2	3	35	4	31	15
16	46	11	20	5	89	9	80	16
17	31	8	15	4	60	2	58	17
18	25	5	39	-	74	4	70	18
19	-	1	4	-	5	-	5	19
20	19	6	45	2	76	4	72	20
21	-	7	265	-	278	6	272	21
22	-	11	959	2	980	9	971	22
23	-	3	108	-	117	6	111	23
24	-	3	21	-	26	2	24	24
25	-	1	20	3	25	2	23	25
26	-	9	357	-	370	4	366	26
27	-	14	190	-	216	13	203	27
28	-	-	65	-	68	2	66	28
29	-	4	296	2	302	-	302	29
30	-	7	123	-	132	2	130	30
31	-	3	70	-	73	-	73	31
32	-	-	-	-	-	-	-	32
33	-	16	1 046	3	1 077	13	1 064	33
34	-	1	11	-	14	2	12	34
35	-	-	5	-	5	-	5	35
36	-	-	36	-	36	-	36	36
37	-	1	61	-	62	-	62	37
38	4	19	1 133	3	1 173	15	1 158	38
39	-	12	1 050	3	1 080	15	1 065	39
40	-	1	8	-	9	-	9	40
41	-	4	16	-	20	-	20	41
42	-	1	49	-	50	-	50	42

TABLE 4. Housing and Neighborhood Quality - Occupied Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1987	82 966	91 323	4 396	79	70	43
	Water Supply Stoppage, 1987						
44	With hot and cold piped water.....	81 296	90 952	5 699	77	69	44
45	No stoppage in last 3 months.....	72 623	85 322	9 057	66	60	45
46	With stoppage in last 3 months.....	508	4 121	3 409	9	8	46
47	No stoppage lasting 6 hours or more.....	115	1 713	1 495	2	2	47
48	1 time lasting 6 hours or more.....	88	1 578	1 424	4	4	48
49	2 times.....	15	334	311	2	2	49
50	3 times.....	2	124	114	-	-	50
51	4 times or more.....	2	159	150	-	-	51
52	Number of times not reported.....	3	213	195	-	-	52
53	Stoppage not reported.....	96	955	815	2	1	53
	Sewage Disposal Breakdowns, 1987						
54	With public sewer.....	60 667	69 283	5 893	43	42	54
55	No breakdowns in last 3 months.....	58 030	67 559	6 903	43	42	55
56	With breakdowns in last 3 months.....	102	1 318	1 169	-	-	56
57	No breakdowns lasting 6 hours or more.....	11	421	397	-	-	57
58	1 time lasting 6 hours or more.....	27	647	595	-	-	58
59	2 times.....	2	123	116	-	-	59
60	3 times.....	-	52	52	-	-	60
61	4 times or more.....	-	76	71	-	-	61
62	With septic tank or cesspool.....	18 541	21 759	1 984	34	27	62
63	No breakdowns in last 3 months.....	17 562	21 075	2 319	34	27	63
64	With breakdowns in last 3 months.....	38	534	472	-	-	64
65	No breakdowns lasting 6 hours or more.....	4	130	119	-	-	65
66	1 time lasting 6 hours or more.....	10	324	298	-	-	66
67	2 times.....	-	28	26	-	-	67
68	3 times.....	-	15	15	-	-	68
69	4 times or more.....	-	38	38	-	-	69
	Heating Problems, 1987						
70	With heating equipment and occupied last winter.....	66 599	79 947	10 668	68	61	70
71	Not uncomfortably cold for 24 hours or more last winter.....	57 526	74 600	14 551	62	56	71
72	Uncomfortably cold for 24 hours or more last winter.....	1 388	5 183	3 646	6	5	72
73	Equipment breakdowns.....	260	1 812	1 515	4	4	73
74	No breakdowns lasting 6 hours or more.....	-	147	147	-	-	74
75	1 time lasting 6 hours or more.....	69	956	870	4	4	75
76	2 times.....	-	281	270	-	-	76
77	3 times.....	4	148	139	-	-	77
78	4 times or more.....	20	191	169	-	-	78
79	Number of times not reported.....	-	88	88	-	-	79
80	Other causes.....	855	3 644	2 669	2	1	80
81	Utility interruption.....	77	841	719	-	-	81
82	Inadequate heating capacity.....	158	949	771	-	-	82
83	Inadequate insulation.....	92	581	480	2	1	83
84	Other.....	80	1 123	1 001	-	-	84
85	Not reported.....	-	147	144	-	-	85
86	Reason for discomfort not reported.....	-	69	66	-	-	86
87	Discomfort not reported.....	-	165	157	-	-	87

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	536	35	3 379	19	4 040	79	3 961	43
44	534	35	3 376	19	4 034	77	3 957	44
45	458	32	3 143	15	3 708	66	3 642	45
46	45	-	160	-	213	9	204	46
47	29	-	72	-	104	2	102	47
48	6	-	61	-	70	4	66	48
49	-	-	8	-	10	2	8	49
50	-	-	8	-	8	-	8	50
51	2	-	5	-	7	-	7	51
52	8	-	7	-	15	-	15	52
53	19	-	22	4	46	2	44	53
54	295	27	2 389	13	2 766	43	2 723	54
55	272	23	2 318	13	2 669	43	2 626	55
56	17	-	30	-	47	-	47	56
57	3	-	10	-	13	-	13	57
58	12	-	13	-	25	-	25	58
59	-	-	5	-	5	-	5	59
60	-	-	-	-	-	-	-	60
61	2	-	3	-	5	-	5	61
62	239	9	987	6	1 268	34	1 234	62
63	225	9	961	6	1 227	34	1 193	63
64	8	-	16	-	24	-	24	64
65	5	-	2	-	7	-	7	65
66	3	-	13	-	16	-	16	66
67	-	-	2	-	2	-	2	67
68	-	-	-	-	-	-	-	68
69	-	-	-	-	-	-	-	69
70	442	18	2 211	17	2 748	68	2 680	70
71	394	18	2 106	12	2 586	62	2 524	71
72	44	-	101	4	154	6	148	72
73	12	-	24	-	40	4	36	73
74	-	-	-	-	-	-	-	74
75	6	-	12	-	21	4	17	75
76	5	-	7	-	11	-	11	76
77	-	-	5	-	5	-	5	77
78	2	-	-	-	2	-	2	78
79	-	-	-	-	-	-	-	79
80	31	-	85	4	122	2	120	80
81	14	-	29	2	45	-	45	81
82	-	-	20	-	20	-	20	82
83	5	-	5	-	11	2	9	83
84	10	-	30	2	42	-	42	84
85	2	-	2	-	4	-	4	85
86	3	-	-	-	3	-	3	86
87	4	-	4	-	8	-	8	87

TABLE 4. Housing and Neighborhood Quality - Occupied Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Overall Opinion of Structure, 1987						
88	1 (worst).....	121	669	532	-	-	88
89	2.....	24	418	391	-	-	89
90	3.....	35	732	675	2	1	90
91	4.....	53	1 151	1 077	4	4	91
92	5.....	1 462	6 582	4 989	6	5	92
93	6.....	438	4 455	3 909	2	1	93
94	7.....	1 929	10 391	8 153	15	14	94
95	8.....	5 866	21 286	14 629	11	9	95
96	9.....	2 460	12 398	9 305	13	11	96
97	10 (best).....	17 737	31 810	12 237	26	24	97
98	Not reported.....	37	870	811	-	-	98
	Selected Physical Problems, 1987⁶						
99	Selected physical problems.....	518	1 171	636	2	1	99
100	Plumbing.....	416	568	146	2	1	100
101	Heating.....	42	339	290	-	-	101
102	Electric.....	8	92	84	-	-	102
103	Upkeep.....	43	293	246	-	-	103
104	Hallways.....	-	8	8	-	-	104
105	Moderate physical problems.....	1 824	5 027	3 101	10	9	105
106	Plumbing.....	11	332	311	2	2	106
107	Heating.....	1 218	2 170	916	4	4	107
108	Upkeep.....	354	2 180	1 791	4	3	108
109	Hallways.....	-	5	5	-	-	109
110	Kitchen.....	111	752	614	-	-	110

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
88	7	2	8	-	16	-	16	88
89	3	-	-	-	3	-	3	89
90	11	-	12	-	24	2	22	90
91	14	-	7	-	25	4	21	91
92	54	3	76	-	137	6	131	92
93	30	2	70	7	110	2	108	93
94	59	7	244	-	325	15	310	94
95	105	6	677	6	802	11	791	95
96	67	8	559	-	646	13	633	96
97	166	5	1 662	7	1 863	26	1 837	97
98	9	-	14	-	22	-	22	98
99	7	3	8	-	19	2	17	99
100	2	1	3	-	8	2	6	100
101	2	-	5	-	7	-	7	101
102	-	-	-	-	-	-	-	102
103	2	1	-	-	4	-	4	103
104	-	-	-	-	-	-	-	104
105	39	2	60	2	112	10	102	105
106	3	-	7	-	12	2	10	106
107	7	-	28	-	39	4	35	107
108	27	2	5	2	39	4	35	108
109	-	-	-	-	-	-	-	109
110	7	-	20	-	27	-	27	110

TABLE 5. Household Composition - Occupied Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total	227 361	237 705	-	217	193	1
2	Population in housing units, 1987.....	54 267	90 763	32 601	79	70	2
	Persons, 1987¹¹						
3	1 person.....	14 720	21 776	6 342	9	9	3
4	2 persons.....	18 897	29 027	8 734	27	25	4
5	3 persons.....	7 986	16 079	7 290	21	19	5
6	4 persons.....	8 079	14 317	5 603	9	8	6
7	5 persons.....	3 291	6 280	2 741	11	9	7
8	6 persons.....	883	2 020	1 083	2	1	8
9	7 persons or more.....	410	1 264	809	-	-	9
10	Some URE, some vacant, all non-interview.....	180	560	314	-	-	10
11	Median.....	2.7	2.8	3.2	3.2	3.1	11
	Number of Single Children Under 18 Years Old, 1987						
12	None.....	46 257	57 048	8 562	45	41	12
13	1.....	6 908	14 616	6 888	13	11	13
14	2.....	6 975	12 725	5 130	15	14	14
15	3.....	2 407	4 850	2 234	2	2	15
16	4.....	574	1 399	768	4	3	16
17	5.....	132	448	301	-	-	17
18	6 or more.....	111	238	116	-	-	18
19	Median.....	0.7	0.8	1.5	0.9	0.9	19
	Age of Householder, 1987						
20	Under 25 years.....	189	5 204	4 587	4	4	20
21	25 to 29.....	178	9 125	8 171	4	4	21
22	30 to 34.....	140	10 662	9 861	13	12	22
23	35 to 44.....	168	19 368	18 275	25	22	23
24	45 to 54.....	74	13 458	12 935	6	5	24
25	55 to 64.....	84	12 997	12 593	4	4	25
26	65 to 74.....	72	11 864	11 540	11	9	26
27	75 years and over.....	176	8 085	7 822	11	10	27
28	Vacant, URE, or non-interview.....	180	560	314	-	-	28
29	Median.....	37	46	47	42	42	29
	Years of School Completed by Householder, 1987						
30	No school years completed.....	318	439	116	-	-	30
31	Elementary:	-	-	-	-	-	31
32	less than 8 years.....	4 155	5 277	1 015	6	5	32
33	8 years.....	4 041	5 059	922	4	4	33
34	High School:	-	-	-	-	-	34
35	1 to 3 years.....	7 722	11 022	2 932	4	3	35
36	4 years.....	23 865	32 200	7 020	32	29	36
37	College:	-	-	-	-	-	37
38	1 to 3 years.....	10 243	16 179	5 103	11	9	38
39	4 years or more.....	14 830	20 587	4 584	21	20	39
40	Median.....	12.7	12.7	12.8	12.8	12.8	40

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	1 256	65	8 988	58	10 561	217	10 344	1
2	525	32	3 327	19	3 974	79	3 895	2
3	135	13	566	2	723	9	714	3
4	208	12	1 171	7	1 423	27	1 396	4
5	79	4	719	2	823	21	802	5
6	67	4	558	9	645	9	636	6
7	25	-	226	-	259	11	248	7
8	2	-	51	-	55	2	53	8
9	9	-	36	-	45	-	45	9
10	12	3	51	-	66	-	66	10
11	2.6	2.3	2.9	3.5	2.9	3.2	-3.0	11
12	349	27	1 854	4	2 274	45	2 229	12
13	89	5	716	11	832	13	819	13
14	66	4	548	4	635	15	620	14
15	21	-	187	-	211	2	209	15
16	6	-	52	-	61	4	57	16
17	2	-	13	-	15	-	15	17
18	2	-	9	-	11	-	11	18
19	0.8	0.7	0.9	1.5	0.9	0.9	-1.4	19
20	67	3	358	-	431	4	427	20
21	67	3	704	2	780	4	776	21
22	59	3	597	3	674	13	661	22
23	90	11	817	9	950	25	925	23
24	82	3	362	2	455	6	449	24
25	64	4	253	-	324	4	320	25
26	62	5	185	2	263	11	252	26
27	33	1	52	-	97	11	86	27
28	12	3	51	-	66	-	66	28
29	43	42	35	39	36	42	- 38	29
30	5	-	-	-	5	-	5	30
31	-	-	-	-	-	-	-	31
32	40	-	67	-	112	6	106	32
33	32	2	61	-	99	4	95	33
34	-	-	-	-	-	-	-	34
35	110	3	251	4	372	4	368	35
36	232	7	1 068	10	1 346	32	1 314	36
37	-	-	-	-	-	-	-	37
38	69	9	755	2	844	11	833	38
39	37	10	1 125	2	1 194	21	1 173	39
40	12.3	14.2	13.9	12.5	13.2	12.8	13.2	40

TABLE 5. Household Composition - Occupied Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
	Year Householder Moved into Unit, 1987						
41	1985 to 1989.....	11 215	32 353	17 482	34	31	41
42	1980 to 1984.....	17 692	18 142	321	21	19	42
43	1975 to 1979.....	12 609	12 892	211	6	6	43
44	1970 to 1974.....	7 992	8 176	158	6	5	44
45	1960 to 1969.....	9 598	9 792	185	6	5	45
46	1950 to 1959.....	5 594	5 717	120	4	4	46
47	1940 to 1949.....	2 227	2 276	47	-	-	47
48	1939 or earlier.....	1 182	1 226	44	-	-	48
49	Born in unit.....	132	190	56	-	-	49
50	Not applicable.....	180	560	314	-	-	50
51	Median.....	1 977	1 984	1 988	1 981	1 981	51

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
41	368	32	3 250	8	3 689	34	3 655	41
42	87	-	40	4	150	21	129	42
43	40	-	30	2	78	6	72	43
44	18	-	6	2	31	6	25	44
45	8	-	-	2	15	6	9	45
46	2	-	-	-	7	4	3	46
47	-	-	2	-	2	-	2	47
48	-	-	-	-	-	-	-	48
49	2	-	-	-	2	-	2	49
50	12	3	51	-	66	-	66	50
51	1 989	1 988	1 988	1 981	1 988	1 981	1 988	51

TABLE 6. Financial Characteristics - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
1	Total, 1987.....	97 859	102 651	-	94	87	1
	Monthly Housing Costs, 1987						
2	Less than \$100.....	1 394	3 913	2 398	8	7	2
3	\$100 to \$199.....	6 364	12 200	5 571	9	8	3
4	\$200 to \$249.....	1 334	4 840	3 367	6	6	4
5	\$250 to \$299.....	915	3 647	2 624	4	4	5
6	\$300 to \$349.....	780	3 325	2 416	2	1	6
7	\$350 to \$399.....	728	3 073	2 245	-	-	7
8	\$400 to \$449.....	679	2 720	1 957	2	2	8
9	\$450 to \$499.....	510	2 500	1 872	2	2	9
10	\$500 to \$599.....	1 439	4 281	2 671	4	4	10
11	\$600 to \$699.....	852	3 124	2 098	2	2	11
12	\$700 to \$799.....	643	2 480	1 656	2	2	12
13	\$800 to \$999.....	1 021	3 233	1 868	6	6	13
14	\$1,000 to \$1,249.....	599	2 123	1 256	-	-	14
15	\$1,250 to \$1,499.....	245	1 134	752	4	4	15
16	\$1,500 or more.....	1 794	6 210	3 990	4	4	16
17	No cash rent.....	1 157	2 013	785	2	1	17
18	Mortgage payment not reported.....	529	3 201	2 467	-	-	18
19	Median (excludes no cash rent).....	\$ 280	\$ 374	\$ 395	\$ 363	\$ 350	19
	Median Monthly Housing Costs for Owners, 1987						
20	Monthly costs including all mortgages plus maintenance costs	\$ 292	\$ 354	\$ 375	\$ 328	\$ 346	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 253	\$ 348	\$ 373	\$ 333	\$ 350	21
	Annual Taxes Paid Per \$1000 Value, 1987						
22	Less than \$5.....	6 593	15 558	7 988	13	11	22
23	\$5 to \$9.....	8 225	18 234	9 182	19	17	23
24	\$10 to \$14.....	3 925	11 551	7 073	15	14	24
25	\$15 to \$19.....	1 714	5 896	3 990	2	2	25
26	\$20 to \$24.....	630	2 940	2 251	2	1	26
27	\$25 or more.....	1 666	4 526	2 714	6	6	27
28	Median.....	\$ 8	\$ 9	\$ 10	\$ 9	\$ 9	28
	Property Value, 1987¹²						
29	Less than \$10,000.....	1 093	2 432	1 124	-	-	29
30	10,000 to \$19,999.....	1 134	2 970	1 523	4	4	30
31	20,000 to 29,999.....	1 116	3 385	2 070	-	-	31
32	30,000 to 39,999.....	1 792	4 736	2 809	12	10	32
33	40,000 to 49,999.....	2 167	5 851	3 590	6	5	33
34	50,000 to 59,999.....	1 620	5 297	3 569	9	8	34
35	60,000 to 69,999.....	1 776	5 807	3 854	4	4	35
36	70,000 to 70,000.....	1 183	4 739	3 387	2	2	36
37	80,000 to 99,999.....	2 480	6 767	3 966	6	6	37
38	100,000 to 119,000.....	869	3 743	2 626	-	-	38
39	120,000 to 149,999.....	1 064	4 067	2 753	-	-	39
40	150,000 to 199,999.....	993	4 238	2 993	6	6	40
41	200,000 to 249,000.....	356	2 043	1 573	2	2	41
42	250,000 to 299,999.....	898	2 740	1 673	4	4	42
43	Median.....	\$ 61 958	\$ 68 158	\$ 70 636	\$ 56 111	\$ 58 125	43

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	719	55	4 000	25	4 887	94	4 792	1
2	36	-	86	-	129	8	121	2
3	91	1	168	7	274	9	265	3
4	63	3	70	2	144	6	138	4
5	39	-	69	-	112	4	108	5
6	33	2	95	-	131	2	129	6
7	31	1	66	2	100	-	100	7
8	22	-	61	-	86	2	84	8
9	16	1	101	-	120	2	118	9
10	13	-	159	-	175	4	171	10
11	8	-	166	-	176	2	174	11
12	-	1	180	-	183	2	181	12
13	-	-	339	4	350	6	344	13
14	-	-	267	-	267	-	267	14
15	-	-	137	-	141	4	137	15
16	45	-	381	-	430	4	426	16
17	32	4	34	2	72	2	70	17
18	23	-	182	-	205	-	205	18
19	\$ 261	\$ 313	\$ 773	\$ 213	\$ 679	\$ 313	\$ 343	19
20	\$ 247	\$ 333	\$ 590	\$ 280	\$ 529	\$ 328	\$ 533	20
21	\$ 247	\$ 325	\$ 710	\$ 230	\$ 599	\$ 333	\$ 606	21
22	148	1	824	4	989	13	976	22
23	77	4	740	9	846	19	827	23
24	48	1	504	-	567	15	552	24
25	39	-	153	-	194	2	192	25
26	7	-	52	-	61	2	59	26
27	71	3	72	2	153	6	147	27
28	\$ 8	\$ 9	\$ 7	\$ 7	\$ 7	\$ 9	\$ 7	28
29	165	3	41	5	214	-	214	29
30	109	-	203	-	316	4	312	30
31	48	1	150	-	199	-	199	31
32	38	-	98	2	148	12	136	32
33	19	-	74	2	100	6	94	33
34	6	1	102	-	117	9	108	34
35	3	-	172	2	181	4	177	35
36	5	-	164	-	171	2	169	36
37	-	-	317	4	327	6	321	37
38	2	-	245	-	248	-	248	38
39	-	1	249	-	250	-	250	39
40	2	1	249	-	258	6	252	40
41	-	2	111	-	115	2	113	41
42	-	-	169	-	173	4	169	42
43	\$ 13 073	\$ 55 000	\$ 90 599	\$ 42 500	\$ 77 807	\$ 56 111	\$ 78 284	43

TABLE 6. Financial Characteristics - All Housing Units (Additions)

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]

	Characteristics	Present in 85	Present in 87	Changed in characteristic	85 units affected by conversion /merger	87 units resulting from conversion /merger	
44	OCCUPIED UNITS						
	Total, 1987.....	78 851	91 323	-	79	70	44
	Household Income, 1987						
45	Less than \$5,000.....	2 614	6 489	3 724	6	6	45
46	\$5,000 to \$9,999.....	3 962	10 552	6 361	9	6	46
47	\$10,000 to \$14,999.....	2 605	9 604	6 670	8	7	47
48	\$15,000 to \$19,999.....	1 949	9 146	6 852	6	6	48
49	\$20,000 to \$24,999.....	1 942	10 141	7 750	13	11	49
50	\$25,000 to \$29,999.....	1 122	6 976	5 521	9	8	50
51	\$30,000 to \$34,999.....	1 111	7 060	5 593	2	1	51
52	\$35,000 to \$39,999.....	724	5 621	4 598	4	4	52
53	\$40,000 to \$49,999.....	1 744	8 656	6 425	9	9	53
54	\$50,000 to \$59,999.....	796	5 449	4 308	2	2	54
55	\$60,000 to \$79,999.....	1 188	5 870	4 359	4	4	55
56	\$80,000 to \$99,999.....	319	2 300	1 882	4	4	56
57	\$100,000 to \$119,999.....	238	1 660	1 335	-	-	57
58	\$120,000 or more.....	191	1 240	982	2	2	58
59	Median.....	\$ 17 738	\$ 24 728	\$ 26 651	\$ 23 846	\$ 24 545	59
	Income Sources of Families and Primary Individuals, 1987						
60	Wages and salaries.....	55 169	68 664	10 106	55	50	60
61	Wages and salaries were majority of income.....	46 547	61 323	11 638	47	43	61
62	2 or more people each earned over 20% of wages and salaries.....	13 699	26 660	11 503	17	16	62
63	Business, farm or ranch.....	5 747	11 005	4 802	15	12	63
64	Social security or pensions.....	21 306	27 883	5 935	26	21	64
65	Interest or dividend(s).....	12 669	21 200	7 733	17	17	65
66	Rental income.....	4 148	8 273	3 814	9	9	66
67	With lodgers.....	155	893	698	-	-	67
68	Welfare or SSI.....	2 828	5 779	2 836	2	2	68
69	Alimony or child support.....	1 321	3 553	2 069	4	3	69
70	Other.....	1 762	8 591	6 452	9	8	70
	Amount of Savings and Investments, 1987						
71	Income of \$25,000 or less.....	36 370	49 004	10 951	49	42	71
72	No savings or investments.....	14 895	29 362	13 363	27	23	72
73	\$20,000 or less.....	5 006	12 858	7 463	11	9	73
74	More than \$20,000.....	1 050	3 809	2 670	6	6	74
75	Not reported.....	181	2 976	2 694	4	4	75
	Foods Stamps, 1987						
76	Income of \$25,000 or less.....	36 370	49 004	10 951	49	42	76
77	Family members received food stamps.....	3 083	6 075	2 841	4	3	77
78	Did not receive food stamps.....	21 912	41 225	17 859	42	37	78
79	Not reported.....	39	1 705	1 587	2	2	79

Components of Inventory Change: 1985-1987

	87 mobile homes moved in	87 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
44	536	35	3 379	19	4 040	79	12 473	44
45	51	6	92	2	157	6	151	45
46	71	2	152	6	238	9	229	46
47	86	4	240	-	337	8	329	47
48	94	3	242	7	351	6	345	48
49	67	6	373	4	462	13	449	49
50	51	3	280	-	342	9	333	50
51	37	2	317	-	358	2	356	51
52	30	-	267	-	302	4	298	52
53	22	1	464	-	496	9	487	53
54	6	-	337	-	346	2	344	54
55	5	1	316	-	326	4	322	55
56	4	-	95	-	103	4	99	56
57	-	3	84	-	86	-	86	57
58	-	-	67	-	69	2	67	58
59	\$ 17 872	\$ 20 417	\$ 34 479	-	\$ 31 390	\$ 23 846	\$ 31 545	59
60	396	24	2 957	17	3 444	55	3 389	60
61	363	20	2 746	15	3 186	47	3 139	61
62	148	4	1 307	-	1 475	17	1 458	62
63	29	8	420	2	471	15	456	63
64	145	6	490	5	668	26	642	64
65	72	8	715	2	814	17	797	65
66	25	5	280	-	319	9	310	66
67	3	-	37	-	40	-	40	67
68	46	3	66	-	117	2	115	68
69	19	2	142	2	167	4	163	69
70	68	1	308	2	386	9	377	70
71	395	23	1 252	19	1 732	49	1 683	71
72	275	13	804	15	1 131	27	1 104	72
73	75	7	305	4	400	11	389	73
74	20	1	68	-	95	6	89	74
75	25	1	75	-	105	4	101	75
76	395	23	1 252	19	1 732	49	1 683	76
77	55	5	86	6	155	4	151	77
78	320	18	1 107	13	1 496	42	1 454	78
79	20	-	58	-	80	2	78	79

Components of Inventory Change: 1985-1987

Appendices

Endnotes

Cautions

Definitions

Algorithm Description

Weighting Description

Appendix: Endnotes

1. By definition, an existing structure cannot change the number of units present without conversions, mergers or a change in the structure. As a result, there are no changes in characteristic possible for this item, and any changes will be captured by other columns.
2. When comparing the numbers for "Year Structure Built" with other CINCH reports, the user may find apparent inconsistencies in the number of units built in a given time period. Although such differences are expected for time periods that include the survey years, they occur in past years as well. These differences are a result of the method used to weight the AHS data. The algorithm that generates the CINCH tables uses the greater of the weight values in the PWT (Pure Weight) variable for each of the two years in the comparison. This method ensures that numbers are consistent within any given CINCH report, but it is possible for minor differences to occur when comparing reports.
3. Due to the small likelihood that the number of stories in a structure would change between the two comparison years, a decision was made to prohibit the number of stories in structure from changing. Therefore, the units in each Stories in Structure category do not sum to the universe line. The difference, however, is small.
4. Limited to multiunit structures.
5. The numbers presented for external building conditions that could not be observed or were not reported are higher than previously published in AHS reports. We believe it is possible that the data have been updated since the AHS publications.
6. More than one item may apply to the housing unit.
7. Limited to single detached and mobile homes.
8. Due to the prevalence of respondents who do not know their housing unit's exact lot size, a decision was made to prohibit lot size from changing between the two comparison years. Therefore, the units in each Lot Size category do not sum to the universe line for the first year. The difference, however, is small.
9. The numbers presented for housing units that have neither burners nor ovens are higher than previously published in AHS reports. It is possible that the data have been updated since the AHS publications.
10. Census believes these data is less reliable than other data in the AHS. As a result, they have suppressed this item on some AHS reports. Caution should be exercised in using this data.
11. A change in the number of people living in the sample unit will result in a change in characteristic here.
12. Values at the extreme upper range do not appear due to top-coding on the public use file released by the Census Bureau.
13. Data not released on public use file for years covered in this report.

Appendix: Cautions

Notes on the items described in the text

This text comments on only some of the changes that occurred in the housing stock over this two-year period covered by this CINCH report. While the text reflects changes that the authors noted and thought interesting, the items included for discussion were not selected according to any rigid definition or policy. Inclusion or exclusion of an item should not be taken as an explicit or implicit commentary on the value placed on that data.

These findings are based solely on the two-year period covered by this report and have not been analyzed in relation to other pairs of years.

Cautions

As with most publications reporting aggregate figures from a sample survey, users should exercise care when citing these numbers. Because of collection and reporting restrictions implicit in the American Housing Survey (AHS), each CINCH report also has certain limitations that cannot be overcome.

The raw data comes from the American Housing Survey National Sample (AHS), a survey of over 40,000 housing units in the United States that is conducted every two years. Each survey year, the same units are interviewed, and new housing units are added to reflect additions to the housing stock. Further details about the AHS can be found in all AHS publications and codebooks.

General Data Issues

While the CINCH reports reflect the quality control used for each AHS dataset, some data quality issues arose in these two-year analyses that are not relevant to single-year analyses. For each data quality issue that arose, we developed and implemented a workable solution to preserve the integrity of the data and the reports. While this method can be called into question because it alters the data, we think that it adds to the legitimacy to the CINCH reports. For example, while most respondents report identical data for items that should not change from year to year, some do mistakenly report different answers. The BUILT variable (year the structure was built), for example, should not change. However, respondents do at times misreport this item. Through several iterations, we changed the data as minimally and justifiably as possible to reflect a more accurate depiction of the year the structure was built.

Number of units estimates

Although the figures reported in the CINCH reports are derived from the American Housing Survey, these figures will not match those published AHS reports in the same year. This is because the publications use different weighting variables. The published AHS reports use the WEIGHT variable which is the "adjusted weight variable." This is the weight representing the number of units that Census has determined the sample case represents. This weight can vary from year to year because of changes in the nonresponse rate and because Census tries to match control totals derived from other surveys. In contrast, the CINCH report uses the PWT or "pure weight variable." The pure weight represents the inverse of the probability of selection for the sample case. This variable is invariant over time and is thus more appropriate for comparing changes between survey years. As a result, the figures reported in the CINCH reports will be similar to the corresponding numbers in the published AHS reports, but they will not match exactly. Both AHS and CINCH should track each other over time. All numbers should therefore be viewed as approximations and not precise figures. Although the numbers of units may not be exact, they

will be approximately correct. Relative changes in numbers, such as increases and decreases in the housing stock, should be generally reliable but not exactly precise.

Financial information

While the CINCH reports attempt to capture changes in the housing stock, the accurate reporting of legitimate changes in characteristics involving dollar values can present significant problems. Both respondent-reporting errors and data reporting constraints can lead to inaccurate conclusions. For example, respondents may lack the knowledge to report their household incomes accurately or may be reluctant to provide this information to the government. Further complicating the CINCH comparative reports, all financial information collected through the AHS is reported in nominal dollars with no conversion to a constant dollar base. As a result, inflation will naturally cause a gradual shifting in all characteristics involving dollars, and reported changes in these items may reflect inflationary effects rather than a significant change in household characteristic.

Appendix: Definitions

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

Amount of savings and investments. These data are restricted to families and primary individuals with total incomes of \$25,000 per year or less. Savings includes savings in the bank or other financial institution. It also includes savings in money market accounts. Investments in a farm or business must be owned shares in a business or farm, owned percentage of the capital or assets, investment in a farm or business for which the investor holds a promissory note, or membership in a partnership that has any of the above. Other investments include stocks, bonds, rental property, real estate, antiques, art, certificates of deposit, IRA or KEOGH accounts, commodities, etc.

Annual taxes paid per \$1,000 value. The annual real estate taxes paid per \$1,000 value of the property (house and lot) are presented. This item includes special assessments, school taxes, county taxes, and any other real estate taxes. Excluded are payments on delinquent taxes due from prior years. Rebates are subtracted from the total. When the real estate taxes are included with the mortgage, a separate amount for the taxes is obtained. Medians for taxes per \$1,000 value are rounded to the nearest dollar.

Bars on windows of buildings. The statistics presented are based on the interviewer's personal observation for pre-1997 data. In 1997, the respondent was asked. The condition of the windows has no bearing on this item. The windows might be in perfect condition, but the bars might be there to protect against vandalism. Windows that are boarded up or covered with tin are not included.

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

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

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

Cooling degree day. Each degree that the average temperature for a day is above 65 degrees Fahrenheit produces one cooling degree day (CDD). For example, if the maximum temperature is 80 degrees F and the minimum temperature is 62 degrees F, the average temperature for the day is 71 degrees, resulting in six cooling degree days. A day when the average temperature is 65 or less has zero cooling days.

This information on degree days was provided by the National Oceanic and Atmospheric Administration (NOAA). Each sample unit was assigned heating and cooling degree days using average NOAA data for counties. The categories represent the total heating and cooling degree days for the entire year.

Description of area within 300 feet.

Prior to 1997, the interviewer, through personal observation, marked all of the following categories that describe the area within 300 feet of the building in which the sample unit is located. The interviewer's best estimate of the distance was considered to be acceptable. In 1997, the respondent was asked. The categories include single-family detached houses; single-family attached houses or low-rise (1-3 story) multiunit buildings; mid-rise (4-6 story) multiunit buildings; high-rise (7-or-more story) multiunit buildings;

and mobile homes, excluding campers. The category "Commercial, institutional, industrial building(s)" includes all varieties of non-residential structures in offices, hospitals, prisons, water treatment plants, factories, parking garages, churches, barns, junkyards, etc. "Residential parking lots" excludes driveways of single-family homes and parking garages where parking is on more than one level. "Body of water" refers to lakes, streams, reservoirs, etc. Swimming pools, temporary pools of water, etc., are excluded. "Open space, park, farm, or ranch" includes cemeteries, golf courses, forest preserves, vacant lots, undeveloped land, airport land, school fields, etc. The category "4+ lanes highway, railroad, or airport" refers to highways of four lanes or more, railroad tracks, and airports.

Dividends. a sum of money paid to shareholders of a corporation out of earnings, or monies received as a bonus.

Duration of Vacancy. The statistics on duration of vacancy refer to the length of time (in months) from the date the last occupants moved from the housing unit to the date of the interview. The data, therefore, do not provide a direct measure of the total length of time that units remained vacant. For newly constructed units that have never been occupied, the duration of vacancy is counted from the date construction was completed. For recently converted or merged units, the time is reported from the date that the conversion or merger was completed.

Equipment

This item refers to selected equipment that is in working order and for the household's exclusive use. If there are two or more of the specified appliances in the housing unit, the age of the newest is reported. There was a questionnaire change in 1997, and so 1997 figures may not be comparable to previous years.

Complete kitchen facilities. A housing unit is considered to have complete kitchen facilities when it has all of the following for the exclusive use of the occupants of the unit: (1) an installed kitchen sink, (2) burners and (3) a mechanical refrigerator. Quarters with only portable cooking equipment are not considered as having a range or cookstove. An icebox is not included as a mechanical refrigerator. The kitchen facilities are for the exclusive use of the occupants when they are used only by the occupants of one housing unit, including lodgers or other unrelated persons living in the unit.

Vacant units are counted as lacking complete kitchen facilities if one or more of the facilities is absent regardless of what will be present when new occupants move in.

Kitchen sink. The sink must be in the unit or on an enclosed porch, but does not have to be in the kitchen. A bathroom sink does not count as a kitchen sink.

Refrigerator. The refrigerator must be a working mechanical refrigerator. Iceboxes are not counted. The data show whether the equipment is less than 5 years old.

Burners and Oven. The cookstove or range does not have to be mechanical. For example, it can be a wood-burning stove. Microwaves are included in the count of ovens, although toaster ovens are not. Portable burners are excluded from the count of cooking burners. The data show whether the equipment is less than 5 years old.

Burners only. These units have burners but no oven. Portable burners are excluded from the count of cooking burners. The data show whether the equipment is less than 5 years old.

Oven only. These units have an oven but no burners. The cookstove or range does not have to be mechanical. For example, it can be a wood-burning stove. Microwaves are included in the count of ovens, although toaster ovens are not. The data show whether the equipment is less than 5 years old.

Neither burners nor oven. These units have neither burners nor an oven, meaning that they have neither a mechanical nor non-mechanical cookstove or range, microwave, or cooking burners. They may, however, have a toaster oven or portable burners, as these items are not included in the count of burners or ovens.

Dishwasher. All mechanical dishwashers are included except counter-top dishwashers. The data show whether the equipment is less than five years old.

Washing machine. The washing machine must be mechanical. A wringer washing machine that must be plugged in to run is included in this count. The data show whether the equipment is less than five years old.

Disposal in kitchen sink. Only garbage disposals in working order or only temporarily out of ser-

vice are included. The data show whether the equipment is less than five years old.

Clothes dryer. Clothes dryer must be mechanical. Excluded from the count are hand-operated wringers, hand-turned open dryers, and other hand-operated devices. The data show whether the equipment is less than five years old.

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

External building conditions. The statistics presented are restricted to multiunits. The external condition of the building that contains the sample unit was determined by interviewer observation, as visible from the front of the building or the roadway. The categories were grouped as follows: roof, walls, windows, and foundation.

Roof. A "sagging roof" is a defect indicating continuous neglect, or deep or serious damage to the structure. Only roofs with substantial sagging were included. "Missing roofing material" includes rotted, broken, loose, or missing shingles, tiles, slate, shake, tin, etc., caused by extensive damage from fire, storm, or serious neglect. "Hole in roof" occurs when the missing roof materials expose the interior of the unit directly to the elements. Holes caused by construction activity were not counted unless the construction had been abandoned. "Could not see roof" occurs when possible situations such as a high tree, evening interviews, or a flat roof prevent the roof from being visible.

Walls. "Missing bricks, siding, or other outside wall material" applies to the exterior walls (including chimney) of the structure. Those defects may have been caused by storm, fire, flood, extensive neglect, vandalism, and so forth. Materials may include clapboard, siding, shingles, boards, brick, concrete, stucco, etc. The missing materials do not necessarily expose the

interior of the unit openly to the elements. Missing materials resulting from construction activity were not counted unless construction had been abandoned. "Sloping outside walls" are a critical defect indicating continuous neglect or serious damage to the structure. Only walls with substantial sagging were included.

Windows. "Boarded-up windows" have been sealed off to protect against weather or entry and include windows and/or doors covered by board, brick, metal, or some other material. "Broken windows" indicate several broken or missing window panes. "Bars on windows" are to protect against unlawful entry. The condition of the windows has no bearing on this item. The bars can be vertical, horizontal, a metal grating, etc. Windows completely covered with metal sheeting are not included in this category.

Foundation crumbling or has open cracks or holes. This category includes large cracks, holes, and rotted, loose, or missing foundation material.

Could not see foundation. This occurs when landscaping, night interviewing, or some other reason prevents visibility for observation.

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

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

Food stamps. These data are restricted to families and primary individuals with total incomes of \$25,000 per year or less. Food stamps are government-issued coupons that can be used to purchase food. The food stamp program is a joint Federal-State program that is administered by State and local governments.

Heating degree day. Each degree that the average temperature for a day is below 65 degrees Fahrenheit produces one heating degree day (HDD). For example, if the maximum temperature is 70 degrees F and the minimum

temperature is 52 degrees F, the average temperature for the day is 61 degrees, resulting in four heating degree days. A day when the average temperature is 65 or more has zero heating days.

This information on degree days was provided by the National Oceanic and Atmospheric Administration (NOAA). Each sample unit was assigned heating and cooling degree days using average NOAA data for counties. The categories represent the total heating and cooling degree days for the entire year.

Heating equipment. Data shown are for the main heating equipment. Only one type of equipment was reported as the "main heating equipment." Warm-air furnace refers to a central system that provides warm air through ducts leading to various rooms. Steam or hot water system refers to a central heating system in which heat from steam or hot water is delivered through radiators or other outlets. It also includes solar-heated hot water that is circulated throughout the home. An electric heat pump refers to a heating-cooling system that utilizes indoor and outdoor coils, a compressor, and a refrigerant to pump heat during the winter and pump out heat during the summer. Only heat pumps that are centrally installed with ducts to the rooms are included in the category. Built-in electric units refers to units permanently installed in floors, walls, ceilings, or baseboards. A floor, wall, or other built-in hot-air unit without ducts delivers warm air to the room right above the furnace or to the room(s) on one or both sides of the wall in which the furnace is installed.

Room heaters with flue include non-portable room heaters in the wall or free standing heaters that burn liquid fuel, and which are connected to a flue, vent, or chimney to remove smoke and fumes. Room heaters without flue include any room heater that burns kerosene, gas, or oil, which does not connect to a flue, vent, or chimney. Portable electric heaters include heaters that receive current from an electrical wall outlet. Stoves refer to ranges, stoves, or Franklin stoves that burn wood, coal, or other solid fuel. Fireplaces with inserts have a fan-forced air circulation system to force the heat into the room. A fireplace without inserts or with only glass door fire screens or fire backs inserted in the back of the fireplace to passively reflect heat is included in the category "fireplace without inserts."

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

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

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

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

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

Income. The statistics on income in the Components of Inventory Change are based on the respondent's reply to questions on income for

the 12 months prior to the interview and represent the sum of the amounts reported for wage and salary income, self-employment income, interest or dividends, Social Security or railroad retirement income, public assistance or welfare payments, alimony or child support, and all other money income. This figure represents the amount of income received before deductions or personal income taxes, Social Security, union dues, bond purchases, health insurance premiums, Medicare deductions, etc. Medians for income are rounded to the nearest hundred dollars.

In this report, amounts are shown for the money income of the household (the sum of the income of the householder and all household members 14 years and over).

Income Sources of Families and Primary Individuals. In this report, statistics are shown for the income sources of families and primary individuals occupying the housing unit (the sum of the income of the householder and all other related members 14 years old and over, or the income of the primary individual). Wage or salary income is defined as the total money earnings received for work performed as an employee at any time during the 12-month period prior to the interview. It includes wages, salary, piece-rate payments, commissions, tips, cash bonuses, and Armed Forces pay.

Wages and salaries were majority of income. More than 50 percent of the total income reported by the family/primary individual was in the form of wages or salaries as defined above.

2 or more people each earned over 20% of wages and salaries. At least two persons in the family (defined as the householder and all other related members 14 years old and over) individually earned more than 20 percent of the total wages and salaries earned by the entire family.

Business, farm, or ranch income is defined as money income received from a business, professional practice, partnership, farm, or ranch. Social Security or pensions include cash receipts of Social Security pensions; survivors' benefits; disability insurance programs for retired persons, dependents of deceased insured workers, or disabled workers; and deductions for Medicare and health insurance premiums. Cash receipts of retirement, disability, and survivors' benefit payments made by the U.S. Government under the Railroad Retirement Act are also included. Separate payments received for hospital or other medical care are not included.

Also included on the table are periodic payments from interest or dividends; net rental income (or loss) from property rentals and net receipts from roomers or boarders; public assistance or welfare payments that include cash receipts received from public assistance programs, such as old age assistance, aid to families with dependent children, and aid to the blind or totally disabled; unemployment insurance benefits, workmen's compensation, cash benefits, and periodic payments by the Veteran's Administration to disabled veterans. The table also includes alimony or child support from persons who are not members of the household and income from other sources, including money income received from sources such as net royalties, net gambling gains, public or private pensions, periodic receipts from insurance policies or annuities, and non-service scholarships and fellowships.

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

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

There may be significant differences in the income data between the American Housing Survey and other Census Bureau surveys and censuses. For example, the time period for income data in the American Housing Survey refers to the 12 months prior to the interview

while other income data generally refer to the calendar year prior to the date of the interview. Additional differences in the income data may be contributed to factors such as the various ways income questions are asked, the sampling variability and nonsampling errors between the American Housing Survey and other Census Bureau surveys and censuses, survey procedures and techniques, and processing procedures.

Interest. Payments made in return for investment or loan. In this case, interest is money received by the respondent, not paid by the respondent.

Lodgers. Counts of lodgers are restricted to households with members unrelated to the householder, and who are 14 years of age and over and are not co-owners, co-renters, or children of co-owners or co-renters who pay rent to another household member.

Lot size. These numbers include all connecting land that is owned or rented with the home. Excluded are two-or-more-unit buildings and two-or-more-unit mobile homes. Median lot size is shown to hundredths of an acre.

Main House Heating Fuel. Electricity is generally supplied by means of above or underground electric power lines. Piped gas is gas transported through underground pipes from a central system to serve the neighborhood. Bottled gas is pressurized gas stored in tanks or bottles that are filled or exchanged when empty. Fuel oil is heating oil normally supplied by truck to a storage tank for use by the heating system. Kerosene or other liquid fuel includes kerosene, gasoline, alcohol, and other similar combustible liquids. Coal or coke refers to coal or any coal derivative usually delivered by means of truck. Wood refers to the use of wood or wood charcoal, etc., as a fuel. Solar energy refers to the use of energy available from sunlight as a heating fuel source. Other includes briquettes made of pitch and sawdust, coal dust, waste material such as corncobs, purchased steam, or any other fuel not listed.

Mobile homes. A mobile home is defined as a housing unit that was originally constructed to be towed on its own chassis. It may also have permanent rooms attached at its present site, or other structural modifications. The term does not include prefabricated buildings, modular homes, travel campers, boats, or self-propelled vehicles such as motor homes. Some people use the

terms trailer or manufactured housing in the same sense as mobile homes.

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

Monthly housing costs. Monthly housing costs for owner-occupied units are the sum of monthly payments for all mortgages or installment loans or contracts; real estate taxes (including taxes on mobile homes or trailer sites, if the site is owned); property insurance; homeowner's association fee; cooperative or condominium fee; mobile home park fee; land rent; utilities (electricity, gas, water, and sewage disposal); fuels (oil, coal, kerosene, wood, etc.); and garbage and trash collection. Monthly housing costs are not computed for households with a mortgage or similar debt that failed to report the amount of their loan or contract payment.

Monthly housing costs for renters include the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewage disposal); fuels (oil, coal, kerosene, wood, etc.); property insurance; mobile home land rent; and garbage and trash collection if these items are paid for by the renter (or paid for by someone else, such as a relative, welfare agency, or friend) in addition to rent. Renter housing units occupied without payment of cash rent are shown separately as no cash rent. Monthly housing costs for vacant for-rent housing units include rent asked.

Mortgage payment. One of a series of payments, including principal and interest, to a loan agency holding the note on a real property.

Multiunit structure. A building or mobile home containing two or more units, such as an apartment building. In determining the number of

housing units in a structure, all units, both occupied and vacant, are counted.

No cash rent. These are units that are occupied without payment of cash rent.

Number of single children under 18 Years

Old. Single children include all persons under 18 years of age, who may or may not be related to the householder and who are not married (i.e., widowed, divorced, separated, or never married) at the time of the interview.

Occupied Housing Units. A housing unit is classified as occupied if there is at least one person who lives in the unit at the time of the interview and usually lives in it, or if the occupants are only temporarily absent, for example on vacation. However, if the unit is occupied entirely by persons with a usual residence elsewhere, the unit is classified as vacant. By definition, the count of occupied housing units is the same as the count of households.

Other buildings vandalized or with interior exposed. Prior to 1997, the statistics presented are based on the interviewer's personal observation. In 1997, the respondent was asked. A unit is considered to be vandalized if it has most of the visible windows broken, doors pulled off, been badly burned, words or symbols written on it, portions of the roof missing or gone, or in some other way has the interior exposed to the elements.

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

Owner or manager lives on property. These statistics are based on the number of rental housing units in structures of two or more units with the owner or resident manager living on the property.

Persons. All persons occupying the housing unit are counted. These persons include not only occupants related to the householder, but also any lodgers, roomers, boarders, partners, wards, foster children, and resident employees who share the living quarters of the householder. The data on persons show the number of housing units occupied by the specified number of persons. The median for persons is rounded to the nearest tenth.

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

Plumbing. Respondents were asked how many bathrooms they had. If they answered one or more, questions on plumbing facilities were not asked; the unit was assumed to have complete plumbing facilities for exclusive use.

Although since 1993 the definition of a bathroom has required hot and cold piped water, a sink, a flush toilet, and a bathtub or shower, this definition was not read to the respondent. Also, nothing in the question required the bathroom to be only for the use of the occupants of the sample unit (exclusive use). It is probable that since 1993 the AHS counted a significant number of units as having complete plumbing for exclusive use that did not, because respondents for these units reported having a bathroom when, in fact, either the bathroom did not contain all plumbing facilities or they were shared by persons living in another unit. Based on previous years' AHS data, it is likely that "completeness" was more of a problem than "exclusive use."

With all plumbing facilities. A bathroom with both hot and cold piped water, a sink, flush toilet, and bathtub or shower for the exclusive use of the occupants of the sample unit.

Lacking some plumbing facilities. The unit lacks one or more of the requisite items for complete plumbing facilities or has all of these items, but the occupants share them with occupants of another unit.

No hot piped water. The unit lacks either hot or cold piped water.

No bathtub nor shower. The unit has neither a bathtub nor a shower for the exclusive use of its occupants.

No flush toilet. The unit lacks a flush toilet for the exclusive use of its occupants. A privy or chemical toilet is not considered a flush toilet. Flush toilets outside the unit were not counted.

No plumbing facilities for exclusive use. The unit meets none of the requirements for complete plumbing facilities. It lacks a bathroom with both hot and cold piped water, a sink, flush toilet, and bathtub or shower for the exclusive use of its occupants.

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

Any nonresidential portions of the property are excluded from the cost. For vacant units, property value represents the sale price asked for the property at the time of the interview, and may differ from the price at which the property is sold. Medians for property value are rounded to the nearest dollar.

Race and Origin. The classification of "race" refers to the race of the householder occupying the housing unit. The concept of race as used by the Census Bureau does not denote a clear-cut scientific definition of biological stock. Race was determined on the basis of a question that asked for self-identification of a person's race. For respondents who refused to answer, the interviewer decided on a race only for people she or he saw; others are imputed by computer. For mixed race answers, respondents are asked for the race most closely identified with, for the mother's race, or the first race mentioned is used, in that order of priority.

Hispanic. The classification "Hispanic" refers to the origin of the householder occupying the housing unit. Hispanic origin was determined on the basis of a question that asked for self-identification of person living in the unit who were Hispanic or Spanish American. Hispanic persons may be of any race. Hispanic is considered an ethnic origin rather than a race and is tallied separately. Most Hispanics counted themselves as White, but some counted themselves as Blacks or other categories.

Regions

Northeast. Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, Pennsylvania, and New Jersey;

Midwest. Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, Kansas, Nebraska, North Dakota, and South Dakota;

South. Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Alabama, Mississippi, Tennessee, Kentucky, Arkansas, Louisiana, Oklahoma, and Texas;

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

Rent reductions. Respondents reporting no subsidy or income reporting do not receive any

type of housing subsidy, nor are they required to report their income as a condition of determining rent amount. These units may, however, be subject to rent control, meaning that the amount of increase in rent is regulated by law. The jurisdiction, State or local, mandates that percentage rent increases are set and must be approved by a board, agency, department, division, office, etc. If a unit is not subject to rent control, the owner may voluntarily reduce the rent. For example, in return for in-kind services or because the renter is a relative.

A housing unit is classified as being in a public housing project if the structure in which the unit is located is owned by any local or State government agency, such as a housing and redevelopment authority or a housing development agency, and operated as public housing. These organizations may receive subsidies from the Federal or State government, but the local agency owns the property.

A housing unit is classified as being subsidized if under certain programs the respondent pays a lower rent because a Federal, State, or local government program pays part of the cost of construction, building mortgage, or operating expenses. These programs include (1) the rental assistance program where part of the rent for low-income families occupying the rental housing units is paid by the Department of Housing and Urban Development (HUD), (2) the FHA interest subsidy programs for rental and cooperative housing for low-income families, (3) the rent supplement program where part of the rent for low-income families occupying certain types of HUD-assisted rental housing projects is paid by the FHA, and (4) the direct loan program of HUD for housing the elderly. Units requiring income verification as a condition of determining rent are subsidized units.

Rooms. Respondents were asked for a count of each specific type of room. The answers to these questions are then added together in the tabulations to provide a total count of rooms. The statistics on rooms are for the number of housing units with a specified number of rooms. Rooms counted include whole rooms used for living purposes, such as bedrooms, living rooms, dining rooms, kitchens, recreation rooms, permanently enclosed porches that are suitable for year-round use, lodgers' rooms, and other finished and unfinished rooms. Also included are rooms used for offices by a person living in the unit. The median for rooms is rounded to the nearest tenth.

A dining room, to be counted, must be a separate room. It must be separated from adjoining rooms by built-in floor-to-ceiling walls

extending at least a few inches from the intersecting walls. Movable or collapsible partitions or partitions consisting solely of shelves or cabinets are not considered built-in walls.

There was a questionnaire change in 1997; respondents were asked different questions regarding rent reductions.

Selected amenities:

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

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

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

With two or more living rooms, recreation rooms, etc. It includes family rooms, dens, recreation rooms, and/or libraries.

Garage or carport. The garage or carport must be on the same property, but does not have to be attached to the house. Off-street parking applies to both owners and renters and is considered to be a driveway or parking area, or for renters, lot privileges that are paid for as part of the rent.

Selected deficiencies:

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

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

Open cracks or holes (interior). Statistics are presented on whether or not there are open cracks or holes in the interior walls or ceilings of the housing unit. Included are cracks or holes that do not go all the way through to the next room or to the exterior of the housing unit. Hair-line cracks, or cracks that appear in the walls or ceilings but are not large enough to insert the edge of a dime, or very small holes caused by nails or other similar objects are not considered to be open cracks or holes.

Broken plaster or peeling paint (interior). The area of peeling paint or broken plaster must be on the inside walls or ceilings, and at least one area of broken plaster or peeling paint must be larger than 8 inches by 11 inches.

Electric wiring. A housing unit is classified as having exposed electrical wiring if the unit has any wiring that is not enclosed either in the walls or in metal coverings, or if the unit has any wiring outside the walls enclosed in some material other than metal. Only finished areas of the unit are included. Excluded from the tabulations are appliance cords, extension cords, chandelier cords, and telephone antenna or cable TV wires.

Electric wall outlets. A housing unit is classified as having rooms without electric wall outlets if there is not at least one working electric wall outlet in each room of the unit. A working electric wall outlet is one that is in operating condition; i.e., can be used when needed. If a room does not have an electric wall outlet, an extension cord used in place of a wall outlet is not considered to be an electric wall outlet.

Selected Physical Problems:

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

Plumbing. Units reporting problems with their plumbing facilities were counted for this category if on at least three occasions during the last 3 months or while the household was living in the unit, if less than 3 months, all the flush toilets were broken down at the same time for 6 hours or more.

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

Upkeep. Having any three or four of the overall list of six upkeep problems mentioned under severe physical problems.

Hallways. Having any three of the four hallway problems mentioned under severe physical problems.

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

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

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

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

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

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

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

Sewage disposal. A public sewer is connected to a city, county, sanitary district, neighborhood, or subdivision sewer system. Included are only systems operated by a government body or private organization, with a sewage treatment system serving six or more units. Small sewage treatment plants, which in some localities are called neighborhood septic tanks, are classified as public sewers. A septic tank or cesspool is an underground tank or pit used for disposal of sewage (serving five or fewer units). Since 1993, a chemical toilet, which may be inside or outside the unit, uses chemicals to break down or dissolve the sewage. Housing units for which

sewage is disposed of in some other way are included in the "other" category.

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

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

Site Placement. This item is collected for mobile homes. "Site" refers to location (other than the manufacturer's or dealer's lot) and not necessarily a mobile home park site. The mobile home was not necessarily occupied at each site, as long as it was set up for occupancy.

Square footage of unit. Housing size is shown for single-family detached housing units and mobile homes. Excluded from the calculation of square footage are unfinished attics, carports, attached garages, porches that are not protected from the elements, (i.e., screened porches), and mobile home hitches. Both finished and unfinished basements are included. Median square footage is rounded to the nearest foot. Square footage is based on the respondent's estimate of the size of the unit. If the respondent did not know the square footage, the interviewer measured the outside dimensions of the unit. Preliminary evaluation indicates that this item is somewhat unreliable.

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

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

Suitability for year-round use. For vacant housing units that were not intended for year-

round use (i.e., seasonal and migratory), the respondent was asked whether the construction and heating of the housing unit made it suitable for the unit to be occupied on a year-round basis. A housing unit is suitable for year-round use if it is built as a permanent structure, properly equipped and insulated for heating as necessitated by the climate, and if it has a heating system that would be adequate during extended cold periods.

Supplemental Security Income (SSI). A federal welfare cash benefit for disabled low income individuals.

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

Time Shared Units. This item is restricted to vacant housing units, including UREs. Time sharing is a form of ownership in which a single property is owned by multiple owners. Each is entitled to occupy the unit for a limited period of time during a specific time of the year. The number of years of ownership may vary depending on the terms of the contract. Participants in time-sharing ownership usually, but not always, receive a deed of ownership.

Type B non-interview. These units are not eligible for an interview at present but could become eligible for an interview in the future (e.g., unit currently is for nonresidential use, unoccupied site for mobile home, unit under construction, unit severely damaged by fire). Note that vacant units and units occupied entirely by people with URE are not considered non-interviews. Type B non-interviews will be revisited each survey year, and if they become housing units again, they will be interviewed.

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

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

A one-unit structure is detached if it has open space on all sides, even though it has an adjoining shed or garage. A one-unit structure is attached if it has one or more walls extending from ground to roof that divide it from other adjoining structures and does not share a furnace or boiler with adjoining structures, such as in row houses, townhouses, etc.

Mobile homes and trailers are shown as a separate category. When one or more rooms have been added to a mobile home or trailer, it is classified as a mobile home.

Urban and rural residences. As defined for the 1980 census, urban housing comprises all housing units in urbanized areas and in places of 2,500 or more inhabitants outside urbanized areas. More specifically, urban housing consists of all housing units in (a) places of 2,500 or more inhabitants incorporated as cities, villages, boroughs (except in New England States, New York, and Wisconsin), but excluding those housing units in the rural portions of extended cities; (b) census designated places of 2,500 or more inhabitants; and (c) other territory, incorporated or unincorporated, included in urbanized areas. Housing units not classified as urban constitute rural housing. Information on the historical development of the urban-rural residence definition appears in the 1980 Census of Population report, Characteristics of the Population, Number of Inhabitants. PC80-1-A.

Urbanized areas. The major objective of the Census Bureau in delineating urbanized areas is to provide a better separation of urban and rural housing in the vicinity of large cities. In the 1980 census, an urbanized area comprised an incorporated place and adjacent densely settled (1.6 or more people per acre), surrounding area that together had a minimum population of 50,000. For more information on urbanized areas, refer to the 1980 Population Census PC(1)-A reports.

Urban fringe. These units are located in areas that are classified as either urbanized suburbs or non-metropolitan urbanized areas.

Other urban. These units are located in areas that are classified as either other urban suburbs or other non-metropolitan urban areas.

URE. Units for which present occupants have a Usual Residence Elsewhere. These units would include, for example, a temporary or seasonal home.

Vacant housing units. A housing unit is vacant if no one is living in it at the time of the interview,

unless its occupants are only temporarily absent. In addition, a vacant housing unit may be one that is occupied entirely by persons who have a usual residence elsewhere (URE).

New housing units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if unfit for human habitation; that is, if the roof, walls, windows, and/or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or block) that the unit is to be demolished or is condemned. Also excluded are quarters being used entirely for nonresidential purposes, such as a store, or an office, or quarters used for storing business supplies or inventory, machinery, or agricultural products.

Water supply stoppage. Water supply stoppage means the housing unit was completely without running water from its regular source. Completely without running water means that the water system servicing the unit supplied no water at all, that is, no equipment or facility using running water (in kitchen and bathroom sinks, shower, bathtub, flush toilet, dishwasher, and other similar items) had water supplied to it, or all were inoperable. The reasons could vary from a stoppage because of a flood or storm, to a broken pipe, to a shutdown of the water system, to a failure to pay the bill, or other reasons.

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

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

Year structure built. This item refers to when the building was first constructed, not when it was remodeled, added to, or converted. The figures refer to the number of housing units in structures built during the specified periods and in existence at the time of the interview. For mobile homes and trailers, the manufacturer's model year was assumed to be the year built. The data are obtained from the respondents' answers, rather than from public records and are, therefore, subject to reporting variability. Median year built is rounded to the nearest year.

Years of school completed by householder. The statistics refer to the highest grade of school completed, not to the highest grade attended. For persons still attending school, the highest grade completed is one less than the one in which they are currently enrolled. Regular school refers to formal education obtained in graded public, private, or parochial schools, colleges, universities, or professional schools, whether day or night school, and whether attendance was full or part time. That is, regular schooling is formal education, which may advance a person toward an elementary or high school diploma, college, university, or professional school degree. Schooling or tutoring in other than regular schools is counted only if the credits obtained are regarded as transferable to a school in the regular school system. Householders whose highest grade completed was in a foreign school system or in an ungraded school were instructed to report the approximate equivalent grade (or years) in the regular United States school system. Householders were not reported as having completed a given grade if they dropped out or failed to pass the last grade attended. Education received in the following types of schools is not counted as regular schooling: vocational schools, trade schools, business schools, and noncredit adult education classes.

Appendix: Algorithm

Introduction

The Components of Inventory Change (CINCH) report measures changes in the housing stock of the United States. These changes are across two different dimensions. One dimension is the physical change in the unit, such as a unit being added or removed from the housing supply. In the discussion below, this is called the *status* of the unit. The second dimension is a change in the characteristic of the unit or the occupant of the unit, such as the unit being occupied by an owner in one year and by a renter in another year. In the discussion below, this is called the *characteristic* of the unit. These two perspectives give the analyst a picture of what the housing stock looked like at a particular moment as well as how the stock changed through time.

This series of CINCH reports differs from previously constructed reports. This series uses two-year pairs of the national American Housing Survey (AHS) to track changes in the stock. In comparison, previous versions of the CINCH compared 1993 and 1991 AHS data with the 1980 Decennial Census.

The goal for this series of reports is to allow the reader to see how the housing stock in the U.S. is evolving over relatively short periods of time. Throughout this description, examples will be given to help illustrate how the results can be interpreted. These examples will be shown in *italics*.

The Base Year Concept

When measuring any sort of change across years, one year must be defined to be the “base” year, and the other year as the “comparison” year. For example, this allows the reader to see that there was an increase of X number of units from the base year to the comparison year.

As these reports track both gains and losses to the housing stock, both the early year and the later year of a pair of years must be used as the “base year.” The early year is used as a basis to measure losses: what units were in existence at the start but not at the end of the pair of years. The later year is used as a basis to measure additions or gains: What units were in existence at the end but not at the beginning of a pair of years. In addition, the reports provide information on units that have remained unchanged.

FIRST YEAR AS BASE YEAR -- Losses

When the earlier, or first, year of the two survey years is used as the base year, the report refers to an estimate of housing units that had a particular characteristic in the earlier year and measures how those units changed, if at all. The following descriptions explain how to read the tables when the first year is the base year. These tables usually shows losses from the housing stock.

Present in [early year]: This column indicates the number of housing units with a particular characteristic that were present in the earlier survey year. This provides a “snap-shot” of how many units were present in the earlier year. *For example, of the housing units surveyed in the earlier year, how many were “renter-occupied?”*

Present in [later year]: This column indicates the number of housing units present in the later survey year that still have the characteristic they had in the earlier year. In other words, this column shows how many units are unchanged in both status and characteristic between the two years. *Example: A unit that was renter-occupied in the later year was also renter-occupied in*

the earlier year. Because this group is a subset of “Present in [early year],” this number will be less than the “Present in [earlier year]” total.

Changed in Characteristic: A unit is considered to have changed in characteristic if the unit is present in both years of the survey and a given characteristic has changed between the two years. *Example: A unit will be listed as changed in characteristic if it was owner-occupied in the base year, but renter-occupied in the comparison year.* A change in characteristic means that the unit is physically still present, but a given characteristic of the unit has changed. This change could be in the structure of the unit, such as a change in the number of bedrooms, or in a characteristic of the occupant of the unit, such as tenure (owned vs. rented) status.

Units affected by conversion or merger: This column indicates how many units were affected by a conversion or merger. This number indicates how many units in the earlier year were changed by conversion or merger by the time of the later year. Note that this does not distinguish between units that are converted from one unit to multiple units or units that are merged from multiple units into one unit. *Example: How many units were in the building before the building was rehabbed if the total number of units changed?*

Units resulting from conversion or merger: Of housing units with a particular characteristic in the early year, this column indicates how many units with that characteristic in the later year resulted from a conversion or merger. *Example: How many units were in the building after the building was rehabbed if the total number of units changed?*

Early Year Mobile Homes Moved Out: Of mobile home units with a particular characteristic, this column indicates how many were moved away from their sites. Due to responses in the survey, this column includes all mobile homes moved away from the original home site, regardless of reason, and does not distinguish whether the mobile home was demolished or merely moved to another location.

Early Year Units Changed to Nonresidential Use: This column shows how many units with a particular characteristic were converted to non-residential use between the earlier and later survey years. These units are detected as a housing inventory loss, yet not as a demolition/ disaster, and not as a mobile home that has moved out of the survey site. In the later survey year the unit is reported as used for “business or storage.” These structures have not been permanently removed from the stock and could, theoretically, be reconverted to housing. *Example: A structure is a housing unit in the early year, but has been converted to offices by the later year. This structure would count as a change to nonresidential use.*

Units Lost Through Demolition or Disaster: Early year housing units with a specific characteristic that were lost through demolition or disaster before the second survey are counted in this column. *Example: early year renter-occupied units that were lost through demolition or disaster before the later year survey.*

Units Badly Damaged or Condemned: This column reports how many early year units were lost because they were badly damaged or condemned. To qualify as damaged or condemned, a unit must be detected as a loss, but not as a loss due to demolition/disaster, a mobile home moved out, nor as a nonresidential loss. These are units in which occupancy was prohibited in the later year, or where the interior was exposed to elements.

Units Lost in Other Ways: These are early year units with a particular characteristic that were lost from the housing inventory for reasons other than: a demolition/disaster, a mobile home that moved out of a survey site, a nonresidential loss, or a unit lost because it was damaged or condemned. In most of these cases, we do not know how precisely the unit was lost.

Total Additions: This column adds together all of the ways that a unit is considered an addition to the housing inventory. The elements of this column are described later in the formula summary section. These are later year units results from conversions/mergers.

Total Loss: This column is the sum of all the “loss” columns. The elements of this column are described below in the formula summary section.

Net change: This is the result of subtracting the total loss column from the total additions column. The elements of this column are described below in the formula summary section.

Formula summary

How columns total for losses:

Present in early year =	Present in later year + Changed in characteristic + Net change
Net change =	Total additions - Total loss
Total additions =	Later year units resulting from conversion/merger
Total losses =	Early year units affected by conversion/merger + early year mobile homes moved out + early year units changed to non-residential use + Units lost through demolition or disaster + Units badly damaged or condemned + Units lost in other ways

SECOND YEAR AS BASE YEAR -- Additions

When the later year is used as the base year, the report refers to housing units with a particular characteristic in the later year. These are usually additions, as the housing unit did not exist in the early year, but rather entered the housing stock later. In addition, units that did not change are also measured here. Although the later year is the base year, there is general symmetry in the column meanings as when the early year is the base year. These tables are usually measuring additions to the housing stock.

Present in [early year]: This column indicates the number of housing units with a particular characteristic in the later survey year that were also present in the early year with the same characteristic. *Example: Of the renter-occupied housing units surveyed in the later year, the number that were renter-occupied in the early year.*

Present in [later year]: This column indicates the number of housing units present in the later survey. These units did not necessarily have that same characteristic in the earlier year. This column includes all of the units with a particular characteristic.

Changed in Characteristic: A unit is considered to have changed in characteristic if the unit is present in both years of the survey, and a given characteristic has changed between the two years. *Example: A unit will be listed as changing in characteristic if it was owner-occupied in the base year, but renter-occupied in the comparison year.* A change in characteristic means that the unit is physically still present, but a characteristic of the unit has changed. This change could be in the structure of the unit, such as a change in the number of bedrooms, or in a characteristic of the occupant of the unit, such as tenure (owned vs. rented) status.

Early Year Units affected by conversion or merger: This column indicates how many units in the earlier year were then changed by conversion or merger by the later year. Note that this column does not distinguish between units that are converted from one unit to multiple units or units that are merged from multiple units into one unit.

Later Year Units resulting from conversion or merger: Of housing units with a particular characteristic in the early year, this column indicates how many units with that same characteristic in the later year resulted from a conversion or merger.

Later Year Mobile Homes Moved In: For mobile home units with a particular characteristic, this column counts how many existed elsewhere for the early year interview but had been moved to a survey site by the later year. Newly constructed mobile homes are counted as new construction and are *not* included in this column.

Later Year Units Derived from Nonresidential Use: This column indicates how many units with a particular characteristic were derived from non-residential use in the early year. For example, the column captures how many renter-occupied units surveyed in the later year were used for business or storage during the first interview year. These units are detected as additions to the housing stock, built before the earlier interview year and thus are not detected as new construction. *Example: A unit which had been office space is returned to use as a dwelling. This unit would be counted as an addition, being converted from non-residential use.*

Units Added Through New Construction: This column identifies how many later year housing units with a particular characteristic were added through new construction. These are new units built since the early year. A new mobile home will be counted here and not in the column for mobile homes moved in.

Units Added Through Other Sources: These are later year units with a particular characteristic that were added to the housing inventory but are not considered new construction and were not previously nonresidential. These are units that are additions to the housing stock, but the source is unclear.

Total Additions: This column is the total of all of the additions to the housing stock. The exact elements of this column can be found in the formula summary below.

Total Loss: This column is the sum of all the “loss” columns. The exact elements of this column can be found in the formula summary below. When the later year is the base year, this column will equal the “Early Year Units affected by conversion or merger.”

Net change: This is the result of subtracting the total loss column from the total additions column.

Formula summary

How columns total for additions:

Present in early year =	Present in later year + Changed in characteristic + Net change
Net change =	Total additions - Total loss
Total additions =	Later year units resulting from conversion/merger + later year mobile homes moved in + later year units resulting derived from non-residential use + units added through new construction + units added through other sources
Total losses =	Early year units affected by conversion/merger

Appendix: Weighting

Introduction

In the American Housing Survey, each observation is assigned two weights, the pure weight (PWT variable) and the adjusted weight (WEIGHT variable) which is also known as the “final weight.” These weights can be used to create universe level estimates. These weights are used in the creation of the CINCH reports. This appendix provides a brief overview of the procedure used to adjust the weighting.

Pure Weight

Theoretically, the pure weight is the inverse of the probability of selection and is invariant over time. In reality, the pure weight does vary in the data set, such as when there was the rural oversampling in certain years, and the extra metro sample in 1995. In addition, there are a small number of cases where, for unknown reasons, the pure weight changes. Generally, the pure weight reverts to its previous value in the following year. The pure weight is present on all observations in the AHS.

Adjusted weight

The adjusted weight is refined by Census each year to account for non-response, over- and undersampling, etc. This is the “final” weight used by Census and is used for the standard AHS reporting on the housing stock. These weights are adjusted and vary in successive AHS data files. This final weight is present only for observations representing units in the housing stock. The weight is not present for a unit that has been removed from the stock.

Weighting procedure

In this appendix, “base year” is defined as the early year of a pair of years, while “current year” is defined as the later year of a pair of year (e.g. for the 1985-1987 report, 1985 is the base year and 1987 is the current year).

The procedure for adjusting weights is approximately as follows. This is a simplification. The programs can be provided to interested parties.

From the base year perspective, for tables measuring losses:

1. Take the maximum of the pure weights. This step takes the maximum of the pure weights for the pair of years. This primarily addresses the situations where the pure weight changes due to changes in the sample.
2. Sum the base year final weights. This step computes the total number of housing units expected to be present in the base year using the adjusted weight.
3. Remove observations present in only one year. Observations present in only one year, such as the rural oversample, are removed from the data.
4. Compute the ratio of pure weight. To address some of the change in the pure weight, a ratio of the final weight in the base year divided by the pure weight in the base year. This ratio is then applied to the maximum of the pure weights created in Step 1. This new weight is called “pwta.”
5. Categorize observations. Observations representing units are categorized in three ways: same (or unchanged) units, changed units that were current year non-interview losses, and changed units that were not current year non-interview losses.
6. Compute second stage ratio. A ratio of:

$$\frac{\text{Total adjusted weight} - \text{total number of current year losses}}{\text{Total number of same units} + \text{changed units NOT non-interview losses}}$$

is computed. This ratio is used to create CINCH weights that are close to the total adjusted pure weight.

7. Application of second stage ratio to create final CINCH weights. The ratio computed in step 6 is applied to the pwta for same units and changed units that were NOT non-interview losses to create a CINCH weight. All other observations have pwta as their CINCH weight.

From the current year perspective, the computation of a CINCH weight is similar. "Sames" have the same weight as from the base year perspective, new construction is given CINCH weights equal to the final adjusted weights for those observations, and the non-sames are ratio-adjusted to make up the difference. This is described briefly below.

From the current or later year perspective for tables measuring additions, the following occurs:

1. Take the maximum of the pure weights. This step takes the maximum of the pure weights for the pair of years. This primarily addresses the situations where the pure weight changes due to changes in the sample.
2. Sum the current year final weights. This step computes the total number of housing units expected to be present in the current year using the final adjusted weight.
3. Remove observations present in only one year. Observations present in only one year, such as the rural oversample, are removed from the data.
4. Compute total same and new construction. The units that are unchanged (or "same") are held to have the weight as used with the base year being the early year. Their total is computed. Then also the total for new construction is computed based on the final adjusted weight for the observations representing new construction. These weights will be used as the CINCH weight for these observations.
5. Compute the ratio of pure weight. To address some of the change in the pure weight, a ratio of the final weight in the base year divided by the pure weight in the base year. This ratio is then applied to the maximum of the pure weights created in Step 1. This new weight is called "pwtc1." This is only applied to units that are changed in some way.
6. Compute second stage ratio. A ratio of:

$$\frac{\text{Total adjusted weight} - (\text{total number of sames and new construction})}{\text{Total number of changed units}}$$

is computed. This ratio is used to create CINCH weights that are close to the total adjusted pure weight.

7. Application of second stage ratio to create final CINCH weights. The ratio computed in step 6 is applied to the pwtc1 for non-same units to create a CINCH weight. All other observations have the weights used in Step 4 and their CINCH weight.

The estimated number of units on CINCH tables is slightly different from those listed in other publications.