

American Housing Survey

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# **Components of Inventory Change: 1999-2001**

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U.S. Department of Housing  
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## Results for the 1999-2001 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 national American Housing Survey (AHS), 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,” or “Components of Inventory Change: 1980-1993.” They are consistent with the previous series of two year reports, starting with the 1987 AHS.

### Findings

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

Table 1:

*Units in Structure.* Except for mobile homes or trailers, the number of units of all types increased. The greatest increase in absolute terms was among single-family detached units. However, single-family attached units grew at a greater relative rate than the detached units.

*Duration of Vacancy.* While there was a decline in units vacant for two years or more, there were increases in lengths of time units were vacant.

*Metro/Nonmetropolitan Areas.* The number of units inside metropolitan statistical areas is greater in 2001 than in 1999. The majority of units added through new construction were added in the suburbs. The greatest increase in the number of units in urbanized areas was in the urban fringe. Increases were also seen in units in areas defined as “other”.

*Tenure.* The number of units that were owner-occupied increased from 1999 to 2001. 63% of units lost from the housing stock were owner-occupied, while 83% of units added to the housing stock were owner-occupied.

Table 2:

*Stories in Structure.* Between 1999 and 2001, there was an increase in the number of multi-unit structures. The largest increase was in three-story structures.

*External Building Conditions.* The number of housing units with two conditions—sagging roof and missing siding—increased. However, there were fewer reports of crumbling foundations in 2001 than in 1999.

*Rooms.* From 1999 to 2001, the number of very small units declined. The number of bathrooms found in units also increased in part due to shifts in the stock. Units lost had a median of 1.4 bathrooms per unit while units added had a median of 2.4 bathrooms per unit.

*Square Footage of Units.* The square footage of units increased while lot size stayed the same. The median square footage of units lost was 1,047 square feet, whereas the median square footage of units added was 2,040 square feet. Units added through new construction were even larger with a median square footage of 2,075 square feet.

Table 3:

*Equipment.* Overall, housing units added air-conditioning. Between 1999 and 2001, the greatest increase in the type of air-conditioning was in the number of units with three or more room air-conditioning units. The vast majority of

newly constructed units had central air conditioning.

*Main Heating Equipment.* Warm-air furnaces were the predominant type of heating equipment used in new construction in 2001, but electric heat pumps were also used in high percentages. Types of heating equipment that were in units removed from the housing stock in higher proportions than in units added to the housing stock included floor, wall or other built-in hot air, room heaters without a flue, and fireplaces with inserts.

*Main Housing Heating Fuel.* The use of kerosene or other liquid fuel and coal or coke as heating fuel declined the most between 1999 and 2001. The largest increases were in units using piped gas or electricity.

Table 4:

*Selected Amenities.* Units with a porch, deck, balcony, or patio were added to the housing stock in a greater proportion than they were removed. Nearly all of the new units with 2 or more living rooms or recreation rooms were added through new construction. The decline in off-street parking between 1999 and 2001 corresponds to an increase in a garage or carport being included with the home.

*Selected Deficiencies.* Overall, electrical infrastructure improved between 1999 and 2001. The number of units with exposed wiring, rooms without electrical outlets, or no electrical wiring declined.

*Description of Area Within 300 Feet.* From 1999 to 2001, the number of units described as near open space, park, farm, or ranch decreased.

*Bars on Windows of Buildings.* Fewer housing units within 300 feet had bars on windows in the later year.

*Water Supply Stoppage.* 2001 saw an improvement in consistency of water supply as fewer residents reported stoppages.

*Sewage Disposal Breakdowns.* Among housing units with public sewer, the number of breakdowns increased but the duration of breakdowns declined as fewer units reported breakdowns of 6 hours or more. Fewer units

with septic tanks reported breakdowns than compared to before.

*Overall Opinion of Structure.* Residents were more satisfied with their housing units in 2001 than in 1999 as overall opinion improved. Opinion is more positive for units added through new construction than units lost.

*Selected Physical Problems.* Among housing units reporting moderate physical problems, problems with plumbing increased while problems reported with hallways decreased. Relatively few units with physical problems were removed from the stock, rather the deficiency was corrected. A small proportion, less than one-sixth, of the units with severe physical problems in 1999 still had the problem in 2001. Among units with moderate physical problems in 1999, nearly one-third still had the problems in 2001.

Table 5:

*Persons.* Housing units that were badly damaged or condemned were occupied by larger households than units that were unchanged or added through new construction.

*Age of Householder.* The median age of householders occupying units added to the housing stock was 39, while that in units lost was 41. Mobile homes moved in between 1999 and 2001 had the highest median householder age, 55, whereas housing units added through new construction had a median age of 38, the lowest. Overall, the median age of households in 2001 was 47.

*Years of School Completed by Householder.* The residents of units added to the housing stock between 1999 and 2001 had completed a median of 13.9 years of school, while residents of units lost had completed a median of 12.5 years of school.

Table 6:

Please see the Appendix for cautions about interpreting financial information.

*Monthly Housing Costs.* Overall monthly housing costs increased from 1999 to 2001. Costs for units added to the housing stock were more than twice the costs for units removed from the housing stock. The median monthly

housing cost including all mortgages plus maintenance costs was \$581 in 1999 and \$666 in 2001.

*Property Value.* Between 1999 and 2001 property values increased significantly. In 1999, the median property value was \$107,175 and in 2001 the median was \$124,834. Units added through new construction had a median property value of \$171,714, while units lost had a median value of \$169,194.

*Household Income.* Household income increased from 1999 to 2001. In 1999, units reported a median household income of \$36,831, while in 2001 the median household income was \$40,669. The median income in units that did not change was higher than the median income in units that did.

*Income Sources of Families and Primary Individuals.* In addition to an overall increase in wages and salaries, 2001 saw an increase in the number of units reporting 2 or more people earning over 20% of the wages and salaries.

*Amount of Savings and Investments.* The number of units with residents who earned less than \$25,000 per year declined between 1999 and 2001. The number of units reporting no savings or investments also declined.

### **Data Availability**

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

HUD USER (Phone: 1-800-245-2691)  
Box 23268  
Washington, DC 20026-3268

Web: <http://www.huduser.org/>

### **Acknowledgements**

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# **Components of Inventory Change: 1999-2001**

## *Tables*

Losses from the housing  
stock

**Table 1- Introductory Characteristics - All Housing Units (Losses)**

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 1999</b> .....	115 253	112 974	-	754	817	1
	<b>Occupancy Status, 1999</b>						
2	Vacant.....	10 675	4 393	5 361	47	49	2
3	Occupied.....	102 145	94 292	6 542	107	121	3
4	Type B interview.....	2 433	1 122	1 264	600	647	4
	<b>Units in Structure, 1999<sup>1</sup></b>						
5	1, detached.....	70 174	69 457	-	58	64	5
6	1, attached.....	7 636	7 489	-	22	26	6
7	2 to 4.....	9 334	9 143	-	61	68	7
8	5 to 9.....	5 552	5 483	-	13	13	8
9	10 to 19.....	5 045	4 986	-	5	5	9
10	20 to 49.....	3 745	3 697	-	-	-	10
11	50 or more.....	4 053	4 015	-	4	4	11
12	Mobile home or trailer.....	9 001	7 943	-	-	-	12
13	Not reported.....	712	760	-	591	638	13
	<b>Year Structure Built, 1999<sup>2</sup></b>						
14	2000 to 2001.....	56	56	-	9	9	14
15	1995 to 1999.....	8 321	8 012	-	15	15	15
16	1990 to 1994.....	7 029	6 815	-	27	25	16
17	1985 to 1989.....	8 883	8 725	-	18	22	17
18	1980 to 1984.....	7 605	7 418	-	41	41	18
19	1975 to 1979.....	11 648	11 466	-	27	31	19
20	1970 to 1974.....	11 477	11 295	-	34	35	20
21	1960 to 1969.....	15 823	15 590	-	69	70	21
22	1950 to 1959.....	13 625	13 458	-	74	83	22
23	1940 to 1949.....	8 348	8 193	-	76	82	23
24	1930 to 1939.....	6 716	6 572	-	98	113	24
25	1920 to 1929.....	5 520	5 429	-	51	55	25
26	1919 or earlier.....	10 154	9 897	-	166	187	26
27	Not applicable.....	48	49	-	48	49	27
28	<b>Median</b> .....	<b>1 961</b>	<b>1 962</b>		<b>1 945</b>	<b>1 946</b>	28
	<b>Duration of Vacancy, 1999</b>						
29	Less than 1 month vacant.....	2 118	218	1 850	2	2	29
30	1 month up to 2 months.....	708	11	679	2	2	30
31	2 months up to 6 months.....	1 989	258	1 610	4	4	31
32	6 months up to 1 year.....	905	47	794	5	6	32
33	1 year up to 2 years.....	626	31	519	5	6	33
34	2 years or more.....	1 732	688	720	19	19	34
35	Never occupied as a permanent home.....	399	70	306	-	-	35
36	Don't know.....	2 198	297	1 655	9	9	36
	<b>Metro/Nonmetropolitan Area, 1999</b>						
37	Inside metropolitan statistical areas.....	86 847	85 509	-	579	641	37
38	In central cities.....	33 957	33 510	-	332	378	38
39	Suburbs.....	52 890	51 994	5	246	263	39
40	Outside metropolitan statistical areas.....	28 406	27 465	-	175	176	40
	<b>Regions, 1999</b>						
41	Northeast.....	21 841	21 508	-	258	288	41
42	Midwest.....	27 317	26 951	-	178	200	42
43	South.....	41 835	40 528	-	221	221	43
44	West.....	24 260	23 987	-	96	108	44

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	99 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	656	248	421	367	652	817	3 096	- 2 279	1
2	158	126	194	219	227	49	971	- 921	2
3	479	113	221	139	372	121	1 432	- 1 311	3
4	19	8	5	8	53	647	694	- 46	4
5	40	84	203	175	221	64	781	- 717	5
6	6	13	54	34	42	26	172	- 146	6
7	-	56	65	36	41	68	259	- 191	7
8	-	8	22	29	9	13	82	- 69	8
9	-	11	16	22	11	5	64	- 59	9
10	-	4	13	8	24	-	48	- 48	10
11	-	3	10	9	16	4	43	- 38	11
12	610	69	37	53	289	-	1 057	- 1 057	12
13	-	-	-	-	-	638	591	48	13
14	-	-	-	-	-	9	9	-	14
15	163	18	4	-	125	15	324	- 309	15
16	50	21	6	-	135	25	239	- 214	16
17	97	11	10	7	38	22	180	- 158	17
18	77	2	20	18	70	41	228	- 188	18
19	77	36	15	22	36	31	213	- 182	19
20	102	12	27	25	16	35	217	- 182	20
21	66	22	62	31	54	70	303	- 233	21
22	14	20	59	38	44	83	250	- 167	22
23	5	23	60	49	25	82	238	- 156	23
24	3	20	48	54	34	113	258	- 144	24
25	-	19	26	37	11	55	146	- 90	25
26	2	44	85	84	62	187	443	- 256	26
27	-	-	-	-	-	49	48	1	27
28	1 981	1 951	1 941	1 948	1 982	1 946	1 963	1 972	28
29	10	17	16	-	8	2	53	- 50	29
30	5	5	3	-	4	2	20	- 18	30
31	40	19	25	8	28	4	125	- 121	31
32	28	8	16	4	9	6	70	- 64	32
33	8	11	19	28	12	6	83	- 77	33
34	25	54	58	128	58	19	343	- 324	34
35	10	3	-	5	3	-	22	- 22	35
36	32	9	57	45	104	9	254	- 246	36
37	330	122	303	233	412	641	1 979	- 1 338	37
38	27	63	166	150	86	378	825	- 447	38
39	303	60	137	82	326	263	1 154	- 891	39
40	326	126	118	134	240	176	1 117	- 941	40
41	52	75	100	79	57	288	621	- 333	41
42	106	37	79	91	75	200	567	- 366	42
43	402	101	199	159	446	221	1 529	- 1 307	43
44	95	35	43	37	74	108	381	- 273	44

**Table 1- Introductory Characteristics - All Housing Units (Losses)**

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
	<b>Urbanized Areas, 1999</b>						
45	Inside Urbanized Areas.....	79 838	78 909		606	667	45
46	In central cities of P(MSA)s.....	33 957	33 510		332	378	46
47	Urban Fringe.....	36 654	36 321	5	172	188	47
48	Other Urban.....	9 227	9 074		101	101	48
49	Outside Urbanized Areas.....	35 415	34 064		148	151	49
	<b>Heating and Cooling Degree Day Zone, 1999</b>						
	Coldest: Over 7,000 heating degree days and under						
50	2,000 cooling degree days.....	12 073	11 850	-	83	87	50
	Cold: 5,500-7,000 heating degree days and under						
51	2,000 cooling degree days.....	31 061	30 649	-	214	234	51
	Cool: 4,000-5,500 heating degree days and under						
52	2,000 cooling degree days.....	25 894	25 428	-	243	269	52
	Mild: Under 4,000 heating degree days and under						
53	2,000 cooling degree days.....	22 830	22 305	-	111	124	53
	Mixed: 2,000-4,000 heating degree days and over						
54	2,000 cooling degree days.....	14 222	13 860	-	63	63	54
	Hot: Under 2,000 heating degree days and over						
55	2,000 cooling degree days.....	9 172	8 881	-	40	40	55
	<b>Tenure, 1999</b>						
56	Owner occupied.....	68 712	62 787	5 092	45	54	56
57	Percent of all occupied.....	67%	70%	44%	42%	45%	57
58	Renter occupied.....	33 434	26 506	6 449	62	67	58
	<b>Race and Origin, 1999</b>						
59	White.....	83 447	74 379	7 981	86	95	59
60	Non-Hispanic.....	76 678	68 111	7 573	79	88	60
61	Hispanic.....	6 770	5 019	1 656	7	7	61
62	Black.....	12 741	10 110	2 477	13	15	62
63	Other.....	5 957	4 337	1 550	8	11	63
64	Total Hispanic.....	8 931	7 165	1 626	11	11	64

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	99 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	
45	159	147	278	206	200	667	1 596	- 929	45
46	27	63	166	150	86	378	825	- 447	46
47	104	31	79	38	92	188	516	- 328	47
48	28	53	33	19	22	101	254	- 154	48
49	496	102	143	160	452	151	1 501	- 1 350	49
50	52	54	33	21	66	87	310	- 223	50
51	94	54	131	95	59	234	647	- 413	51
52	141	68	85	116	83	269	735	- 465	52
53	166	31	86	59	198	124	650	- 526	53
54	96	14	50	35	168	63	425	- 362	54
55	107	28	36	42	78	40	331	- 290	55
56	412	38	86	50	255	54	886	- 833	56
57	86%	34%	39%	36%	69%	45%	62%	63%	57
58	66	75	136	89	117	67	546	- 479	58
59	437	99	137	94	329	95	1 183	- 1 088	59
60	414	75	118	85	310	88	1 081	- 993	60
61	22	24	19	10	20	7	101	- 95	61
62	26	6	60	40	24	15	169	- 154	62
63	15	8	25	6	19	11	80	- 70	63
64	31	27	35	15	32	11	151	- 140	64

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger		99 mobile homes moved out
1	<b>Total, 1999.....</b>	115 253	112 974	-	754	817	1	656
	<b>MULTI-UNIT STRUCTURES</b>							
2	<b>Total, 1999.....</b>	28 157	25 172	2 579	89	96	2	-
	<b>Stories in Structure, 1999<sup>3,4</sup></b>							
3	1 .....	3 196	3 156	-	7	9	3	-
4	2 .....	11 853	11 695	-	51	54	4	-
5	3 .....	7 142	7 026	-	16	18	5	-
6	4 to 6.....	3 913	3 848	-	7	7	6	-
7	7 or more.....	1 630	1 602	-	2	2	7	-
	<b>External Building Conditions, 1999<sup>4,5,6</sup></b>							
8	Sagging roof.....	542	41	477	6	7	8	-
9	Missing roofing material.....	1 165	115	994	8	9	9	-
10	Hole in roof.....	558	56	480	3	3	10	-
11	Missing bricks, siding, other outside wall material.....	876	128	695	6	7	11	-
12	Sloping outside walls.....	489	36	431	3	3	12	-
13	Broken windows.....	1 162	198	902	11	11	13	-
14	Bars on windows.....	2 165	863	1 285	6	6	14	-
15	Foundation crumbling or has open crack or hole.....	772	88	644	3	3	15	-
16	None of the Above.....	20 342	14 456	5 663	60	65	16	-
	<b>Rooms, 1999</b>							
17	1 room.....	640	290	306	10	11	17	-
18	2 rooms.....	1 372	548	716	13	13	18	5
19	3 rooms.....	10 837	7 426	3 136	39	41	19	66
20	4 rooms.....	23 414	14 879	7 748	27	30	20	289
21	5 rooms.....	26 440	14 714	11 077	42	43	21	223
22	6 rooms.....	23 268	11 973	11 019	16	18	22	49
23	7 rooms.....	14 106	6 240	7 733	7	11	23	19
24	8 rooms.....	8 210	3 548	4 634	5	6	24	4
25	9 rooms.....	3 699	1 398	2 282	4	4	25	-
26	10 rooms or more.....	2 675	1 236	1 431	1	2	26	-
27	Not Applicable.....	591	638	-	591	638	27	-
28	<b>Median.....</b>	<b>5.8</b>	<b>5.5</b>	<b>6.2</b>	<b>4.7</b>	<b>4.8</b>	<b>28</b>	<b>4.9</b>
	<b>Bedrooms, 1999</b>							
29	None.....	1 248	640	513	16	17	29	-
30	1 .....	14 214	11 525	2 294	48	50	30	72
31	2 .....	34 293	27 756	5 598	46	51	31	321
32	3 .....	46 320	38 913	6 628	36	37	32	246
33	4 or more.....	18 588	15 371	3 098	17	23	33	17
34	Not Applicable.....	591	638	-	591	638	34	-
35	<b>Median.....</b>	<b>3.2</b>	<b>3.2</b>	<b>3.1</b>	<b>2.4</b>	<b>2.4</b>	<b>35</b>	<b>2.8</b>
	<b>Complete Bathrooms, 1999</b>							
36	None.....	2 044	729	939	17	17	36	34
37	1 .....	48 913	42 692	5 123	95	101	37	323
38	1 and one-half.....	16 225	11 196	4 875	10	13	38	43
39	2 or more.....	47 480	41 810	4 972	41	48	39	256
40	Not applicable.....	591	638	-	591	638	40	-
41	<b>Median.....</b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>1.3</b>	<b>1.4</b>	<b>41</b>	<b>1.5</b>

Components of Inventory Change: 1999-2001

	99 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	248	421	367	652	817	3 096	- 2 279	1
2	82	126	104	100	96	502	- 406	2
3	6	13	16	6	9	49	- 40	3
4	25	58	39	39	54	212	- 158	4
5	35	41	13	28	18	133	- 116	5
6	13	6	29	17	7	72	- 65	6
7	3	7	7	10	2	30	- 28	7
8	2	16	7	2	7	32	- 25	8
9	15	17	24	2	9	66	- 57	9
10	2	7	13	-	3	25	- 22	10
11	5	19	20	11	7	60	- 53	11
12	2	11	6	2	3	25	- 22	12
13	9	14	33	6	11	73	- 63	13
14	1	7	6	4	6	24	- 18	14
15	-	9	23	8	3	42	- 39	15
16	58	61	32	76	65	287	- 223	16
17	7	9	12	18	11	56	- 45	17
18	15	14	26	48	13	120	- 108	18
19	48	59	58	45	41	315	- 274	19
20	66	123	132	182	30	818	- 788	20
21	62	106	70	188	43	691	- 648	21
22	21	76	35	96	18	294	- 276	22
23	17	15	26	60	11	144	- 133	23
24	5	6	2	12	6	35	- 28	24
25	5	6	5	2	4	22	- 18	25
26	2	7	-	-	2	10	- 8	26
27	-	-	-	-	638	591	48	27
28	<b>4.8</b>	<b>5.1</b>	<b>4.7</b>	<b>5.2</b>	<b>4.8</b>	<b>4.9</b>	<b>4.9</b>	28
29	12	19	37	28	17	112	- 94	29
30	64	72	63	127	50	445	- 395	30
31	103	138	152	230	51	990	- 939	31
32	50	155	91	238	37	817	- 780	32
33	19	36	23	29	23	142	- 119	33
34	-	-	-	-	638	591	48	34
35	<b>2.5</b>	<b>2.9</b>	<b>2.5</b>	<b>2.7</b>	<b>2.4</b>	<b>2.7</b>	<b>2.7</b>	35
36	55	69	132	86	17	394	- 377	36
37	115	234	176	257	101	1 200	- 1 098	37
38	27	38	23	28	13	167	- 154	38
39	51	80	36	281	48	745	- 698	39
40	-	-	-	-	638	591	48	40
41	<b>1.3</b>	<b>1.3</b>	<b>1.1</b>	<b>1.5</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	41

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger		99 mobile homes moved out
42	<b>SINGLE DETACHED AND MOBILE HOMES</b>							
	<b>Total, 1999.....</b>	78 982	76 510	698	54	60	42	649
	<b>Square Footage of Unit, 1999 <sup>7</sup></b>							
43	Less than 500.....	1 396	932	327	-	-	43	47
44	500 to 749.....	3 195	2 738	251	9	10	44	104
45	750 to 999.....	6 736	6 068	258	5	6	45	196
46	1,000 to 1,499.....	19 399	18 503	484	7	9	46	175
47	1,500 to 1,999.....	17 373	16 717	412	6	6	47	26
48	2,000 to 2,499.....	11 494	11 108	292	2	2	48	4
49	2,500 to 2,999.....	5 825	5 583	208	2	2	49	11
50	3,000 to 3,999.....	5 198	4 859	323	-	-	50	-
51	4,000 or more.....	3 367	2 442	904	7	9	51	-
52	<b>Median.....</b>	<b>1 680</b>	<b>1 686</b>	<b>1 996</b>	<b>1 356</b>	<b>1 333</b>	<b>52</b>	<b>916</b>
	<b>Lot Size, 1999 <sup>7,8</sup></b>							
53	Less than one-eighth acre.....	10 370	10 026	-	3	4	53	136
54	one-eighth up to one-quarter acre.....	21 684	21 228	-	12	13	54	130
55	one-quarter up to one-half acre.....	15 550	15 459	-	14	15	55	37
56	one-half up to one acre.....	10 805	10 600	-	11	13	56	68
57	1 to 4 acres.....	14 681	14 266	-	16	17	57	167
58	5-9 acres.....	2 440	2 361	-	-	-	58	44
59	10 acres or more.....	3 274	3 172	-	2	2	59	48
60	<b>Median.....</b>	<b>0.4</b>	<b>0.4</b>		<b>0.5</b>	<b>0.5</b>	<b>60</b>	<b>0.6</b>

Components of Inventory Change: 1999-2001

	99 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	
42	153	241	228	509	60	1 834	- 1 774	42
43	11	17	23	38	-	136	- 136	43
44	23	31	21	28	10	216	- 206	44
45	32	42	43	99	6	417	- 410	45
46	21	55	43	119	9	421	- 412	46
47	22	41	30	125	6	250	- 244	47
48	15	17	10	49	2	96	- 94	48
49	2	11	3	7	2	36	- 33	49
50	8	1	-	7	-	16	- 16	50
51	3	6	7	7	9	29	- 21	51
52	<b>1 059</b>	<b>1 186</b>	<b>1 035</b>	<b>1 312</b>	<b>1 333</b>	<b>1 047</b>	<b>1 041</b>	52
53	29	34	34	111	4	348	- 343	53
54	63	70	63	131	13	469	- 456	54
55	7	16	25	7	15	107	- 92	55
56	9	43	31	55	13	218	- 205	56
57	35	62	22	130	17	432	- 415	57
58	4	4	9	18	-	79	- 79	58
59	2	9	10	32	2	104	- 102	59
60	<b>0.2</b>	<b>0.5</b>	<b>0.3</b>	<b>0.3</b>	<b>0.5</b>	<b>0.4</b>	<b>0.4</b>	60

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger		99 mobile homes moved out	99 units changed to nonresidential use
1	<b>Total, 1999</b>	115 253	112 974	-	754	817	1	656	248
	<b>Equipment, 1999<sup>6,9</sup></b>								
2	Lacking complete kitchen facilities.....	5 022	1 406	3 015	31	32	2	68	73
3	With complete kitchen.....	109 641	104 295	3 620	132	147	3	587	175
4	Not Applicable.....	591	638	-	591	638	4	-	-
5	Kitchen Sink.....	113 639	110 926	589	155	171	5	648	230
6	Refrigerator.....	111 787	107 946	1 980	138	154	6	607	186
7	Burners and oven.....	111 277	107 010	2 470	137	151	7	601	182
8	Oven only.....	397	75	310	-	-	8	2	5
9	Neither burners nor oven.....	2 826	860	1 450	27	28	9	53	61
10	Dishwasher.....	61 755	58 262	2 844	41	47	10	189	62
11	Washing machine.....	84 716	78 727	4 775	62	71	11	458	96
12	Clothes dryer.....	81 092	75 716	4 215	70	77	12	424	99
13	Disposal in kitchen sink.....	48 533	45 630	2 609	29	34	13	44	43
14	Air Conditioning.....	88 554	81 994	5 129	82	94	14	513	124
15	Central.....	59 566	55 957	2 760	38	43	15	318	64
16	1 room unit.....	20 263	11 256	8 531	30	35	16	164	48
17	2 room units.....	8 377	4 026	4 206	9	11	17	42	18
18	3 room units or more.....	3 475	1 900	1 544	5	6	18	13	5
	<b>Main Heating Equipment, 1999</b>								
19	Warm-air furnace.....	67 857	62 350	4 331	67	75	19	442	111
20	Steam or hot water system.....	13 931	12 697	1 054	49	54	20	-	31
21	Electric heat pump.....	12 717	10 265	2 170	7	7	21	74	17
22	Built-in electric units.....	5 774	4 581	1 132	2	2	22	18	7
23	Floor, wall, or other built-in hot air.....	6 104	4 463	1 520	21	24	23	36	21
24	Room heaters with flue.....	1 875	1 273	558	2	2	24	17	3
25	Room heaters without flue.....	2 089	1 423	530	4	4	25	34	19
26	Portable electric heaters.....	837	385	412	2	2	26	8	4
27	Stoves.....	1 462	1 093	322	4	4	27	7	-
28	Fireplaces with inserts.....	148	98	50	-	-	28	-	-
29	Fireplaces without inserts.....	106	41	65	-	-	29	-	-
30	Other.....	459	31	404	2	2	30	5	-
31	None.....	1 154	439	501	2	2	31	13	35
32	Cooking Stove.....	152	77	69	-	-	32	2	-
33	Non-Interview.....	591	638	-	591	638	33	-	-
	<b>Plumbing, 1999<sup>10</sup></b>								
34	With all plumbing facilities.....	112 051	108 246	1 809	155	171	34	622	198
35	Lacking some plumbing facilities.....	2 612	609	1 672	9	9	35	33	50
36	No hot piped water.....	1 275	441	527	2	2	36	30	43
37	No bathtub nor shower.....	993	393	407	2	2	37	15	26
38	No flush toilet.....	946	356	397	4	4	38	15	24
	<b>Main House Heating Fuel, 1999</b>								
39	Housing units with heating fuel.....	107 959	101 978	4 263	135	149	39	569	153
40	Electricity.....	35 919	31 254	3 814	18	18	40	291	52
41	Piped gas.....	51 951	46 262	5 314	71	82	41	101	23
42	Bottled gas.....	5 924	3 922	1 848	6	6	42	103	12
43	Fuel oil.....	10 683	9 379	1 127	36	39	43	29	40
44	Kerosene or other liquid fuel.....	828	524	235	-	-	44	30	20
45	Coal or coke.....	202	123	71	-	-	45	2	2
46	Wood.....	2 124	1 600	463	4	4	46	12	-
47	Solar energy.....	19	16	3	-	-	47	-	-
48	Other.....	309	37	250	-	-	48	2	3

Components of Inventory Change: 1999-2001

	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	421	367	652	817	3 096	- 2 279	1
2	154	184	122	32	633	- 601	2
3	266	182	530	147	1 873	- 1 726	3
4	-	-	-	638	591	48	4
5	369	289	604	171	2 295	- 2 124	5
6	296	207	580	154	2 014	- 1 860	6
7	284	190	555	151	1 948	- 1 797	7
8	2	3	-	-	12	- 12	8
9	132	174	97	28	544	- 516	9
10	79	32	293	47	695	- 648	10
11	169	91	408	71	1 284	- 1 214	11
12	169	85	392	77	1 238	- 1 161	12
13	51	28	133	34	328	- 294	13
14	231	125	447	94	1 524	- 1 430	14
15	64	41	365	43	891	- 848	15
16	121	67	80	35	511	- 475	16
17	45	15	27	11	156	- 145	17
18	2	6	8	6	38	- 32	18
19	186	148	299	75	1 252	- 1 177	19
20	60	47	46	54	233	- 179	20
21	22	4	163	7	288	- 281	21
22	16	9	10	2	63	- 61	22
23	22	24	19	24	144	- 120	23
24	9	4	10	2	45	- 43	24
25	35	23	24	4	140	- 136	25
26	14	10	3	2	42	- 40	26
27	11	11	17	4	51	- 47	27
28	-	-	-	-	-	-	28
29	-	-	-	-	-	-	29
30	6	9	4	2	25	- 23	30
31	38	74	55	2	216	- 214	31
32	3	2	-	-	6	- 6	32
33	-	-	-	638	591	48	33
34	360	260	572	171	2 167	- 1 996	34
35	61	107	80	9	339	- 331	35
36	61	101	72	2	309	- 307	36
37	43	76	33	2	195	- 193	37
38	39	83	33	4	197	- 193	38
39	301	209	501	149	1 867	- 1 718	39
40	104	61	343	18	868	- 851	40
41	122	54	86	82	458	- 376	41
42	6	22	13	6	161	- 155	42
43	35	51	27	39	217	- 178	43
44	12	2	4	-	69	- 69	44
45	-	2	2	-	8	- 8	45
46	16	11	21	4	65	- 61	46
47	-	-	-	-	-	-	47
48	6	6	4	-	21	- 21	48

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 1999</b> .....	115 253	112 974	-	754	817	1
	<b>Selected Amenities, 1999 <sup>6</sup></b>						
2	Porch, deck, balcony, or patio.....	91 927	85 761	4 714	84	95	2
3	Usable fireplace.....	35 013	30 307	4 490	11	15	3
4	Separate dining room.....	48 617	35 479	12 580	43	50	4
5	With 2 or more living rooms or recreati.....	12 000	5 619	6 268	8	11	5
6	Garage or carport included with home.....	64 644	59 105	4 990	58	64	6
7	Not included.....	49 856	41 620	6 465	103	113	7
8	Offstreet Parking included.....	41 199	31 131	8 641	76	81	8
	<b>Owners or Manager on Property, 1999</b>						
9	Rental, multiunit.....	21 098	17 272	3 627	50	52	9
10	Owner or manager lives on property.....	7 842	5 129	2 660	28	28	10
11	Neither owner nor manager lives on property.....	13 256	8 902	4 207	22	24	11
	<b>Selected Deficiencies, 1999 <sup>6</sup></b>						
12	Holes in floors.....	1 674	210	1 261	2	2	12
13	Open cracks or holes (interior).....	6 772	1 475	4 918	15	15	13
14	Broken plaster or peeling paint (interior).....	3 486	599	2 632	4	4	14
15	Exposed wiring.....	747	15	680	-	-	15
16	No electrical wiring.....	245	57	118	-	-	16
17	Rooms without electrical outlets.....	1 991	191	1 646	-	-	17
	<b>Description of Area Within 300 Feet, 1999 <sup>6</sup></b>						
18	Single family detached houses.....	16 946	11 195	5 520	81	87	18
19	Single family attached or 1 to 3 story multunit.....	m 6720	2 402	4 234	21	21	19
20	4 to 6 story multiunit.....	17 672	12 161	5 285	44	44	20
21	7 stories or more multiunit.....	2 666	1 500	1 131	2	2	21
22	Mobile Homes.....	795	295	474	2	2	22
23	Residential parking lots.....	15 811	10 000	5 570	32	35	23
24	Commercial, institutional, or industrial.....	l 14765	9 241	5 290	55	59	24
25	Body of water.....	4 170	2 018	2 068	14	15	25
26	Open space, park, farm, or ranch.....	8 893	3 627	5 106	23	26	26
27	4+ lane highway, railroad, or airport.....	6 356	2 413	3 858	13	13	27
	<b>Other Buildings Vandalized or with Interior Exposed, 1999</b>						
28	None.....	24 442	19 886	4 276	85	91	28
29	1 building.....	896	101	767	4	4	29
30	More than 1 building.....	1 078	233	779	1	1	30
31	No buildings within 300 feet.....	670	86	578	-	-	31
32	Not reported.....	26	-	24	-	-	32
	<b>Bars on Windows of Buildings, 1999</b>						
33	With other buildings within 300 ft.....	25 528	21 119	4 048	87	93	33
34	No bars on windows.....	21 465	16 429	4 747	72	78	34
35	1 building with bars.....	615	56	557	4	4	35
36	2 or more buildings with bars.....	3 442	1 246	2 126	11	11	36

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	01 mobile homes moved in	99 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	656	-	248	421	367	652	817	3 096	- 2 279	1
2	457	-	149	267	189	403	95	1 547	- 1 453	2
3	27	-	35	42	29	87	15	231	- 216	3
4	92	-	68	110	80	215	50	608	- 558	4
5	13	-	27	20	11	45	11	124	- 113	5
6	115	-	55	106	70	208	64	613	- 549	6
7	540	-	193	309	296	443	113	1 885	- 1 772	7
8	480	-	154	227	202	368	81	1 507	- 1 426	8
9	-	-	39	76	37	49	52	252	- 199	9
10	-	-	9	14	11	18	28	81	- 53	10
11	-	-	30	62	26	31	24	171	- 147	11
12	23	-	9	42	83	47	2	206	- 204	12
13	50	-	20	100	129	80	15	395	- 379	13
14	18	-	46	49	95	46	4	258	- 254	14
15	-	-	3	9	15	26	-	53	- 53	15
16	6	-	9	21	21	14	-	71	- 71	16
17	9	-	18	37	53	37	-	154	- 154	17
18	-	-	48	72	53	63	87	317	- 230	18
19	-	-	13	25	27	18	21	105	- 84	19
20	-	-	48	64	64	50	44	270	- 226	20
21	-	-	1	9	21	4	2	37	- 35	21
22	-	-	5	9	7	5	2	28	- 26	22
23	-	-	58	81	52	53	35	276	- 241	23
24	-	-	58	68	71	41	59	292	- 234	24
25	-	-	35	22	11	17	15	99	- 84	25
26	-	-	42	47	39	35	26	186	- 160	26
27	-	-	25	22	16	22	13	98	- 84	27
28	-	-	66	79	55	87	91	371	- 280	28
29	-	-	8	10	9	2	4	33	- 29	29
30	-	-	7	18	34	9	1	67	- 67	30
31	-	-	1	3	-	3	-	6	- 6	31
32	-	-	-	-	2	-	-	2	- 2	32
33	-	-	77	102	92	95	93	454	- 360	33
34	-	-	69	85	57	84	78	367	- 289	34
35	-	-	-	-	2	-	4	6	- 2	35
36	-	-	8	17	33	11	11	80	- 69	36

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
37	<b>OCCUPIED UNITS</b>						
	<b>Total, 1999</b>	102 145	94 292	6 542	107	121	37
	<b>Water Supply Stoppage, 1999</b>						
38	With hot and cold piped water.....	101 837	93 939	6 615	105	119	38
39	No stoppage in last 3 months.....	96 196	84 927	10 084	96	108	39
40	With stoppage in last 3 months.....	4 493	475	3 932	9	9	40
41	No stoppage lasting 6 hours or more.....	1 658	91	1 553	2	2	41
42	1 time lasting 6 hours or more.....	1 846	60	1 747	6	6	42
43	2 times.....	427	10	405	-	-	43
44	3 times.....	213	2	194	-	-	44
45	4 times or more.....	147	11	134	-	-	45
46	Number of times not reported.....	163	5	156	-	-	46
47	Stoppage not reported.....	421	6	408	-	-	47
	<b>Sewage Disposal Breakdowns, 1999</b>						
48	With public sewer.....	78 705	71 477	6 555	90	104	48
49	No breakdowns in last 3 months.....	77 276	68 992	7 629	88	102	49
50	With breakdowns in last 3 months.....	1 429	86	1 324	2	2	50
51	No breakdowns lasting 6 hours or more.....	462	10	445	-	-	51
52	1 time lasting 6 hours or more.....	662	12	641	2	2	52
53	2 times.....	145	2	143	-	-	53
54	3 times.....	53	-	54	-	-	54
55	4 times or more.....	41	-	41	-	-	55
56	Number of times not reported.....	66	-	64	-	-	56
57	With septic tank or cesspool.....	23 348	18 918	3 806	17	17	57
58	No breakdowns in last 3 months.....	22 958	18 351	3 990	17	17	58
59	With breakdowns in last 3 months.....	390	10	373	-	-	59
60	No breakdowns lasting 6 hours or more.....	119	- 1	115	-	-	60
61	1 time lasting 6 hours or more.....	219	4	212	-	-	61
62	2 times.....	17	-	17	-	-	62
63	3 times.....	10	-	10	-	-	63
64	4 times or more.....	8	-	8	-	-	64
65	Number of times not reported.....	18	-	18	-	-	65
	<b>Heating Problems, 1999</b>						
66	With heating equipment and occupied last winter.....	88 042	75 180	11 710	98	110	66
67	Noth uncomfortably cold for 24 hours or more last winter.....	81 869	66 130	14 678	91	103	67
68	Uncomfortably cold for 24 hours or more last winter.....	6 174	1 216	4 865	7	7	68
69	Equipment breakdowns.....	88 042	75 180	11 710	98	110	69
70	No breakdowns lasting 6 hours or more.....	126	2	124	-	-	70
71	1 time lasting 6 hours or more.....	1 087	46	1 035	4	4	71
72	2 times.....	334	16	308	-	-	72
73	3 times.....	143	8	136	-	-	73
74	4 times or more.....	134	9	119	-	-	74
75	Number of times not reported.....	204	4	200	-	-	75
	<b>Overall Opinion of Structure, 1999</b>						
76	1 (worst).....	580	47	508	2	2	76
77	2.....	370	16	342	1	2	77
78	3.....	796	37	713	2	2	78
79	4.....	1 255	106	1 119	2	2	79
80	5.....	6 331	1 111	5 064	4	7	80
81	6.....	5 498	656	4 778	5	6	81
82	7.....	13 764	3 017	10 595	11	15	82
83	8.....	28 043	9 869	17 774	35	37	83
84	9.....	14 547	3 588	10 842	18	19	84
85	10 (best).....	27 218	13 001	13 978	23	24	85

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	01 mobile homes moved in	99 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	
37	479	-	113	221	139	372	121	1 432	- 1 311	37
38	475	-	113	205	138	366	119	1 402	- 1 283	38
39	412	-	111	200	123	352	108	1 293	- 1 185	39
40	59	-	3	5	9	11	9	95	- 86	40
41	5	-	-	2	2	4	2	16	- 14	41
42	32	-	3	2	-	2	6	46	- 39	42
43	2	-	-	-	5	5	-	12	- 12	43
44	15	-	-	-	2	-	-	17	- 17	44
45	2	-	-	-	-	-	-	2	- 2	45
46	2	-	-	-	-	-	-	2	- 2	46
47	4	-	-	-	2	-	-	7	- 7	47
48	154	-	65	177	94	197	104	777	- 673	48
49	149	-	65	177	83	194	102	757	- 655	49
50	5	-	-	-	11	3	2	20	- 18	50
51	2	-	-	-	5	-	-	7	- 7	51
52	3	-	-	-	4	3	2	11	- 9	52
53	-	-	-	-	-	-	-	-	-	53
54	-	-	-	-	-	-	-	-	-	54
55	-	-	-	-	-	-	-	-	-	55
56	-	-	-	-	2	-	-	2	- 2	56
57	321	-	48	36	46	173	17	641	- 624	57
58	321	-	48	31	44	173	17	634	- 618	58
59	-	-	-	4	2	-	-	7	- 7	59
60	-	-	-	4	-	-	-	4	- 4	60
61	-	-	-	-	2	-	-	2	- 2	61
62	-	-	-	-	-	-	-	-	-	62
63	-	-	-	-	-	-	-	-	-	63
64	-	-	-	-	-	-	-	-	-	64
65	-	-	-	-	-	-	-	-	-	65
66	421	-	97	191	123	334	110	1 263	- 1 153	66
67	408	-	88	160	97	320	103	1 163	- 1 060	67
68	13	-	9	31	26	14	7	100	- 93	68
69	421	-	97	191	123	334	110	1 263	- 1 153	69
70	-	-	-	-	-	-	-	-	-	70
71	2	-	-	2	-	2	4	10	- 6	71
72	-	-	-	2	7	-	-	9	- 9	72
73	-	-	-	-	-	-	-	-	-	73
74	-	-	-	3	3	-	-	6	- 6	74
75	-	-	-	-	-	-	-	-	-	75
76	4	-	3	10	8	-	2	26	- 24	76
77	-	-	2	5	3	2	2	14	- 12	77
78	22	-	-	5	14	5	2	48	- 46	78
79	15	-	-	8	2	4	2	31	- 29	79
80	61	-	7	33	38	19	7	163	- 156	80
81	18	-	4	18	4	22	6	71	- 65	81
82	66	-	15	29	22	23	15	166	- 151	82
83	123	-	32	59	16	172	37	437	- 400	83
84	35	-	11	9	2	62	19	136	- 117	84
85	107	-	39	35	18	41	24	263	- 239	85

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
	<b>Selected Physical Problems, 1999<sup>6</sup></b>						
86	Selected physical problems.....	1 835	207	1 578	4	4	86
87	Plumbing.....	1 478	170	1 268	4	4	87
88	Heating.....	277	24	247	-	-	88
89	Electric.....	7	-	7	-	-	89
90	Upkeep.....	90	4	79	-	-	90
91	Hallways.....	20	-	20	-	-	91
92	Moderate physical problems.....	4 664	1 589	2 924	12	13	92
93	Plumbing.....	134	2	126	-	-	93
94	Heating.....	1 733	1 234	423	4	4	94
95	Upkeep.....	1 458	166	1 250	3	3	95
96	Hallways.....	81	2	79	-	-	96
97	Kitchen.....	1 452	133	1 288	5	6	97

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	01 mobile homes moved in	99 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	
86	7	-	3	20	10	11	4	55	- 51	86
87	7	-	3	17	2	11	4	43	- 39	87
88	-	-	-	3	3	-	-	6	- 6	88
89	-	-	-	-	-	-	-	-	-	89
90	-	-	-	-	7	-	-	7	- 7	90
91	-	-	-	-	-	-	-	-	-	91
92	41	-	26	27	28	29	13	164	- 151	92
93	6	-	-	-	-	-	-	6	- 6	93
94	28	-	18	16	5	9	4	80	- 76	94
95	6	-	9	6	16	5	3	45	- 42	95
96	-	-	-	-	-	-	-	-	-	96
97	2	-	-	8	8	15	6	38	- 32	97

**Table 5. Household Composition - Occupied Units (Losses)**

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 1999</b> .....	261 036	154 048	103 507	221	244	1
2	<b>Population in housing units, 1999</b> .....	102 145	64 245	36 589	107	121	2
	<b>Persons, 1999</b> <sup>11</sup>						
3	1 person.....	26 321	18 464	7 587	51	58	3
4	2 persons.....	33 620	23 004	10 169	22	24	4
5	3 persons.....	16 577	8 549	7 762	23	24	5
6	4 persons.....	15 337	9 139	5 987	5	6	6
7	5 persons.....	6 653	3 575	3 017	5	6	7
8	6 persons.....	2 342	1 100	1 206	2	2	8
9	7 persons or more.....	1 297	414	861	-	-	9
10	<b>Median</b> .....	<b>2.7</b>	<b>2.6</b>	<b>3.1</b>	<b>2.1</b>	<b>2.1</b>	10
	<b>Number of Single Children Under 18 Years Old, 1999</b>						
11	None.....	71 037	59 633	10 599	79	90	11
12	1.....	14 748	6 914	7 537	19	20	12
13	2.....	11 218	5 500	5 587	4	4	13
14	3.....	3 725	1 513	2 161	3	4	14
15	4.....	1 011	365	634	2	2	15
16	5.....	275	79	187	-	-	16
17	6 or more.....	130	55	70	-	-	17
18	<b>Median</b> .....	<b>0.7</b>	<b>0.6</b>	<b>1.4</b>	<b>0.7</b>	<b>0.7</b>	18
	<b>Age of Householder, 1999</b> .....						
19	Under 25 years.....	5 512	259	5 166	6	7	19
20	25 to 29.....	8 398	257	7 946	10	13	20
21	30 to 34.....	10 193	252	9 779	17	17	21
22	35 to 44.....	23 264	397	22 566	23	28	22
23	45 to 54.....	19 761	304	19 261	20	21	23
24	55 to 64.....	13 247	165	12 867	10	13	24
25	65 to 74.....	11 143	119	10 934	13	13	25
26	75 years and over.....	10 627	335	10 229	7	9	26
27	<b>Median</b> .....	<b>47</b>	<b>41</b>	<b>47</b>	<b>43</b>	<b>43</b>	27
	<b>Years of School Completed by Householder, 1999</b>						
28	No school years completed.....	310	149	156	-	-	28
	Elementary:						
29	less than 8 years.....	2 803	1 748	1 021	2	2	29
30	8 years.....	3 892	2 455	1 381	2	2	30
	High School:						
31	1 to 3 years.....	11 779	7 155	4 324	14	15	31
32	4 years.....	33 280	23 199	9 517	36	37	32
	College:						
33	1 to 3 years.....	24 577	16 523	7 845	22	28	33
34	4 years or more.....	25 505	20 083	5 277	31	36	34
35	<b>Median</b> .....	<b>13.0</b>	<b>13.1</b>	<b>12.8</b>	<b>13.0</b>	<b>13.3</b>	35
	<b>Year Householder Moved Into Unit, 1999</b>						
36	1995 to 1999.....	5 969	4 317	1 556	9	9	36
37	1990 to 1994.....	18 212	14 243	3 613	16	18	37
38	1985 to 1989.....	10 543	8 867	1 605	6	8	38
39	1980 to 1984.....	5 628	4 861	731	9	13	39
40	1975 to 1979.....	6 192	5 450	705	5	6	40
41	1970 to 1974.....	4 363	3 832	509	7	9	41
42	1960 to 1969.....	5 522	4 841	645	4	4	42
43	1950 to 1959.....	3 221	2 784	418	5	6	43
44	1940 to 1949.....	1 030	828	199	-	-	44
45	1939 or earlier.....	385	305	79	-	-	45
46	Not applicable.....	41 081	24 388	16 056	45	48	46
47	<b>Median</b> .....	<b>1 987</b>	<b>1 988</b>	<b>1 994</b>	<b>1 989</b>	<b>1 980</b>	47

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	99 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	1 209	307	598	427	948	244	3 718	- 3 474	1
2	479	113	221	139	372	121	1 432	- 1 311	2
3	96	27	55	30	68	58	327	- 269	3
4	173	25	54	28	168	24	470	- 446	4
5	108	22	57	25	55	24	291	- 267	5
6	72	29	25	30	56	6	217	- 211	6
7	18	6	18	12	7	6	67	- 61	7
8	5	3	10	12	6	2	38	- 36	8
9	5	-	2	2	12	-	21	- 21	9
10	<b>2.8</b>	<b>3.2</b>	<b>3.0</b>	<b>3.5</b>	<b>2.7</b>	<b>2.1</b>	<b>2.8</b>	<b>2.9</b>	10
11	281	79	132	76	250	90	895	- 805	11
12	133	23	31	14	97	20	317	- 296	12
13	54	7	36	26	8	4	136	- 131	13
14	8	4	16	14	10	4	55	- 51	14
15	3	1	3	5	2	2	15	- 13	15
16	-	-	4	2	3	-	10	- 10	16
17	-	-	-	2	2	-	5	- 5	17
18	<b>0.9</b>	<b>0.7</b>	<b>0.8</b>	<b>0.9</b>	<b>0.7</b>	<b>0.7</b>	<b>0.8</b>	<b>0.8</b>	18
19	45	7	8	13	15	7	94	- 87	19
20	93	32	39	16	18	13	209	- 196	20
21	66	18	16	14	48	17	179	- 162	21
22	98	25	51	48	82	28	329	- 301	22
23	61	15	30	16	75	21	218	- 196	23
24	68	5	32	16	97	13	229	- 216	24
25	26	10	18	12	25	13	104	- 91	25
26	21	-	26	5	13	9	72	- 63	26
27	<b>38</b>	<b>34</b>	<b>43</b>	<b>40</b>	<b>48</b>	<b>43</b>	<b>41</b>	<b>41</b>	27
28	-	-	2	-	3	-	5	- 5	28
29	2	3	17	2	10	2	36	- 34	29
30	36	2	8	4	6	2	58	- 56	30
31	124	22	49	28	76	15	314	- 299	31
32	222	45	96	58	144	37	601	- 564	32
33	65	19	26	30	77	28	238	- 209	33
34	30	22	24	18	56	36	181	- 145	34
35	<b>12.3</b>	<b>12.7</b>	<b>12.4</b>	<b>12.6</b>	<b>12.6</b>	<b>13.3</b>	<b>12.5</b>	<b>12.5</b>	35
36	40	1	18	4	33	9	104	- 96	36
37	108	37	30	16	166	18	374	- 356	37
38	37	2	20	11	2	8	79	- 71	38
39	24	2	10	-	3	13	49	- 36	39
40	12	3	11	7	5	6	43	- 37	40
41	5	-	4	7	7	9	30	- 22	41
42	2	-	18	11	5	4	41	- 36	42
43	-	2	10	6	2	6	26	- 19	43
44	-	-	2	-	-	-	2	- 2	44
45	-	-	-	-	-	-	-	-	45
46	250	66	98	76	148	48	685	- 637	46
47	<b>1 993</b>	<b>1 992</b>	<b>1 988</b>	<b>1 989</b>	<b>1 992</b>	<b>1 980</b>	<b>1 993</b>	<b>1 993</b>	47

**Table 6- Financial Characteristics - All Housing Units (Losses)**

(Numbers in thousands- - means not applicable, sample too small, zero, or rounds to zero- For additional information on column headings, see Appendix)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 1999</b> .....	115 253	112 974	-	754	817	1
	<b>Monthly Housing Costs, 1999</b>						
2	Less than \$100.....	930	121	757	-	-	2
3	\$100 to \$199.....	6 493	1 867	4 464	3	4	3
4	\$200 to \$249.....	4 761	745	3 943	2	2	4
5	\$250 to \$299.....	4 484	746	3 694	4	4	5
6	\$300 to \$349.....	3 783	526	3 192	4	4	6
7	\$350 to \$399.....	3 276	345	2 876	1	2	7
8	\$400 to \$449.....	2 924	282	2 598	3	4	8
9	\$450 to \$499.....	2 603	197	2 366	-	-	9
10	\$500 to \$599.....	4 867	977	3 832	-	-	10
11	\$600 to \$699.....	4 424	906	3 483	3	4	11
12	\$700 to \$799.....	3 994	779	3 133	7	7	12
13	\$800 to \$999.....	7 205	2 441	4 720	6	6	13
14	\$1,000 to \$1,249.....	6 356	2 418	3 912	1	2	14
15	\$1,250 to \$1,499.....	4 210	1 420	2 767	-	-	15
16	\$1,500 or more.....	8 402	5 499	2 874	10	13	16
17	No cash rent.....	1 867	763	1 038	5	6	17
18	Mortgage payment not reported.....	30 075	19 957	9 661	16	19	18
19	<b>Median</b> .....	<b>605</b>	<b>975</b>	<b>524</b>	<b>764</b>	<b>771</b>	<b>19</b>
	<b>Median Montly Housing Costs for Owners, 1999</b>						
20	<b>Monthly costs including all mortgages plus maintenance costs</b>	<b>581</b>	<b>785</b>	<b>528</b>	<b>539</b>	<b>545</b>	<b>20</b>
21	<b>Monthly costs excluding 2nd and subsequent mortgages and maintenance costs</b>	<b>609</b>	<b>988</b>	<b>522</b>	<b>728</b>	<b>728</b>	<b>21</b>
	<b>Annual Taxes Paid Per \$1000 Value, 1999</b>						
22	Less than \$5.....	11 221	5 215	5 724	6	6	22
23	\$5 to \$9.....	18 170	8 700	9 341	11	13	23
24	\$10 to \$14.....	15 080	5 773	9 209	14	15	24
25	\$15 to \$19.....	8 003	2 411	5 541	2	2	25
26	\$20 to \$24.....	4 231	963	3 235	5	6	26
27	\$25 or more.....	8 188	2 399	5 626	2	2	27
28	<b>Median</b> .....	<b>11</b>	<b>8</b>	<b>12</b>	<b>11</b>	<b>11</b>	<b>28</b>
	<b>Property Value, 1999 <sup>12</sup></b>						
29	Less than \$10,000.....	2 081	790	1 108	-	-	29
30	10,000 to \$19,999.....	2 055	670	1 265	2	2	30
31	20,000 to 29,999.....	1 824	569	1 126	2	2	31
32	30,000 to 39,999.....	2 156	522	1 575	-	-	32
33	40,000 to 49,999.....	2 786	769	1 978	2	2	33
34	50,000 to 59,999.....	3 288	761	2 482	6	6	34
35	60,000 to 69,999.....	4 159	980	3 166	6	9	35
36	70,000 to 79,999.....	4 437	1 000	3 380	1	2	36
37	80,000 to 99,999.....	9 095	3 404	5 651	3	4	37
38	100,000 to 119,000.....	6 553	1 868	4 674	6	6	38
39	120,000 to 149,999.....	8 559	3 309	5 190	3	3	39
40	150,000 to 199,999.....	9 064	3 875	5 157	3	4	40
41	200,000 to 249,000.....	4 631	1 438	3 170	7	9	41
42	250,000 to 299,999.....	2 756	744	2 000	-	-	42
43	300,000 or more.....	5 267	4 106	1 151	3	4	43
44	<b>Median</b> .....	<b>107 175</b>	<b>129 373</b>	<b>99 311</b>	<b>99 999</b>	<b>97 499</b>	<b>44</b>

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	99 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	656	248	421	367	652	817	3 096	- 2 279	1
2	21	-	8	5	17	-	52	- 52	2
3	96	2	8	11	46	4	167	- 162	3
4	40	2	7	2	22	2	76	- 74	4
5	28	-	5	4	7	4	48	- 44	5
6	43	4	5	-	12	4	69	- 65	6
7	37	3	5	5	7	2	58	- 56	7
8	11	-	7	-	27	4	48	- 44	8
9	20	-	13	-	7	-	40	- 40	9
10	33	2	4	2	16	-	59	- 59	10
11	23	6	4	2	-	4	39	- 34	11
12	30	-	2	2	47	7	88	- 82	12
13	10	10	-	6	18	6	50	- 43	13
14	5	6	6	5	5	2	28	- 26	14
15	11	2	2	3	5	-	22	- 22	15
16	2	-	7	3	19	13	41	- 29	16
17	17	24	8	13	5	6	72	- 66	17
18	237	14	48	28	134	19	477	- 458	18
19	<b>332</b>	<b>1 062</b>	<b>452</b>	<b>725</b>	<b>434</b>	<b>771</b>	<b>409</b>	<b>396</b>	19
20	<b>332</b>	<b>397</b>	<b>456</b>	<b>456</b>	<b>467</b>	<b>545</b>	<b>408</b>	<b>398</b>	20
21	<b>327</b>	<b>691</b>	<b>425</b>	<b>379</b>	<b>430</b>	<b>728</b>	<b>378</b>	<b>370</b>	21
22	134	2	20	5	121	6	288	- 282	22
23	60	16	19	10	27	13	143	- 130	23
24	33	3	20	5	39	15	113	- 98	24
25	36	2	5	5	2	2	53	- 50	25
26	11	7	4	9	2	6	39	- 32	26
27	99	7	11	15	30	2	164	- 162	27
28	<b>9</b>	<b>11</b>	<b>10</b>	<b>19</b>	<b>5</b>	<b>11</b>	<b>8</b>	<b>8</b>	28
29	155	-	9	11	7	-	182	- 182	29
30	90	-	5	-	26	2	123	- 121	30
31	67	-	7	7	47	2	130	- 128	31
32	27	12	9	7	5	-	60	- 60	32
33	35	-	2	3	-	2	42	- 40	33
34	16	10	5	-	14	6	51	- 45	34
35	4	-	5	3	4	9	21	- 13	35
36	-	2	4	3	49	2	59	- 57	36
37	9	-	4	5	23	4	44	- 40	37
38	2	-	1	4	2	6	16	- 10	38
39	5	3	13	3	37	3	63	- 60	39
40	-	4	2	4	23	4	37	- 33	40
41	-	4	3	-	17	9	31	- 22	41
42	-	2	7	-	2	-	12	- 12	42
43	2	-	9	-	-	4	14	- 10	43
44	<b>15 666</b>	<b>56 499</b>	<b>71 250</b>	<b>39 999</b>	<b>75 102</b>	<b>88 749</b>	<b>31 250</b>	<b>28 866</b>	44

**Table 6- Financial Characteristics - All Housing Units (Losses)**

(Numbers in thousands- - means not applicable, sample too small, zero, or rounds to zero- For additional information on column headings, see Appendix)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
45	<b>OCCUPIED UNITS</b>						
	<b>Total, 1999</b>	102 145	94 292	6 542	107	121	45
	<b>Household Income, 1999</b>						
46	Less than \$5,000.....	5 736	820	4 800	16	17	46
47	\$5,000 to \$9,999.....	6 754	1 784	4 878	20	20	47
48	\$10,000 to \$14,999.....	7 914	1 567	6 244	6	9	48
49	\$15,000 to \$19,999.....	7 002	1 117	5 737	11	11	49
50	\$20,000 to \$24,999.....	7 348	1 117	6 094	4	4	50
51	\$25,000 to \$29,999.....	6 872	851	5 939	7	7	51
52	\$30,000 to \$34,999.....	7 273	828	6 324	3	4	52
53	\$35,000 to \$39,999.....	5 934	568	5 211	10	13	53
54	\$40,000 to \$49,999.....	9 597	1 680	7 805	7	9	54
55	\$50,000 to \$59,999.....	8 224	1 309	6 826	10	13	55
56	\$60,000 to \$79,999.....	11 869	3 075	8 683	4	4	56
57	\$80,000 to \$99,999.....	6 464	1 365	5 081	2	2	57
58	\$100,000 to \$119,999.....	3 771	540	3 226	2	4	58
59	\$120,000 or more.....	7 387	3 450	3 915	4	4	59
60	<b>Median.....</b>	<b>36 831</b>	<b>48 234</b>	<b>35 351</b>	<b>19 999</b>	<b>24 374</b>	<b>60</b>
	<b>Income Sources of Families and Primary Individuals, 1999</b>						
61	Wages and salaries.....	72 320	58 036	13 339	69	80	61
62	Wages and salaries were majority of income.....	51 661	34 670	16 283	52	61	62
63	2 or more people each earned over 20% of wages and salaries.....	34 405	20 414	13 562	19	21	63
64	Business, farm or ranch.....	9 956	4 214	5 650	14	19	64
65	Social security or pensions.....	28 385	21 190	6 904	23	26	65
66	Interest or dividend(s).....	34 116	18 683	15 261	15	17	66
67	Rental income.....	6 143	2 621	3 496	10	10	67
68	With lodgers.....	107	21	86	-	-	68
69	Welfare or SSI.....	5 067	1 770	3 196	7	7	69
70	Alimony or child support.....	4 449	1 583	2 796	6	6	70
71	Other.....	5 528	767	4 664	4	4	71
	<b>Amount of Savings and Investments, 1999</b>						
72	Income of \$25,000 or less.....	37 899	22 169	15 070	60	63	72
73	No savings or investments.....	25 854	11 944	13 321	56	57	73
74	\$20,000 or less.....	7 718	1 725	5 934	3	4	74
75	More than \$20,000.....	3 439	791	2 637	1	2	75
	<b>Food Stamps, 1999</b>						
76	Income of \$25,000 or less.....	37 899	22 169	15 070	60	63	76
77	Family members received food stamps.....	4 887	1 908	2 850	13	13	77
78	Did not receive food stamps.....	33 012	15 815	16 666	47	51	78

Components of Inventory Change: 1999-2001

	99 mobile homes moved out	99 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	
45	479	113	221	139	372	121	1 432	- 1 311	45
46	32	10	30	20	25	17	133	- 116	46
47	43	-	25	13	10	20	111	- 91	47
48	49	7	19	19	12	9	112	- 104	48
49	59	12	38	22	18	11	159	- 148	49
50	24	15	17	7	73	4	141	- 137	50
51	19	23	22	9	10	7	89	- 82	51
52	58	13	12	5	34	4	125	- 121	52
53	46	1	6	8	96	13	168	- 155	53
54	58	8	22	17	8	9	120	- 111	54
55	31	7	9	7	39	13	103	- 90	55
56	42	9	18	7	34	4	114	- 110	56
57	13	4	-	-	2	2	21	- 19	57
58	2	-	-	-	5	4	9	- 5	58
59	2	5	5	3	7	4	26	- 21	59
60	<b>31 120</b>	<b>27 826</b>	<b>19 933</b>	<b>18 749</b>	<b>35 234</b>	<b>24 374</b>	<b>28 342</b>	<b>28 597</b>	60
61	354	92	160	94	256	80	1 025	- 945	61
62	257	73	123	76	187	61	769	- 708	62
63	171	50	59	42	109	21	450	- 428	63
64	39	10	21	15	12	19	111	- 92	64
65	100	13	41	21	119	26	316	- 291	65
66	63	15	20	13	63	17	189	- 172	66
67	9	3	10	2	2	10	37	- 27	67
68	-	-	-	-	-	-	-	-	68
69	31	3	23	21	23	7	108	- 101	69
70	21	5	25	13	5	6	75	- 69	70
71	28	5	11	3	51	4	101	- 97	71
72	225	67	139	87	146	63	723	- 660	72
73	201	62	129	80	117	57	645	- 588	73
74	19	4	4	5	29	4	64	- 59	74
75	5	-	6	2	-	2	14	- 12	75
76	225	67	139	87	146	63	723	- 660	76
77	44	-	21	34	29	13	142	- 129	77
78	181	67	118	53	117	51	581	- 531	78

# **Components of Inventory Change: 1999-2001**

## *Tables*

Additions to the housing  
stock

**Table 1- Introductory Characteristics - All Housing Units (Additions)**

(Numbers in thousands, - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 2001</b> .....	115 280	119 117	-	753	816	1
	<b>Occupancy Status, 2001</b>						
2	Vacant.....	4 332	11 731	6 840	9	9	2
3	Occupied.....	94 047	105 599	8 413	38	40	3
4	Type B interview.....	1 004	1 787	644	707	768	4
	<b>Units in Structure, 2001<sup>1</sup></b>						
5	1, detached.....	70 888	73 109	-	58	64	5
6	1, attached.....	7 863	8 266	-	22	26	6
7	2 to 4.....	9 355	9 488	-	61	67	7
8	5 to 9.....	5 597	5 694	-	13	13	8
9	10 to 19.....	5 100	5 278	-	5	5	9
10	20 to 49.....	3 789	3 918	-	-	-	10
11	50 or more.....	4 144	4 218	-	4	4	11
12	Mobile home or trailer.....	7 953	8 508	-	-	-	12
13	Not reported.....	590	637	-	590	637	13
	<b>Year Structure Built, 2001<sup>2</sup></b>						
14	2000 to 2001.....	161	2 751	-	9	9	14
15	1995 to 1999.....	8 433	9 334	-	15	15	15
16	1990 to 1994.....	7 075	7 098	-	27	25	16
17	1985 to 1989.....	8 820	8 851	-	18	22	17
18	1980 to 1984.....	7 595	7 624	-	41	41	18
19	1975 to 1979.....	11 738	11 786	-	27	31	19
20	1970 to 1974.....	11 445	11 510	-	34	35	20
21	1960 to 1969.....	15 832	15 868	-	69	70	21
22	1950 to 1959.....	13 686	13 713	-	74	83	22
23	1940 to 1949.....	8 295	8 313	-	76	82	23
24	1930 to 1939.....	6 650	6 676	-	98	113	24
25	1920 to 1929.....	5 522	5 528	-	51	55	25
26	1919 or earlier.....	9 978	10 015	-	166	187	26
27	Not applicable.....	48	49	-	48	49	27
28	<b>Median</b> .....	<b>1 961</b>	<b>1 960</b>		<b>1 945</b>	<b>1 946</b>	28
	<b>Duration of Vacancy, 2001</b>						
29	Less than 1 month vacant.....	213	2 269	1 963	-	-	29
30	1 month up to 2 months.....	9	925	896	2	2	30
31	2 months up to 6 months.....	248	2 421	2 095	2	2	31
32	6 months up to 1 year.....	41	1 018	936	2	2	32
33	1 year up to 2 years.....	22	769	720	-	-	33
34	2 years or more.....	668	1 694	986	2	2	34
35	Never occupied as a permanent home.....	69	434	155	-	-	35
36	Don't know.....	285	2 201	1 866	-	-	36
	<b>Metro/Nonmetropolitan Area, 2001</b>						
37	Inside metropolitan statistical areas.....	87 985	90 914	-	578	640	37
38	In central cities.....	34 538	35 237	5	332	377	38
39	Suburbs.....	53 442	55 677	-	246	263	39
40	Outside metropolitan statistical areas.....	27 294	28 203	-	175	176	40
	<b>Regions, 2001</b>						
41	Northeast.....	22 028	22 372	-	257	288	41
42	Midwest.....	27 368	28 196	-	178	200	42
43	South.....	41 313	43 127	-	221	221	43
44	West.....	24 571	25 422	-	96	108	44
	<b>Urbanized Areas, 2001</b>						
45	Inside Urbanized Areas.....	81 079	83 301	-	605	666	45
46	In central cities of P(MSA)s.....	34 538	35 237	5	332	377	46
47	Urban Fringe.....	37 453	38 728	-	172	188	47
48	Other Urban.....	9 083	9 336	-	101	101	48
49	Outside Urbanized Areas.....	34 200	35 816	-	148	151	49

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	37	114	3 622	-	4 590	753	3 837	1
2	8	51	500	-	568	9	559	2
3	30	60	3 047	-	3 177	38	3 139	3
4	-	3	75	-	845	707	139	4
5	-	51	2 164	-	2 279	58	2 220	5
6	-	21	378	-	424	22	402	6
7	-	9	117	-	194	61	133	7
8	-	9	89	-	110	13	97	8
9	-	5	173	-	183	5	178	9
10	-	6	124	-	130	-	130	10
11	-	1	73	-	78	4	74	11
12	37	13	505	-	555	-	555	12
13	-	-	-	-	637	590	48	13
14	10	2	2 578	-	2 599	9	2 591	14
15	14	10	877	-	916	15	901	15
16	-	12	12	-	49	27	22	16
17	3	1	24	-	50	18	32	17
18	1	4	23	-	69	41	29	18
19	3	7	33	-	75	27	47	19
20	3	15	45	-	98	34	64	20
21	2	9	23	-	104	69	36	21
22	-	12	7	-	102	74	27	22
23	-	12	-	-	94	76	18	23
24	-	11	-	-	124	98	26	24
25	-	2	-	-	57	51	6	25
26	-	16	-	-	203	166	37	26
27	-	-	-	-	49	48	1	27
28	-	<b>1 966</b>	<b>2 001</b>	-	<b>2 001</b>	<b>1 945</b>	<b>2 001</b>	28
29	2	3	88	-	93	-	93	29
30	-	-	21	-	23	2	21	30
31	-	2	76	-	80	2	78	31
32	1	2	38	-	43	2	41	32
33	1	2	23	-	26	-	26	33
34	-	36	4	-	42	2	40	34
35	-	3	207	-	210	-	210	35
36	-	3	44	-	51	-	51	36
37	19	75	2 772	-	3 507	578	2 929	37
38	-	43	605	-	1 025	332	693	38
39	19	32	2 168	-	2 482	246	2 235	39
40	19	39	850	-	1 083	175	909	40
41	3	17	295	-	601	257	344	41
42	12	31	763	-	1 007	178	828	42
43	17	45	1 752	-	2 035	221	1 814	43
44	6	21	812	-	947	96	851	44
45	4	79	2 078	-	2 827	605	2 222	45
46	-	43	605	-	1 025	332	693	46
47	2	21	1 237	-	1 448	172	1 276	47
48	3	14	236	-	354	101	253	48
49	33	35	1 544	-	1 763	148	1 615	49

**Table 1- Introductory Characteristics - All Housing Units (Additions)**

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
	<b>Heating and Cooling Degree Day Zone, 2001</b>						
50	Colest: Over 7,000 heating degree days and under 2,000 cooling degree days.....	11 933	12 361	-	83	87	50
51	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	31 228	31 933	-	214	234	51
52	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	25 972	26 774	-	243	269	52
53	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	22 884	23 573	-	110	124	53
54	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	14 265	14 979	-	63	63	54
55	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	8 998	9 496	-	40	40	55
	<b>Tenure, 2001</b>						
56	Owner occupied.....	62 638	72 025	6 787	29	32	56
57	Percent of all occupied.....	70%	68%	51%	76%	78%	57
58	Renter occupied.....	26 398	33 574	6 637	9	9	58
	<b>Race, 2001</b>						
59	White.....	74 191	85 107	8 353	33	34	59
60	Non-Hispanic.....	67 938	78 390	8 012	33	34	60
61	Hispanic.....	5 005	6 717	1 589	-	-	61
62	Black.....	10 074	12 810	2 423	3	4	62
63	Other.....	4 312	7 682	3 106	2	2	63
64	Total Hispanic.....	7 139	10 053	2 690	2	2	64

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
50	8	5	412	-	511	83	429	50
51	6	27	651	-	918	214	704	51
52	3	40	734	-	1 045	243	802	52
53	5	15	656	-	800	110	689	53
54	11	17	686	-	777	63	714	54
55	5	10	483	-	538	40	498	55
56	25	32	2 540	-	2 629	29	2 600	56
57	83%	52%	83%	-	83%	76%	83%	57
58	5	29	506	-	548	9	539	58
59	28	47	2 487	-	2 595	33	2 563	59
60	28	44	2 367	-	2 472	33	2 440	60
61	-	3	121	-	123	-	123	61
62	1	8	302	-	316	3	313	62
63	-	6	257	-	265	2	263	63
64	-	7	216	-	226	2	223	64

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 2001</b>	115 280	119 117	-	753	816	1
	<b>MULTI-UNIT STRUCTURES</b>						
2	<b>Total, 2001</b> .....	24 761	28 510	3 143	2	2	2
	<b>Stories in Structure, 2001</b> <sup>3,4</sup>						
3	1 .....	3 190	3 240	-	7	9	3
4	2 .....	11 939	12 141	-	50	54	4
5	3 .....	7 230	7 502	-	16	18	5
6	4 to 6.....	3 953	4 022	-	7	7	6
7	7 or more.....	1 677	1 695	-	2	2	7
	<b>External Building Conditions, 2001</b> <sup>4,5,6</sup>						
8	Sagging roof.....	30	626	586	-	-	8
9	Missing roofing material.....	101	1 277	1 157	-	-	9
10	Hole in roof.....	52	627	567	-	-	10
11	Missing bricks, siding, other outside wall material.....	114	1 057	930	-	-	11
12	Sloping outside walls.....	30	529	489	-	-	12
13	Broken windows.....	184	1 272	1 080	-	-	13
14	Bars on windows.....	843	2 173	1 319	-	-	14
15	Foundation crumbling or has open crack or hole.....	83	712	624	-	-	15
16	None of the Above.....	14 191	20 873	6 132	2	2	16
	<b>Rooms, 2001</b>						
17	1 room.....	271	549	267	2	2	17
18	2 rooms.....	519	1 333	796	-	-	18
19	3 rooms.....	7 255	10 571	3 115	2	2	19
20	4 rooms.....	14 574	22 744	7 651	6	6	20
21	5 rooms.....	14 496	27 752	12 305	15	15	21
22	6 rooms.....	11 844	24 499	11 873	16	17	22
23	7 rooms.....	6 181	14 759	8 075	4	4	23
24	8 rooms.....	3 502	8 501	4 615	-	-	24
25	9 rooms.....	1 372	3 933	2 367	1	2	25
26	10 rooms or more.....	1 219	3 709	2 275	-	-	26
27	Not Applicable.....	707	768	-	707	768	27
28	<b>Median</b> .....	<b>5.6</b>	<b>5.9</b>	<b>6.2</b>	<b>5.9</b>	<b>5.9</b>	28
	<b>Bedrooms, 2001</b>						
29	None.....	610	1 120	489	4	4	29
30	1 .....	11 260	14 353	2 854	2	2	30
31	2 .....	27 249	34 245	6 187	11	11	31
32	3 .....	38 561	48 257	7 992	22	23	32
33	4 or more.....	15 180	20 373	4 191	7	8	33
34	Not Applicable.....	707	768	-	707	768	34
35	<b>Median</b> .....	<b>3.0</b>	<b>3.0</b>	<b>2.9</b>	<b>3.1</b>	<b>3.1</b>	35
	<b>Complete Bathrooms, 2001</b>						
36	None.....	658	2 000	1 293	4	4	36
37	1 .....	41 971	48 095	5 659	8	8	37
38	1 and one-half.....	11 093	16 761	5 496	9	9	38
39	2 or more.....	41 295	51 493	7 107	25	28	39
40	Not applicable.....	707	768	-	707	768	40
41	<b>Median</b> .....	<b>1.7</b>	<b>1.8</b>	<b>1.8</b>	<b>2.1</b>	<b>2.1</b>	41

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	37	114	3 622	-	4 590	753	3 837	1
2	-	30	576	-	608	2	606	2
3	-	3	46	-	58	7	51	3
4	-	8	191	-	253	50	202	4
5	-	13	257	-	288	16	272	5
6	-	3	66	-	76	7	69	6
7	-	2	16	-	20	2	18	7
8	-	3	6	-	10	-	10	8
9	-	3	15	-	18	-	18	9
10	-	2	6	-	9	-	9	10
11	-	3	10	-	14	-	14	11
12	-	3	6	-	10	-	10	12
13	-	4	5	-	8	-	8	13
14	-	2	9	-	11	-	11	14
15	-	1	4	-	5	-	5	15
16	-	20	530	-	553	2	550	16
17	-	6	4	-	12	2	10	17
18	-	8	9	-	18	-	18	18
19	5	26	170	-	204	2	201	19
20	3	33	483	-	526	6	519	20
21	14	18	919	-	966	15	951	21
22	11	14	756	-	798	16	782	22
23	3	2	498	-	506	4	503	23
24	1	4	378	-	384	-	384	24
25	-	-	192	-	194	1	194	25
26	-	3	213	-	215	-	215	26
27	-	-	-	-	768	707	61	27
28	<b>5.8</b>	<b>4.5</b>	<b>6.3</b>	-	<b>6.2</b>	<b>5.9</b>	<b>6.2</b>	28
29	-	12	10	-	26	4	22	29
30	5	31	203	-	241	2	239	30
31	6	43	760	-	821	11	810	31
32	25	16	1 662	-	1 726	22	1 703	32
33	1	13	987	-	1 009	7	1 002	33
34	-	-	-	-	768	707	61	34
35	<b>3.3</b>	<b>2.2</b>	<b>3.2</b>	-	<b>3.2</b>	<b>3.1</b>	<b>3.2</b>	35
36	-	27	21	-	53	4	49	36
37	11	57	397	-	472	8	464	37
38	1	6	166	-	181	9	172	38
39	26	25	3 039	-	3 117	25	3 092	39
40	-	-	-	-	768	707	61	40
41	<b>2.3</b>	<b>1.3</b>	<b>2.4</b>	-	<b>2.4</b>	<b>2.1</b>	<b>2.4</b>	41

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
42	<b>SINGLE DETACHED AND MOBILE HOMES</b>						
	<b>Total, 2001</b> .....	75 440	81 593	3 381	38	40	42
	<b>Square Footage of Unit, 2001</b> <sup>7</sup>						
43	Less than 500.....	874	1 130	211	4	4	43
44	500 to 749.....	2 632	2 941	292	-	-	44
45	750 to 999.....	5 912	6 637	600	2	2	45
46	1,000 to 1,499.....	18 264	20 258	1 572	10	10	46
47	1,500 to 1,999.....	16 534	18 675	1 559	9	9	47
48	2,000 to 2,499.....	11 026	12 469	990	4	6	48
49	2,500 to 2,999.....	5 513	6 398	586	2	2	49
50	3,000 to 3,999.....	4 813	5 637	506	-	-	50
51	4,000 or more.....	2 429	3 023	388	6	6	51
52	<b>Median</b> .....	<b>1 691</b>	<b>1 704</b>	<b>1 717</b>	<b>1 639</b>	<b>1 694</b>	52
	<b>Lot Size, 2001</b> <sup>7,8</sup>						
53	Less than one-eighth acre.....	10 187	10 506	-	3	4	53
54	one-eighth up to one-quarter acre.....	21 668	22 325	-	12	13	54
55	one-quarter up to one-half acre.....	15 743	16 314	-	14	15	55
56	one-half up to one acre.....	10 775	11 136	-	11	13	56
57	1 to 4 acres.....	14 544	15 130	-	16	17	57
58	5-9 acres.....	2 397	2 513	-	-	-	58
59	10 acres or more.....	3 180	3 307	-	2	2	59
60	<b>Median</b> .....	<b>0.4</b>	<b>0.4</b>		<b>0.5</b>	<b>0.5</b>	60

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
42	37	63	2 669	-	2 810	38	2 772	42
43	3	4	39	-	50	4	46	43
44	3	10	5	-	17	-	17	44
45	7	7	111	-	127	2	125	45
46	7	7	408	-	432	10	422	46
47	6	8	567	-	590	9	581	47
48	7	1	442	-	457	4	453	48
49	-	-	300	-	302	2	300	49
50	-	1	318	-	319	-	319	50
51	-	4	202	-	212	6	205	51
52	<b>1 250</b>	<b>999</b>	<b>2 075</b>	-	<b>2 040</b>	<b>1 639</b>	<b>2 047</b>	52
53	14	10	293	-	322	3	319	53
54	16	17	623	-	669	12	657	54
55	2	13	555	-	585	14	571	55
56	3	6	351	-	373	11	361	56
57	2	9	574	-	602	16	586	57
58	-	1	116	-	117	-	117	58
59	1	4	123	-	130	2	128	59
60	<b>0.2</b>	<b>0.3</b>	<b>0.4</b>	-	<b>0.4</b>	<b>0.5</b>	<b>0.4</b>	60

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 2001</b>	115 280	119 117	-	753	816	1
	<b>Equipment, 2001 <sup>6,9</sup></b>						
2	Lacking complete kitchen facilities.....	1 329	5 268	3 746	6	6	2
3	With complete kitchen.....	102 800	113 081	6 697	40	42	3
4	Not Applicable.....	707	768	-	707	768	4
5	Kitchen Sink.....	109 279	117 415	4 416	44	47	5
6	Refrigerator.....	106 365	115 418	5 444	40	42	6
7	Burners and oven.....	105 457	114 614	5 513	40	42	7
8	Oven only.....	74	469	385	-	-	8
9	Neither burners nor oven.....	801	3 093	2 174	6	6	9
10	Dishwasher.....	57 570	67 043	6 305	24	26	10
11	Washing machine.....	77 926	89 672	8 572	36	38	11
12	Clothes dryer.....	74 904	86 690	8 609	38	40	12
13	Disposal in kitchen sink.....	45 096	52 825	5 252	18	19	13
14	Air Conditioning.....	80 971	94 222	9 890	27	30	14
15	Central.....	55 288	65 083	6 678	25	28	15
16	1 room unit.....	11 092	20 198	8 876	3	4	16
17	2 room units.....	3 975	8 622	4 607	-	-	17
18	3 room units or more.....	1 877	3 902	2 004	-	-	18
	<b>Main Heating Equipment, 2001</b>						
19	Warm-air furnace.....	61 732	71 665	7 380	27	28	19
20	Steam or hot water system.....	12 552	14 479	1 802	7	8	20
21	Electric heat pump.....	10 139	12 526	1 580	6	6	21
22	Built-in electric units.....	4 491	5 838	1 264	2	2	22
23	Floor, wall, or other built-in hot air.....	4 415	6 138	1 626	-	-	23
24	Room heaters with flue.....	1 266	1 767	480	4	4	24
25	Room heaters without flue.....	1 413	1 885	465	-	-	25
26	Portable electric heaters.....	380	869	488	-	-	26
27	Stoves.....	1 065	1 401	319	-	-	27
28	Fireplaces with inserts.....	91	158	65	-	-	28
29	Fireplaces without inserts.....	43	86	43	-	-	29
30	Other.....	27	444	399	-	-	30
31	None.....	406	884	440	-	-	31
32	Cooking Stove.....	76	208	128	-	-	32
33	Non-Interview.....	707	768	-	707	768	33
	<b>Plumbing, 2001 <sup>10</sup></b>						
34	With all plumbing facilities.....	106 674	115 969	5 553	44	47	34
35	Lacking some plumbing facilities.....	553	2 380	1 792	2	2	35
36	No hot piped water.....	407	1 112	671	-	-	36
37	No bathtub nor shower.....	358	862	476	2	2	37
38	No flush toilet.....	319	823	477	-	-	38
	<b>Main House Heating Fuel, 2001</b>						
39	Housing units with heating fuel.....	101 028	111 585	7 101	40	42	39
40	Electricity.....	30 750	37 117	4 727	13	13	40
41	Piped gas.....	46 114	54 706	7 170	14	15	41
42	Bottled gas.....	3 898	6 014	1 847	2	2	42
43	Fuel oil.....	9 262	10 501	1 159	9	10	43
44	Kerosene or other liquid fuel.....	525	800	262	2	2	44
45	Coal or coke.....	120	141	17	-	-	45
46	Wood.....	1 569	2 010	423	-	-	46
47	Solar energy.....	16	23	2	-	-	47
48	Other.....	35	273	233	-	-	48

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	37	114	3 622	-	4 590	753	3 837	1
2	1	39	152	-	199	6	192	2
3	36	75	3 470	-	3 624	40	3 584	3
4	-	-	-	-	768	707	61	4
5	37	92	3 589	-	3 765	44	3 721	5
6	36	78	3 492	-	3 649	40	3 609	6
7	36	77	3 529	-	3 684	40	3 645	7
8	1	3	6	-	9	-	9	8
9	-	35	83	-	124	6	118	9
10	19	28	3 120	-	3 192	24	3 168	10
11	29	34	3 109	-	3 210	36	3 175	11
12	33	41	3 101	-	3 215	38	3 177	12
13	12	18	2 446	-	2 495	18	2 477	13
14	34	68	3 256	-	3 388	27	3 361	14
15	19	36	3 059	-	3 142	25	3 117	15
16	9	27	192	-	233	3	230	16
17	3	2	34	-	40	-	40	17
18	2	3	16	-	21	-	21	18
19	25	51	2 477	-	2 580	27	2 554	19
20	-	11	112	-	132	7	125	20
21	7	7	794	-	814	6	808	21
22	-	4	79	-	85	2	83	22
23	3	8	87	-	97	-	97	23
24	-	3	18	-	25	4	21	24
25	-	5	3	-	8	-	8	25
26	-	2	-	-	2	-	2	26
27	-	1	16	-	17	-	17	27
28	-	1	-	-	1	-	1	28
29	-	-	-	-	-	-	-	29
30	-	1	17	-	18	-	18	30
31	-	21	17	-	38	-	38	31
32	2	-	2	-	4	-	4	32
33	-	-	-	-	768	707	61	33
34	37	92	3 609	-	3 785	44	3 741	34
35	-	22	13	-	37	2	35	35
36	-	22	13	-	35	-	35	36
37	-	20	8	-	30	2	28	37
38	-	19	8	-	27	-	27	38
39	33	71	3 349	-	3 496	40	3 456	39
40	20	28	1 592	-	1 652	13	1 640	40
41	12	32	1 377	-	1 436	14	1 422	41
42	-	5	265	-	272	2	270	42
43	-	4	75	-	89	9	80	43
44	1	-	13	-	16	2	13	44
45	-	-	4	-	4	-	4	45
46	-	1	17	-	18	-	18	46
47	-	-	4	-	4	-	4	47
48	-	1	4	-	5	-	5	48

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 1999</b> .....	115 280	119 117	-	753	816	1
	<b>Selected Amenities, 2001 <sup>6</sup></b>						
2	Porch, deck, balcony, or patio.....	84 608	97 694	9 949	38	40	2
3	Usable fireplace.....	29 933	37 378	5 733	10	13	3
4	Separate dining room.....	35 134	54 069	17 151	21	23	4
5	With 2 or more living rooms or recreation rooms.....	5 541	14 156	7 987	3	4	5
6	Garage or carport included with home.....	58 499	69 629	8 579	27	30	6
7	Not included.....	40 716	48 510	6 571	19	19	7
8	Offstreet Parking included.....	30 476	39 269	7 711	15	15	8
	<b>Owner or Manager on Property, 2001</b>						
9	Rental, multiunit.....	17 195	21 044	3 535	2	2	9
10	Owner or manager lives on property.....	5 092	8 324	3 115	2	2	10
11	Neither owner nor manager lives on property.....	8 863	12 720	3 661	-	-	11
	<b>Selected Deficiencies, 2001 <sup>6</sup></b>						
12	Holes in floors.....	203	1 717	1 483	-	-	12
13	Open cracks or holes (interior).....	1 437	6 776	5 221	2	2	13
14	Broken plaster or peeling paint (interior).....	587	3 232	2 602	-	-	14
15	Exposed wiring.....	14	619	591	-	-	15
16	No electrical wiring.....	49	198	129	-	-	16
17	Rooms without electrical outlets.....	189	1 610	1 381	2	2	17
	<b>Description of Area Within 300 Feet, 2001 <sup>6</sup></b>						
18	Single family detached houses.....	10 977	16 941	5 696	2	2	18
19	Single family attached or 1 to 3 story.....	2 348	6 910	4 370	-	-	19
20	4 to 6 story multiunit.....	11 943	18 542	6 176	2	2	20
21	7 stories or more multiunit.....	1 460	2 763	1 259	-	-	21
22	Mobile Homes.....	290	976	662	-	-	22
23	Residential parking lots.....	9 784	15 760	5 613	-	-	23
24	Commercial, institutional, or industrial.....	9 037	14 819	5 493	2	2	24
25	Body of water.....	1 961	4 098	1 957	-	-	25
26	Open space, park, farm, or ranch.....	3 557	7 931	4 146	2	2	26
27	4+ lane highway, railroad, or airport.....	2 370	5 955	3 433	-	-	27
	<b>Other Buildings Vandalized or With Interior Exposed, 2001</b>						
28	None.....	19 524	25 106	5 032	-	-	28
29	1 building.....	96	790	684	-	-	29
30	More than 1 building.....	232	997	761	2	2	30
31	No buildings within 300 feet.....	82	784	680	-	-	31
32	Not reported.....	-	24	22	-	-	32
	<b>Bars on Windows of Buildings, 2001</b>						
33	With other buildings within 300 ft.....	20 752	26 073	4 782	2	2	33
34	No bars on windows.....	16 121	22 490	5 852	-	-	34
35	1 building with bars.....	51	546	495	-	-	35
36	2 or more buildings with bars.....	1 222	3 037	1 793	2	2	36
	<b>OCCUPIED UNITS</b>						
37	<b>Total, 2001</b> .....	94 047	105 599	8 413	38	40	37
	<b>Water Supply Stoppage, 2001</b>						
38	With hot and cold piped water.....	93 699	105 324	8 487	38	40	38
39	No stoppage in last 3 months.....	84 694	100 198	12 495	38	40	39
40	With stoppage in last 3 months.....	464	4 040	3 469	-	-	40
41	No stoppage lasting 6 hours or more.....	88	1 615	1 491	-	-	41
42	1 time lasting 6 hours or more.....	53	1 574	1 475	-	-	42
43	2 times.....	10	450	422	-	-	43
44	3 times.....	2	141	139	-	-	44
45	4 times or more.....	11	130	118	-	-	45
46	Number of times not reported.....	5	101	93	-	-	46
47	Stoppage not reported.....	6	254	248	-	-	47

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	37	114	3 622	-	4 590	753	3 837	1
2	28	63	3 044	-	3 175	38	3 137	2
3	4	16	1 689	-	1 722	10	1 712	3
4	15	27	1 739	-	1 805	21	1 784	4
5	3	3	620	-	630	3	627	5
6	12	14	2 523	-	2 579	27	2 552	6
7	25	98	1 099	-	1 242	19	1 223	7
8	22	55	1 005	-	1 097	15	1 082	8
9	-	8	305	-	315	2	313	9
10	-	1	116	-	119	2	117	10
11	-	7	189	-	196	-	196	11
12	1	13	16	-	31	-	31	12
13	2	32	83	-	119	2	117	13
14	1	10	32	-	43	-	43	14
15	-	2	12	-	14	-	14	15
16	-	5	15	-	20	-	20	16
17	-	13	27	-	42	2	40	17
18	-	19	249	-	270	2	268	18
19	-	8	184	-	192	-	192	19
20	-	13	410	-	425	2	423	20
21	-	6	39	-	44	-	44	21
22	-	1	23	-	24	-	24	22
23	-	13	350	-	363	-	363	23
24	-	24	266	-	292	2	290	24
25	-	3	177	-	181	-	181	25
26	-	3	226	-	231	2	229	26
27	-	3	148	-	151	-	151	27
28	-	22	528	-	550	-	550	28
29	-	1	9	-	10	-	10	29
30	-	1	3	-	6	2	4	30
31	-	-	21	-	21	-	21	31
32	-	1	-	-	1	-	1	32
33	-	27	513	-	541	2	539	33
34	-	20	498	-	517	-	517	34
35	-	-	-	-	-	-	-	35
36	-	7	15	-	24	2	22	36
37	30	60	3 047	-	3 177	38	3 139	37
38	30	60	3 047	-	3 176	38	3 138	38
39	27	56	2 924	-	3 047	38	3 009	39
40	3	4	100	-	107	-	107	40
41	2	2	32	-	36	-	36	41
42	-	2	45	-	46	-	46	42
43	-	-	19	-	19	-	19	43
44	1	-	-	-	1	-	1	44
45	-	-	1	-	1	-	1	45
46	-	-	3	-	3	-	3	46
47	-	-	-	-	-	-	-	47

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

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
<b>Sewage Disposal Breakdowns, 2001</b>							
48	With public sewer.....	71 267	83 064	9 554	23	25	48
49	No breakdowns in last 3 months.....	68 784	81 612	10 596	23	25	49
50	With breakdowns in last 3 months.....	82	1 452	1 360	-	-	50
51	No breakdowns lasting 6 hours or more.....	8	554	543	-	-	51
52	1 time lasting 6 hours or more.....	9	634	621	-	-	52
53	2 times.....	2	105	103	-	-	53
54	3 times.....	-	62	63	-	-	54
55	4 times or more.....	-	42	40	-	-	55
56	Number of times not reported.....	-	55	52	-	-	56
57	With septic tank or cesspool.....	18 875	22 464	2 693	15	15	57
58	No breakdowns in last 3 months.....	18 308	22 122	2 932	15	15	58
59	With breakdowns in last 3 months.....	10	342	318	-	-	59
60	No breakdowns lasting 6 hours or more.....	- 1	119	117	-	-	60
61	1 time lasting 6 hours or more.....	4	168	161	-	-	61
62	2 times.....	-	15	12	-	-	62
63	3 times.....	-	3	-	-	-	63
64	4 times or more.....	-	10	10	-	-	64
65	Number of times not reported.....	-	27	25	-	-	65
<b>Heating Problems, 2001</b>							
66	With heating equipment and occupied last winter.....	74 952	92 567	15 519	33	34	66
67	Not uncomfortably cold for 24 hours or more last winter.....	65 928	85 612	17 680	28	30	67
68	Uncomfortably cold for 24 hours or more last winter.....	1 202	6 954	5 662	4	4	68
69	Equipment breakdowns.....	74 952	92 567	15 519	33	34	69
70	No breakdowns lasting 6 hours or more.....	2	132	131	-	-	70
71	1 time lasting 6 hours or more.....	39	1 228	1 168	-	-	71
72	2 times.....	15	372	357	-	-	72
73	3 times.....	7	174	167	-	-	73
74	4 times or more.....	8	168	157	-	-	74
75	Number of times not reported.....	3	251	248	-	-	75
<b>Overall Opinion of Structure</b>							
76	1 (worst).....	44	528	484	-	-	76
77	2.....	14	332	316	-	-	77
78	3.....	34	787	743	-	-	78
79	4.....	103	1 223	1 111	-	-	79
80	5.....	1 098	6 015	4 851	-	-	80
81	6.....	643	5 516	4 794	-	-	81
82	7.....	2 994	14 548	11 277	13	13	82
83	8.....	9 780	29 193	18 750	6	6	83
84	9.....	3 547	15 561	11 390	-	-	84
85	10 (best).....	12 946	28 245	13 990	16	17	85
<b>Selected Physical Problems, 2001 <sup>6</sup></b>							
86	Selected physical problems.....	200	1 837	1 633	-	-	86
87	Plumbing.....	165	1 388	1 223	-	-	87
88	Heating.....	23	342	316	-	-	88
89	Electric.....	-	13	13	-	-	89
90	Upkeep.....	4	106	102	-	-	90
91	Hallways.....	-	17	17	-	-	91
92	Moderate physical problems.....	1 568	4 330	2 740	-	-	92
93	Plumbing.....	1	168	164	-	-	93
94	Heating.....	1 229	1 519	288	-	-	94
95	Upkeep.....	162	1 415	1 245	-	-	95
96	Hallways.....	2	54	52	-	-	96
97	Kitchen.....	121	1 361	1 231	-	-	97

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
48	23	45	2 172	-	2 266	23	2 243	48
49	23	44	2 163	-	2 255	23	2 232	49
50	-	1	9	-	11	-	11	50
51	-	1	1	-	2	-	2	51
52	-	-	4	-	4	-	4	52
53	-	-	-	-	-	-	-	53
54	-	-	-	-	-	-	-	54
55	-	-	2	-	2	-	2	55
56	-	-	3	-	3	-	3	56
57	6	15	874	-	910	15	895	57
58	6	15	860	-	896	15	881	58
59	-	-	14	-	14	-	14	59
60	-	-	3	-	3	-	3	60
61	-	-	4	-	4	-	4	61
62	-	-	3	-	3	-	3	62
63	-	-	3	-	3	-	3	63
64	-	-	-	-	-	-	-	64
65	-	-	3	-	3	-	3	65
66	20	40	2 034	-	2 128	33	2 096	66
67	20	39	1 945	-	2 033	28	2 005	67
68	-	1	90	-	95	4	91	68
69	20	40	2 034	-	2 128	33	2 096	69
70	-	-	-	-	-	-	-	70
71	-	-	21	-	21	-	21	71
72	-	-	-	-	-	-	-	72
73	-	-	-	-	-	-	-	73
74	-	-	3	-	3	-	3	74
75	-	-	-	-	-	-	-	75
76	-	-	-	-	-	-	-	76
77	-	-	2	-	2	-	2	77
78	-	-	11	-	11	-	11	78
79	2	2	5	-	9	-	9	79
80	-	9	57	-	66	-	66	80
81	2	6	70	-	78	-	78	81
82	2	9	266	-	289	13	277	82
83	2	13	648	-	669	6	663	83
84	9	5	609	-	624	-	624	84
85	12	10	1 285	-	1 324	16	1 308	85
86	-	1	3	-	3	-	3	86
87	-	1	-	-	1	-	1	87
88	-	-	3	-	3	-	3	88
89	-	-	-	-	-	-	-	89
90	-	-	-	-	-	-	-	90
91	-	-	-	-	-	-	-	91
92	-	5	17	-	21	-	21	92
93	-	-	3	-	3	-	3	93
94	-	2	-	-	2	-	2	94
95	-	1	7	-	8	-	8	95
96	-	-	-	-	-	-	-	96
97	-	2	7	-	10	-	10	97

**Table 5. Household Composition - Occupied Units (Additions)**

(Numbers in thousands. - means not applicable, sample too small, zero, or rounds to zero. For additional information on column headings, see Appendix.)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 2001</b> .....	153 540	270 081	107 897	119	133	1
2	<b>Population in housing units, 2001</b> .....	64 005	105 599	38 455	38	40	2
	<b>Persons, 2001</b> <sup>11</sup>						
3	1 person.....	18 370	27 251	8 400	4	4	3
4	2 persons.....	22 935	34 811	10 724	11	11	4
5	3 persons.....	8 503	17 014	7 934	7	9	5
6	4 persons.....	9 124	15 766	6 034	9	11	6
7	5 persons.....	3 563	6 877	3 072	2	2	7
8	6 persons.....	1 097	2 436	1 279	2	2	8
9	7 persons or more.....	414	1 443	1 011	2	2	9
10	<b>Median</b> .....	<b>2.6</b>	<b>2.7</b>	<b>3.0</b>	<b>3.5</b>	<b>3.6</b>	10
	<b>Number of Single Children Under 18 Years Old, 2001</b>						
11	None.....	59 445	73 935	12 631	18	19	11
12	1.....	6 883	15 178	7 704	6	6	12
13	2.....	5 494	11 198	5 215	9	10	13
14	3.....	1 507	3 816	2 135	2	2	14
15	4.....	363	1 048	669	2	2	15
16	5.....	79	257	172	-	-	16
17	6 or more.....	55	168	108	-	-	17
18	<b>Median</b> .....	<b>0.6</b>	<b>0.7</b>	<b>1.2</b>	<b>1.1</b>	<b>1.1</b>	18
	<b>Age of Householder, 2001</b>						
19	Under 25 years.....	239	6 004	5 498	2	2	19
20	25 to 29.....	244	7 795	7 143	4	4	20
21	30 to 34.....	223	10 250	9 432	4	4	21
22	35 to 44.....	336	23 675	22 556	8	8	22
23	45 to 54.....	254	21 736	21 026	5	6	23
24	55 to 64.....	137	14 113	13 632	7	9	24
25	65 to 74.....	86	10 867	10 609	4	4	25
26	75 years and over.....	310	11 159	10 734	2	2	26
27	<b>Median</b> .....	<b>41</b>	<b>47</b>	<b>47</b>	<b>44</b>	<b>47</b>	27
	<b>Years of School Completed by Householder, 2001</b>						
28	No school years completed.....	149	309	158	-	-	28
	Elementary:						
29	less than 8 years.....	1 741	2 742	955	2	2	29
30	8 years.....	2 443	3 596	1 097	2	2	30
	High School:						
31	1 to 3 years.....	7 109	12 995	5 595	4	4	31
32	4 years.....	23 131	32 855	8 938	12	13	32
	College:						
33	1 to 3 years.....	16 470	25 792	8 465	11	11	33
34	4 years or more.....	20 019	27 310	6 190	7	8	34
35	<b>Median</b> .....	<b>13.1</b>	<b>13.0</b>	<b>12.9</b>	<b>12.9</b>	<b>12.9</b>	35
	<b>Year Householder Moved Into Unit, 2001</b>						
36	2000 to 2001.....	- 125	23 257	20 924	12	13	36
37	1995 to 1999.....	4 309	4 658	346	-	-	37
38	1990 to 1994.....	14 218	15 134	885	2	2	38
39	1985 to 1989.....	8 852	9 404	536	2	2	39
40	1980 to 1984.....	4 842	5 262	403	1	2	40
41	1975 to 1979.....	5 436	5 751	311	-	-	41
42	1970 to 1974.....	3 820	4 064	243	-	-	42
43	1960 to 1969.....	4 826	5 078	241	-	-	43
44	1950 to 1959.....	2 778	2 928	151	2	2	44
45	1940 to 1949.....	828	900	72	-	-	45
46	1939 or earlier.....	305	320	14	-	-	46
47	Not applicable.....	24 379	28 843	3 866	19	19	47
48	<b>Median</b> .....	<b>1 988</b>	<b>1 993</b>	<b>2 001</b>	<b>2 001</b>	<b>2 001</b>	48

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	74	132	8 431	-	8 768	119	8 650	1
2	30	60	3 047	-	3 177	38	3 139	2
3	9	23	449	-	486	4	481	3
4	10	16	1 126	-	1 163	11	1 152	4
5	4	12	559	-	584	7	577	5
6	2	6	600	-	618	9	608	6
7	5	2	235	-	244	2	242	7
8	-	-	61	-	62	2	61	8
9	-	1	16	-	20	2	18	9
10	<b>2.6</b>	<b>2.4</b>	<b>3.0</b>	-	<b>2.9</b>	<b>3.5</b>	<b>2.9</b>	10
11	21	47	1 789	-	1 876	18	1 858	11
12	2	8	581	-	598	6	591	12
13	1	4	483	-	499	9	490	13
14	5	2	166	-	176	2	174	14
15	-	-	16	-	18	2	16	15
16	-	-	6	-	6	-	6	16
17	-	-	4	-	4	-	4	17
18	<b>0.7</b>	<b>0.6</b>	<b>0.9</b>	-	<b>0.8</b>	<b>1.1</b>	<b>0.8</b>	18
19	4	10	253	-	268	2	266	19
20	2	3	403	-	412	4	408	20
21	2	9	583	-	598	4	594	21
22	5	18	760	-	792	8	783	22
23	1	10	444	-	462	5	456	23
24	14	6	323	-	352	7	344	24
25	1	3	167	-	176	4	171	25
26	-	2	113	-	118	2	116	26
27	<b>55</b>	<b>39</b>	<b>38</b>	-	<b>39</b>	<b>44</b>	<b>38</b>	27
28	-	-	3	-	3	-	3	28
29	2	4	39	-	48	2	45	29
30	-	1	55	-	58	2	56	30
31	4	3	284	-	296	4	291	31
32	13	18	753	-	797	12	786	32
33	6	11	840	-	867	11	857	33
34	4	23	1 072	-	1 108	7	1 101	34
35	<b>12.7</b>	<b>13.7</b>	<b>13.9</b>	-	<b>13.9</b>	<b>12.9</b>	<b>13.9</b>	35
36	18	28	2 409	-	2 469	12	2 457	36
37	-	-	3	-	3	-	3	37
38	-	8	24	-	34	2	32	38
39	-	6	10	-	18	2	16	39
40	-	6	10	-	18	1	17	40
41	-	-	5	-	5	-	5	41
42	-	-	-	-	-	-	-	42
43	-	1	9	-	10	-	10	43
44	-	-	-	-	2	2	-	44
45	-	-	-	-	-	-	-	45
46	-	-	-	-	-	-	-	46
47	11	11	576	-	618	19	599	47
48	<b>2 001</b>	<b>2 001</b>	<b>2 001</b>	-	<b>2 001</b>	<b>2 001</b>	<b>2 001</b>	48

**Table 6- Financial Characteristics - All Housing Units (Additions)**

(Numbers in thousands- - means not applicable, sample too small, zero, or rounds to zero- For additional information on column headings, see Appendix)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
1	<b>Total, 2001</b> .....	115 280	119 117	-	753	816	-
	<b>Monthly Housing Costs, 2001</b>						
2	Less than \$100.....	117	790	648	-	-	2
3	\$100 to \$199.....	1 861	4 922	2 923	2	2	3
4	\$200 to \$249.....	742	3 950	3 114	-	-	4
5	\$250 to \$299.....	742	3 957	3 134	2	2	5
6	\$300 to \$349.....	519	3 786	3 197	2	2	6
7	\$350 to \$399.....	337	3 193	2 801	2	2	7
8	\$400 to \$449.....	275	2 852	2 506	-	-	8
9	\$450 to \$499.....	192	2 417	2 148	2	2	9
10	\$500 to \$599.....	975	5 028	3 946	4	4	10
11	\$600 to \$699.....	898	4 631	3 620	2	2	11
12	\$700 to \$799.....	765	4 413	3 535	-	-	12
13	\$800 to \$999.....	2 425	7 886	5 191	2	2	13
14	\$1,000 to \$1,249.....	2 405	7 659	4 900	5	6	14
15	\$1,250 to \$1,499.....	1 394	5 475	3 813	-	-	15
16	\$1,500 or more.....	5 468	11 065	4 832	5	6	16
17	No cash rent.....	756	1 967	1 185	-	-	17
18	Mortgage payment not reported.....	20 609	28 806	7 611	10	10	18
19	<b>Median</b> .....	<b>1 009</b>	<b>733</b>	<b>636</b>	<b>599</b>	<b>650</b>	<b>19</b>
	<b>Median Monthly Housing Costs for Owners, 2001</b>						
20	<b>Monthly costs including all mortgages plus maintenance costs</b>	<b>786</b>	<b>666</b>	<b>624</b>	<b>699</b>	<b>774</b>	<b>20</b>
21	<b>Monthly costs excluding 2nd and subsequent mortgages and maintenance costs</b>	<b>989</b>	<b>728</b>	<b>640</b>	<b>599</b>	<b>1 034</b>	<b>21</b>
	<b>Annual Taxes Paid Per \$1000 Value, 2001</b>						
22	Less than \$5.....	5 181	13 045	7 077	9	9	22
23	\$5 to \$9.....	8 665	20 192	10 872	9	9	23
24	\$10 to \$14.....	5 744	14 853	8 681	6	9	24
25	\$15 to \$19.....	2 394	9 377	6 737	4	4	25
26	\$20 to \$24.....	956	4 005	2 941	2	2	26
27	\$25 or more.....	2 398	6 101	3 524	-	-	27
28	<b>Median</b> .....	<b>8</b>	<b>10</b>	<b>11</b>	<b>8</b>	<b>8</b>	<b>28</b>
	<b>Property Value, 2001 <sup>12</sup></b>						
29	Less than \$10,000.....	790	1 601	751	-	-	29
30	10,000 to \$19,999.....	666	1 434	687	-	-	30
31	20,000 to 29,999.....	566	1 714	1 064	-	-	31
32	30,000 to 39,999.....	522	1 772	1 179	-	-	32
33	40,000 to 49,999.....	762	2 368	1 562	-	-	33
34	50,000 to 59,999.....	753	2 849	2 063	-	-	34
35	60,000 to 69,999.....	972	3 690	2 654	2	2	35
36	70,000 to 79,999.....	996	4 216	3 154	2	2	36
37	80,000 to 99,999.....	3 392	8 455	4 932	2	2	37
38	100,000 to 119,999.....	1 858	6 445	4 445	4	4	38
39	120,000 to 149,999.....	3 299	9 114	5 500	7	9	39
40	150,000 to 199,999.....	3 860	10 215	5 827	6	6	40
41	200,000 to 249,000.....	1 422	5 804	4 042	3	4	41
42	250,000 to 299,999.....	738	3 768	2 781	2	2	42
43	300,000 or more.....	4 055	8 580	4 133	-	-	43
44	<b>Median</b> .....	<b>129 534</b>	<b>124 834</b>	<b>119 531</b>	<b>137 142</b>	<b>138 333</b>	<b>44</b>

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	37	114	3 622	-	4 590	753	3 837	1
2	-	-	25	-	25	-	25	2
3	-	4	135	-	141	2	139	3
4	3	3	88	-	94	-	94	4
5	1	3	77	-	84	2	81	5
6	4	3	63	-	71	2	69	6
7	-	-	55	-	57	2	55	7
8	4	1	66	-	71	-	71	8
9	-	3	74	-	80	2	78	9
10	-	-	107	-	112	4	107	10
11	1	-	112	-	115	2	113	11
12	2	4	107	-	113	-	113	12
13	9	6	254	-	271	2	269	13
14	-	2	350	-	359	5	353	14
15	-	-	267	-	267	-	267	15
16	-	3	760	-	769	5	764	16
17	2	2	22	-	26	-	26	17
18	10	16	560	-	596	10	586	18
19	<b>699</b>	<b>499</b>	<b>1 084</b>	-	<b>1 065</b>	<b>599</b>	<b>1 069</b>	19
20	<b>439</b>	<b>599</b>	<b>1 018</b>	-	<b>996</b>	<b>699</b>	<b>998</b>	20
21	<b>449</b>	<b>483</b>	<b>1 094</b>	-	<b>1 075</b>	<b>599</b>	<b>1 077</b>	21
22	7	1	779	-	796	9	787	22
23	9	11	635	-	663	9	655	23
24	3	7	416	-	435	6	429	24
25	-	3	243	-	250	4	246	25
26	2	-	106	-	111	2	109	26
27	4	4	172	-	179	-	179	27
28	7	11	7	-	8	8	8	28
29	1	2	56	-	60	-	60	29
30	3	-	77	-	81	-	81	30
31	4	2	79	-	85	-	85	31
32	-	1	69	-	71	-	71	32
33	4	1	40	-	44	-	44	33
34	-	2	31	-	32	-	32	34
35	3	5	56	-	66	2	64	35
36	-	3	64	-	69	2	67	36
37	-	5	126	-	133	2	131	37
38	10	1	132	-	147	4	143	38
39	-	1	313	-	322	7	315	39
40	-	2	525	-	534	6	528	40
41	-	1	338	-	343	3	340	41
42	-	4	245	-	251	2	249	42
43	-	2	391	-	392	-	392	43
44	<b>61 667</b>	<b>79 999</b>	<b>171 714</b>	-	<b>169 194</b>	<b>137 142</b>	<b>169 697</b>	44

**Table 6- Financial Characteristics - All Housing Units (Additions)**

(Numbers in thousands- - means not applicable, sample too small, zero, or rounds to zero- For additional information on column headings, see Appendix)

	Characteristics	Present in 99	Present in 01	Changed in characteristic	99 units affected by conversion /merger	01 units resulting from conversion /merger	
45	<b>OCCUPIED UNITS</b>						
	<b>Total, 2001</b> .....	94 047	105 599	8 413	38	40	45
	<b>Household Income, 2001</b>						
46	Less than \$5,000.....	794	5 734	4 812	-	-	46
47	\$5,000 to \$9,999.....	1 754	6 160	4 313	-	-	47
48	\$10,000 to \$14,999.....	1 550	7 029	5 385	2	2	48
49	\$15,000 to \$19,999.....	1 100	6 728	5 478	-	-	49
50	\$20,000 to \$24,999.....	1 108	6 995	5 748	2	2	50
51	\$25,000 to \$29,999.....	844	6 951	5 995	9	9	51
52	\$30,000 to \$34,999.....	824	6 961	5 934	6	6	52
53	\$35,000 to \$39,999.....	550	5 589	4 906	2	2	53
54	\$40,000 to \$49,999.....	1 665	9 762	7 795	4	4	54
55	\$50,000 to \$59,999.....	1 284	8 332	6 786	-	-	55
56	\$60,000 to \$79,999.....	3 052	13 022	9 506	5	6	56
57	\$80,000 to \$99,999.....	1 340	8 042	6 292	4	4	57
58	\$100,000 to \$119,999.....	531	4 450	3 732	2	2	58
59	\$120,000 or more.....	3 426	9 845	5 958	1	2	59
60	<b>Median</b> .....	<b>48 329</b>	<b>40 669</b>	<b>38 724</b>	<b>34 582</b>	<b>36 250</b>	60
	<b>Income Sources of Families and Primary Individuals, 2001</b>						
61	Wages and salaries	57 882	75 533	15 158	30	32	61
62	Wages and salaries were majority of income	34 551	53 723	17 409	16	17	62
63	2 or more people each earned over 20% of wages and salaries	20 356	36 334	14 663	21	21	63
64	Business, farm or ranch	4 188	10 408	5 894	8	8	64
65	Social security or pensions	21 127	28 987	7 394	9	11	65
66	Interest or dividend(s)	18 625	34 300	14 589	3	4	66
67	Rental income	2 604	6 222	3 447	-	-	67
68	With lodgers	21	113	89	-	-	68
69	Welfare or SSI	1 757	5 061	3 221	4	4	69
70	Alimony or child support	1 572	4 848	3 077	2	2	70
71	Other	752	6 685	5 748	2	2	71
	<b>Amount of Savings and Investments, 2001</b>						
72	Income of \$25,000 or less	22 059	36 120	13 362	9	9	72
73	No savings or investments	11 849	24 280	11 933	4	4	73
74	\$20,000 or less	1 718	7 449	5 620	4	4	74
75	More than \$20,000	782	3 471	2 613	-	-	75
	<b>Food Stamps, 2001</b>						
76	Family members received food stamps	1 893	4 602	2 642	2	2	76
77	Did not receive food stamps	15 725	31 519	15 162	6	6	77

Components of Inventory Change: 1999-2001

	01 mobile homes moved in	01 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	30	60	3 047	-	3 177	38	3 139	45
46	-	4	124	-	128	-	128	46
47	4	2	88	-	94	-	94	47
48	9	9	75	-	95	2	93	48
49	4	1	145	-	150	-	150	49
50	-	5	133	-	141	2	139	50
51	1	12	99	-	121	9	112	51
52	-	-	203	-	210	6	203	52
53	7	3	123	-	135	2	133	53
54	-	2	300	-	306	4	302	54
55	4	4	254	-	262	-	262	55
56	-	5	459	-	470	5	465	56
57	-	1	408	-	413	4	409	57
58	-	8	180	-	189	2	187	58
59	-	5	455	-	462	1	462	59
60	<b>16 875</b>	<b>28 958</b>	<b>59 172</b>	-	<b>57 938</b>	<b>34 582</b>	<b>58 224</b>	60
61	18	50	2 424	-	2 524	30	2 493	61
62	12	39	1 711	-	1 778	16	1 762	62
63	7	17	1 290	-	1 335	21	1 314	63
64	3	12	311	-	335	8	326	64
65	9	5	450	-	475	9	465	65
66	10	16	1 058	-	1 089	3	1 086	66
67	-	5	166	-	171	-	171	67
68	-	1	3	-	4	-	4	68
69	3	6	75	-	87	4	83	69
70	7	1	191	-	201	2	199	70
71	-	2	182	-	187	2	184	71
72	18	26	655	-	707	9	699	72
73	14	21	464	-	503	4	498	73
74	1	4	105	-	115	4	110	74
75	3	1	73	-	77	-	77	75
76	7	2	58	-	69	2	67	76
77	11	24	597	-	638	6	632	77

# **Components of Inventory Change: 1999-2001**

## *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 are 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.

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: 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

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.

**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, win-

dows, 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

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.

*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

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.

**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.

*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.

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

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.

teristics 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.

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. 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) individu-

ally 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 uncashed 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 charac-

**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 uses indoor and outdoor coils, a compressor, and a refrigerant to pump heat in 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 heat-

ers 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

*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 service 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 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.

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.

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

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

**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

**Formula summary**

*How columns total for additions:*

<b>Present in early year =</b>	Present in later year + Changed in characteristic + Net change
<b>Net change =</b>	Total additions - Total loss
<b>Total additions =</b>	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
<b>Total losses =</b>	Early year units affected by conversion/merger

**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.

**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:*

<b>Present in early year =</b>	Present in later year + Changed in characteristic + Net change
<b>Net change =</b>	Total additions - Total loss
<b>Total additions =</b>	Later year units resulting from conversion/merger
<b>Total losses =</b>	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.*

*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.

## 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*

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

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.

## 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 to 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: