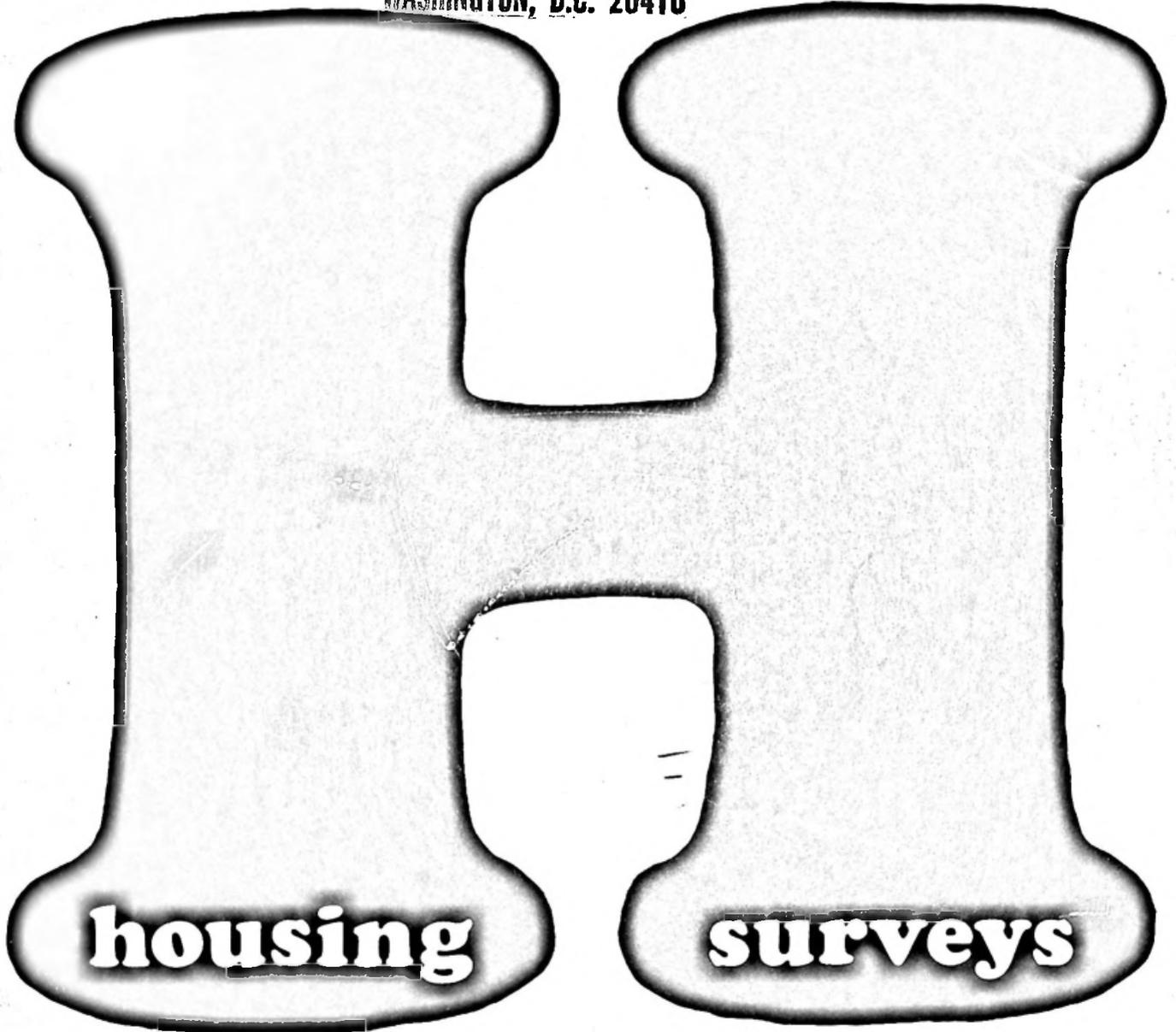


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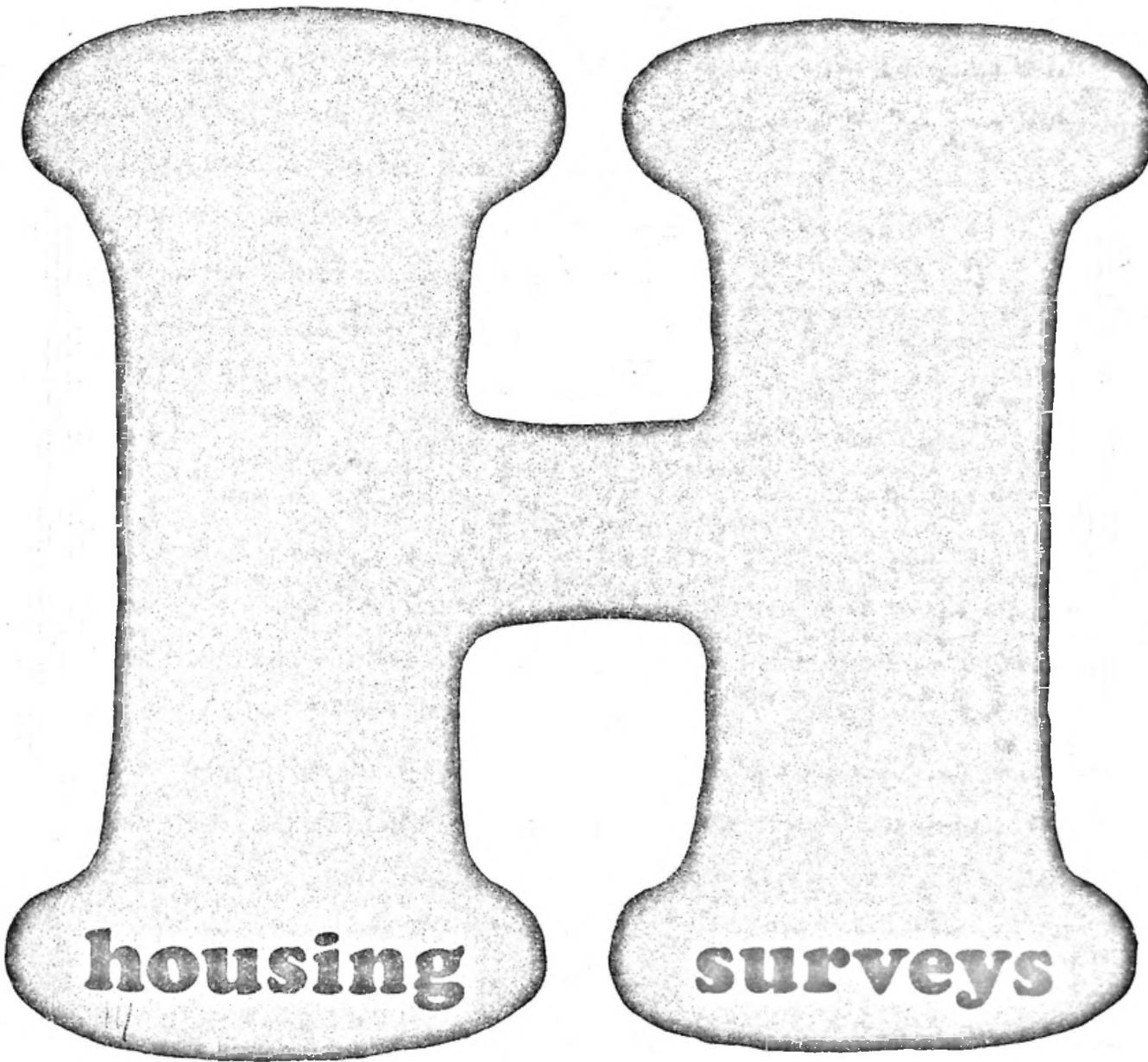
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# parts 1 and 2

Occupants of New Housing Units  
Mobile Homes and the Housing Supply

U.S. Department of Housing and Urban Development



**housing**

**surveys**

**parts 1 and 2**

**Occupants of New Housing Units  
Mobile Homes and the Housing Supply**

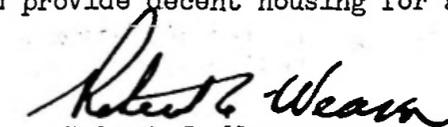
**U.S. Department of Housing and Urban Development**

## FOREWORD

The analyses of two innovative surveys of housing market developments presented in this publication appear at a most appropriate time. As the Nation embarks upon the realization of a housing goal proposed by the President and adopted by the Congress in 1968, it is essential that we have measures of progress within the framework of the ten-year program projected for achievement of the national housing goal.

Both the Survey of Occupants of New Housing Units and the Mobile Homes Survey provide information on the types of households whose needs are being met through the operation of market forces. The data and analyses identify two channels for the provision of housing which apparently serve segments of the market that are more complementary than identical. They point out the features of new conventional housing and of mobile homes which serve families of different income, age and size composition, and geographic location. The information derived thus indicates not only the housing needs that are being met but the market categories in which there is an effective demand for different types of housing.

The two housing surveys are introduced for the first time as elements in the current market activity data program of the Department of Housing and Urban Development which contracted with the Department of Commerce for the conduct of the surveys by the Bureau of the Census. The program is intended to develop and perfect data that can be used in the analysis of how housing markets function in response to the housing needs of the country and to assist HUD in formulating its policies and programs. By instituting such surveys on a regular continuing basis, it will be possible to formulate policies and programs that can fill the gaps in our housing supply and provide decent housing for all American families.

  
Robert C. Weaver

## ACKNOWLEDGMENTS

The analysis of the Survey of Occupants of New Housing Units was prepared by Warren A. Lasko.

The analysis of the Mobile Homes Survey was prepared by Theodore H. Levin.

Both authors are staff members of the Office of Economic and Market Analysis in the Office of the Deputy Under Secretary.

The reports were prepared under the supervision of Henry B. Schechter, Director of the Office of Economic and Market Analysis. A former Assistant Director, Ramsay Wood, provided valuable assistance in the formulation of both projects and Sol Ackerman, presently an Assistant Director, recommended revisions of the Mobile Homes Survey analysis.

The analyses, for which the Department of Housing and Urban Development is wholly responsible, are based on surveys conducted by the Department of Commerce, Bureau of the Census. The survey work was under the supervision of Arthur F. Young, Chief of the Housing Division of the Census Bureau. Staff members who worked on the Survey of New Housing Units are Alexander C. Findlay and Betty Kent, and staff members who worked on the Survey of Mobile Homes are Nathan Krevor and Edward Montfort.

## Part 1 Occupants of New Housing Units

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Introduction

The nation's constantly expanding need for quality housing is satisfied largely through the construction of new units. New units, however, do not directly serve the housing needs of most newly formed households, nor of most households that move. New housing tends to be more expensive than available existing units, and so it tends to serve relatively higher income households and, among these, the households desiring the particular amenities that new units may offer. Many households never move into a new unit. Either because their incomes are too low to afford a new home, or because they prefer the styles and locations of existing units, or perhaps because new units are not readily available, many mobile households either by choice or by constraint will move to existing dwellings.

In order to learn in detail what groups of households are served by new housing, the Department of Housing and Urban Development contracted to have the Bureau of the Census select a sample and collect data describing the occupants of new housing units and the characteristics of their present and former housing. Utilizing data derived from the resulting Survey of the Occupants of New Housing Units (SONU), HUD undertook and is responsible for the analysis of new unit occupants which is presented in this report.<sup>1/</sup>

The survey provides information about the occupants of newly constructed housing units, characteristics of the new units, and characteristics of units occupied previously. It, therefore, serves to identify and describe some of the

<sup>1/</sup> A complementary survey was conducted of the occupants of new mobile homes. Results of the Survey of New Mobile Homes are being made available together with this report.

linkages between new housing and the rest of the housing market. It highlights the types of households that move into new housing, the relative frequency of their moves, and the characteristics of the housing from which they moved. There is information, too, on changes in household and occupancy characteristics accompanying the move to a new unit; this information aids in gaining an improved understanding of the reasons for the move. Finally, by noting the characteristics of units left behind, much is learned of the supply of dwellings being made available to households who are in the market for existing housing.

Certain findings stand out for their housing and urban development policy implications: (1) More than half of the households occupying new single-family homes had owned their former home, indicating the interdependence of the new and existing single-family home markets. (2) More than two-thirds of all new single-family home occupants were families with at least one child, reflecting the considerable influence the presence of children has on the decision to undertake home ownership. Given the presence of children, the desire for home ownership remains a strong underlying element in the market. It is the leading reason given by former renters for buying a home. (3) Occupants of new rental units, in contrast, include large numbers of newly formed households as well as older, former owner households. The majority here, too, are families. The former owners in new rental housing include a large number of one-person, female households. (4) Nonwhite households appear in new units relatively less frequently than they do in the entire population, but are nonetheless significantly represented among the occupants of new rental units. (5) An overwhelming proportion of both owners and renters of new units travel to work by car, indicating the lack of established public transportation to areas of new construction. (6) Among both owners and renters of new units there were relatively few households with earnings below \$6,000, though at

the time of the survey more than one-third of the households in the nation had incomes below \$6,000.

The SONU sample was a subsample of all housing units selected for the Housing Starts Survey.<sup>2/</sup> The sample covers households moving (during the six-month period October 1965 through March 1966) into housing units started prior to January 1966.<sup>3/</sup> Coverage was limited to occupants of (1) new single-family owner-occupied houses and (2) new renter-occupied housing units in structures with five or more units. Information was gathered by means of questionnaires mailed during May and August of 1966 to addressees selected from the Housing Starts Survey sample. In all, 2,739 sample units whose occupants responded to the questionnaire were used to estimate the universe on which the tabulations in this report are based. The respondents were distributed as follows:

Occupants of new single-family (owned) dwellings.....	2,110
Occupants of new multifamily (rented) structures.....	629

#### Limitations in Use of Data

Interpretation of the sample data is subject to several limitations. The sample was designed to provide estimates of distributions rather than absolute numbers, so throughout this report data are presented in percentages.<sup>4/</sup> In order to interpret the percentages as representing all housing units occupied for the first time during the survey period, it is necessary to assume that households not interviewed and units not included in the survey design are distributed in the same manner as those for which data were obtained. The extent to which this assumption is tenable cannot be determined from the data available. Nevertheless, as may be seen in Tables A and B of Appendix D, it is known that non-interview cases comprised about nine percent of the in-scope housing units. In addition,

<sup>2/</sup> For details of this survey, see U.S. Bureau of the Census, Construction Reports, Series C 20, Housing Starts.

<sup>3/</sup> Specifically, the sample includes units started as follows: housing units in 100-or-more unit structures started January 1, 1963 through November 1965; units in 5 to 99-unit structures started January 1, 1964 through November 1965; and units in 1-unit structures started during 1965.

<sup>4/</sup> A more detailed description of the survey design is presented in Appendix D.

some of the units reported as "vacant" or as having "no mail receptacle" at the time of the survey may have been occupied during the October 1965 through March 1966 period. Analysis of the data shown in this report will be affected if it is believed that these omitted cases would serve to modify the reported data.

Other limitations arise because it is not certain that the six-month period covered is representative of data covering a full year, which will not be affected by seasonal variations in the supply and occupancy of new units. It is possible that new unit occupancy characteristics will be affected by seasonalities in construction and in other industries as well as in family vacations and school attendance. Similarly, although the period covered preceded the period of unusually depressed activity in the housing market which began later in 1966, there is no certainty that the data is free of cyclical effects.

Because the data presented in this report are based on a sample, they may differ somewhat from the results that would have been obtained from a complete survey of all units initially occupied during the survey period. The standard error is a measure of this sampling variability. Standard errors also serve as a measure of the reliability of percentages that are computed from sample data. Table C in Appendix D shows standard errors of estimated percentages relating to major categories of new unit occupants. Standard errors of percentages relating to subgroups of the major categories shown in Table C will be higher than those applicable to the entire category.

I. Occupants of New Units: Their Place in the Total Population

Approximately seven-tenths of one percent of all households in the U.S. are estimated to have moved into new units of the types surveyed during the period October 1965 through March 1966. As may be seen in Chart 1, about two-thirds of these households moved into new owner-occupied units; the other one-third moved into new rental units. This 2:1 relationship in favor of ownership is greater than the ratio encountered in previous place of residence, where only about half of the movers had been owners of their former places of residence.

Over ten percent of the households entering new units were new households. Most of the newly-formed households who moved into new dwellings were renters; however, slightly over one-fourth of them directly undertook ownership status. Occupants of new units are compared with all U.S. households in Tables 1 through 4.

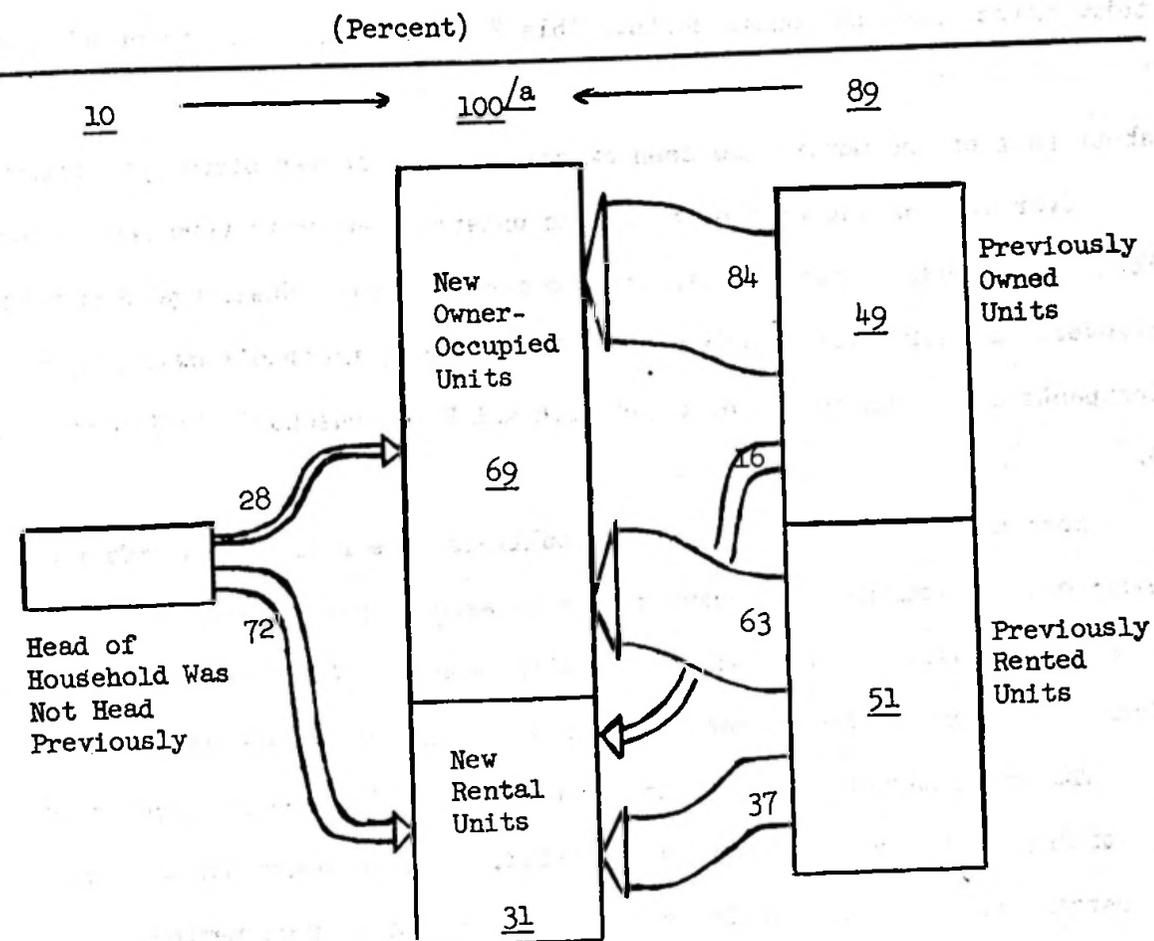
Most households moving into new dwellings were husband and wife families. Among owners, roughly 95 percent of the households moving into new single-family homes are families with a husband and wife present. Among renters, however, only about 62 percent of the households moving into new units are husband-wife families.

The great majority of husband and wife households occupying new rental units are either childless or have only one child. In new, owned homes, however, about 60 percent of the husband-wife households have four or more members:

<u>Number of Persons</u>	<u>In Total U.S.</u>	<u>In New Owner-Occupied Units (percent)</u>	<u>In New Rental Units</u>
<u>Total</u>	<u>100</u>	<u>100</u>	<u>100</u>
2	31	21	64
3	20	19	22
4	20	28	9
5 or more	29	32	5

CHART 1

THE FLOW OF HOUSEHOLDS DURING OCTOBER 1965 THROUGH MARCH 1966 INTO NEW HOUSING UNITS STARTED PRIOR TO JANUARY 1966



/a A small number of respondents did not report their former tenure.

The average number of persons for all American households is 3.3, with about 72 percent of these households including husband and wife. The size and the composition of households, particularly the presence and number of children in the household, clearly appears to shape the effective demand for new sales and rental housing.

Households moving into new units during the period studied had somewhat higher earnings than the rest of the population.<sup>5/</sup> The difference in median earnings was marginal in the case of renters, but it exceeded \$500 in the case of owners:<sup>6/</sup>

Median Income and Earnings

Incomes of all U.S. Families, 1966	\$7,436
Earnings of families in New Owner-Occupied Units	8,000
Incomes of families in New Rental Units	7,500

Both owners and renters of new housing include relatively few households with earnings below \$6,000; have a relatively heavy representation in the \$6,000 to \$10,000 range; and the number with earnings above \$10,000 is roughly proportional to their number in the population.

The heads of households in both owned and rented new units are somewhat below the national average age of household heads. Moreover, the household heads of new rental units tend to be relatively much younger than the heads of new owned units. The median age of the household head was 38 years among owners and 32 among renters, while for the nation as a whole the median age of household heads (early in 1966) was 48 years.

<sup>5/</sup> Census data on the distribution of income are available only on the basis of family income, not household income.  
<sup>6/</sup> All medians have been calculated from grouped data. Only data on earnings were tabulated for SONU respondents while Census data on family income include income from other sources as well. Inasmuch as SONU respondents well may have had sources of income other than earnings, the medians shown almost certainly understate the income gap between new unit occupants and the rest of the population.

Although most of the households moving into new units are relatively young and may therefore reasonably be expected to increase in both size and income, a sizeable proportion of occupancy in new units is represented by households whose head is middle aged or older. Approximately one-fourth of household heads in new units are over 45 years of age. For such households, occupancy of new owner-occupied units bulks much larger than occupancy of new rental units, but the ratio declines with advancing age. Aside from the disinclination of many elderly to assume the extra work of home ownership, the above declines probably also reflect the declining percentage of older households that include both husband and wife. It is noted that about half of the households with a head over 45 and less than one-third of those with a head over 65 in new rental units include both husband and wife. A large number of the non-husband-wife households are headed by women who moved to new rental units from owner-occupied units.

Nonwhite households account for 10 percent of the national total, but appear less frequently among occupants of both owned and rental new dwellings. Nonetheless, they constitute a significant group, 7 percent of the total, of occupants in new dwellings. Although they appear relatively more frequently in rental than in owned units, they account for slightly over 6 percent of the new owner-occupied homes. While it might be thought that for nonwhite families the new dwelling market would be restricted to those with relatively higher earnings, the survey showed that a high proportion (over half of those reporting) of nonwhite owners of new homes had earnings below \$6,000. Among nonwhite occupants of new rental units, however, family earnings not only tend to be high, but are apparently substantially higher than the earnings of nonwhite families in new owner-occupied homes. Roughly two-thirds of the nonwhite families moving into new rental units had earnings in the top third of the income distribution for all nonwhite families. Less than half of the nonwhite families in new single-family homes of their own had earnings that high.

## II. New Units: Their Relation to the Stock of Housing

The characteristics of the new housing units included in the survey differ from those of the units already in the housing stock. Although information on the nature of the stock is not available for 1965-1966, a comparison may be made by using information from the 1960 Census of Housing and data on units started and sold in recent years. Tables 5 and 6 compare size and price characteristics of new and existing dwelling units.

In recent years there has been a rapid rise in the size of new owner-occupied units as measured by number of rooms:

<u>No. of Rooms</u>	<u>New Owner-Occupied Units</u>	<u>Single-Family Units Completed 1959-Mar.1960</u>
	(percent)	
<u>Total</u>	<u>100</u>	<u>100</u>
4 or less	7	21
5	29	38
6	28	26
7	17	10
8 or more	19	5

This followed a lengthy period of only gradual increases. Until the early 1960's, the average size of owner-occupied homes in the housing stock declined because new units on the average were considerably smaller than the large stock of sizeable units built prior to 1939. The declining trend in the size of owner-occupied units in the stock now seems to have been reversed. New units now being built typically are markedly larger than the average in the stock to which they are being added. Approximately 64 percent of the new single-family homes surveyed had six or more rooms, as compared with half of the single-family units in the 1960 housing stock. Only about 40 percent of the single-family units built during 1959 and early 1960 had 6 or more rooms.<sup>7/</sup>

<sup>7/</sup> A long-term decline in the average size of dwelling units is cited by Grebler, Blank, and Winnick as an important element serving to reduce real capital per dwelling unit prior to 1953. Data in SONU, together with information in surveys of new homes sold, conducted by the Bureau of the Census for HUD, appear to indicate an increase in the size of units in recent years. See Grebler, Leo, David M. Blank, and Louis Winnick, Capital Formation in Residential Real Estate, Princeton University Press, Princeton, 1956, especially pages 13, 119-21, 278.

In good part, the additional rooms are bedrooms. A quarter of the new owner-occupied homes surveyed had four or more bedrooms, compared to only 15 percent of the owner-occupied houses in the 1960 stock. The median number of rooms has increased slightly more than the median number of bedrooms, probably indicating that separate dining rooms, recreation rooms, and dens are gaining in importance.

There has been a sharp increase, too, in the typical number of bathrooms per house, indicative of the fact that increases in expenditures for housing are going toward more conveniences and equipment, not just space. Three-quarters of the single-family homes surveyed had more than one bathroom, while less than a quarter of such homes in the 1960 stock had extra baths.

The prices of new homes have risen substantially over recent years along with their size. In the late 1950's, about 43 percent of new single-family houses were priced below \$15,000,<sup>8/</sup> but only 27 percent of the surveyed homes fell below that figure. The change is greater than would be explained solely by rising average construction costs. Information from surveys of new homes sold, conducted regularly by the Bureau of the Census for the Department of Housing and Urban Development, confirms the trend. In 1963, over one-third of new one-family homes were sold for less than \$15,000. By 1965 the ratio had fallen to below one-fourth.

The size of new rental units, too, has increased, as measured by the number of rooms per unit. However, comparing units surveyed with units in the 1960 housing stock (in structures with five or more units) it appears that the shift has been gradual and is coming about through an increase in the proportion of three- and four-room apartments, while larger units may be declining in importance.

<sup>8/</sup> Value reported in the 1960 Census for homes built during 1959 and early 1960 are interpreted here as price paid.

No. of Rooms	New Rental Units (Percent)	Rental Units in Multifamily Structures in 1960
<u>Total</u>	<u>100</u>	<u>100</u>
1	5	14
2	9	15
3	37	31
4	37	26
5	12	14

In terms of bedrooms, the shift is manifested in a relatively rapid rise in the number and proportion of two-bedroom units. The survey also indicates a trend toward additional bathrooms in new rental units, although the single bathroom unit remains, by far, the most common.

### III. The Market for New Owner-Occupied Homes

#### A. Household Characteristics

The household and other characteristics of the population in new dwellings were examined in terms of their former and present tenure. This section considers only those households moving into new owner-occupied homes. The information to be considered is included in Tables 7 through 14.

Households that already own their homes are the principal purchasers of new houses. Over half (approximately 54%) of the households occupying new single-family homes owned their former homes. Roughly 41 percent of the new owner-occupant households were former renters, and some 4 percent were newly formed households.<sup>2/</sup>

A basic similarity found between former owners and former renters who own new homes is that both groups are composed almost entirely of husband-wife families. Beyond this, former owner households tend to be older and larger than former renters:

<sup>2/</sup> Appendix A presents demographic data bearing on the high proportion of former owners among new home occupants. It also considers the demographic factors underlying the demand for new rental units.

	Households in New Homes		
	Former Owners	Former Renters	Newly Formed Households
Percent that is husband-wife households with no non-relatives	94	95	75
Median age of head	42	34	30
Median number of persons	4.4	4.2	3.4

In nearly all husband-wife households buying homes, the couple had been married at least two years and most had been married over five years. However, the former renters had spent a median of just two years at the prior address compared to eight years for former owners.

Differences in the earnings of former owners and renters may reflect their differences in age. For all occupants of new owned units reporting earnings, the median annual income from employment was about \$8,000. For former owners it was \$8,500; for former renters it was \$7,800. About two-thirds of both former renters and former owners were grouped in the \$6,000 to \$15,000 range. Roughly 20 percent of former owners and 25 percent of former renters reported earnings below \$6,000.

Occupational characteristics of owners of new dwellings are similar among both former owners and former renters. Professional and technical workers predominate, with managers, officials, and proprietors next in importance. Among former renters especially, professional and technical workers constitute the leading group moving into new owner-occupied homes, accounting for 30 percent of the households with an employed head.

Travel to work from new owner-occupied units is usually by car, with no significant differences among former owner and renter households. Nearly 90 percent of the household heads who work away from home travel by car. As many walk to work as use buses or streetcars; fewer commute by train. Nearly all owners are able to make it to work in less than an hour; two-thirds can make it in less than 30 minutes.

Newly formed households in new owner-occupied units differ in several respects from previously existing households in new homes. Only about three-fourths of the new households are families with a husband and wife and no non-relatives present. The median age of the household head in newly formed households in new homes is comparatively low, 30 years, but roughly one-quarter of these new households have a head aged 35 or over. The median earnings for newly formed households in new homes was only \$6,100, with 39 percent reporting earnings under \$5,000.

B. The New Homes: Size, Price, Financing

Home owners who buy new houses buy larger and more expensive homes than do former renters and new households:

	<u>Total</u>	<u>Former Owners</u>	<u>Former Renters</u>	<u>Newly Formed Households</u>
No. of Rooms	6.5	6.7	6.3	5.6
Price	\$19,300	\$21,500	\$17,500	\$13,900

One-fourth of the former owners now have eight or more rooms while only about 13 percent of the former renters have single-family homes of this size. The former owner group is much more likely to have homes with four or more bedrooms than the former renters. But, former owners also have two-bedroom homes more often,

probably because many of the older households in this group recently declined in household size.

The newly formed households tend to occupy single-family homes that are smaller than the average. About one-third of the new households have only two bedrooms and over 80 percent have just one or one-and-one-half bathrooms in their new home.

By far the most common methods of acquiring a new single-family home were by purchase from a builder or by contract to build with a general contractor. Nevertheless, it is notable that in about 14 percent of the cases the home was built in full or in part by the occupant. Many of these houses are occupied by newly formed households, for whom the proportion of owner-built homes exceeds one-fourth.

The prices paid for new units cover a broad range: about 17 percent cost less than \$12,500; 55 percent cost from \$12,500 to \$25,000; and 28 percent cost over \$25,000. It is possible that a considerable proportion of the below \$12,500 group was built entirely or in part by the owner, in which only out-of-pocket costs were counted. According to information on new home sales, based on surveys conducted regularly by the Bureau of the Census for HUD, only about 9 percent of the homes sold during 1966 (not contracted for or constructed by the owner) were priced below \$12,500. <sup>10/</sup>

Mortgage financing was obtained for 86 percent of the new single-family homes. A second mortgage was used in about 4 percent of all cases. While conventional financing predominated, about one-fifth of the mortgages were FHA-insured and 6 percent were VA-guaranteed. On mortgaged homes, the median downpayment equalled 16 percent of the purchase price and the median monthly mortgage payment was \$121.

<sup>10/</sup> Computation and analysis of estimated price-income ratios are presented in Appendix B. Appendix C considers the implications of the survey results for the demand for low-priced homes.

Considerable variation was found in the mortgage arrangements of former owners, former renters, and newly formed households:

	Former Owner	Former Renter	Newly Formed Households
Percent with properties not mortgaged .....	19	7	19
Downpayment as percent of purchase price on mortgaged properties.....	21	12	under 10
Median monthly mortgage payment.....	\$129	\$117	\$92

Former owners and new households occupy non-mortgaged single-family homes more often than former renters. When former owners borrow, they make more frequent use of conventional financing, make larger downpayments, and have higher monthly mortgage payments than former renters and new households. Over half of the former owners with mortgages made downpayments in excess of 20 percent of the purchase price, but only a quarter of the former renters made downpayments greater than 20 percent. Newly formed households, perhaps in part because they account for a high proportion of owner-built homes, have unmortgaged homes in 19 percent of all cases. Among those which do not have mortgages, the median downpayment is less than 10 percent. The median monthly mortgage payment of former owners is \$129, about 10 percent higher than for former renters.

#### IV. The Market for New Rental Units

##### A. Household Characteristics

The households that move into new rental units differ markedly from those moving into new owner-occupied homes. The contrasts come into focus especially in terms of the tendency for households to favor different tenure at different points over the life cycle, as will be seen when current renter-households are described in terms of their former tenure. The data to be examined are shown in Tables 7 through 12, 15, and 16.

Slightly over half (54 percent) of the households moving into new rental units moved from other rental units. Another large segment, nearly a quarter, were newly formed households. The remaining segment, also of notable size, were former owner-occupants. Thus, about 46 percent of the households moving into new rental units simultaneously experienced major changes in their living pattern, either in the form of establishing a new household or in the form of switching from ownership to rental tenure.

As with owner-occupants, the largest proportion of households in new rental units is husband and wife households with no non-relatives present. Such households account, however, for just 60 percent of the total. Typically, they are small households, less than one-third including children. One-person households are next in importance, accounting for 25 percent of the total moving into new rental units and apparently also accounting for a major proportion of the newly formed households. Two-or-more-person, non-family households account for only a small portion of households moving into new rental units.

Household characteristics of the renters vary considerably, depending on their former tenure:

	Households in New Rental Units		
	Former Owners	Former Renters	Newly Formed Households
Percent that is husband-wife households with no non-relatives .....	58	67	48
Median age of head .....	53	32	under 25
Median number of persons.....	2.4	2.6	2.4

Former renters and newly formed households for the most part are younger, growing, and highly mobile households. The median age of head among former renters was 32; about one out of seven reported larger households at the new residence; and on average they had spent about two years at their former residence. Former owner households were much older, the median age of the head being 53; they were somewhat

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Percent that is husband-wife households with no non-relatives .....	58	67	48
Median age of head .....	53	32	under 25
Median number of persons.....	2.4	2.6	2.4

Former renters and newly formed households for the most part are younger, growing, and highly mobile households. The median age of head among former renters was 32; about one out of seven reported larger households at the new residence; and on average they had spent about two years at their former residence. Former owner households were much older, the median age of the head being 53; they were somewhat

smaller, with a median of 2.4 persons; and many were declining in size. On average, former owners had not moved for over a decade.

Differences in the earnings and occupations of former owners and former renters who now rent new units reflect the markedly different age distributions of the two groups. For all occupants of new rental units reporting earnings, the median annual income from employment was about \$7,500. As with owners of new units, most are grouped in the \$6,000 to \$15,000 range. Nonetheless, 24 percent of the households occupying new rental units have earnings below \$5,000. Former renters tend to have higher earnings than former owners, \$7,700 compared to \$6,600.

Former renters who now occupy new rental units are in some ways similar to former renters who moved to homes of their own:

<u>Households Characteristics</u>	<u>Former Renters In:</u>	
	<u>New Owner- Occupied Homes</u>	<u>New Rental Units</u>
Percent husband-wife households with no non-relatives.....	95	67
percent with children.....	78	35
Median age of head.....	34	32
Median number of persons.....	4.2	2.6
Median earnings .....	\$7,800	\$7,700

The ages and earnings of households are roughly similar for the two groups of former renters. The major differences arise in the composition and size of household of the two groups, current owners almost always being husband-wife households with children. That it is the size and composition of a household that will determine its preference for ownership or rental tenure is further underscored in a comparison of former owners who bought or rented new units:

<u>Household Characteristics</u>	<u>Former Owners In:</u>	
	<u>New Owner- Occupied Homes</u>	<u>New Rental Units</u>
Percent husband-wife households with no non-relatives.....	94	58
percent with children.....	73	22
Median age of head.....	42	53
Median number of persons.....	4.4	2.4
Median earnings.....	\$8,500	\$6,600

Among this older group of renters, children probably have left home and some formerly employed persons probably have retired.

Newly formed renter households had median earnings of \$7,400, but their earnings were somewhat less concentrated in the mid-range of earnings than those of former renters. About one-fourth of the newly formed households reporting earnings had earnings below \$5,000 and about 8 percent were below \$3,000. The distribution of incomes from employment among former owners is much more variable than for former renters and new households. While many former owners apparently have reached their peak earning years, others probably have retired from full-time work. Of those former owners reporting earnings, 29 percent have wage and salary incomes over \$10,000 annually while 39 percent are below \$5,000, including 22 percent below \$3,000.

The occupational distribution of employed heads of households among occupants of new rental units reflects the changing predominance of various kinds of jobs, especially white-collar jobs. As with occupants of new homes, white-collar occupations, especially professional and technical, predominate among the new renters. Clerical and sales workers also are important. Managers, officials, proprietors, and operatives are much less important. Among the young tenant

households (particularly the former renters and new households), professional and technical occupations stand out, considerably more so than was the case with owner-occupants. Among former owners, however, clerical and sales occupations predominate, possibly because these are the types of jobs widowed women and retirees are likely to hold. In the former owner group, housewives and retired persons account for somewhat over 20 percent of the heads of household, explaining in part the relatively low median income of this group.

As with new home owners, the automobile is the overwhelming choice of mode of travel to work among new unit renters. However, streetcars and walking to work are more important for renters than for owners of new homes. This is especially so among former renters. For those individuals traveling to work, nearly all made the trip in less than an hour, while 64 percent made it in less than thirty minutes, about the same as for occupants of new homes.

B. The New Rental Units: Size and Rent

In spite of their relatively low incomes and small household sizes, former owners tend to rent new units with more rooms and to pay more for them than do former renters and new households. The differences between former owners and former renters are not great, but new households, on the average, rent considerably smaller units at proportionately lower rents:

	<u>Total</u>	<u>Former Owners</u>	<u>Former Renters</u>	<u>Newly Formed Households</u>
Median number of rooms	4.0	4.2	4.1	3.7
Median monthly contract rent	\$134	\$140	\$136	\$124
gross rent	139	144	143	130
gross rent per room	41	42	42	39

Differences show up clearly, too, in a comparison of persons per room, where former owners rent the most space per person. New households on the average rent slightly more space per person than former renters even though the former have lower incomes.

New rental units tend to have fewer persons per room than new owner-occupied units. Seventy-nine percent of the new rental units have .75 or fewer persons per room, compared to 70 percent in this range for new homes.

Former owners and former renters pay nearly identical monthly rents, \$144 and \$143 respectively, while new households pay \$130. In terms of rents per room the differences again are minor. However, former owners are less concentrated in the mid-range of per-room rentals than the others and, consequently, include a relatively larger number of households paying more than \$50 or less than \$25 per room.

#### V. The Dwellings Left Behind

The survey yielded information on the sizes, prices, and rents of units formerly occupied by the occupants of new housing. The information highlights shifts in the kinds of units occupied by the various groups of movers and makes possible a comparison of the new units with the units left behind. The data are presented in Tables 17 through 20.

The rental and owner units left behind by households were less expensive on average than the newly occupied units:

	<u>Median sales price of former owner-occupied units</u>	<u>Median gross rent at former rental units</u>
All units left behind	\$16,200	\$107
of which: by current owners	15,600	102
by current renters	19,000	115

In considering the units that became available in the market as a result of the moves, however, the possibility must be borne in mind that, depending on market conditions, rents paid at a former residence may not accurately reflect the rent charged to subsequent tenants. The median price of owner-occupied homes left behind was \$16,200. The lower median price of single-family homes left behind is accounted

for principally by the sales of homes by former owners who moved to new homes. Former owners who moved to rental occupancy, a much older group on average though with lower incomes, sold their homes for a median price not much below the \$19,300 median price of new homes. The median former gross rent of previously occupied rental units was \$107, compared to a median gross rent of \$139 in the new rental units. The low level of the former gross rents is primarily attributable to the low rents paid by former renters moving to new homes.

The new owner-occupied units are larger than their counterparts left behind. The largest-size homes left behind were those occupied by current renters of new units. This older group of households sold homes that were only slightly smaller on average--in terms of number of rooms--than the new homes bought. Current owners, who account for most of the previous owner homes left behind, moved from considerably smaller units.

New rental units, in contrast, are smaller on average than the formerly occupied rental units. This is explained in part, though it cannot be known how fully, by the apparent presence of single family dwellings among the former rental units, while the new rental units included in the survey design were all in multi-family structures of five or more units. Among formerly rented units, the median number of rooms was 4.7, compared to 4 rooms for the new rental units. The larger size of previously rented units is also accounted for by occupancy of these units by households who moved to new homes of their own; most of these had children and many apparently had been renting single family homes.

Some insight into the mobility process may be gained by comparing the former and current units of households that have not changed tenure:

	<u>Renters</u>		<u>Owners</u>	
	<u>Median Gross Rent</u>	<u>Median Number of Rooms</u>	<u>Median Price</u>	<u>Median Number of Rooms</u>
Former residence	\$115	4.1	\$15,600	6+
Current residence	143	4.1	21,500	6.7

In both instances, the change resulted in about the same amount of space, but significantly higher costs. This suggests that new units have amenities and attractions that appeal to certain families. Judging from former and present rents and prices it is apparent that movers were willing to pay more for improved design, location, and amenities and that such improvements frequently occurred without any gain in number of rooms.

#### VI. Reasons for Moving

In order to consider the reasons for moving in some detail, occupants of new units were asked to state why they moved. While many responses probably misstate the fundamental reason for moving, or state an "acceptable" reason, the totality of replies received complement the basic demographic information gained above on processes affecting the market for new housing units. Reasons given for moving are shown in Table 21. Distance moved is shown in Table 22.

Considering first those households that moved to owner-occupied units, it is clear that the desire for home ownership continues to be an important force in the housing market. Fifty-five percent of former renters who moved to owner occupancy gave the desire for home ownership as the fundamental reason for moving. While growth in income and family size surely had much to do with determining the time at which the family decided to buy a home, their heavy responses in terms of desiring ownership is indicative of the weight of this motivation in home purchase decisions. It is likely that these households also equated ownership with more rooms and more space, but it is ownership status they chose to mention as the main reason for moving.

Moves to new single-family homes that were related to employment or to health accounted for about 19 percent of all moves, roughly equivalent to the 22 percent of moves of over 25 miles. Most of these moves probably took the household beyond the housing market area where the previous home was located.

Although growth in family size and in income are important underlying reasons for desiring and for being able to buy new homes, these reasons are not prominent in the survey responses. However, many of those 17 percent expressing a desire for a larger unit may have been households that grew after moving into their former dwelling. Among the 20 percent of new home owners expressing a desire for a better home or better neighborhood, many would not have acted on their desires had not their incomes risen since their last move. Most homebuyers seem to have considerable latitude in selecting a time to move. Though such families may well have set their sights firmly on buying a home, they have no pressures to buy immediately and many may shop for several months or even years before they purchase.

Among current renters, the reasons for moving are more varied, reflecting the heterogeneity of participants in the rental market. The importance of new family formation (11 percent) and new job (8 percent) among the reasons given for moving reflect the higher incidence of young households in the market. Motivations of the older households are revealed in the 8 percent who moved because of a reduction in family size and the 7 percent (24 percent of former owners) who desired smaller quarters. Of equal interest is the extent of undoubling, amounting to 8 percent among the newly formed households. Among new unit renters in the mid-range of ages (a group composed primarily of former renters), the importance of growth in family size and income is seen again in the considerable number of moves arising from the desire for a larger or better unit or a better neighborhood.

As in the new single-family home market, most moves to new rental units (about 73 percent) apparently were intra-market moves of less than 25 miles. It is striking that, of those who moved farther than 25 miles to a new rental unit, most moved more than 500 miles.

Appendix A: Demographic Determinants of the Demand for New Units

There is reason to believe that the high proportion of former owners encountered in the market for new single-family homes may be a fairly recent phenomenon which will not be demographically sustained for many more years. New home owners who were former owners for the most part had heads of household aged 35 or older, while over half of those who were former renters had a head of household under age 35. As the following tabulation shows, the number of husband and wife households in the 25 to 34 age group has declined in absolute numbers during recent years while the number in the 35 and over age group has grown sharply. As a result, the potential market for new single-family homes has grown more among the older group, where the ownership ratio already is high.

Change in Number of Husband-Wife Households  
(Thousands)

	Change	
	<u>1960-1966</u>	<u>1965-1966</u>
Total	1,587	472
Age of Head:		
Under 25 .....	379	100
25 - 34 .....	-246	-12
35 - 44 .....	-147	19
45 - 54 .....	618	154
55 - 64 .....	452	66
65 and over .....	532	145

This situation is likely to be reversed in the years ahead as the sharply increased number of persons born during and after World War II form households and move into the ranks of renters who are potential new home buyers. As the younger age group increases in size and renters become more important in the new home market, the trend toward larger new single-family homes could well slacken for a while. Previous renters, it will be recalled, have smaller households and lower incomes than former owners in the new home market. They tend to buy smaller, less expensive homes than former owners, but homes which, nonetheless, still are larger than the average single family home in the 1960 housing stock.

The large number of newly formed households and of former owners in the market for new rental units reflects some of the basic changes taking place in the composition of the U. S. population. The following tabulation shows changes in the population of households by composition and age between March 1965 and March 1966:

Change in Number of Households: March 1965-March 1966  
(Thousands)

	<u>Total U. S.</u>	<u>Non-farm</u>
Total Households	<u>841</u>	<u>976</u>
Total Primary Families	449	594
Total Primary Individuals	392	382
Total Households:		
With Head:		
Under age 25	150	139
Age 25 to 44	37	173
Age 45 or above	654	666

(Note: columns may not add to totals shown because of rounding.)

In spite of their relatively small share in the total population, households headed by primary individuals accounted for 47 percent of the net increase in households over the year. In terms of age, households headed by an individual aged 45 or over accounted for 78 percent of the total increase in households, while households with heads under age 25 accounted for another 18 percent. It is likely, therefore, that because so many of them are relatively very young or old, a major proportion of the active participants in the market for existing as well as for new rental units is composed of new households and former owner households.

The continuing migration of population from rural to urban areas also affects the distribution of demand for new housing units. As the figures on changes in the population of nonfarm households indicate, most of this migration occurs among family households in the 25 to 44 age range. Migration probably is therefore serving to bolster primarily that portion of the market in which relatively young and growing households participate.

## Appendix B: Price-Income and Rent-Income Ratios

Relating median prices of single-family homes and monthly mortgage payments paid by new home occupants to median earnings of new home owners provides estimates of representative price-income ratios and monthly housing mortgage expenditure ratios. The resulting overall median price--median earnings ratio is about 2.4:1. It is slightly higher for former owners and lower for former renters. The estimated proportion of monthly earnings spent on mortgage payments is 18 percent for each group. The ratio of monthly mortgage payments to monthly earnings is approximately 18 percent for nearly the entire range of earnings and payments, dropping slightly at the upper levels of earnings. If other housing expenditures rise in rough proportion to expenditures for mortgage payments, the constancy of the ratio suggests a strong relationship between current housing expenditures and current earnings of newly moved-in owner occupants. Data collected by the Federal Housing Administration suggest a similar relationship for purchases of both new and existing homes with mortgages insured by FHA. FHA data indicate, too, that non-debt service charges in fact do tend to rise in proportion to the monthly mortgage payment.

By relating gross rents to monthly earnings for the several groups of renters, it is possible to compare roughly their ratios of housing expenses to earnings. Unlike the mortgage payments of new home owners, the gross rents of renters of new units reflect diverse patterns as a proportion of monthly earnings, varying with both earnings level and former tenure. The following tabulation shows estimates of gross rent-earnings ratios at the 25th, 50th, and 75th percentiles calculated by dividing gross rents at the respective percentiles by earnings at the same respective percentiles:

Estimated Gross Rent-Earnings Ratio

<u>Percentile</u>	<u>Total</u>	<u>Former Owners</u>	<u>Former Renters</u>	<u>Head Was Not Head Previously</u>
25th	.27	.45	.23	.26
50th	.22	.26	.22	.21
75th	.18	.18	.19	.17

The ratios yield a rough gauge of the share of housing in the total expenditures of the various groups. The high rent earning ratio among former owner households with low earnings results in good part from the exclusion of pension and social security payments in the survey income tabulations. It appears that the younger, newly formed households with low earnings spend a relatively high proportion of earnings on housing. With higher earnings, housing expenditures decline as a share of earnings for each group.

## Appendix C: The Market for Low-Priced Homes

It is tempting to infer from appearance in the survey of new homes priced under \$15,000 and of new home occupants with earnings under \$6,000 that there exists a broad market for low-priced new homes if only they could and would be built. It was seen in the income distribution in Table 3 that over one-third of the families in the U.S. have incomes below \$6,000 and that currently these families are only weakly represented in the new home market. While a broad untapped market for low-priced new homes may exist, inferences based on the survey must be drawn with care.

The survey tabulations do not provide information on the locations of households with low earnings and of the lower priced homes encountered. Nor do they make explicit the extent to which the owner-built homes were the lower priced ones and whether they were built by the lower income households. Without such information, which could be compared to locational (largely urban) and other characteristics of low-income households, many of them Negroes with non-economic obstacles to home ownership, little can be said with certainty of the potentials for the low-priced home market. Nevertheless, information gathered in SONU, as well as in the Survey of New Mobile Homes, suggests strongly that certain kinds of households prefer and seek home ownership.

SONU data indicated clearly that, at least in the market for new units, married couples with children have a strong preference for ownership while non-family households and married couples without children prefer to rent. The sizeable proportion of new single-family homes constructed by the owner may be some index of the strength of the ownership preference. Owner construction is a means for low-income households without access to new or existing homes to own their own homes.

Mobile homes seem to meet this same need to some extent. As with new home occupants, the occupants of recently purchased mobile homes tend to be relatively young married couples, the majority having children. Their locational and travel preferences seem similar to new home occupants. Nearly all of them own automobiles, and those who are employed travel to work by car in proportions very similar to new home owners. Most of them have accumulated enough savings to make housing downpayments in excess of \$500. However, their incomes, with a median of \$6,300, on average were well below even the earnings of households occupying new rental units; the latter had median earnings of \$7,500 in SONU, a survey conducted a year prior to the mobile home survey. The marked differences in the income distributions of occupants of new homes, new rental units, and new mobile homes are seen in the following tabulation of those households reporting income:

<u>Income or Earnings Group</u>	<u>Earnings of Families Occupying:</u>		<u>Income of Families Occupying:</u>
	<u>New Single Family Homes</u>	<u>New Rental Units</u> (percent distribution)	<u>Mobile Homes</u>
Less than \$4,000	9.9	13.5	19.7
\$4,000 - \$5,999	13.7	17.0	25.9
\$6,000 - \$7,999	25.7	26.1	24.8
\$8,000 - \$9,999	20.1	14.5	15.1
\$10,000 and over	30.6	28.9	14.5

#### Appendix D: The Survey Design

The Survey of Occupants of New Housing Units (SONU) was designed to explore techniques for conducting a continuing quarterly mail survey of (1) new single family owner-occupied homes, and (2) new renter-occupied housing units in buildings with five or more units. For data in this report, a questionnaire was to be completed for persons moving into a new unit during the period from October 1965 through March 1966. A sample representing housing units started prior to this time was selected. Specifically, the sample includes units started as follows: housing units in 100 or more unit structures started January 1, 1963 through November 1965; housing units in 2 to 99-unit structures started January 1, 1964 through November 1965; and housing units in 1-unit structures started during the year 1965. It was assumed that almost all housing units started prior to this time would be occupied prior to the interview period. This decision was made on the assumption it would have little effect on data collected under a continuing program.

The SONU sample is a subsample of all housing units selected for the Housing Starts Survey. (See "Housing Starts," Construction Reports, Series C20, for details of this survey.) The subsampling rates used to select the SONU sample housing units depend on the year the structure containing the unit was started and the expected size of the structure. The SONU subsample rates for units already selected in the Housing Starts Survey are as follows:

<u>Units in Structure</u>	<u>Year Started</u>	<u>Subsampling Rate</u>
100 or more	1963	1/100
2 or more	1964	1/100
2 or more	1965	1/50
1	1965	*

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\* The subsampling rate is variable, and is designed to obtain a cluster of about five structures.

The size of building (in terms of number of housing units) was initially determined by the indication of number of housing units reported started. In the case of apartment buildings, the number of units was verified by an interviewer in a preliminary step to obtain the apartment designations. In addition, the schedule included an instruction to the respondent to the effect that if the building was not of the proper size he was to so indicate and return the schedule. Buildings not of the proper size (i.e., with more than one unit if originally sampled as a single-family building, or less than five units if an apartment building) were out-of-scope.

Apartment buildings found to be cooperatives were out-of-scope. Respondents who reported that they were renters in single-family homes, or owners in multiunit buildings, were also out-of-scope.

Other buildings which were out-of-scope were those found to be for transients or which did not contain housing units.

The following tables show the distribution of sample units, the standard errors of estimated percentages when they refer to major groups of new unit occupants, and copies of the questionnaires.

Table A.--SINGLE-FAMILY UNITS IN SONU--NUMBER OF  
SAMPLE UNITS

Subject	Number
Total in scope sample units started January-December 1965.....	<u>6,158</u> <sup>1/</sup>
Occupied at time of survey <sup>2/</sup> .....	<u>4,811</u>
Moved in prior to October 1965.....	<u>1,482</u>
Moved in October 1965-March 1966 <sup>B</sup> .....	2,110
Moved in after March 1966.....	755
Noninterviews--move-in date not ascertained.....	464
Not occupied at time of survey--held for next mailing in continuing survey <sup>4/</sup> .....	1,347

1/ Includes 267 sample units selected at a rate of 1 in 3 for field followup from 801 Post Office returns.

2/ Time of survey: May 1966 for starts through November 1965; August 1966 for December starts.

3/ These represent the sample cases on which the tables are based.

4/ About two-thirds were reported vacant by the interviewers. For the remainder, the schedules returned by the Post Office contained notations on the basis of which, in a full-scale survey, these units would have been held for the next mailing; for example, "vacant," "no mail receptacle," "under construction."

Table B.--MULTI-FAMILY BUILDINGS IN SONU--NUMBER OF  
SAMPLE BUILDINGS AND SAMPLE UNITS

Subject	Sample Buildings	Sample Units
Total in scope.....	<u>3,268</u>	
Buildings completed before April 1966.....	<u>2,401</u>	
Sample unit occupied at time of survey <sup>1/</sup> .....		<u>2,172</u>
Moved in prior to October 1965.....		714
Moved in October 1965-March 1966 <sup>2/</sup> .....		629
Moved in after March 1966.....		482
Noninterviews--move-in date not ascertained..		347
Sample unit not occupied at time of survey--held for next mailing in continuing survey <sup>3/</sup> ..		464
Buildings not completed before April 1966.....	867	

1/ Time of survey: May 1966 and August 1966.

2/ These represent the sample cases on which the tables are based.

3/ About one-half were reported vacant by interviewers. See also footnote 4/, Table A.

Table C.-- STANDARD ERROR OF ESTIMATED PERCENTAGE BY BASE OF PERCENTAGE  
(1 standard error)

Estimated percentage	Current owners					Current renters				
	Total	Was head previously			Not head previously	Total	Was head previously			Not head previously
		Former owner	Former renter	Former tenure not reported			Former owner	Former renter	Former tenure not reported	
5 or 95 .....	0.8	1.0	1.4	*	3.7	1.2	2.4	1.6	*	2.3
10 or 90 .....	1.1	1.4	1.6	*	5.1	1.6	3.5	2.1	*	3.1
20 or 80 .....	1.4	1.9	2.2	*	6.8	2.1	4.4	2.8	*	4.2
35 or 65 .....	1.7	2.3	2.6	*	8.1	2.5	5.2	3.4	*	5.0
50 .....	1.8	2.4	2.7	*	8.5	2.6	5.4	3.5	*	5.2

\* The number of sample cases for these characteristics are too small to determine the standard error.

**Section A - CHARACTERISTICS OF THIS HOUSE**

<b>1. How many rooms are in this house?</b> <i>(Do not count bathrooms, unfinished basement or attics, half rooms, open porches, or utility rooms.)</i>	Number
<b>2. How many bedrooms are in this house?</b>	
<b>3. How many bathrooms are in this house?</b> <i>(A complete bathroom has a flush toilet, a wash basin, and bathtub or shower. A partial bathroom has a flush toilet or a bathtub or shower.)</i>	Complete  Partial

**Section B - FINANCING THIS HOUSE**

**4. Do you own the land on which this house stands?**  
 1  Yes                      2  No, land is leased (rented)

**5. How did you become owner of this house?**  
 1  Bought it    3  Built it myself, with or without paid help  
 2  Had a general contractor build it for me                      4  Other - Explain \_\_\_\_\_

**6. Is this property mortgaged?**  
 1  Yes - The first mortgage is -  
     1  FHA insured    2  VA guaranteed    3  Conventional  
 2  No

**7. What was the purchase price of this property when you acquired it? (Include closing costs. If building was built by you, what were total land and construction costs?)** . . . . . a. \$ \_\_\_\_\_  
**How was this property financed?**  
 Amount of downpayment . . . . . b. \$ \_\_\_\_\_  
 Amount of first mortgage . . . . . c. \$ \_\_\_\_\_  
 Amount of second mortgage . . . . . d. \$ \_\_\_\_\_  
*(If the sum of b, c, and d does not equal the total cost, please explain the difference.)*

<b>8. Please report the amount of your mortgage payment(s)</b>	First mortgage	Second mortgage
<b>a. Amount of each payment?</b>	\$ _____	\$ _____
<b>b. Frequency of payment?</b>	1 <input type="checkbox"/> Monthly 2 <input type="checkbox"/> Other (Specify) _____	1 <input type="checkbox"/> Monthly 2 <input type="checkbox"/> Other (Specify) _____
<b>c. Are the items listed below included in your first mortgage payment as reported above:</b>		
(1) FHA mortgage insurance premium . . . . .	1 <input type="checkbox"/> Yes    2 <input type="checkbox"/> No	
(2) Real estate taxes . . . . .	1 <input type="checkbox"/> Yes    2 <input type="checkbox"/> No	
(3) Hazard insurance (fire, windstorm, etc.) . . . . .	1 <input type="checkbox"/> Yes    2 <input type="checkbox"/> No	
<b>d. What is your average cost (dollars only) for -</b>		
(1) Electricity (per month) . . . . .	\$ _____	
(2) Gas (per month) . . . . .	\$ _____	OR X <input type="checkbox"/> Not used
(3) Water (per month) . . . . .	\$ _____	OR X <input type="checkbox"/> Not paid separately
(4) Fuel (coal, oil, etc. per year) . . . . .	\$ _____	OR X <input type="checkbox"/> Not used

<b>FOR CENSUS USE ONLY</b>	f	g	h	i	j	k
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**Section C - HOUSEHOLD AND FAMILY INFORMATION**

**9a. Who are the people who live here?**

Line No.	HOUSEHOLD MEMBERS <i>Enter head of household first, then the other persons who live here, including those not related to the head.</i>	RELATIONSHIP TO HEAD <i>Wife Son Mother-in-law</i> (b)	SEX <i>M - Male F - Female</i> (c)	AGE <i>If less than one year enter "0"</i> (d)
1		<b>Head</b>		
2				
3				
4				
5				
6				
7				
8				
9				
10				

*If more than 10 persons, mark here  then continue on plain sheet of paper.*

**9b. Head of household is -**  
 1  White  
 2  Negro  
 3  Other

**10a. Was the person listed on line 1 of question 9a also the head of the household at his previous residence?**

1  Yes                      2  No (lived with parents, was a lodger, etc.) - Go to question 11

**b. Were all the people listed in question 9 living with the head at his previous address?**

1  Yes                      2  No

**c. Were there any other people living with the head at his previous address?**

1  Yes                      2  No

**11. How long has the head of the household been married (current marriage)?**

\_\_\_\_\_ OR \_\_\_\_\_ OR 0  Not now married  
 (years)                      (months)

**12. What is the occupation of the head of the household? (Please be as specific as you can.)**  
 (Examples: sales clerk, law clerk, shipping clerk - not clerk; electrical engineer, stationary engineer, locomotive engineer - not engineer.)

\_\_\_\_\_ OR Not employed because: \_\_\_\_\_  
 (Housewife, student, retired, etc.)

**13. How does the head of the household usually get to work? - Check one box for principal means used.**

- |   |   |  |
|---|---|--|
| 1 <input type="checkbox"/> Bus or streetcar       | 4 <input type="checkbox"/> Taxicab                        | 7 <input type="checkbox"/> Walks         |
| 2 <input type="checkbox"/> Subway, elevated       | 5 <input type="checkbox"/> Own auto                       | 8 <input type="checkbox"/> Works at home |
| 3 <input type="checkbox"/> Railroad               | 6 <input type="checkbox"/> Car pool, or rides with others | 9 <input type="checkbox"/> Does not work |
| 0 <input type="checkbox"/> Other (Describe) _____ |   |  |

**14. How long does the trip usually take from home to place of work?**

_____ Minutes									
<b>FOR CENSUS USE ONLY</b>									
i	m	n	o	p	q	r	s	t	

Income from employment, own business, or profession -

15a. What was last month's income for ALL members of the household, from - Employment (wages, salary, commissions, piece work payments, tips, etc.), and own business or profession?

\$ \_\_\_\_\_  
(per month)

Is this amount an average month's income from these sources?

1  Yes      2  No - Please enter your estimate of an average month's income for the household from these sources for the coming twelve months

\$ \_\_\_\_\_  
(per month)

b. Please enter your estimate of what your household's average monthly income will be in the coming year from all other sources. (Interest and dividends received, net income from property owned, pensions, Social Security payments, alimony, etc.)

\$ \_\_\_\_\_  
(per year)

16. Why did the head of the household move here from his previous quarters? (List the main reasons)

---

**Section D - PREVIOUS PERMANENT RESIDENCE OF THE HEAD OF THE HOUSEHOLD**

**NOTE** - Questions 17 - 22 are for the head of this household if he was also head of the household at his previous permanent address (question 10a answered "Yes"). If question 10a was answered "No," omit questions 17 - 22 and please mail this schedule.

17a. Where did the head of the household live before moving here? (If same city or town enter "Same")

City or town	County	State

b. How long did he (or she) live there?

1 <input type="checkbox"/> Less than 6 months	4 <input type="checkbox"/> 2 up to 5 years
2 <input type="checkbox"/> 6 months up to 1 year	5 <input type="checkbox"/> 5 up to 10 years
3 <input type="checkbox"/> 1 year up to 2 years	6 <input type="checkbox"/> 10 years or more

c. How far is the previous home from the current home?

1 <input type="checkbox"/> Less than 25 miles	3 <input type="checkbox"/> 100 to 499 miles
2 <input type="checkbox"/> 25 to 99 miles	4 <input type="checkbox"/> 500 miles or more

18. At the previous home -

	Number
a. How many rooms were there?	
b. How many bedrooms were there?	
c. Was there a complete bathroom (flush toilet, wash basin, and bathtub or shower) for use only by members of the household, that is, not shared with the occupants of any other living quarters?	
1 <input type="checkbox"/> Yes	2 <input type="checkbox"/> No

19. Was the previous home -

1  Owned or being bought by a member of the household

2  Rented for cash

3  Occupied without cash rent payment

20. If the previous home was owned or being bought by a member of the household, what did it sell for?

\$ \_\_\_\_\_

*If not sold, enter estimate of what you think it could be sold for.*

21. If the previous home was rented for cash, what was the rent? (Dollars only)

1 \$ \_\_\_\_\_ per month      OR      2 \$ \_\_\_\_\_ per \_\_\_\_\_ (Week, half-month, etc.)

22. IN ADDITION TO RENT, what was the average cost (dollars only) for -

a. Electricity and/or gas (per month) . . . . . \_\_\_\_\_ OR X  Not paid separately

b. Water (per month) . . . . . \_\_\_\_\_ OR X  Not paid separately

c. Fuel (coal, oil, wood, etc., per year) . . . . . \_\_\_\_\_ OR X  Not paid separately

FOR CENSUS USE ONLY	x	y	z	aa	bb	cc
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**Section C - HOUSEHOLD AND FAMILY INFORMATION**

**9a. Who are the people who live here?**

Line No.	HOUSEHOLD MEMBERS <i>Enter head of household first, then the other persons who live here, including those not related to the head.</i>	RELATIONSHIP TO HEAD	SEX <i>M - Male F - Female</i>	AGE <i>If less than one year enter "0"</i>
1		<b>Head</b>		
2				
3				
4				
5				
6				
7				
8				
9				
10				

*If more than 10 persons, mark here  then continue on plain sheet of paper.*

**9b. Head of household is -**  
 1  White  
 2  Negro  
 3  Other

**10a. Was the person listed on line 1 of question 9a also the head of the household at his previous residence?**

1  Yes                      2  No (lived with parents, was a lodger, etc.) - *Go to question 11*

**b. Were all the people listed in question 9 living with the head at his previous address?**

1  Yes                      2  No

**c. Were there any other people living with the head at his previous address?**

1  Yes                      2  No

**11. How long has the head of the household been married (current marriage)?**

\_\_\_\_\_ OR \_\_\_\_\_ OR 0  Not now married  
 (years)                      (months)

**12. What is the occupation of the head of the household? (Please be as specific as you can.)**

(Examples: sales clerk, law clerk, shipping clerk - not clerk; electrical engineer, stationary engineer, locomotive engineer - not engineer.)

\_\_\_\_\_ OR Not employed because: \_\_\_\_\_  
 (Housewife, student, retired, etc.)

**13. How does the head of the household usually get to work? - Check one box for principal means used.**

- |   |   |  |
|---|---|--|
| 1 <input type="checkbox"/> Bus or streetcar       | 4 <input type="checkbox"/> Taxicab                        | 7 <input type="checkbox"/> Walks         |
| 2 <input type="checkbox"/> Subway, elevated       | 5 <input type="checkbox"/> Own auto                       | 8 <input type="checkbox"/> Works at home |
| 3 <input type="checkbox"/> Railroad               | 6 <input type="checkbox"/> Car pool, or rides with others | 9 <input type="checkbox"/> Does not work |
| 0 <input type="checkbox"/> Other (Describe) _____ |   |  |

**14. How long does the trip usually take from home to place of work?**

\_\_\_\_\_ Minutes

**FOR CENSUS USE ONLY**

i	m	n	o	p	q	r	s	t
---	---	---	---	---	---	---	---	---



TABLE 1

Household Composition: All Households in U. S. and Households Occupying New Units  
Percent Distribution

Household Composition	Percent Distribution			
	All Households in U. S. March 1966 <sup>1/</sup>	All Households Occupying New Units	Households Occupying New Owner- Occupied Units	Households Occupying New Rental Units
Percent	100.0	100.0	100.0	100.0
Husband and Wife Households	72.4	83.8	94.0	61.5
Other Household Composition	27.6	15.4	4.8	38.3
Household Composition Not Reported		.8	1.1	.1
Households with White Head	89.7	91.0	91.5	89.8
Husband and Wife Households	74.0	84.4	94.3	62.5
Other Household Composition	26.0	14.8	4.6	37.4
Household Composition Not Reported		.8	1.1	.1
Households with Non-White Head	10.2	6.7	6.4	7.5
Husband and Wife Households	58.1	78.4	88.9	58.7
Other Household Composition	41.9	20.3	9.0	41.3
Household Composition Not Reported		1.4	2.1	0.0
Color of Head of Household Not Reported		2.3	2.1	2.7

Note: Columns may not add to totals shown because of rounding.

<sup>1/</sup> U. S. Bureau of the Census, Current Population Reports, Series P-20, No. 164,  
Household and Family Characteristics, March 1966, U. S. Government Printing Office, Washington, D. C., 1967.



TABLE 3

Age of Head of Household: All Households in U. S. and Households Occupying New Units

Age of Head	All Households <sup>1/</sup> in U. S. March 1966		All Households Occupying New Units		Households Occupying New Owner-Occupied Units		Households Occupying New Rental Units	
	Total	Husband-Wife	Total	Husband-Wife	Total	Husband-Wife	Total	Husband-Wife
Percent	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Less than 25	6.1	6.6	11.1	10.5	5.6	5.9	23.4	25.9
25 - 44	37.7	43.3	54.5	59.0	61.8	63.9	38.3	42.8
45 - 64	36.9	37.2	21.4	21.8	23.8	23.4	16.1	16.5
65 and over	19.3	12.9	4.9	3.6	4.1	3.6	6.8	3.6
Age of head not reported			7.3	5.0	3.6	3.2	15.4	11.3

Note: Columns may not add to totals shown because of rounding.

1/ Source: U. S. Bureau of the Census, Current Population Reports, Series P-20, No. 164, Household and Family Characteristics, March 1966, U. S. Government Printing Office, Washington, D. C., 1967.

TABLE 4

Number of Persons in Household: All Husband and Wife Households in the U. S.  
 and Husband and Wife Households Occupying New Units<sup>1/</sup>

<u>Number of Persons in Household</u>	<u>All Husband<sup>2/</sup> and Wife Households in U. S. March 1966</u>	<u>All Husband and Wife Households Occupying New Units</u>	<u>Husband and Wife Households Occupying New Owner- Occupied Units</u>	<u>Husband and Wife Households Occupying New Rental Units</u>
Percent	100.0	100.0	100.0	100.0
2	31.1	30.6	20.6	63.9
3	20.0	19.8	19.0	22.3
4	20.4	23.5	27.8	8.8
5 or more	28.6	26.1	32.5	4.9

Note: Columns may not add to totals shown because of rounding.

<sup>1/</sup> Comparable data was not tabulated for other than husband and wife households.

<sup>2/</sup> Source: U. S. Bureau of the Census, Current Population Reports, Series P-20, No. 164, Household and Family Characteristics, March 1966, U. S. Government Printing Office, Washington, D. C., 1967.

TABLE 5  
Characteristics of New and Existing Owner-Occupied Units

	New One- Family Homes Sold and Contracted, 1965		New One- Family Homes Sold and Contracted, 1963		1960 Census	
	Survey of New Units	Units Completed, March 1960	Units Completed 1959- March 1960	Units Completed 1955-1958	Units Completed 1955-1958	All Owner- Occupied Units
<u>Number of Rooms</u>						
4 or less	7.5	20.6	21.3	22.2	22.2	
5	28.6	37.9	37.7	29.2	29.2	
6	28.0	26.0	26.6	26.2	26.2	
7	16.6	10.0	9.8	12.4	12.4	
8 or more	19.1	5.5	4.6	10.0	10.0	
not reported	.2					
<u>Number of Bedrooms</u>						
2 or less	12.2			42.5	42.5	
3	62.2	8.0	10.5	42.5	42.5	
4 or more	24.8	65.5	68.8	15.0	15.0	
not reported	.9	25.3	20.0			
		1.2	.7			
<u>Number of Bathrooms</u>						
1 or less	25.6			77.6	77.6	
1 plus partial	25.0	23.5	30.3			
2	30.4	23.4	23.7			
2 plus partial	12.9	34.1	32.3			
3 or more	5.9	17.9	12.9			
not reported	.1	1.1	.8			
<u>Purchase Price</u>						
(of those reporting price) <sup>2/</sup>				(value)		
Under \$15,000	27.1	24.9	33.9	43.3	44.1	67.1
\$15,000 - \$19,999	26.4	28.2	31.8			
\$20,000 - \$24,999	18.1	20.4	16.7	56.7	55.9	32.9
\$25,000 and above	28.4	26.6	17.6			

Note: Columns may not add to 100.0 because of rounding.

1/ Source: U. S. Bureau of the Census, Construction Reports, Series C25, Housing Sales of New One Family Homes.

2/ For contractor built units reported in the sales survey, price excludes cost of land.

TABLE 6

Characteristics of New and Existing Rental Units

	<u>Survey of New Units</u>	<u>Housing Units Started in Structures with 5 or More Units<sup>1/</sup></u>		<u>1960 Census</u>	
				<u>In Structures with 5 or More Units</u>	<u>All Units</u>
		<u>1966</u>	<u>1965</u>		
<u>Number of Rooms</u>					
1	4.5			14.3	5.5
2	8.8			15.3	8.8
3	37.1			30.8	23.1
4	37.3			25.7	28.2
5	12.4			13.9	34.4
<u>Number of Bedrooms</u>					
None	6.7	6	7		8.4
1	45.7	39	43		31.9
2	44.2	49	44		37.9
3 or more not reported	3.3	6	5		21.8
<u>Number of Bathrooms</u>					
1 or less	85.9				95.6
More than 1 not reported	13.7 .2				4.3

Note: Columns may not add to 100.0 because of rounding.

<sup>1/</sup> Source: U. S. Bureau of the Census, Construction Reports -- Series C20, Housing Starts.

Table 7  
Household Characteristics  
(Percent distributions)

SUBJECT	Current Owners			Current Renters			Not head previously
	Total	Was head previously		Total	Was head previously		
		Former owner	Former renter		Former owner	Former renter	
Household composition							
One person households							
Male head	0.5	0.3	0.7	10.2	11.9	10.1	8.8
Female head	1.0	1.1	0.4	14.7	21.6	10.8	16.9
Two or more person households							
Partnerships							
Males	-	-	-	1.8	0.5	1.9	2.9
Females	-	-	0.1	2.9	-	1.1	9.4
Male head, wife present, no non-relatives							
With children under 18	69.8	68.5	74.2	17.0	13.0	23.8	5.9
No children under 18	24.0	25.8	20.9	43.5	44.8	43.5	42.3
Other households	3.5	3.1	2.5	9.8	8.3	8.5	13.9
Not reported	1.1	1.2	1.2	0.1	-	0.2	-
Household formation							
Head not head at previous address	4.2	-	-	24.1	-	-	100.0
Head was head at previous address	95.8	100.0	100.0	75.8	100.0	100.0	-
No change in household	76.5	79.9	80.0	53.8	61.9	74.8	-
More persons in current household	7.9	6.1	11.2	8.6	5.1	14.0	-
Fewer persons in current household	10.0	12.6	7.4	10.1	23.8	8.9	-
Change, nature not known	1.4	1.4	1.4	3.3	9.2	2.3	-
Not reported	-	-	-	-	-	-	-
Duration of marriage							
Male head, wife present households	95.4	95.4	96.5	62.3	63.3	68.2	48.1
Less than 6 months	0.5	0.1	0.6	5.1	0.6	2.0	16.0
6 months up to 1 year	1.5	0.8	1.0	9.0	6.9	4.4	21.0
1 year up to 2 years	3.7	1.3	5.9	6.6	4.8	7.0	7.2
2 years up to 5 years	14.1	6.0	23.3	17.7	5.4	30.1	1.8
5 years or more	75.4	87.1	65.3	23.8	45.6	24.6	2.1
Not reported	0.2	0.1	0.4	0.1	-	0.1	-
All other households	4.5	4.5	3.4	37.8	36.7	31.8	51.8

Table 8  
Household Characteristics  
(Percent distributions)

SUBJECT	Current Owners				Current Renters			
	Total	Was head previously		Not head previously	Total	Was head previously		Not head previously
		Former owner	Former renter			Former owner	Former renter	
Number of persons in household								
1 person .....	1.5	1.4	1.1	5.6	24.8	33.5	21.1	25.7
2 persons .....	20.7	21.3	18.5	34.1	48.1	42.3	45.7	58.6
3 persons .....	19.4	15.8	23.2	25.9	17.8	13.9	21.0	14.3
4 persons .....	27.1	26.3	29.2	16.5	5.6	4.9	7.7	1.5
5 persons .....	17.1	19.8	15.1	3.7	2.6	3.5	3.4	--
6 persons .....	8.5	9.7	6.9	7.8	1.0	1.9	1.1	--
7 persons or more .....	5.8	5.7	6.0	6.5	0.1	--	0.1	--
Not reported .....	--	--	--	--	--	--	--	--
Length of time at previous residence								
Less than 6 months .....	3.4	1.1	6.6	--	8.4	0.6	11.7	--
6 months up to 1 year .....	7.3	2.4	13.7	--	14.4	1.3	19.8	--
1 year up to 2 years .....	15.0	5.8	26.9	--	26.0	3.9	35.1	--
2 years up to 5 years .....	24.5	19.5	31.1	--	17.1	11.4	19.5	--
5 years up to 10 years .....	21.9	31.0	10.2	--	10.1	24.0	4.4	--
10 years or more .....	27.2	39.3	11.5	--	23.7	58.9	9.2	--
Not reported .....	0.7	0.9	--	--	0.2	--	0.3	--
Age of head								
Under 25 years .....	5.7	1.6	9.1	24.3	23.4	12.8	18.2	44.7
25 to 34 years .....	31.9	20.8	45.5	41.7	26.8	9.3	33.6	27.4
35 to 44 years .....	30.0	35.3	24.0	21.1	11.5	11.8	13.2	7.5
45 to 54 years .....	16.9	21.4	12.1	5.5	6.9	11.9	7.6	0.9
55 to 64 years .....	6.9	9.6	4.2	1.2	9.2	23.3	7.5	--
65 years and over .....	4.1	6.2	1.6	--	6.8	16.7	3.6	4.9
Not reported .....	4.5	5.1	3.5	6.3	15.5	14.1	16.4	14.6
Color of head								
White .....	91.5	94.0	90.1	72.9	89.8	91.6	91.5	84.1
Nonwhite .....	6.4	3.4	8.5	24.2	7.5	6.2	6.0	12.1
Not reported .....	2.1	2.6	1.4	2.9	2.7	2.1	2.5	3.8

Table 9

Household Characteristics  
(Percent distributions)

SUBJECT	Current Owners				Current Renters			
	Total	Was head previously Former owner	Former renter	Not head previously	Total	Was head previously Former owner	Former renter	Not head previously
Annual wages and salary								
Less than \$3,000 .....	4.9	4.8	4.2	13.4	8.5	17.5	5.3	7.3
\$3,000 to \$3,999 .....	3.6	2.2	5.4	3.3	2.6	5.6	1.2	2.8
\$4,000 to \$4,999 .....	6.0	5.7	5.6	13.8	8.6	8.0	6.7	13.4
\$5,000 to \$5,999 .....	5.7	4.7	6.9	7.2	5.4	4.1	5.7	5.9
\$6,000 to \$7,999 .....	22.0	19.5	25.4	17.4	21.4	14.0	24.5	21.6
\$8,000 to \$9,999 .....	17.2	16.4	18.7	14.7	11.9	6.0	12.9	14.7
\$10,000 to \$14,999 .....	18.6	19.8	18.3	7.2	17.8	9.3	19.8	21.3
\$15,000 to \$19,999 .....	5.2	6.6	3.8	0.8	4.1	12.5	1.7	1.3
\$20,000 to \$24,999 .....	1.1	1.5	0.6	--	1.2	0.6	2.0	--
\$25,000 or more .....	1.3	1.6	1.0	--	0.6	1.2	0.3	0.9
Not reported .....	14.5	17.2	10.0	22.2	17.9	21.1	19.9	10.7
Occupation of head								
Professional, technical, and kindred workers .....	23.6	20.2	28.4	20.6	31.0	19.4	35.2	32.5
Managers, officials, and proprietors...	17.3	20.5	13.5	12.7	10.3	12.5	12.2	4.1
Craftsmen, foremen, and kindred workers	16.1	16.8	16.2	7.8	4.3	2.0	6.2	2.0
Operatives and kindred workers .....	11.8	10.5	13.2	15.6	13.0	12.0	14.2	11.4
Clerical, sales, and kindred workers...	11.7	11.6	11.7	11.7	20.1	25.1	15.4	25.7
Service workers .....	3.5	3.1	4.2	0.8	5.0	1.6	5.9	6.1
Other .....	8.1	7.1	8.5	18.1	1.3	4.5	0.5	0.3
Housewives and students .....	1.6	1.8	0.4	10.7	6.5	8.6	5.2	7.4
Retired .....	5.5	7.5	3.0	1.7	6.6	13.4	4.0	6.0
Not reported .....	0.9	0.9	1.0	0.3	2.0	0.9	1.2	4.6

Table 10  
Journey to Work  
(Percent distributions)

SUBJECT	Current Owners				Current Renters			
	Total	Was head previously		Not head previously	Total	Was head previously		Not head previously
		Former owner	Former renter			Former owner	Former renter	
Heads transportation to work								
Bus or streetcar .....	1.2	0.8	1.6	0.6	5.6	0.2	9.0	3.1
Subway, elevated .....	0.1	0.1	--	0.4	1.3	0.4	1.8	0.9
Railroad .....	0.7	0.6	0.8	0.6	0.3	--	0.2	0.9
Taxicab .....	--	--	--	--	0.7	0.4	1.0	0.3
Own auto .....	73.2	73.0	73.6	71.4	62.7	55.9	62.9	68.3
Carpool, or rode with others .....	6.4	5.1	8.1	6.9	4.9	7.1	4.6	3.8
Other .....	7.4	6.5	9.2	1.7	3.0	4.9	2.5	2.3
Walks .....	1.2	1.3	1.0	1.1	4.8	4.2	6.9	1.0
Worked at home or does not work .....	9.6	12.2	5.3	17.3	15.9	27.0	10.9	16.8
Not reported .....	0.3	0.3	0.3	--	0.7	--	0.2	2.7
Time for journey to work								
Head had regular place of work .....	90.4	87.8	94.6	82.8	84.1	72.8	89.2	83.3
Less than 30 minutes .....	53.3	51.9	56.2	46.1	53.7	53.6	54.1	52.9
30 to 59 minutes .....	23.7	21.5	26.5	24.2	15.6	12.6	14.3	21.2
1 hour up to 2 hours .....	4.1	4.2	3.7	3.9	2.5	0.8	2.8	3.6
2 hours or more .....	0.6	0.8	0.2	2.4	1.3	--	2.2	0.5
Not reported 1/ .....	8.7	9.4	8.0	6.2	11.0	5.8	15.8	5.1
Head does not go to work or works at home .....	9.6	12.2	5.3	17.3	15.9	27.2	10.9	16.8

1/ Includes instances of heads who work at various places.

Table 11

Number of Rooms, Bedrooms, and Bathrooms in New Units  
(Percent distributions)

SUBJECT	Current Owners				Current Renters			
	Total	Was head former owner	Former renter	Not head previously	Total	Was head former owner	Former renter	Not head previously
Total .....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<b>Number of rooms</b>								
1 room .....	0.2	--	0.2	--	4.5	1.7	5.3	5.2
2 rooms .....	7.0	0.3	0.2	1.7	8.8	8.8	8.7	8.9
3 rooms .....	28.6	6.3	6.2	--	37.1	33.8	32.3	51.0
4 rooms .....	28.0	23.4	34.6	24.7	37.3	36.5	40.1	31.7
5 rooms .....	16.6	28.2	27.9	34.5	10.8	17.2	11.4	3.3
6 rooms .....	19.1	16.8	17.3	26.3	1.6	1.9	2.2	--
7 rooms .....	0.2	24.9	13.5	8.6	--	--	--	--
8 rooms or more .....		0.1	--	1.7	--	--	--	--
Not reported .....				2.4	--	--	--	--
<b>Number of bedrooms</b>								
53 No bedrooms .....	0.1	--	0.2	--	6.7	3.5	7.7	7.3
1 bedroom .....	0.6	0.4	0.7	1.7	45.7	40.4	39.0	65.8
2 bedrooms .....	11.5	12.4	8.1	32.7	44.2	50.9	49.1	26.9
3 bedrooms .....	62.2	56.1	70.7	55.8	3.2	4.8	4.0	--
4 bedrooms .....	21.8	26.1	18.1	3.0	0.1	0.4	--	--
5 or more bedrooms .....	3.0	4.0	1.8	2.4	--	--	--	--
Not reported .....	0.9	1.0	0.5	4.3	0.1	--	0.1	--
<b>Number of bathrooms</b>								
No complete bathroom or partial only..	1.5	0.8	1.7	9.0	0.1	--	0.2	--
1 complete bathroom .....	24.1	18.2	29.1	51.4	85.8	77.3	86.0	93.8
1 complete bathroom plus partial.....	25.0	25.0	25.1	22.7	6.2	5.7	7.5	3.7
2 complete bathrooms .....	30.4	30.7	31.8	15.1	7.3	16.4	5.8	2.2
2 complete bathrooms plus partial.....	12.9	17.0	8.9	1.4	0.2	0.4	0.3	--
3 or more complete bathrooms.....	5.9	8.4	3.3	0.4	--	0.2	--	--
Not reported .....	0.1	--	0.2	--	0.2	--	0.3	0.3

Table 12

Persons Per Room in New Units  
(Percent distributions)

SUBJECT	Current Owners				Current Renters			
	Total	Was head previously		Not head previously	Total	Was head previously		Not head previously
		Former owner	Former renter			Former owner	Former renter	
Persons per room								
0.50 or less	38.9	40.0	36.7	48.6	43.3	51.5	40.8	41.2
0.51 to 0.75	31.9	33.0	31.0	21.4	35.3	30.2	32.7	45.7
0.76 to 1.00	23.2	23.0	24.9	12.4	17.5	14.6	21.7	11.0
1.01 to 1.50	5.1	3.4	6.5	12.7	3.4	3.0	4.2	2.1
1.51 or more	0.8	0.6	0.9	2.4	0.5	0.7	0.6	--
Not reported	0.2	0.1	--	2.4	--	--	--	--

TABLE 13

Manner of Acquisition and Price of New Owner-Occupied Units  
(Percent Distributions)

SUBJECT	Total	C U R R E N T O W N E R S				Not Head Previously
		Was Head Previously		Former renter	Not Head Previously	
		Former Owner	Former renter			
Manner of acquisition of property						
Purchased it or had a single general contractor build it.....	85.3	85.0	87.5		68.6	
Built by owner w/without paid help...	14.2	14.6	12.3		26.2	
Other.....	0.2	--	--		5.2	
Not reported.....	0.3	0.4	0.2		--	
5 Purchase price <sup>1/</sup>						
Less than \$5,000.....	2.3	1.3	2.7		11.4	
\$5,000 to \$7,499.....	2.0	1.7	2.1		4.2	
\$7,500 to \$9,999.....	3.7	2.8	4.5		6.5	
\$10,000 to \$12,499.....	7.8	5.7	9.6		14.8	
\$12,500 to \$14,999.....	9.7	7.7	11.9		11.9	
\$15,000 to \$17,499.....	13.2	10.2	17.2		11.9	
\$17,500 to \$19,999.....	11.6	11.3	11.9		11.2	
\$20,000 to \$24,999.....	17.0	18.7	15.3		11.0	
\$25,000 to \$34,999.....	18.3	22.1	15.0		4.3	
\$35,000 or more.....	8.4	11.3	5.5		--	
Not purchased.....	0.2	--	--		5.2	
Not reported.....	6.0	7.2	4.2		7.7	

<sup>1/</sup> For properties built by the owner, the respondent reported his out-of-pocket costs only.

TABLE 14  
Mortgage Characteristics of New Owner-Occupied Units  
(Percent Distributions)

SUBJECT	C U R R E N T O W N E R S				Not Head Previously
	Total	Was Head Previously		Former renter	
		Former Owner	Former renter		
Mortgage Status					
Mortgaged.....	86.2	81.3	93.2	80.7	80.7
FHA insured.....	18.2	12.6	24.4	29.6	29.6
VA guaranteed.....	5.3	3.7	6.7	11.6	11.6
Conventional.....	61.6	64.1	60.7	39.5	39.5
Type not reported.....	1.1	0.9	1.4	--	--
Not mortgaged.....	13.8	18.7	6.7	19.3	19.3
Presence of junior mortgage					
With first mortgage.....	86.2	81.2	93.3	80.7	80.7
With junior mortgage.....	3.8	2.9	5.0	1.8	1.8
No junior mortgage.....	82.4	78.3	88.3	78.9	78.9
Not mortgaged.....	13.8	18.7	6.7	19.3	19.3
Down payment as percent of purchase price					
Mortgaged purchased properties					
Less than 10 percent.....	28.4	18.4	40.6	37.7	37.7
10 to 19 percent.....	17.5	15.3	21.5	7.0	7.0
20 to 29 percent.....	15.4	16.4	14.1	13.8	13.8
30 to 39 percent.....	5.9	7.4	4.5	0.4	0.4
40 percent or more.....	10.5	13.9	5.9	10.7	10.7
Not reported.....	8.5	9.8	6.7	11.2	11.2
Property not mortgaged.....	13.8	18.7	6.7	19.3	19.3
Total monthly mortgage payment					
Less than \$50.....	1.3	1.1	1.2	4.8	4.8
\$50 to \$74.....	8.7	6.2	11.0	20.4	20.4
\$75 to \$99.....	15.2	13.7	16.9	16.6	16.6
\$100 to \$124.....	17.7	14.5	22.0	16.5	16.5
\$125 to \$149.....	13.5	12.8	14.8	9.7	9.7
\$150 to \$174.....	10.3	11.3	9.4	5.3	5.3
\$175 to \$199.....	5.8	6.5	5.6	0.4	0.4
\$200 or more.....	8.0	8.9	7.5	--	--
Not reported.....	5.7	6.3	4.8	7.0	7.0
Not applicable.....	13.8	18.7	6.7		

TABLE 15

Contract Rent, Gross Rent, and Rent Per Room of New Rental Units  
(Percent Distributions)

SUBJECT	CURRENT RENTERS			
	Total	Was Head Previously		Not Head Previously
		Former Owner	Former renter	
Monthly contract rent				
Less than \$60.....	0.1	--	0.2	--
\$60 to \$79.....	4.2	0.7	2.9	10.2
\$80 to \$99.....	10.5	8.0	10.7	12.3
\$100 to \$124.....	23.0	19.6	22.0	28.3
\$125 to \$149.....	31.1	32.1	28.4	36.1
\$150 to \$199.....	22.8	24.8	27.9	9.7
\$200 or more.....	6.1	11.1	5.4	2.5
No cash rent.....	0.5	0.2	0.8	--
Not reported.....	1.9	3.5	1.6	0.9
Monthly gross rent				
Less than \$60.....	--	--	--	--
\$60 to \$79.....	1.9	0.3	0.5	6.5
\$80 to \$99.....	9.3	7.9	8.8	11.5
\$100 to \$124.....	19.2	11.9	20.7	22.4
\$125 to \$149.....	31.6	34.0	26.4	41.0
\$150 to \$199.....	26.7	26.2	33.5	12.2
\$200 or more.....	7.2	12.4	7.1	2.5
No cash rent.....	0.5	0.2	0.8	--
Not reported.....	3.6	7.2	2.2	3.8
Gross rent per room				
Less than \$15.....	--	--	--	--
\$15 to \$19.....	1.1	4.5	0.2	--
\$20 to \$24.....	2.3	1.5	1.4	4.9
\$25 to \$29.....	8.7	2.8	11.3	8.1
\$30 to \$39.....	32.5	35.0	29.1	38.2
\$40 to \$49.....	31.9	26.3	34.9	30.2
\$50 to \$74.....	13.5	15.9	13.9	10.3
\$75 or more.....	7.7	10.5	6.7	7.3
No cash rent.....	0.5	0.2	0.8	--
Not reported.....	1.9	3.5	1.6	0.9

TABLE 16

Rent and Lease Characteristics of New Rental Units  
(Percent Distributions)

SUBJECT	C U R R E N T    R E N T E R S			
	Total	Was Head Previously		Not Head Previously
		Former Owner	Former renter	
Items Included in Rent				
No utilities included.....	6.7	3.5	9.9	2.9
Hot water only.....	12.9	9.9	17.1	6.3
Hot water and heat only.....	4.5	6.7	3.3	5.1
Hot water, heat and gas <sup>2/</sup> .....	31.4	39.2	27.2	33.5
Hot water, heat, gas and electricity <sup>2/</sup> .....	28.9	26.5	27.6	33.8
Other combinations <sup>1/</sup> .....	15.6	14.1	14.9	18.3
Length of lease				
Less than 1 year.....	10.9	9.7	8.5	17.4
1 Year.....	47.9	52.4	48.3	42.4
More than 1 year, but less than 2.....	1.6	0.2	2.5	1.1
2 years.....	10.6	13.3	8.5	12.8
More than 2 years.....	5.0	5.2	5.7	3.5
No time period.....	2.3	1.5	3.4	0.8
No lease required.....	20.2	17.5	21.1	20.8
Not reported.....	0.9	--	1.2	1.2
No cash rent.....	0.5	0.2	0.8	--
Concessions				
Concessions granted.....	10.3	5.1	13.9	7.2
No concessions.....	88.3	93.6	84.1	92.6
Not reported.....	0.9	1.1	1.2	0.2
No cash rent.....	0.5	0.2	0.8	--

<sup>1/</sup> Includes no cash rent cases.

<sup>2/</sup> Gas is considered to be included in rent if it is not paid for separately, i.e., either included in rent or not available.

TABLE 17

Current and Former Owner-Occupied Units: Price Paid and Selling Price

Price Paid or Selling Price	All Current Owned Units Purchase Price <sup>1/</sup>	All Previous Owned Units Selling Price	Current Owners		Current Owner Previous Renter		Current Renter Previous Owner		Not Head Previously Purchase Price
			Purchase Price	Selling Price	Purchase Price	Selling Price	Selling Price	Purchase Price	
Under 10,000	8.0	20.2	5.8	22.7	9.3	6.5	22.1		
10,000 - 14,999	17.5	19.0	13.4	19.4	21.5	16.9	26.7		
15,000 - 19,999	24.8	20.8	21.5	19.8	29.1	25.9	23.1		
20,000 - 24,999	17.0	14.6	18.7	14.1	15.3	17.3	11.0		
25,000 and over	26.7	13.8	33.4	12.6	20.5	19.9	4.3		
Not purchased	0.2		0.0		0.0		5.2		
Not reported	6.0	11.7	7.2	11.4	4.2	13.4	7.7		
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	

Note: Columns may not add to totals shown because of rounding.

1/ Includes a small number of units for which former tenure was not reported.

TABLE 16

Current and Former Rental Units: Gross Rent

<u>Gross Rent</u>	<u>All Current Rental Units Current Gross Rent</u> <sup>1/</sup>	<u>All Previous Rental Units Former Gross Rent</u>	<u>Current Renters</u>		<u>Current Owners</u>		<u>Former Renters</u>		<u>Former Owners</u>		<u>Not Head Previously Current</u>	
			<u>Current Gross Rent</u>	<u>Previous Renters Former Gross Rent</u>	<u>Current Renters Former Gross Rent</u>	<u>Current Owners Current Gross Rent</u>	<u>Previous Owners Current Gross Rent</u>	<u>Former Renters Former Gross Rent</u>	<u>Former Owners Former Gross Rent</u>	<u>Current Gross Rent</u>	<u>Previous Gross Rent</u>	
Under 100	11.2	36.9	9.3	30.2	8.2	40.9	18.0					
100 - 124	19.2	17.0	20.7	17.2	11.9	16.9	22.4					
125 - 149	31.6	14.4	26.4	17.6	34.0	12.5	41.0					
150 - 199	26.7	11.8	33.5	12.1	26.2	11.7	12.2					
200 and over	7.2	3.6	7.1	4.6	12.4	3.0	2.5					
No cash rent	0.5	3.8	0.8	0.5	0.2	5.8	0.0					
Not reported	3.6	12.4	2.2	17.8	7.2	9.2	3.8					
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0					

Note: Columns may not add to totals shown because of rounding.

1/ Includes a small number of units for which former tenure was not reported.

TABLE 19

Current and Former Owner-Occupied Units: Number of Rooms

Number of Rooms	All New Owner-Occupied Units		All Former Owner-Occupied Units		Current Owners Previous Owners		Current Renters Previous Renters		Current Owners Previous Owners		Current Renters Previous Renters		Not Head Previously Current Units	
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	0.2	0.3	0.3	0.3	0.0	0.3	0.2	0.2	0.0	0.0	0.0	0.0	1.7	1.7
3	0.3	1.8	1.8	1.8	0.3	1.8	0.2	0.2	1.5	1.5	1.5	1.5	0.0	0.0
4	7.0	11.7	11.7	11.7	6.3	13.2	6.2	6.2	4.0	4.0	4.0	4.0	24.7	24.7
5	28.6	33.7	33.7	33.7	23.4	33.9	34.6	34.6	32.8	32.8	32.8	32.8	34.5	34.5
6 or more	63.7	52.5	52.5	52.5	69.9	50.8	58.7	58.7	61.7	61.7	61.7	61.7	36.6	36.6
Not reported	0.2	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	2.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Note: Columns may not add to totals shown because of rounding.

1/ Includes a small number of units for which former tenure was not reported.

TABLE 20  
Current and Former Rental Units: Number of Rooms

Number of Rooms	All New Rental Units		All Former Rental Units		Current Renters		Current Renters		Current Renters		Current Renters		Current Renters		Current Renters		
	Units	Units	Units	Units	Current	Previous											
1	4.5	1.6	5.3	3.5	1.7	0.4	5.2	0.4	1.7	0.4	0.4	5.2	0.4	1.7	0.4	0.4	5.2
2	8.8	6.0	8.7	12.5	8.8	2.2	8.9	2.2	8.8	2.2	2.2	8.9	2.2	8.8	2.2	2.2	8.9
3	37.1	20.1	32.3	32.2	33.8	12.9	51.0	12.9	33.8	12.9	12.9	51.0	12.9	33.8	12.9	12.9	51.0
4	37.3	31.3	40.1	28.2	36.5	33.2	31.7	33.2	36.5	33.2	33.2	31.7	33.2	36.5	33.2	33.2	31.7
5	10.8	22.1	11.4	16.7	17.2	25.3	3.3	25.3	17.2	25.3	25.3	3.3	25.3	17.2	25.3	25.3	3.3
6 or more	1.6	18.9	2.2	6.9	1.9	26.0	0.0	26.0	1.9	26.0	26.0	0.0	26.0	1.9	26.0	26.0	0.0
Not reported	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Note: Columns may not add to totals shown because of rounding.

1/ Includes a small number of units for which former tenure was not reported.

Table 21

Reasons for Moving  
(Percent distributions)

SUBJECT	Current Owners				Current Renters			
	Total	Was head previously		Not head previously	Total	Was head previously		Not head previously
		owner	renter			owner	renter	
Reasons for moving								
Job related:								
Job transfer .....	5.5	7.6	3.1	2.9	5.2	3.6	7.6	1.1
New job .....	4.5	4.8	4.3	1.7	8.3	3.3	12.6	3.3
Military orders .....	1.9	0.4	3.7	3.2	1.3	0.4	2.1	0.5
Discharge from military .....	0.4	0.3	0.7	--	0.7	--	1.4	--
Retired .....	1.3	1.5	1.2	--	1.3	4.1	0.4	0.7
Commuting reasons .....	3.1	3.6	2.7	0.4	6.6	3.2	9.7	2.5
Family status changed:								
New family .....	1.5	0.5	0.7	21.5	11.2	7.0	0.9	38.1
Growth in family size .....	4.0	4.7	3.3	1.7	3.3	0.6	6.0	--
Reduction in family size .....	0.7	0.9	0.2	4.1	8.2	15.3	2.6	14.2
Undoubling .....	0.1	--	0.2	1.7	2.1	--	0.3	8.0
To be near family .....	0.7	1.3	--	0.9	1.1	1.5	1.5	--
Environmental:								
Better neighborhood .....	7.8	11.1	4.2	1.7	8.4	4.5	12.5	3.1
Better apartment or home .....	11.9	18.8	4.0	0.8	10.6	9.1	14.6	2.8
Wanted own home or apartment .....	26.6	3.7	54.9	41.5	1.8	2.2	0.1	5.1
Larger apartment or home .....	17.0	24.1	9.4	0.3	6.9	2.3	10.3	3.7
Smaller apartment or home .....	1.4	2.4	0.2	--	6.9	24.3	2.8	--
Cheaper rent or mortgage payments .....	0.8	0.8	0.8	0.6	1.9	2.8	1.8	1.5
Other environmental reasons .....	1.7	2.3	0.9	2.4	3.2	4.6	2.5	3.5
Health reasons .....	2.0	2.9	0.9	--	2.8	4.1	3.5	--
Involuntary reasons .....	1.8	2.3	1.4	--	0.9	--	1.5	0.3
Attend school .....	--	--	--	--	1.8	3.0	1.5	1.4
Other .....	2.0	2.2	1.1	7.3	0.6	1.0	0.4	0.7
Not reported .....	3.3	3.8	2.2	7.1	5.0	3.2	3.6	9.6

Table 22

The Distance Between Current and Previous Home  
(Percent distributions)

SUBJECT	Current owners			Current renters		
	Total	Was head previously		Total	Was head previously	
		Former owner	Former renter		Former owner	Former renter
Distance between current and previous home						
Less than 25 miles.....	77.6	76.6	79.2	73.1	80.3	70.2
25 to 99 miles.....	7.8	7.9	7.9	3.4	0.9	4.4
100 to 499 miles.....	6.1	7.0	4.9	6.0	4.2	6.7
500 miles or more.....	7.8	7.8	7.6	17.1	13.8	18.5
Not reported.....	0.7	0.8	0.3	0.5	0.7	0.3

Part 2  
Mobile Homes and The Housing Supply

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Part 2  
Mobile Homes and the Housing Supply

Introduction

Who lives in Mobile Homes? Why do they choose to live in them? How big are their families? What are their income levels? Are they satisfied with their homes? How much did they pay for their homes? What facilities do these homes have?

These and related questions were answered by a survey conducted recently by the Bureau of the Census for the Department of Housing and Urban Development, a survey of a sample of mobile homes sold in 40 states from October 1, 1965 through September 30, 1966 designed to provide insights into the contribution of mobile homes to our national housing supply.

The survey, combining mail-out techniques and field follow-up of a subsample, yielded results for some 2,900 mobile home households distributed in various parts of the country. The findings summarized herein are for new mobile homes occupied by owners and used as primary residences. Less than five percent of the surveyed mobile home owners have second homes. The survey results were supplemented by data on mobile homes from other sources. A detailed statistical summary of the survey will be published separately by the Bureau of the Census.

The Typical Mobile Home Household

The typical\* mobile home household is composed of a husband and wife, and, as often as not, a child. Almost three-fourths of these households have children under 6 years of age. The husband is young, under 35 and was the

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\* It should be noted that the term "typical" as used here does not necessarily mean majority but usually reflects the modal group or the median.

head of the household before it moved into its mobile home. He has completed three years of high school education and may be a machine operator at a manufacturing plant located in a medium sized town. The total income of the household, primarily his wages, is about \$6,700 per annum.

His mobile home has two bedrooms and a telephone and is situated in a mobile home park which is not in a Standard Metropolitan Statistical Area. The mobile home has running water and trash collection, which are included in the mobile home park rent. Electricity, fuel oil, natural gas, and LP gas, when available, are metered to the mobile home owner.\* Sewage from this home goes to a septic tank or cesspool.

He purchased this mobile home a little over two years ago and paid about \$5,000 for it. He made a down-payment of \$900 and signed a note for the remainder, which note is held by a local bank and has a little less than five years to run.

This family pays about \$80 per month on the note, some \$32 per month site rent and about \$23 per month on the average for heating, cooling, lighting and other utilities. Total housing costs for this household come to about 25 percent of income.

The typical mobile home family is satisfied with their home which is located in a mobile home park with some 65 spaces. They are satisfied with the neighborhood, find the shopping and church convenient, related to their previous residences, and the husband considers the trip to his job, which he

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\* These conclusions are based on the replies of those households answering these questions. However, a significant number failed to respond to these questions.

makes by car, not unreasonably long. They had no particular problem finding this mobile home park or a suitable site therein.

This household has no second home. The young couple feels their mobile home style of living is economical and has no present plans to sell their home or to move.

Since being sited after purchase this mobile home has not been moved. Before moving into this mobile home this young couple lived in a rented apartment or perhaps in another mobile home.

This is the picture developed in analysis of a survey of mobile homes conducted for the Department of Housing and Urban Development by the Bureau of the Census upon which survey, plus other available material on this type of housing, this analysis is based.

#### Conclusion and Summary of Findings

Mobile homes contribute significantly to housing supply outside of the central city and particularly in smaller communities outside of Standard Metropolitan Statistical Areas. To date they have not served to meet the needs of households in the central city or of non-white households in practically all areas. They do serve particularly the housing requirements of younger couples in communities where the housing supply does not meet their needs. The young man who, with his wife, and perhaps a baby, comes to such a town to take a factory job is likely to find that available housing consists of a few small apartments and large old houses with many more rooms than his family requires, judging from data on vacant units.

Mobile homes are not as important a factor in housing elderly and retired people as is generally believed although there is evidence outside of the survey that they are becoming a significant factor in providing housing for the elderly in several states.

Although mobile homes have recently been receiving attention as temporary housing during renewal and rehabilitation and as components for developing low-cost, rapidly constructed multifamily housing for lower and middle income families there is a continuing interest in mobile homes as a basic element in housing supply.

In view of the fact that housing starts have failed to keep pace with the growth in population in the last decade it is reasonable to suggest that part of the demand for single family housing was met by the million and a half mobile homes produced in that period (not included in housing start statistics).

At an annual production rate of 241,000 units, mobile home output is equal to about 18 percent of total conventionally built housing units started and over 28 percent of new conventionally built one-family homes in 1967.

Mobile homes supply a segment of the new housing market being met only to a very limited degree by conventional homes. Ninety-four percent of the mobile homes covered by the survey sold for less than \$10,000. By contrast only six percent of all new one-family homes sold in 1966 sold for less than \$12,500 and only one percent of all new one-family homes insured under Section 203 of FHA sold for less than \$10,000 in that year.

To facilitate comparison the median price of the site or lot for these FHA homes was added to the median price for the mobile homes. This comparison of median prices highlights the lower cost of mobile homes.

NEW ONE FAMILY UNITS, 1966

Mobile home median price	\$ 5,600
FHA (203) median price of site	<u>3,234</u> *
Total	8,834
Median price FHA (203) home	16,798 *
Median price all new homes sold	21,400 **

It should be noted, however, that the average single unit mobile home has an area of about 600 square feet in contrast to the median area of 1,465 square feet for all new one-family homes in 1966 and 1,161 square feet for FHA financed (Section 203) homes of that class. Thus, although mobile homes are available in price brackets in which only a small percentage of new conventional homes are offered, the two types of housing are in many respects different products.

Estimated retail sales of mobile homes reached \$1.3 billion in 1967. There are some 7,000 retail outlets who sell the output of over 200 manufacturers.

It is estimated that some 5-1/2 million people, or 2-3/4 percent of our population, live in mobile homes and that they constitute 1.8 million households or 3.1 percent of total U. S. households.

\* U. S. Department of Housing and Urban Development, Federal Housing Administration Annual Statistical Summary, 1966, Tables 36a, 38a.

\*\* U. S. Department of Commerce and U. S. Department of Housing and Urban Development Construction Reports, Sales of New One-Family Homes: Annual Statistics, 1966, Table 2.

Industry data indicate that four states (Florida, California, Michigan and Pennsylvania) took 23 percent of new unit shipments in 1966, although units were distributed in 49 of the 50 states. On a regional basis, the most important mobile home markets are the South Atlantic states, the East-North Central states and South Central states, in that order.

The survey conducted by the Bureau of the Census for the Department of Housing and Urban Development provides a great deal of additional information on mobile home housing.

A greater proportion of mobile home households are husband-wife families than in the general population and the head of the household is younger than in conventional housing. Mobile home households are generally smaller but there are fewer one-person households. Contrary to the general impression there are proportionally fewer people of retirement age living in mobile homes than in other housing.

There are proportionally more 2-bedroom mobile homes but fewer 1-bedroom and 3-or-more bedroom units than in conventionally built homes. Mobile home households had fewer and younger children than families recorded in the Current Population Survey.

Mobile home household heads were less educated than the general population; the largest numbers of such heads were employed in skilled and semi-skilled occupations such as crafts, foremen, operators and the like. A greater proportion of mobile home heads were so employed than in the population in general.

Median annual income for mobile home households was generally about \$800 to \$1,000 lower in 1966, dependent on household composition, than in the population in general. Median family income for all mobile home households

was about \$6,300. For 2-or-more person mobile home households median family income of \$6,620 can be compared with the 1967 Current Population Survey finding of median family income of \$7,440 for all families.

Mobile homes are more likely to be found in less populated areas; 52 percent of the mobile homes in 1966 and 36 percent of all occupied housing units in 1960 were located outside standard metropolitan statistical areas.

The median price paid for mobile homes in 1966 was \$5,585; sixty-nine percent of the occupied mobile homes cost between \$4,000 and \$8,000.

Mobile home purchases are generally not financed by mortgages like conventional homes; 53 percent of them are financed by loans from commercial banks and 37 percent by loans from finance companies.

The typical mobile home owner pays between \$125 to \$150 housing cost (i.e., home payment plus site rent plus utilities) per month ( the 21 percent who own their sites average between \$100 and \$125 per month shelter cost). Mobile home financing is usually for a seven-year period and downpayments are usually below \$1,000 (54 percent) although 24 percent pay between \$1,000 and \$2,000. About a fifth of the mobile homes were bought for cash. The typical mobile home loan monthly payment for principal and interest is between \$70 and \$90. Financing is usually by a chattel mortgage installment note or "security agreement" as used in automobile financing. Such notes provide for interest by the "add-on" resulting in a true annual interest rate almost double the stated rate. Mobile home sales often involve trade-ins.

Most mobile home dwellers are satisfied with their mobile homes and with the neighborhoods in which they live and seem to prefer them for their

economy and style of living. Only 20 percent of the mobile homes surveyed had been moved since they were sited after purchase, which to be sure, covers a period of less than two years. Less than 23 percent have any plans to move and of these 16 percent would move to another mobile home. Less than two percent of the mobile homes surveyed were occupied by Negroes.

#### Mobile Homes\*

Recent events have focused attention on mobile homes as a possible avenue for developing low-cost rapidly constructed multifamily housing for lower and moderate income families. There has also been some use of mobile homes as temporary housing for displaced families during urban renewal and rehabilitation.

The central interest of this report, however, is not so much in these developing applications as in the more fundamental question: To what extent do mobile homes meet permanent housing requirements in lieu of more conventional homes? It is apparent from the findings of the survey that forms the basis for this analysis that mobile homes serve principally the housing needs of young blue-collar workers and their families at least 45 percent of whom are living outside of metropolitan areas. Previous Census reports have shown that mobile homes are very rarely found in the central cities. It is possible

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\* A mobile home is a movable or portable dwelling constructed to be towed on its own chassis, connected to utilities, and designed with a permanent foundation for year-round living. It can consist of one or more units that can be folded, collapsed or telescoped when towed and expanded later for additional cubic capacity, or of two or more units, separately towable but designed to be joined into one integral unit, capable of being again separated into the components for repeated towing.

Mobile homes are towed to their sites by trucks whose movements are controlled by state highway regulations or they are shipped on railroad flat cars. Most mobile homes manufactured today are 12 feet wide.

that many of these families, at least those outside of metropolitan areas, had difficulty renting apartments or small houses that met their requirements. Their median income of \$6,350 suggests that these young families could not afford to buy or build conventional new homes for themselves. It is also possible that many of them do not yet feel so permanently attached to job or community as to warrant such an investment.

An insight into the role of mobile homes in meeting housing needs in recent years can be found in the statistics. From 1961 through 1965 total non-farm housing unit starts increased by 11.3 percent from 1,337,000 per year to 1,488,000. In the same period single-family unit starts decreased from 961,000 in the earlier year to 943,000 in 1965. On the other hand, mobile home shipments rose from 90,200 units in 1961 to 216,470 in 1965.\*

#### Mobile Home Volume

The 241,000 mobile home units shipped in 1967 are equal to 18 percent of total U. S. housing unit starts for that year and to 28 percent of new conventionally built single-family homes started in that year.

#### Financial Aspects of Mobile Homeownership

The manner in which mobile home sales are financed differs from conventional home financing and more closely resembles that for automobiles. Sales finance companies and commercial banks predominate in the purchase or discounting of the credit instruments generated under conditional sales contracts or "security agreements." Recourse to the dealer is required by most lenders. Title to the mobile home remains with the lender until the note is repaid or, under the

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\* Housing starts from Housing and Urban Development Trends, Annual Summary, May 1968, Table A3: Mobile home data from Mobile Home Manufacturers Association.

"uniform security agreement," a lien on the title accompanies the document. The most typical maturity term is seven years. Because the monthly payments are based on the "add-on" of interest, the reported median rate of about 6-1/2 percent\*\* results in a true interest rate almost double that figure. Apart from space and value considerations, the capital cost of a mobile home is well below the cost of the typical new conventional home. Although the data here presented are those for the mobile home itself, exclusive of the cost of a lot, it appears that the total cost inclusive of a lot would still be well below the average cost of a conventional home. The following table presents the percentage of responding mobile home households which paid prices for their units in the various price ranges.

Table 1  
Percentage Distribution of Mobile Home Households  
by Purchase Price

<u>Purchase Price</u>	<u>Percentage of Responding Households</u>
Less than \$ 4,000	15.7
\$ 4,000 to \$ 4,999	23.0
\$ 5,000 to \$ 5,999	19.3
\$ 6,000 to \$ 6,999	16.2
\$ 7,000 to \$ 7,999	10.5
\$ 8,000 to \$ 8,999	6.2
\$ 9,000 to \$ 9,999	3.3
\$10,000 to \$14,999	5.1
Over \$15,000	<u>0.7</u>
	100.0

The median purchase price for respondents was \$5,585. Almost three-fourths of the mobile homes, according to respondents, were purchased at a price of less than \$7,000. Fifty-nine percent were bought for prices between \$4,000 and \$7,000.

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\*\* See footnote, page 67.

The median purchase price of \$5,585 compares with median income of \$6,400. Median purchase prices varied for different groupings of mobile home owners. Those whose previous residence had been a mobile home paid a median price of \$5,449 for the current unit. Those who had previously lived in their own homes paid a median price of \$6,312. In both cases it is presumed that equity in the residence sold permitted the mobile home buyer to buy a somewhat higher than the average priced unit. Previous home renters paid a median price of \$5,299 and previous apartment dwellers paid a median price of \$5,184.

A comparison of purchase price and household income shows, as would be expected, that those households with higher income purchased more expensive mobile homes. Similarly, cross tabulation shows that purchase price as a percentage of income is inversely related, i.e., the higher the income a lower percentage was paid for the mobile home.

About 28 percent of the respondents reported that they had paid an amount equal to 50 to 74 percent of their annual income for the unit. Twenty-two percent of the respondents in the survey reported paying a price equal to 75 to 99 percent of their income.

Most mobile home buyers locate their units on rented lots in mobile home parks; a few are on rented lots not in such parks. There are no data available on the cost of lots for the 21 percent of units sited on owned lots. In order to make valid comparisons between the cost of mobile homes and the cost of conventional homes an estimate must be made of cost of the lot. Because of lack of adequate data no satisfactory estimate is possible of the cost of the mobile home lot. An alternative method of comparison is that discussed

earlier in this report which showed that the cost of the median priced mobile home plus the median price of the FHA(203) site is \$8,834 compared to the \$16,798 median price for FHA one family homes and \$21,400 for all new homes in 1966.

Certain cautions or qualifications should be noted in regard to such purchase price comparisons. First, the difference in purchase price reflects in some measure a difference in area of the housing unit. Another factor is the fact that the measures of median prices for conventional housing reflect a significant percent of higher priced homes, in some cases luxury homes, which are hardly comparable to mobile homes.

Still another observation must be made in comparing purchases of mobile homes with purchases of conventional homes. Buyers of mobile homes need not buy the lot. Buyers of conventional homes in most communities must buy the lot.

Thus mobile homes become attractive to those who cannot or do not wish to make a big investment but who do want a home that is modern, new and transferable.

About one-third of the mobile home buyers financing their purchase made a downpayment of \$500 to \$999. Two out of ten made downpayments of \$2,000 or more. About a fifth of all the mobile home owners paid cash for their units. As a percentage of purchase price the downpayment is larger than is usual in the purchase of conventional homes. Although there is considerable variation, the typical loan-to-value ratio is 83 percent. This ratio is closer to conventional mortgage loan-to-value ratios than to those for FHA insured mortgages.

Seven years is the typical period allowed to pay off the cost of a mobile home, although a few pay off their debt in less than 3 years and some 9 percent of households report a financing period of 9 years or more.

The most frequently reported monthly mobile home loan payment class was \$70 to \$89. Twenty-eight percent reported payments of less than \$70. About a third of the households reported payments of \$90 or over, some even higher than \$130. Four-fifths of the respondents supplying such information report their mobile homes are sited on rented lots. The components of housing cost for such mobile homes are (1) the monthly installment payment on the mobile home, (2) the contract site rent and (3) utilities including fuel. Personal property taxes are an element of housing cost but no data are available on the amounts paid. The monthly installment payment includes principal and interest. The contract site rent usually includes water and trash and garbage collection. Fuel oil, natural or LP gas and electricity are usually billed directly to the mobile home owner.\* The typical mobile home owner in 1967 paid \$80 a month as his mobile home installment, \$2 a month site rent and an estimated \$23 a month for utilities for a total shelter cost of \$135 a month or about 25-1/2 percent of median monthly household income. The survey showed that over half of those households located on rented sites reported shelter cost expenditures between \$100 and \$149. Within this range expenditures above \$125 per month were more frequently reported than those below that figure. As was to be expected, housing cost as a percentage of monthly income was higher at the lower income levels. The data suggest that for all incomes below \$7,000, housing

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\* See footnote, page 67.

cost came to 25 percent or more of monthly income. The housing expense to income ratio declined at the upper income levels. The range for the most frequently reported site rent is \$20 to \$39 per month.

For those whose mobile home is located on a site they own, housing cost is somewhat lower. Six out of ten reported housing cost between \$75 and \$125 per month; three out of ten reported costs between \$100 and \$125. This does not include any monthly payment on the lot. However, there is reason to believe that the addition of a typical monthly payment on the lot would not bring the level of site owner housing cost up to that for site renters.

Commercial banks were reported as the lender by 53 percent of the households, finance companies by 37 percent, and other financial sources by some 10 percent of mobile home buyers. In the lower income brackets finance company financing was more typical; 43.7 percent of the \$2,000 to \$4,000 income households make their payments to finance companies. By contrast, 82 percent of those in the \$15,000 to \$20,000 income class financed through commercial banks or sources other than finance companies.

An interesting pattern is revealed when the size of the loan is compared with mobile home household income. Overall the majority of loans fell between \$3,000 and \$5,000. However, when analyzed in terms of mobile home household income, the majority of loans for those with incomes under \$5,000 were in amounts between \$2,000 and \$5,000, for those with incomes from \$5,000 up to \$20,000 were in amounts from \$3,000 to \$6,000 and for those in the highest income class, \$20,000 or over, 60 percent of the loans were for amounts \$6,000 or over.

A 1967 survey by the Survey Research Center of the University of Michigan found that 59 percent of those questioned who attempted an answer underestimated the interest rate on their car loans and 39 percent could not even venture a guess. The loans made on mobile homes resemble, not so much mortgage loans on homes as loans on automobiles. Consequently the replies to the interest rate inquiry in the Mobile Home Survey require further analysis.\* In these replies, 59 percent reported they paid a rate of 6 percent but less than 7 percent on their home loans, 7.3 percent reported a rate of less than 5 percent, 14.4 percent reported a rate of five percent but less than 6 percent, 9.4 percent reported a rate between 7 and 8 percent, and 9.8 percent reported interest rates of 8 percent or more.

Most mobile home financing is accomplished under conditional sales contracts or Uniform Commercial Code security agreements in the same manner as automobile financing. The dealer originates the installment contract and then sells it to the financial institution. Interest computations on these contracts are almost exclusively of the "add-on" type, in which the installment payments are computed after interest on the entire principal at the stated rate has been added.

The true interest rates paid on such loans in relation to the stated rates, were as follows:

<u>Stated Rate</u> (percent)	<u>True Interest Rate</u> (percent)
5	9.25
5-1/2	10.18
6	10.98
6-1/2	12.50
7-1/2	13.40
8	14.29
8-1/2	15.18

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\* See footnote, page 67.

## Family Composition of Mobile Home Households

Overall 79.7 percent of mobile home households have the same head as in the previous residence. For husband-wife households the percentage is 81.5. This percentage varies with the age of the head rising from a low of 52.8 percent for those under 25, a large proportion presumably heads of newly formed households, to 98.2 for those 55 through 64 years of age.

Almost nine out of every ten mobile home households consists of two or more persons. Less than 4 percent of mobile home households are headed by women. Looking now at the male heads of 2 or more person mobile home households -- 54 percent of them were less than 35 years of age, 29 percent were between 35 and 54 years of age, and 18 percent 55 years or older.

Close to 85 percent of mobile homes have husband-wife families. This is a higher proportion than that shown for the population as a whole in the 1967 Current Population Survey.

Table 2

Comparison of Household Composition of Owner-Occupied Mobile Homes  
Used as Primary Residences with That for Households  
in 1967 Current Population Survey

<u>Household Composition</u>	<u>All Households</u>	
	<u>1967 Current Population Survey (percent)</u>	<u>Mobile Home Survey (percent)</u>
2 or more person households	84.5	89.6
Husband-wife	72.2	84.6
Other male head	2.7	1.3
Female head	9.6	3.6
1 person households	15.5	10.4

A comparison was made of the ages of mobile home household heads with those of all 1967 households. This is shown in Table 3.

Table 3

Comparison of Age Distributions of Mobile Home Household Heads  
with Total Population Household Heads

<u>Age of Head of Household</u>	<u>All Households</u>	
	<u>1967 Current Population Survey (percent)</u>	<u>Mobile Home Survey (percent)</u>
Less than 35 years	23.6	49.4
35 to 54 years	40.4	29.4
55 to 64 years	16.7	11.8
65 years and older	19.4	9.3

Heads of mobile home households are generally younger than heads of other household types. As shown in Table 3, they were younger (median age 35) than household heads among the total population. More than twice as many mobile home heads (49 percent) as 1967 household heads among the total population were less than 35 years of age. Over one-fourth of the male heads of husband-wife mobile home households were under 25 years of age.

Referring again to Table 3, we note that people of retirement age were relatively less numerous in mobile homes than among all types of households; 19 percent of all household heads and 9 percent of the mobile home heads were 65 years or older. Reflecting this difference was the greater proportion of one-person households in the total household sample survey (16 percent) than in mobile homes (10 percent). Heads of one person households are generally older than heads of two or more person households.\*

\* Median age of heads of households—all, 48.1; husband-wife, 45.1; other households with male head, 54.2; households with female head, 59.1. Bureau of the Census-Current Population Reports, Series P-20, No. 173, June 25, 1968, Table 3.

Median age of primary individuals living alone: male, 56.0; female, 65.7; *ibid*, Series P-20, No. 170, February 23, 1968, Table 8.

In addition to the younger age of mobile home heads, the smaller size of mobile home households permits an inference that younger families with no children or one child are the major occupants of mobile homes. Examination of Table 4 shows that two and three person households accounted for nearly two-thirds of the mobile home households, but only 46 percent of the households as shown in the CPS sample survey. Conversely about twice as many CPS households (23 percent) as mobile home households (11 percent) were occupied by 5 or more.

Table 4

Comparison of Size of Households  
1967 Current Population Survey and Mobile Home Survey

<u>Size of Household</u>	<u>All Households</u>	
	<u>1967 Current Population Survey (percent)</u>	<u>Mobile Home Survey (percent)</u>
1 person	15.5	10.7
2 persons	28.3	39.7
3 persons	17.6	23.9
4 persons	16.1	14.5
5 persons	10.6	7.0
6 persons	5.9	2.8
7 persons or more	6.0	1.4
Median number of persons	2.85	2.49

A corollary of the smaller size of mobile home households is the smaller number of bedrooms in the mobile homes than in all housing units, reflecting the type of housing market need being met by the mobile homes.

Table 5

Comparison of Number of Bedrooms Per Household  
and All Owner-Occupied Housing Units, 1960 Census,  
and All Households, Mobile Home Survey

Number of Bedrooms*	1960 Census Housing Units		Mobile Home Survey
	All	Owner-Occupied	
0 or 1 bedroom	21.6	7.1	5.2
2 bedrooms	36.1	35.5	70.7
3 bedrooms	31.3	42.5	23.3
4 or more bedrooms	11.0	15.0	0.8

Only 24 percent of the mobile homes had more than two bedrooms, whereas 42 percent of all housing units and 58 percent of owner-occupied units recorded in the 1960 Census were in this category. It should be noted that there was a small difference in the way the bedroom data were collected: 1960 data were collected for rooms used as bedrooms in contrast to the mobile home survey in which the question defined bedrooms as those originally intended by the manufacturer to be used as bedrooms.

Over 51 percent of the mobile homes reported "1 or less" persons per bedroom, 27 percent average more than one but less than 1-1/2 persons per bedroom, and more than 18 percent averaged more than 1-1/2 but not more than 2 persons per bedroom. This is consistent with the small size of mobile home households.

It is possible to compare the presence and age of children in 2 or more person mobile home households and in all families in the population in 1967. Such a comparison is presented in Table 6.

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\* Mobile Home Survey counted as bedrooms rooms designated by the manufacturers to be bedrooms.

Table 6

Presence and Age of Children  
All Families 1967 and Mobile Home  
Two-or-more Person Households

<u>Presence and Age of Children*</u>	1967 CPS <u>All Families</u> (percent)	Mobile Home Survey 2-or-more Person <u>Households</u> (percent)
No children under 18	44.0	46.9
1 child under 18	17.8	26.0
2 or more children under 18	38.2	27.1
No children under 6	71.6	62.8
1 or more children under 6	28.4	37.2

A smaller percentage of mobile home families than of all U. S. families had children under 18 and the mobile home households with children had fewer and younger children. Over 68 percent of all households with children under 18 had more than one child under 18, whereas only 51 percent of the 2-or-more person mobile home households were in this category. Only 51 percent of the CPS families with children under 18 had any children under 6 years old while over 70 percent of comparable 2-or-more person mobile home households with children had pre-school youngsters.\*

The majority of all mobile home households have no children under 18. Half of those with children under 18 have only children under the school age of 6, generally one child. Of the two or more person mobile home households, only 27 percent had children of school age, i.e., 6 to 18. This analysis suggests that mobile homes for the most part do not serve those families with school age children.

\* Current Population Survey counts own children. Mobile Home Survey does not differentiate between own and all children.

\* Ibid.

## Footnote 1

Age of head and household composition - The data permit an analysis of household composition by age of the head of husband-wife households. In the following footnote table the number of persons in such households is compared with the numbers in all mobile home households and in all households in the 1966 current population survey.

Number of Persons in Household, All 1967 CPS Households,  
All Mobile Home Households and, By Age of Head, All  
Mobile Home Husband-Wife Households

Number of Persons in HH	Percent of Households									
	All 1967 CPS HH	All Mobile Home HH	Total	All Mobile Home Husband Wife Households						
				Age of Head						
				Less than 25 yrs.	25 thr. 34 yrs.	35 thr. 44 yrs.	45 thr. 55 yrs.	55 thr. 64 yrs.	65 yrs. and over	age not avail
Total	100.0	100.0	100.0	20.8	23.8	12.4	11.0	8.5	6.0	1.4
1	15.5	10.7	-	-	-	-	-	-	-	-
2	28.3	39.7	43.8	43.8	25.1	23.4	53.4	77.2	95.5	39.3
3	17.6	23.9	26.8	43.1	28.3	21.0	20.2	15.9	3.4	28.8
4	16.1	14.5	16.6	10.4	28.2	20.3	16.7	5.4	1.1	14.7
5	10.6	7.0	7.9	2.5	10.9	20.4	6.5	1.6	-	7.4
6	5.9	2.8	3.3	-	4.2	10.9	2.9	-	-	9.8
7 or more	6.0	1.4	1.6	0.2	3.3	3.9	0.3	-	-	-

The most obvious facts are that the proportions of two and three person households are greater for mobile homes than for the population in general and that they are greater for husband-wife households in mobile homes than for other mobile home households. The distribution reveals the not surprising

heavy concentrations in the 2 and 3 person category for the less than 25 year old group of husband-wife mobile home households.

Household heads in the next age group, 25 through 34 years, have often added a second child so that the concentration is between 2 and 4 persons. In the next age group the proportion of households with three children becomes significant but this and the older age groups account for fewer households than the two younger age groups. From this group on the concentration recedes so that the 65 year and older group reflects the retired couples whose children have matured and formed their own households. Less than 9 percent of mobile home households report 3 or more children.

#### Education and Occupations of Mobile Home Heads

In comparison with the heads of households covered by the Current Population Survey, mobile home heads of 2-or-more person households had lower educational attainment levels. The median years of school completed by the head was 11.6 years in mobile homes and 12.1 years in CPS families.

Table 7

Education of Heads of Families  
1967 Current Population Survey  
Compared to Education of Heads of Mobile Home  
Two-or-more Person Households

<u>Education of Household Head</u>	<u>1967 CPS All Families (percent)</u>	<u>Mobile Home Survey 2-or-more Person Households (percent)</u>
Less than 8th grade	13.2	7.5
8th through 12th grade	64.4	74.5
1 or more years of college	22.4	18.0
Median school years completed	12.1	11.6

If we restrict our analysis to heads of all mobile home households, greater detail is possible as revealed in Table 8.

Table 8

Education of Heads of Mobile Home Households

<u>Educational attainment</u>	<u>Percent</u>
7th grade or less	8.2
8th grade through 10th grade	29.2
11th grade through 12th grade	44.4
1 and 2 years of college	10.1
3 or 4 years of college	6.2
More than 4 years of college	1.9

Again we note that most mobile home heads have had some high school education. In fact, the data suggest that the proportion of mobile home heads with some high school education is higher than for the population in general but that there are relatively fewer college men in mobile homes than in homes in the general population.

Occupations of Household Heads

The survey provides us with information on the occupations of the heads of mobile home households. Over half of these heads would be in the blue-collar and service worker categories. Four out of ten are what would be classified as skilled and semi-skilled blue-collar workers. The occupational distribution of the heads of mobile home households is summarized in the following table:

Table 9

Occupations of Heads of Mobile Home Households

<u>Occupation</u>	<u>Percent</u>
Professional, technical and kindred workers	7.2
Managers, officers and proprietors	7.4
Crafts, foremen and kindred workers	20.0
Operators and kindred occupations	20.2
Clerical, sales and kindred workers	7.8
Service workers	6.0
Active military duty	6.5
Laborers	7.1
Other employed	1.4
Retired	12.0
Not employed, housewives and students	4.4

A comparison of the occupational distribution of the heads of 2-or-more person mobile home households with the heads of families in the 1967 Current Population Survey is presented in the following table:

Table 10

Occupational Distribution, Heads of Families  
1967 Current Population Survey and Heads of Mobile Home  
Two-or-more Person Households

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<u>Occupation</u>	<u>1967 CPS All Families (percent)</u>	<u>Mobile Home Survey 2-or-more Person Households (percent)</u>
Professional, technical and kindred workers	10.9	7.1
Managers, officers and proprietors, including farm	15.0	8.1
Craftsmen, foremen and kindred workers	16.5	21.5
Operators and kindred occupations	15.7	21.4
Clerical, sales and kindred workers	10.5	7.2
Service workers	6.2	4.8
Laborers, except farm	3.7	7.5
Farm laborers	1.0	1.4
Not employed, or active military duty, or not in labor force	20.5	20.9

Heads of mobile home households were less likely to be found in the "professional, technical, managers, proprietors" categories (15 percent) than were the heads of CPS families (26 percent). In contrast, there were more mobile home heads (43 percent) than CPS heads (32 percent) in such occupations as craftsmen, foremen and operators, i.e., skilled and semi-skilled jobs. About 6.5 percent of all mobile home household heads are on active military duty.

An occupational analysis of mobile home households by age and household composition reveals some interesting facts. As already indicated, the concentration in the skilled and semi-skilled blue-collar classifications is evident. This concentration, however, does not hold for those 65 years or older who show up instead, again as expected, in the retired classification. Nor does it hold for female heads who are concentrated in the clerical, sales, service and related workers groups and in the unemployed. Similarly, the heads of one-person households are concentrated not in the blue-collar classifications but in the retired group and in the clerical, sales and service and related workers classifications.

#### Incomes of Mobile Home Households

The income levels of mobile home households are presented in a percentage distribution in Table 11.

Table 11

Income Distribution of Mobile Home Households

<u>Income Group</u>	<u>Percent</u>	<u>Cumulative Percentage</u>
Less than \$ 2,000	5.7	5.7
\$ 2,000 to \$ 3,999	14.0	19.7
\$ 4,000 to \$ 4,999	11.5	31.2
\$ 5,000 to \$ 5,999	14.4	45.6
\$ 6,000 to \$ 6,999	12.6	58.2
\$ 7,000 to \$ 7,999	12.2	70.4
\$ 8,000 to \$ 9,999	15.1	85.5
\$10,000 to \$14,999	12.2	97.7
\$15,000 to \$19,999	1.4	99.1
\$20,000 and over	0.9	100.0

Some 58 percent of mobile home households reported incomes below \$7,000 per annum. Seventy percent had incomes of less than \$8,000. The median household income was \$6,353. In the lowest income group (below \$2,000) mobile homes are not representative of the total population as will be seen in Table 12 which compares the family incomes of all families as recorded in the 1967 Current Population Survey with the incomes of 2-or-more person mobile home households.

Table 12

Incomes of All Families in March 1967  
 Current Population Survey  
 and Incomes of Two-or-more Person  
Mobile Home Households

<u>Family Income</u>	<u>1967 CPS All Families (percent)</u>	<u>Mobile Home Survey 2-or-more Person Households (percent)</u>
Under \$ 2,000	7.7	3.3
\$ 2,000 to \$ 3,999	13.4	13.1
\$ 4,000 to \$ 4,999	7.1	11.2
\$ 5,000 to \$ 5,999	8.4	14.5
\$ 6,000 to \$ 6,999	9.4	12.7
\$ 7,000 to \$ 7,999	9.3	12.9
\$ 8,000 to \$ 9,999	15.1	16.5
\$10,000 to \$14,999	20.4	13.2
\$15,000 or more	9.2	2.5
Median dollars	\$7,440	\$6,620

The median family income was lower for mobile home families (\$6,620) than for all families (\$7,440). More than 60 percent of the mobile home families have incomes below the general population family income median. As can be seen from Table 12 the general population income distribution definitely skews more toward the high end than the mobile home household income distribution.

However, there were relatively more CPS families at the lower as well as the upper ends of the income scale. Probably most very low income families cannot afford to buy a new mobile home. Also, a large segment of lower income households, namely Negroes, have a disproportionately low representation (less than two percent) among mobile home households. At the other end of the income distribution, upper income families presumably would prefer housing with more space and amenities and they can pay for it. This pattern may also reflect the large number of younger household heads in mobile homes who have not yet worked up to higher income levels.

#### Mobile Home Location and Transportation

Table 13 shows some interesting contrasts in home location, automobile ownership and transportation to work between the population generally and mobile homes. For instance, although 64.1 percent of all occupied housing units (in 1960) were inside Standard Metropolitan Statistical Areas only 48.1 percent of the mobile homes covered by the survey were in the metropolitan areas where relatively more mass transit facilities are available. This is no doubt a factor in mobile homes having more automobiles per household than the general population. Only 22 percent of all the 1960 households had 2 or more automobiles in their households in contrast to 37 percent of the mobile home

households in this category. Conversely, less than 4 percent of the mobile homes were without automobiles compared to 22 percent of the 1960 households in this category. By 1966 the disparities probably were not as great as the foregoing data indicate since relatively more households probably had automobiles in 1966 than in 1960.

Table 13

Home Location Automobile Availability  
and Transportation to Work  
1960 Census and 1967 Mobile Home Survey

	<u>1960 Census</u>	<u>Mobile Home Survey</u>
<u>Location of Housing Unit</u>	<u>All Occupied Housing Units</u>	<u>All Households</u>
Inside SMSA's	64.1	48.1
Outside SMSA's	35.9	51.9
<u>Automobiles Available</u>		
1	56.9	59.5
2 or more	21.5	36.9
None	21.5	3.6
<u>Transportation to Work</u>	<u>All Workers</u>	<u>All Household Heads Who Work</u>
Private automobile or carpool	66.9	90.7
Railroad, subway, or elevated	4.0	0.0
Bus or streetcar	8.6	0.9
Walked to work	10.3	3.4
Other means	2.6	2.4
Worked at home	7.5	2.6

It is not surprising, therefore, that nine out of ten mobile home household heads travelled to work by automobile, the same ratio as revealed in the 1966 survey of occupants of new housing units in contrast to 67 percent of all 1960 workers.\* The location of most mobile homes outside Standard Metropolitan Statistical Areas or outside of central cities of SMSA's and the location of most new single family homes outside of central cities, puts them out of reach, generally speaking, of adequate and economically feasible mass transit.

Related to the location of the mobile homes is the fact that only 37.4 percent of them were connected to public sewers. This contrasts with 46.7 percent for all occupied housing units in places of less than 50,000 population recorded in the 1960 Census. (The Census did not collect information on sewage disposal in the larger urban places which generally have such service). Septic tanks or cesspools were used by 57.8 percent of mobile homes compared to 37.5 percent for the above-mentioned 1960 housing units in the non-metropolitan areas. The disparities may be greater than the foregoing data indicate since more conventional homes have been connected to regular sewer systems since 1960.

#### Previous Residence Characteristics

Eighty percent of all new mobile home purchaser households are headed by the same person who was head at the previous residence. Only about one-fourth of the mobile home purchasers had owned a conventional house and about an equal proportion had owned a mobile home. At least thirty-six

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\* It should be noted, however, that 1960 data are for all workers while mobile home data are limited to household heads who work. It is reasonable to assume that 1966 data for all workers would narrow the disparity. In addition to the evidence in Table 13 regarding the location of mobile homes, Census data (U. S. Census of Housing: 1960, Volume 1, States and Small Areas, United States Summary, Final Report HC(1)-1, Table 11, page 1-42) show that eleven percent of "trailers" (which term includes trailers and mobile homes) were in central cities.

percent of the households were renters before moving into their mobile home.

Previous residences are distributed as follows:

Mobile home .....	23.4 percent
Apartment .....	17.6 percent
House he rented .....	18.7 percent
House he owned .....	25.0 percent
Other .....	15.3 percent

Former renters tended to be younger and former owners older among the mobile home purchasers. Sixty-five percent of the former apartment renters and over 57 percent of the former house renters were under 35 at the time of the mobile home survey. Over 57 percent of the previous mobile home owners and over 87 percent of the former house owners were 35 or over at the time of this survey. There is reason to believe that mobile home ownership by elderly couples, whose children are grown and settled and who set up their mobile homes in such states as Florida, Arizona or California, is likely to grow. In regard to the fifteen percent whose previous home was recorded as "other," their household heads could have come from college, military service or parents' homes.

In over three-fourths of the mobile home households where the head was the head previously, the number of persons in the household is the same that it was in the previous residence; in one-eighth of the mobile home households there are more members now to the household. In one out of 10 there are fewer persons than before they moved into their current mobile home.

Although these households have been living in their mobile homes only a few years, the nature of their homes justifies an inquiry as to mobility. Eight out of ten mobile home households have not moved since the unit was

sited in its present location. About 15 percent have made only one move since purchasing the unit and only four out of a hundred have moved two or more times. So far, the mobility of these households is no greater than that of the population as a whole.

Of all mobile home supplying this information --

61.5 percent are inside a mobile home park  
59.3 percent are inside a mobile home park on a rented site  
2.2 percent are inside a mobile home park on an owned site  
38.5 percent are not in a mobile home park  
19.6 percent are not in a mobile home park on a rented site  
18.9 percent are not in a mobile home park on an owned site

As noted earlier, all but four percent of the mobile home households have no other home.

#### Dweller Reactions to Their Mobile Homes

Twenty-three of every 100 mobile home household heads have plans to move or sell their homes. Of those planning to move or sell, about one-quarter plan to do so within one year, something more than a quarter would move between 1 and 3 years from the time of the survey, and the rest plan no moves before 3 years.

Where would these households move? According to the survey, more than 15 percent would opt for another mobile home, 5 percent for an apartment, 5 percent would rent a house. Almost 63 percent hope to move into a home that they would own.

Assuming that these replies fairly accurately reflect the views of all mobile home households, then 81 out of each 100 of them, who bought their present mobile homes within a period of 18 months prior to the survey, planned to continue living in mobile homes.

Analysis by household composition and age of plans to move or sell is also revealing. Almost 43 percent of the reporting male heads of husband-wife households who are under 25 report such plans as well as 36 percent of those in the 25 through 34 age group, few in these age groups plan their move within a year.

Again the data suggest that mobile homes serve a significant segment of the nation's households during a relatively short period of the life-cycle, replacing a certain part of the requirement for rental housing and deferring some of the demand for conventional ownership housing.

Table 15

Plans to Move of Mobile Home Households  
by Family Composition and Age of Heads of Husband-Wife Households

	(percent of households who plan to move)		
	Another Mobile House	A House He Would Own	All Other*
Total	15.5	62.8	21.7
Total Husband-Wife Households	14.9	64.3	20.7
<u>Age of Head</u>			
Less than 25	13.5	65.3	21.2
25-34	8.1	71.5	20.4
35-44	32.9	46.9	20.2
45-54	49.3	38.0	12.7
55-64	33.3	44.4	22.3
65 and over	57.1	14.3	28.6
Age not available	12.5	50.0	37.5
Other 2-or-more Person Households			
Male head	25.0	75.0	0.0
Female head	20.0	40.0	40.0
Sex of head not available	33.3	33.3	33.4
One Person Households	24.1	37.4	38.5

\* Includes apartments, rented houses, other and don't know.

It is apparent from this table that for husband-wife households headed by men under 44 the next home is likely to be a conventional home they would purchase. Where the heads of such households are between 45 and 54 or 65 or over the probability of their moving into another mobile home is greater. In the 55 to 64 year old category the likelihood is greater that the next home will be a purchased conventional home. In two-or-more person households other than husband-wife families, if the head is a male it appears that the chances are three-to-one that the next home will be a conventional home owned by the household; for a female head it appears twice as probable that the next home will be a conventional home she will own rather than a mobile home.

A word of caution is necessary in appraising the significance of these statistics on moving plans. These households have lived in their current homes a relatively short period of time. Moving plans are a function of job developments and growth of family as well as a function of satisfaction with a particular home or type of home.

Why do they prefer to live in mobile homes? The survey gives us some answers to this question. The comparatively lower cost of obtaining and living in a mobile home is cited by over 44 percent of those who answered this question. Forty-nine percent said they like the style of living in mobile homes. Seventeen percent related their preference to the fact that the family head can freely move his home with him; this despite the fact that only 20 out of a 100 have moved since buying their mobile homes. Eight percent claimed no other housing was available. Miscellaneous other reasons were cited by 13-1/2 percent of the households.

Neighborhood shopping appears to be no problem for most of the mobile home families. Sixty-two percent of such families reported that they found shopping about as convenient as at their previous home; 24 percent found shopping much more convenient, and 14 percent much less convenient. Their experience with social and recreational facilities parallels their shopping experience. Similar replies were also elicited on the convenience of the mobile home to the head's job and to schools.

	<u>Convenient to Heads Job</u> (percent of households with heads who work)	<u>Convenient to Schools</u> (percent of households with school children)
Much more convenient	29.0	24.9
About as convenient	59.2	67.5
Much less convenient	11.7	7.6

Mobile home households appear to view their neighborhoods favorably. Some 35 percent consider their neighborhood an excellent place to live; 32 percent find them good places to live; 28 percent replied "average;" and less than 5 percent were critical of their mobile home neighborhood.

About 57 percent of the churchgoers among these households found the church of their choice about the same distance away as at their former home. For 24 percent it was closer, and for 19 percent it was more distant.

#### Mobile Home Sites

Mobile home parks vary in size. Although 14-1/2 percent of the respondents who live in such parks reported facilities for 200 or more units, more than two-thirds are located in parks with fewer than 100 spaces.

The typical mobile home site in parks designed for such units was reported to be between 1,500 and 2,500 square feet in area. Much larger lots were reported by those who lived outside of such parks: eight out of ten were 3,500 square feet or larger.\*

Only 16.4 percent of mobile home owners had great difficulty in finding a suitable site in a mobile home park; most of the responding mobile home owners had no such problem. Some had to shop around a bit. Only 3-1/2 percent felt their present site was not suitable. Most mobile home dwellers are pleased with the operations and services of the facility in which they are located, 61-1/2 percent reporting themselves as satisfied and 20-1/2 percent as more than satisfied. The rest are either unhappy or less than satisfied. The survey did not ask them the reason or reasons for their dissatisfaction.

In only about 16 percent of the cases was electricity included in the site rent; on the other hand, 85 percent of the households reported water so included and 75 percent reported trash and garbage collection as being included in the monthly rental.\*

Of those site owners responding, 73 percent had no problem in acquiring their site, 13 percent had to pay more than they expected, and five percent ran into zoning problems.

#### Typical Characteristics of Mobile Home Owners

Cross tabulation of a number of the inquiries in the survey permit the identification of typical characteristics. For instance, the most typical

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\* See footnote, page 67.

\* Ibid.

mobile home household is one of two or more persons with the wife present and the head between 25 and 34 years of age and with an income of between \$8,000 and \$10,000 a year.

In almost all family income categories over 71 percent of the heads were heads in the previous residence. Generally the proportion rises with income; 71.3 percent of those in the \$2,000 to \$4,000 category were so classified; the proportion rises to 94.5 percent in the \$15,000 to \$20,000 income classification.

It was previously noted that the move to a mobile home was not generally related to an increase in the size of the family. This fact holds true in all income classes. Increase in size of family was related to the move to a mobile home in only 13 percent of \$7,000 to \$8,000 income households and in only 14 percent in the households with \$15,000 to \$20,000 annual income. Conversely, the greatest incidence of reduction in the size of the household with the move to the present mobile home was found in the same \$15,000 to \$20,000 income group.

Generally speaking, the lowest income groups among mobile home households had the fewest children reflecting perhaps the youthfulness of the heads of the low income households. This is suggested also by the income distribution for households with school age children; 22 percent of households in the \$5,000 to \$6,000 class had such children; generally the proportion rises to 32 percent in the \$10,000 to \$15,000 category.

In most income classes up to \$20,000, the majority of mobile homes were on a rented site in a mobile home park; although the proportion of homes on

owned sites rose sharply for the \$15,000 to \$20,000 income group. In the \$20,000 and over class there were more mobile homes reported on owned sites outside of mobile home parks.

As noted earlier, the respondents have not been living in their present homes long enough for evidence of their moving to be significant. However, the data do suggest that the higher the income the more likely the mobile home household will move.

This greater mobility in the higher income groups is born out by an income analysis of mobile home household plans to move. Although overall only 22.6 percent of such households plan to move or sell, such intentions rise to 33.4 percent in the \$15,000 to \$20,000 income group.

DISTRIBUTION OF MOBILE HOMES

Table A-1 -- Previous Residence by Household Composition - Age

<u>Household Composition - Age</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
Total	100.0	100.0	100.0	100.0
<u>Two-or-more Person Household</u>	<u>89.6</u>	<u>91.3</u>	<u>86.1</u>	<u>68.8</u>
<u>Male Head, Wife Present</u>	84.6	87.2	78.0	60.2
Less than 25 yrs.	21.3	14.5	51.2	16.1
25 - 34 yrs.	24.4	25.3	21.1	20.4
35 - 44 yrs.	12.7	15.3	2.4	8.6
45 - 54 yrs.	11.3	13.8	1.5	5.4
55 - 64 yrs.	8.7	10.7	0.8	6.4
65 yrs. & older	6.2	7.5	0.9	3.2
<u>Other Male Head</u>	1.3	1.4	0.9	2.1
Less than 35 yrs.	0.3	0.3	0.4	--
35 - 54 yrs.	0.8	0.8	0.6	1.1
55 - 64 yrs.	0.2	0.3	--	1.1
65 yrs. & older	0.0	0.0	--	--
<u>Female Head</u>	3.6	2.7	7.1	6.4
Less than 35 yrs.	1.4	0.7	4.5	--
35 - 54 yrs.	1.5	1.1	2.6	3.2
55 - 64 yrs.	0.5	0.6	--	1.1
65 yrs. & older	0.2	0.2	--	2.1
<u>One-Person Households</u>	<u>10.4</u>	<u>8.7</u>	<u>13.9</u>	<u>31.2</u>
Less than 35 yrs.	2.0	1.1	6.1	--
35 - 54 yrs.	3.1	2.9	3.2	9.7
55 - 64 yrs.	2.4	1.9	3.0	10.8
65 yrs. & older	2.9	2.9	1.6	10.7

Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-2 -- Previous Residence by Household Composition - Age

<u>Household Composition - Age</u>	<u>Same Head as Previous Residence</u>						
	<u>Total</u>	<u>Previous Residence</u>					
		<u>Mobile Home</u>	<u>Home Owner</u>	<u>Home Renter</u>	<u>Apart-ment</u>	<u>Other</u>	<u>N.A.</u>
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Two-or-more Person Household	91.3	92.1	89.3	94.7	90.1	92.1	75.4
<u>Male Head, Wife Present</u>	87.2	89.6	83.4	90.7	86.9	87.6	68.4
Less than 25 yrs.	14.5	10.5	0.8	19.6	33.2	20.2	10.5
25 - 34 yrs.	25.3	30.4	10.9	34.1	29.6	32.1	7.0
35 - 44 yrs.	15.3	17.2	17.5	15.3	8.6	19.1	15.7
45 - 54 yrs.	13.9	15.6	20.0	11.8	6.1	9.0	10.5
55 - 64 yrs.	10.7	9.6	19.7	6.5	5.2	4.2	10.5
65 yrs & older	7.5	6.4	14.5	3.2	4.2	3.1	14.1
<u>Other Male Head</u>	1.4	1.2	1.7	1.5	1.2	--	3.5
Less than 35 yrs.	0.3	--	0.2	0.6	0.2	--	3.5
35 - 54 yrs.	0.8	1.0	1.0	0.6	0.7	--	--
55 - 64 yrs.	0.3	--	0.6	0.2	0.2	--	--
65 yrs. & older	0.0	0.2	--	--	--	--	--
<u>Female Head</u>	2.7	1.3	4.2	2.5	2.0	4.5	3.5
Less than 35 yrs.	0.7	0.5	0.3	1.9	0.2	--	3.5
35 - 54 yrs.	1.1	0.7	2.0	0.4	0.9	3.4	--
55 - 64 yrs.	0.6	--	1.3	0.2	0.9	1.1	--
65 yrs & older	0.2	0.2	0.6	--	--	--	--
<u>One-Person Households</u>	8.7	7.9	10.7	5.3	9.9	7.9	24.6
Less than 35 yrs.	1.1	1.5	0.8	0.9	1.6	--	3.5
35 - 54 yrs.	2.9	2.7	1.9	2.5	4.6	4.5	--
55 - 64 yrs.	1.9	1.3	2.7	0.6	2.3	2.2	7.0
65 yrs. & older	2.9	2.4	5.2	1.3	1.4	1.1	14.1

Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-3 -- Previous Residence by Household Formation

Household Formation	Same Head as Previous Residence									
	Total	Total	Mobile Home	Home Owner	Home Renter	Apart-ment	Other	N.A.	Head not Head at Previous Residence	N.A. Head
<u>Head was Head at Previous Residence</u>	79.7									
More persons in current household	10.0	12.6	13.8	6.0	12.3	18.4	28.4	--	--	--
No change in household size	61.1	76.7	79.4	76.5	79.1	74.4	55.6	83.3	--	--
Fewer persons in current household	8.5	10.7	6.8	17.5	8.7	7.2	16.0	16.7	--	--
<u>Head Not Head at Previous Residence</u>	20.3	--	--	--	--	--	--	--	100.0	--

Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-4 -- Previous Residence by Number of Persons Living in the Mobile Home  
(percent)

<u>Number of Persons Living in the Mobile Home</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
1 Person	10.7	9.0	14.0	29.9
2 Persons	39.7	37.8	49.7	31.1
3 Persons	23.9	23.0	28.3	19.5
4 Persons	14.5	16.8	5.6	9.7
5 Persons	7.0	8.3	1.7	5.8
6 Persons	2.8	3.5	0.2	2.9
7 Persons	1.4	1.7	0.6	1.0

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Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-5 -- Previous Residence by Number of Persons Living in the Mobile Home  
(percent)

Number of Persons Living in the Mobile Home	Same Head as Previous Residence						
	Previous Residence						
	<u>Total</u>	<u>Mobile Home</u>	<u>Home Owner</u>	<u>Home Renter</u>	<u>Apartment</u>	<u>Other</u>	<u>N.A.</u>
1 Person	9.0	7.9	11.3	5.1	10.2	8.9	26.3
2 Persons	37.8	36.0	47.8	26.1	40.5	27.2	32.8
3 Persons	23.0	22.2	14.8	25.1	33.0	25.6	27.8
4 Persons	16.8	18.5	12.4	23.9	11.5	28.4	6.6
5 Persons	8.3	9.1	9.1	10.6	4.1	6.7	3.3
6 Persons	3.5	4.6	2.7	6.3	--	3.3	3.3
7 Persons	1.7	1.6	1.9	2.8	0.6	--	--

DISTRIBUTION OF MOBILE HOMES

Table A-6 -- Previous Residence by Heads Transportation to Work  
(percent)

<u>Heads Transportation to Work</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
Bus	0.8	0.8	1.0	1.3
Railroad	0.0	0.0	--	--
Own auto, company car, car pool	83.1	82.3	86.4	84.4
Walks	3.1	3.2	3.1	--
Works at home	2.4	2.3	2.7	2.6
Does not work	8.3	9.1	4.8	10.4
Other	2.2	2.3	2.1	1.3

DISTRIBUTION OF MOBILE HOMES

Table A-7 -- Previous Residence by Number of Bedrooms,  
Persons Per Room, and Means of Sewage Disposal  
(percent)

<u>Rooms Designed by the Manufac- turer as Bedrooms</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
1 Bedroom or less	5.2	5.5	3.3	9.4
2 Bedrooms	70.7	67.0	86.2	72.9
3 Bedrooms	23.3	26.6	10.3	17.7
4 Bedrooms or more	0.8	0.9	0.2	--
<u>Persons Per Bedroom</u>				
1.00 or less	51.5	47.6	65.2	65.6
1.01 - 1.50	26.9	27.2	27.5	17.2
1.51 - 2.00	18.2	21.3	6.2	12.9
Over 2.00	3.4	4.0	1.1	4.3
<u>Means of Sewage Disposal</u>				
Public sewer	34.3	36.4	26.5	28.1
Septic tank or cesspool	53.0	52.0	57.4	50.0
Other means	4.4	3.8	6.0	8.3
Does not know	8.4	4.8	10.1	13.6

DISTRIBUTION OF MOBILE HOMES

Table A-8 -- Previous Residence by Location of Mobile Home

<u>Location of Mobile Home</u>	<u>Same Head as Previous Residence</u>								<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
	<u>Total</u>	<u>Total</u>	<u>Mobile Home</u>	<u>Home Owner</u>	<u>Home Renter</u>	<u>Apart- ment</u>	<u>Other</u>	<u>N.A.</u>		
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Inside SMSA's	48.1	46.9	49.6	45.9	52.2	35.5	60.0	59.1	52.0	54.4
Outside SMSA's	51.9	53.1	50.4	54.1	47.8	64.5	40.0	40.9	48.0	45.6

DISTRIBUTION OF MOBILE HOMES

Table A-9 -- Previous Residence by Inside or Outside a Park  
(percent)

<u>Inside or Outside a Park</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
<u>Inside a Mobile Home Park</u>	<u>61.5</u>	<u>63.8</u>	<u>54.1</u>	<u>46.8</u>
On Site Rented by Occupant	59.3	61.2	53.9	43.8
On Site Owned by Occupant	2.2	2.6	0.2	3.1
<u>Outside a Mobile Home Park</u>	<u>38.5</u>	<u>36.2</u>	<u>45.9</u>	<u>53.2</u>
On Site Rented by Occupant	19.6	17.2	28.7	24.5
On Site Owned by Occupant	18.9	18.9	17.2	28.6

DISTRIBUTION OF MOBILE HOMES

Table A-10 -- Previous Residence by Times Moved Present Mobile Home  
(percent)

<u>Times Moved Present Mobile Home</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
None	80.5	79.4	83.9	88.8
One	15.3	16.0	13.1	10.2
Two or more	4.2	4.6	3.0	1.0

DISTRIBUTION OF MOBILE HOMES

Table A-11 -- Previous Residence by Plans to Move Out or Sell Present Mobile Home  
(percent)

	<u>Same Head as Previous Residence</u>									
	<u>Previous Residence</u>								Head not Head at Previous Residence	N.A. Head
	<u>Total</u>	<u>Total</u>	<u>Mobile Home</u>	<u>Home Owner</u>	<u>Home Renter</u>	<u>Apart- ment</u>	<u>Other</u>	<u>N.A.</u>		
<u>Plans to Move or Sell</u>	22.6	20.2	16.6	12.3	23.6	32.7	24.5	7.6	33.9	15.4
Within 1 year	5.4	5.3	3.1	6.1	6.2	5.4	10.8	3.8	5.9	5.5
1 up to 3 years	6.5	5.9	5.2	2.2	9.2	8.7	8.0	--	9.3	4.4
3 years or more	10.7	9.0	8.4	4.0	8.3	18.6	5.7	3.8	18.7	5.5
<u>No Plans to Move/Sell</u>	8.0	67.7	65.6	70.3	56.3	50.0	58.5	69.8	41.0	64.8
<u>Does Not Know</u>	19.4	18.1	17.8	17.4	20.1	17.3	17.0	22.7	25.1	19.8
<u>Plans to Move into Which Dwelling Type</u>										
Another mobile home	15.5	16.6	26.9	19.8	9.3	15.1	4.9	--	13.3	7.7
An apartment	4.9	5.2	4.1	4.0	3.7	7.9	4.9	--	4.6	--
A house he could rent	5.4	6.7	5.1	1.3	10.5	4.3	31.8	--	2.3	--
A house he could own	62.8	60.3	55.8	64.7	63.2	60.6	43.8	100.0	69.7	61.3
Other	2.4	2.0	2.0	1.3	2.8	1.4	4.9	--	1.7	23.4
Does not know	9.0	9.2	6.1	8.9	10.5	10.7	9.7	--	8.7	7.7

Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-12 -- Previous Residence by Time Head Has Lived in a Mobile Home  
(percent)

<u>Time Head Has Lived in a Mobile Home</u>	<u>Same Head as Previous Residence</u>									<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
	<u>Total</u>	<u>Total</u>	<u>Mobile Home</u>	<u>Home Owner</u>	<u>Home Renter</u>	<u>Apart-ment</u>	<u>Other</u>	<u>N.A.</u>	<u>Residence</u>		
Less than 1 year	31.7	29.3	0.8	40.1	39.4	38.8	41.0	39.1	42.7	30.2	
1 up to 3 years	44.7	43.9	26.1	48.6	52.6	51.8	47.4	43.5	47.8	46.9	
3 up to 5 years	8.0	9.0	21.0	6.1	3.9	3.3	3.5	8.7	4.1	6.2	
5 up to 7 years	5.5	6.4	17.4	2.3	2.0	2.9	2.3	4.3	1.9	4.2	
7 years or more	10.0	11.4	34.7	2.8	2.2	3.1	5.8	4.3	3.6	12.5	

Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-13 -- Previous Residence by Description of Neighborhood  
(percent)

<u>Description of Neighborhood</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
Excellent place to live	34.9	35.2	32.6	41.8
Good place to live	31.9	31.5	33.5	32.7
Average place to live	28.4	28.1	30.6	22.4
Less than average place to live	2.9	3.3	1.9	--
Poor place to live	1.8	1.9	1.4	3.1

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Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-14 -- Previous Residence by Heads Previous Type of Residence  
(percent)

<u>Heads Previous Type of Residence</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
Another mobile home	23.4	26.9	8.1	23.6
An apartment	17.6	19.5	11.0	6.7
A house he rented	18.7	21.0	9.3	13.5
A house he owned	25.0	28.6	7.6	36.0
Other	15.3	4.0	64.1	20.2

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Note: Totals may not add due to rounding.

DISTRIBUTION OF MOBILE HOMES

Table A-15 -- Mobile Dwellers Reasons for Preferring Mobile Homes  
(percent)

<u>Preference of Mobile Home Over Other Dwelling Type</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
Small cost of obtaining and living in a mobile home	44.5	41.9	55.6	42.0
Heads occupation requires rela- tively frequent changes of loca- tion	14.5	16.1	8.1	13.2
Household can freely move with him	17.0	18.4	12.3	12.1
Mobile home style of living preferred	49.0	50.3	43.6	48.4
No other housing was available	8.0	7.5	10.5	7.7
Other	13.5	13.8	13.2	7.7

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Note: Totals will not add. Respondents could cite more than one reason.

MOBILE HOME DWELLERS -- OPINIONS OF CONVENIENCE

Table A-16 -- Previous Residence by Convenience of Shopping, Social and Recreational Facilities, Job Location, Schools, and Churches  
(percent)

	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
<u>Neighborhood Shopping is Now</u>				
Much more convenient	23.6	23.7	22.5	27.1
About as convenient	62.1	61.5	64.2	65.5
Much less convenient	14.3	14.8	13.3	7.4
<u>Social and Recreational Facilities are Now</u>				
Much more convenient	21.5	22.3	18.1	21.4
About as convenient	65.6	64.6	69.1	72.9
Much less convenient	12.9	13.2	12.8	5.7
<u>Location of Heads Job is Now</u>				
Much more convenient	27.2	27.6	25.2	29.7
About as convenient	55.5	54.9	58.0	57.8
Much less convenient	11.0	10.8	12.4	6.2
Head does not work	6.3	6.7	4.3	6.3
<u>Schools are Now</u>				
Much more convenient	14.4	15.0	11.3	18.2
About as convenient	39.0	40.6	32.7	33.3
Much less convenient	4.4	4.6	3.6	1.5
No household member attends school	42.3	39.8	52.4	47.0
<u>Church is Now</u>				
Closer	23.9	24.2	23.3	21.2
About same distance away	57.3	56.6	58.6	66.3
Further away	18.8	19.2	18.0	12.5

MOBILE HOME CONTRACT RENT FOR SITE

Table A-17 -- Previous Residence by Contract Site Rent Per Month  
(percent)

<u>Contract Site Rent Per Month</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
Less than \$20	12.1	11.3	16.1	8.6
\$20 - \$39	61.0	59.7	66.4	67.9
\$40 - \$59	21.1	22.1	16.2	19.2
\$60 - \$79	4.9	5.7	1.2	4.3
\$80 and over	1.0	1.2	--	--

MOBILE HOME GROSS SITE RENT

Table A-18 -- Previous Residence by Gross Site Rent Per Month  
(percent)

<u>Gross Site Rent Per Month</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
Less than \$20	0.3	0.3	0.3	--
\$ 20 - \$39	11.4	10.3	16.9	11.6
\$ 40 - \$59	51.6	51.6	50.9	53.5
\$ 60 - \$79	28.2	28.5	26.5	27.9
\$ 80 - \$99	7.4	8.0	4.4	7.0
\$100 and over	1.2	1.3	1.0	--

UTILITIES INCLUDED IN MOBILE HOME SITE RENT

Table A-19 -- Previous Residence by Utilities  
(percent)

<u>Utilities Connected and Included in Mobile Home Site Rent</u>	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
<u>Fuel Oil</u>				
Yes	3.9	3.6	4.7	4.5
No	96.1	96.4	95.3	95.5
<u>Natural Gas</u>				
Yes	13.4	14.3	8.6	23.1
No	86.6	85.7	91.4	76.9
<u>L.P. Gas</u>				
Yes	4.6	4.4	5.7	--
No	95.4	95.6	94.3	100.0
<u>Electricity</u>				
Yes	16.4	16.1	16.7	22.8
No	83.6	83.9	83.3	77.2
<u>Water</u>				
Yes	85.6	87.5	77.8	84.3
No	14.4	12.5	22.2	15.5
<u>Trash and Garbage Collection</u>				
Yes	76.7	79.0	66.9	75.0
No	23.3	21.0	33.1	25.0

MOBILE HOME DWELLER SATISFACTION WITH MOBILE HOME PARKS

Table A-20 -- Previous Residence by Satisfaction with Operations and Services of Park  
(percent)

	<u>Total</u>	<u>Same Head as Previous Residence</u>	<u>Head not Head at Previous Residence</u>	<u>N.A. Head</u>
More than satisfied	20.5	19.7	23.8	24.4
Satisfied	61.5	63.2	53.9	56.2
Less than satisfied	9.9	9.7	11.3	7.3
Not satisfied	8.1	7.3	11.0	12.2

MOBILE HOME DWELLER SATISFACTION WITH MOBILE HOME PARKS

Table A-21 -- Problems of Mobile Home Site Owners  
in Acquiring Their Sites by  
Previous Residence  
 (percent)

<u>Problems of Site</u> <u>Owners in Acquiring</u> <u>Their Sites</u>	<u>Total</u>	<u>Same Head</u> <u>as Previous</u> <u>Residence</u>	<u>Head not Head</u> <u>at Previous</u> <u>Residence</u>	<u>N.A. Head</u>
Hard to find available lot	7.4	7.8	2.7	15.4
Cost greater than expected	12.9	14.2	7.9	3.8
Had to get special zoning exemption	4.9	5.2	3.4	3.8
Other	4.6	4.7	3.4	7.7
No problems	73.4	71.5	85.4	69.2

MOBILE HOMES

Table B-1 -- Household Income by Household Composition-Age (percent)

Household Composition-Age	Household Income											Income N.A.	
	Total	\$2,000 to \$2,999	\$3,000 to \$3,999	\$4,000 to \$4,999	\$5,000 to \$5,999	\$6,000 to \$6,999	\$7,000 to \$7,999	\$8,000 to \$8,999	\$9,000 to \$9,999	\$10,000 to \$10,999	\$11,000 to \$11,999		\$12,000 or more
<u>Total</u>	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<u>2-or-more person household</u>	89.6	90.1	51.7	84.9	74.5	87.1	91.1	91.0	94.9	98.3	97.6	94.9	100.0
<u>Male head, wife present</u>	84.6	85.0	44.4	74.5	81.0	87.1	91.1	91.0	94.9	98.3	97.6	94.9	100.0
Less than 25 yrs.	21.3	21.6	9.9	25.0	25.1	31.6	31.6	28.3	21.5	18.9	8.5	5.1	--
25 - 34 yrs.	24.4	25.0	3.3	15.5	23.8	23.7	29.6	29.6	32.4	36.1	23.6	15.3	24.3
35 - 44 yrs.	12.7	12.7	1.3	2.4	11.7	14.3	10.4	16.8	16.8	16.1	19.0	32.3	28.3
45 - 54 yrs.	11.3	11.0	0.7	4.6	8.6	7.1	8.3	11.0	14.7	14.7	24.9	22.7	31.2
55 - 64 yrs.	8.7	8.8	7.9	10.9	4.9	7.1	9.0	7.2	8.8	8.8	13.6	11.4	4.0
65 yrs. & older	6.2	5.9	21.2	15.9	6.7	3.1	2.9	2.6	0.7	2.1	2.1	5.1	12.1
<u>Other male head</u>	1.3	1.3	1.3	1.1	1.0	0.8	0.8	0.6	1.2	1.5	3.3	2.5	--
Less than 35 yrs.	0.3	0.3	--	0.3	0.3	0.2	--	--	0.9	0.5	--	--	--
35 - 44 yrs.	0.8	0.8	1.3	0.3	0.6	0.5	0.6	0.6	0.3	0.5	2.7	2.5	--
45 - 64 yrs.	0.2	0.2	--	0.3	--	--	--	--	--	0.5	0.6	--	1.1
65 yrs. & older	--	--	--	0.3	--	--	--	--	--	--	--	--	--
<u>Female head</u>	3.6	3.7	6.0	9.3	5.1	3.4	1.7	2.1	2.1	1.4	2.4	--	2.8
Less than 35 yrs.	1.4	1.4	--	3.5	2.6	2.1	0.6	0.3	0.3	0.7	1/2	--	0.6
35 - 54 yrs.	1.5	1.5	3.3	4.5	1.9	0.8	0.3	1.2	1.2	0.2	0.9	--	1.7
55 - 64 yrs.	0.5	0.5	2.0	0.3	0.6	0.2	0.8	0.6	0.6	0.2	0.3	--	0.6
65 yrs. & older	0.2	0.3	0.7	1.1	--	0.2	--	--	--	0.2	--	--	--
<u>One-person households</u>	10.4	9.9	48.3	15.1	12.9	8.8	9.0	5.0	5.0	1.7	2.4	5.1	18.0
Less than 35 yrs.	2.0	1.9	2.0	1.6	3.5	2.6	3.4	2.0	2.0	0.5	0.3	--	3.8
35 - 54 yrs.	3.1	3.2	4.6	4.0	5.5	4.4	3.5	2.4	2.4	1.0	1.5	2.5	2.3
55 - 64 yrs.	2.4	2.2	11.3	5.1	2.3	1.8	1.5	0.3	0.2	0.2	0.6	--	5.1
65 yrs. & older	2.9	2.6	30.4	4.3	1.6	--	0.6	0.3	0.3	--	--	2.5	6.8

MOBILE HOMES

Table B-2 -- Household Income by Household Formation  
(Percent)

Household Formation	Household Income												
	\$2,000 to \$3,999	\$4,000 to \$4,999	\$5,000 to \$5,999	\$6,000 to \$6,999	\$7,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	or more Income N.A.		
<u>Head was head at previous residence</u>	79.7	79.8	79.0	71.3	76.5	73.7	74.3	85.4	84.5	91.3	94.4	91.6	77.5
More persons in current household	10.0	10.2	2.4	7.2	14.4	11.7	9.8	13.0	9.8	9.3	13.9	8.4	6.5
No change in household size	61.1	61.5	69.3	57.9	54.1	55.1	55.9	65.6	68.2	69.6	56.4	71.6	55.1
Fewer persons in current household	8.5	8.1	7.3	6.3	7.9	7.0	8.6	6.7	6.5	12.5	24.2	11.5	15.9
<u>Head not head at previous residence</u>	20.3	20.2	21.0	28.7	23.5	26.2	25.7	14.6	15.4	8.7	5.5	8.4	22.5

MOBILE HOMES

Table B-3 --- Household Income by Education of Head  
(percent)

Education of Head	Household Income												
	\$2,000 to Total	\$4,000 to \$3,999	\$5,000 to \$4,999	\$6,000 to \$5,999	\$7,000 to \$6,999	\$8,000 to \$7,999	\$10,000 to \$8,999	\$15,000 to \$14,999	\$20,000 or more	Income N.A.			
7th grade or less	8.2	8.1	31.8	10.3	11.5	7.0	6.3	5.5	4.4	4.0	--	--	8.3
8th thru 10th grade	29.2	29.1	35.9	38.7	32.0	25.9	25.5	28.8	24.0	27.6	23.5	21.1	32.1
11th and 12th grade	44.4	44.4	24.0	37.7	39.7	46.8	50.1	43.2	54.0	47.2	44.8	33.7	42.8
1 and 2 years of college	10.1	10.0	5.5	7.8	11.2	10.0	9.6	13.0	10.5	9.7	8.1	21.1	11.5
3 and 4 years of college	6.2	6.3	2.1	4.9	4.8	8.3	6.4	6.7	5.3	7.4	15.4	19.9	4.3
More than 4 years of college	1.9	1.9	0.7	0.5	0.6	1.8	2.1	2.8	1.7	4.0	8.1	4.2	1.1

MOBILE HOMES

Table B-4 -- Household Income by Occupation of Head  
(percent)

Occupation of Head	Total	Household Income										Income NA	
		Less \$2,000	\$2,000-3,999	\$4,000-4,999	\$5,000-5,999	\$6,000-6,999	\$7,000-7,999	\$8,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 or more		
Craftsmen, Foremen and Kindred Workers	20.0	20.2	0.6	6.2	11.6	20.6	23.3	27.9	29.6	30.5	15.8	20.2	16.2
Operatives and Kindred Workers	20.2	20.7	2.6	15.2	18.0	24.0	23.0	25.8	26.8	20.6	17.7	4.0	11.7
Other Employed	43.4	43.3	24.9	41.1	54.4	45.4	46.2	39.4	39.6	43.1	63.9	67.6	44.7
Unemployed Housewives, Students, and Retired	16.4	15.7	71.8	37.4	15.9	10.0	7.4	6.4	3.9	5.7	2.6	12.1	27.4

MOBILE HOMES

Table B-5 -- Household Income by Preference of Mobile Homes  
(percent)

Why Preference of Mobile Home Over Other Type	Household Income												
	Total	\$2,000-3,999	\$4,000-4,999	\$5,000-5,999	\$6,000-6,999	\$7,000-7,999	\$8,000-9,999	\$10,000-14,999	\$15,000-19,999 or more	Income NA			
Small cost of obtaining and living in a mobile home	44.5	45.2	54.3	47.8	50.6	44.0	46.3	44.0	39.8	45.1	30.0	16.8	34.6
Head's Occupation requires relatively frequent changes of location	14.5	14.9	4.9	9.8	10.8	16.4	14.8	19.9	17.1	20.9	5.1	16.8	8.7
Head can freely move home with him	17.0	17.1	11.1	16.5	12.1	17.2	15.1	18.8	20.3	22.8	10.2	12.6	15.3
Mobile home style living preferred	49.0	49.4	56.2	51.6	47.3	48.1	50.5	43.2	46.1	55.2	57.2	54.8	43.2
No other Housing was available	8.0	8.0	6.9	7.3	8.8	8.5	8.1	10.4	7.5	4.6	7.7	24.1	8.9
Other	13.5	13.1	9.7	11.1	9.6	13.0	11.3	13.3	16.4	15.2	17.9	32.6	20.2

MOBILE HOMES

Table B-6 -- Household Income by Site Renter Shelter Cost Per Month (percent)

Median monthly income	Household Income																
	\$2,000 to \$2,999	\$3,000 to \$3,999	\$4,000 to \$4,999	\$5,000 to \$5,999	\$6,000 to \$6,999	\$7,000 to \$7,999	\$8,000 to \$8,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 or more	Income N.A.						
Site renter shelter cost per month	24.0	20.0	8.4	11.1	12.6	13.5	34.3	33.0	41.4	45.4	28.9	40.0	25.0	25.0	17.0	25.3	--
Less than \$25	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
\$ 25 - \$ 49	0.1	0.1	3.7	--	--	--	--	0.4	--	--	--	--	--	--	--	--	--
\$ 50 - \$ 74	0.2	0.2	3.7	--	--	--	0.6	0.5	--	--	--	--	--	--	--	--	--
\$ 75 - \$ 99	5.7	5.6	14.8	11.1	11.1	40.3	33.8	25.0	20.1	14.5	14.4	--	--	--	10.2	13.6	33.9
\$100 - \$124	24.7	25.0	40.7	42.5	32.2	34.3	33.0	41.4	45.4	39.0	28.9	40.0	25.0	25.0	17.0	25.3	--
\$125 - \$149	36.4	36.5	25.9	32.2	32.2	34.3	33.0	41.4	45.4	39.0	28.9	40.0	25.0	25.0	17.0	25.3	--
\$150 - \$174	20.0	20.0	11.1	12.6	12.6	13.5	23.6	16.6	14.6	29.5	23.0	20.0	25.0	25.0	17.0	25.3	--
\$175 - \$199	8.7	8.4	--	0.8	0.8	0.8	2.2	5.7	12.8	10.1	20.5	13.3	--	--	--	--	--
\$200 or more	4.0	4.1	--	0.8	0.8	--	1.1	2.3	3.5	3.2	13.3	26.7	50.0	--	--	--	--
Median monthly shelter cost	\$138	\$138	\$117	\$123	\$124	\$124	\$132	\$135	\$140	\$145	\$157	\$168	\$175	\$145	\$168	\$175	\$145

Note: Shelter cost includes monthly mobile home payment, site rent and utilities.

MOBILE HOMES

Table B-7 -- Household Income by Purchase Price of Mobile Home  
(percent)

Purchase Price	Household Income											Income N.A.	
	Total	Less than \$4,000	\$4,000 - \$4,999	\$5,000 - \$5,999	\$6,000 - \$6,999	\$7,000 - \$7,999	\$8,000 - \$8,999	\$9,000 - \$9,999	\$10,000 - \$10,999	\$11,000 - \$11,999	\$12,000 - \$12,999		\$13,000 or more
Less than \$4,000	15.7	16.1	34.8	23.7	22.0	17.6	16.9	12.4	8.1	7.3	2.7	--	7.6
\$ 4,000 - \$ 4,999	23.0	23.1	22.2	31.0	26.1	27.0	27.1	24.7	17.6	11.4	13.5	--	20.3
\$ 5,000 - \$ 5,999	19.3	19.1	18.6	16.1	20.3	22.2	20.1	20.6	21.1	14.1	8.1	16.2	24.1
\$ 6,000 - \$ 6,999	16.2	16.1	6.2	12.7	13.0	18.0	14.8	18.0	21.5	19.2	5.4	8.1	18.2
\$ 7,000 - \$ 7,999	10.5	10.3	7.6	8.7	7.9	5.5	9.9	10.5	15.1	13.6	23.5	12.1	15.5
\$ 8,000 - \$ 8,999	6.2	6.4	3.5	4.2	6.1	3.3	5.7	5.9	8.1	11.9	10.5	12.1	3.2
\$ 9,000 - \$ 9,999	3.3	3.2	0.7	2.2	1.6	1.8	2.7	3.4	4.1	6.4	4.7	23.2	5.1
\$10,000 - \$14,999	5.1	5.1	4.9	1.3	2.9	4.4	2.9	4.1	3.9	13.9	26.2	16.2	5.1
\$15,000 or more	0.7	0.6	1.4	--	--	--	--	0.3	0.5	2.1	5.4	12.1	0.8
Median purchase price	\$5,740	\$5,660	\$4,870	\$4,910	\$5,190	\$5,320	\$5,384	\$5,717	\$6,177	\$6,967	\$7,977	\$9,063	\$7,778

MOBILE HOMES

Table B-8 -- Household Income by Purchase Price as Percent of Income (percent)

Purchase Price as Percent of Income	Household Income												
	Total	Less \$2,000-\$2,999	\$4,000-4,999	\$5,000-5,999	\$6,000-6,999	\$7,000-7,999	\$8,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 or more	Income NA		
Less than 50 Percent	9.9	9.9	2.4	-	2.5	0.8	2.0	6.2	15.8	34.8	63.7	75.7	-
50-74 percent	27.8	27.8	0.8	0.3	6.5	21.3	39.2	44.8	47.5	44.5	28.2	12.1	-
75-99 percent	21.7	21.7	-	1.6	24.7	36.3	29.4	30.5	26.9	11.9	8.9	-	-
100-124 percent	14.5	14.5	0.8	13.0	28.6	23.3	19.8	11.5	7.1	7.7	-	-	-
125 percent or more	26.1	26.1	96.0	85.0	37.7	18.2	9.5	6.8	2.7	0.9	-	-	-

MOBILE HOMES

Table B-9 -- Household Income by Down Payment as Percent of Purchase Price (percent)

Down Payment as Percent of Purchase Price	Household Income												
	Total	Less \$2,000-\$3,999	\$4,000-4,999	\$5,000-5,999	\$6,000-6,999	\$7,000-7,999	\$8,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 or more	Income NA		
Less than 10 percent	12.6	12.6	7.7	13.6	20.2	13.5	15.6	8.8	12.3	8.9	-	13.2	
10-19 percent	35.4	35.9	15.5	33.0	31.8	42.8	40.6	47.3	37.0	29.1	31.9	16.2	25.0
20-39 percent	21.4	21.8	11.3	13.0	18.6	20.9	20.5	21.5	29.6	33.2	20.5	20.2	11.0
40-59 percent	6.6	6.8	3.5	4.8	4.9	6.4	7.1	7.8	7.0	10.4	19.7	4.0	1.8
60-79 percent	1.8	1.8	2.1	1.4	1.8	1.4	2.3	1.6	3.1	0.9	2.9	-	0.9
80-99 percent	0.4	0.4	2.8	0.3	0.3	-	-	0.8	0.8	17.4	24.8	59.6	0.9
100 percent	21.7	20.6	57.0	33.8	22.3	14.9	13.8	12.9	10.1	17.4	24.8	59.6	47.0

MOBILE HOMES

Table B-10 -- Household Income by Down Payment on Mobile Home  
(percent)

Down Payment	Total	Total	Less \$2,000	\$2,000- 3,999	\$4,000- 4,999	\$5,000- 5,999	\$6,000- 6,999	\$7,000- 7,999	\$8,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 or more	Income NA
Less than \$500	17.2	17.3	13.4	23.9	25.6	20.6	21.4	13.9	12.9	7.7	2.8	---	15.8
500-999	25.4	25.7	9.9	20.1	24.5	32.5	31.2	33.4	28.7	19.7	8.5	4.0	17.3
1,000-1,999	19.0	19.3	10.6	14.3	17.8	19.7	18.3	20.0	23.7	23.9	31.0	12.1	7.9
2,000 or more	17.2	17.5	9.1	8.8	10.3	12.8	15.7	20.0	24.8	31.5	33.4	24.2	11.4
Paid all cash	21.1	20.1	57.0	32.8	21.8	14.3	13.3	12.6	9.9	17.0	24.1	59.6	43.8

MOBILE HOMES

Table B-11 -- Household Income by Length of Financing  
(percent)

Length of Financing	Total	Household Income											Income NA
		Less \$2,000	\$2,000- 3,999	\$4,000- 4,999	\$5,000- 5,999	\$6,000- 6,999	\$7,000- 7,999	\$8,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 or more		
Less than 3 years	1.9	6.7	0.8	2.2	1.9	2.5	2.9	1.1	1.1	3.6	---	---	---
3 and 4 years	5.3	15.0	3.4	5.2	4.5	4.0	4.7	4.2	6.1	28.0	10.0	6.8	6.8
5 years	10.1	15.0	6.8	11.8	9.1	8.8	7.7	10.9	11.3	18.1	20.0	17.6	17.6
6 years	4.9	11.7	5.1	3.0	5.3	5.9	4.1	4.5	4.9	3.6	10.0	3.9	3.9
7 years	61.8	46.7	70.9	68.4	64.8	64.3	64.6	59.6	52.0	18.1	60.0	54.1	54.1
8 years	7.1	7.1	7.5	5.5	8.0	5.6	7.6	9.5	6.4	7.2	---	6.8	6.8
9 years or more	8.9	5.0	5.4	3.8	6.3	8.8	8.4	10.1	18.0	21.3	---	10.8	10.8

MOBILE HOMES

Table B-12 -- Household Income by Monthly Mobile Home Loan Payment  
(percent)

Monthly Mobile Home Loan Payment	Total	Household Income										Income NA		
		Less \$2,000- \$2,999	\$2,000- \$3,999	\$4,000- \$4,999	\$5,000- \$5,999	\$6,000- \$6,999	\$7,000- \$7,999	\$8,000- \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000 or more			
Under \$50	2.5	2.4	12.3	6.5	3.5	1.9	0.4	1.4	2.2	-	-	-	-	3.9
\$50-69	25.6	25.9	54.4	43.6	39.6	28.8	26.1	19.7	14.8	11.4	7.8	11.1	18.2	
\$70-89	38.3	38.4	22.8	34.5	36.9	43.0	45.8	42.2	41.7	27.5	23.4	-	37.3	
\$90-109	23.0	22.7	7.0	13.3	17.4	21.1	21.9	22.9	28.4	32.6	41.4	22.2	31.5	
\$110-129	6.8	6.8	3.5	1.6	0.9	4.3	4.7	8.7	9.1	17.1	7.8	22.2	6.5	
\$130 or more	3.7	3.7	-	0.4	1.7	0.9	1.1	5.0	3.6	11.4	19.5	44.4	2.6	

Table B-13

MOBILE HOMES

Household Income by Source of Mobile Home Loan  
(percent)

Source of Mobile Home Loan	Total	Household Income										
		Less \$2,000	\$2,000-3,999	\$4,000-4,999	\$5,000-5,999	\$6,000-6,999	\$7,000-7,999	\$8,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 or more	Inc.
Commercial Bank	53.1	52.8	50.1	56.3	46.5	54.0	53.3	57.1	49.1	71.0	60.0	61.6
Finance Company	37.2	37.6	43.7	36.9	41.5	37.6	39.9	32.5	34.5	18.1	40.0	29.1
Other	9.6	9.6	6.1	6.8	12.1	8.4	6.8	10.4	16.4	10.9	---	9.3

Table B-14

MOBILE HOMES

Household Income by Reported Interest Rate on Loan  
(percent)

Interest Rate on Loan	Total	Household Income										
		Less \$2,000	\$2,000-3,999	\$4,000-4,999	\$5,000-5,999	\$6,000-6,999	\$7,000-7,999	\$8,000-9,999	\$10,000-14,999	\$15,000-19,999	\$20,000 or more	Income
Less than 5 percent	7.3	7.0	5.9	8.5	10.7	7.1	7.3	5.6	6.0	13.9	---	19.6
5-6 percent	14.4	14.5	14.7	9.2	11.5	12.9	16.8	13.9	18.1	9.2	14.2	12.1
6-7 percent	59.0	59.1	61.8	64.4	50.7	59.8	62.8	57.8	58.1	50.3	85.7	56.1
7-8 percent	9.4	9.3	8.8	9.3	11.5	9.8	6.9	9.6	9.8	---	---	12.1
8 percent or more	9.8	10.1	8.8	8.5	15.6	10.4	6.3	13.0	8.0	26.5	---	---

MOBILE HOMES

Table B-15 -- Household Income by Amount of Loan for Mobile Home Purchase  
(percent)

Amount of Loan	Household Income											Income N.A.
	\$2,000 to \$3,999	\$4,000 to \$4,999	\$5,000 to \$5,999	\$6,000 to \$6,999	\$7,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 or more			
Less than \$1,000	0.3	0.4	0.4	--	--	--	--	--	--	--	--	1.7
\$1,000 - \$1,999	1.3	1.2	2.6	2.3	0.4	1.5	0.9	0.4	--	--	--	--
\$2,000 - \$2,999	8.6	14.9	10.9	6.9	8.8	5.9	6.6	5.9	7.5	--	--	5.1
\$3,000 - \$3,999	29.1	41.0	34.8	36.3	34.9	24.3	18.2	18.1	29.0	--	--	24.0
\$4,000 - \$4,999	28.1	21.1	25.5	31.8	31.3	35.2	33.0	21.0	15.0	30.0	30.0	22.3
\$5,000 - \$5,999	17.0	11.5	16.1	15.5	12.4	17.9	22.4	22.3	7.5	10.0	10.0	27.3
\$6,000 - \$6,999	8.4	6.7	5.3	4.3	8.5	10.8	10.9	13.6	7.5	20.0	20.0	5.1
\$7,000 or more	7.0	3.0	4.2	2.8	3.7	4.4	7.9	18.7	33.4	40.0	40.0	14.3

MOBILE HOMES

Table B-16 -- Household Income by Contract Site Rent Per Month  
(percent)

Contract Site Rent Per Month	Household Income												
	Less Total	\$2,000 to	\$3,999 to	\$4,999 to	\$5,999 to	\$6,999 to	\$7,999 to	\$8,000 to	\$9,999 to	\$10,000 to	\$15,000 to	\$20,000 or more	Income N.A.
Less than \$20	12.1	12.5	14.0	18.3	17.3	18.0	9.2	12.6	9.6	5.7	4.4	--	3.7
\$20 - \$39	61.0	61.1	58.3	62.3	65.7	58.4	69.7	66.8	61.2	50.6	35.6	30.0	59.4
\$40 - \$59	21.0	20.8	20.7	15.1	14.3	20.2	17.2	16.8	23.9	31.7	34.4	60.0	26.3
\$60 and over	5.8	5.6	7.0	4.2	2.7	3.4	4.0	3.7	5.3	12.0	25.5	10.0	10.6

MOBILE HOMES

Table B-17 -- Household Income by Gross Site Rent Per Month  
(percent)

Gross Site Rent Per Month	Household Income											
	Total	Less to \$2,000	\$2,000 to \$4,999	\$4,999 to \$5,999	\$5,999 to \$6,999	\$6,999 to \$7,999	\$7,999 to \$8,000	\$8,000 to \$10,000	\$10,000 to \$15,000	\$15,000 to \$20,000	or more	Income N.A.
Less than \$20	0.3	0.3	--	--	0.9	--	0.8	--	0.4	--	--	--
\$20 - \$39	11.4	11.4	20.3	14.4	15.9	15.0	8.2	7.2	5.4	--	--	10.4
\$40 - \$59	51.6	51.7	45.4	60.5	55.2	55.5	54.8	51.0	40.0	28.7	60.0	48.9
\$60 - \$79	28.2	28.3	29.5	22.6	24.3	21.7	25.4	30.7	38.3	50.0	20.0	25.2
\$80 and over	8.6	8.3	4.8	2.4	4.6	6.9	8.1	11.0	15.8	21.3	20.0	15.5

MOBILE HOMES

Table B-18 -- Household Income by Purchase Price of Mobile Homes Purchased for Cash  
(percent)

Purchase Price	Household Income										Income N.A.		
	Total	Less to \$2,000	\$2,000 to \$3,999	\$4,000 to \$4,999	\$5,000 to \$5,999	\$6,000 to \$6,999	\$7,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999		\$20,000 or more	
Less than \$4,000	14.7	15.7	30.8	11.5	13.7	14.4	22.3	12.6	15.9	7.7	11.8	--	2.5
\$4,000 - \$4,999	17.0	16.0	14.1	25.7	18.8	16.7	5.4	25.2	5.3	8.3	--	--	30.0
\$5,000 - \$5,999	16.2	16.5	24.1	17.5	24.1	7.7	16.2	15.1	13.2	6.2	11.8	13.6	12.5
\$6,000 - \$6,999	15.2	14.6	6.4	18.6	8.0	22.6	13.5	6.9	25.8	20.2	--	13.6	22.5
\$7,000 - \$7,999	11.4	10.9	10.3	11.5	8.0	6.2	18.9	15.1	13.2	10.4	11.8	--	17.5
\$8,000 - \$8,999	7.7	8.4	5.1	8.1	9.6	5.6	10.8	10.1	7.9	10.4	--	20.4	--
\$9,000 or more	17.7	18.0	9.0	7.1	7.7	26.7	12.8	15.1	18.5	36.9	64.5	52.5	15.0

MOBILE HOMES

Table C-1 -- Household Composition by Household Formation  
(percent)

<u>Household Formation</u>	<u>Male, Married, Wife Present--Age of Head</u>				<u>Other 2 or More</u>								
	<u>Total</u>	<u>Less than 25 yrs.</u>	<u>25-34 yrs.</u>	<u>35-44 yrs.</u>	<u>Male head</u>	<u>Female head</u>							
Head was head at previous residence	79.7	81.5	52.8	97.3	98.2	96.7	87.9	85.7	60.9	90.0	90.0	68.5	
More persons in current household	10.0	11.3	12.0	17.6	14.1	4.4	3.4	2.4	4.0	--	2.1	--	2.8
No change in household size	61.1	62.6	37.8	61.2	70.8	72.8	83.9	90.3	79.8	60.0	42.8	90.0	53.1
Fewer persons in current household	8.5	7.5	3.0	3.8	11.2	20.0	10.9	3.9	4.0	25.7	16.0	--	12.5
Head not head at previous residence	20.3	18.4	47.2	17.3	3.9	2.7	1.7	3.3	12.1	14.3	39.1	10.0	31.5

MOBILE HOMES

Table C-2 -- Household Composition by Number of Persons Living in the Mobile Home  
(percent)

Number of Persons	Male, Married, Wife Present--Age of Head							Other 2 or More		
	Total	Less than 25 yrs.	25-34 yrs.	35-44 yrs.	45-54 yrs.	55-64 yrs.	65 yrs. & over	N.A. age	Person Male head	Person Female head
1 person	10.7	--	--	--	--	--	--	--	--	100.0
2 persons	39.7	43.8	25.1	23.4	53.4	77.1	95.5	39.3	65.8	48.8
3 persons	23.9	26.8	43.1	28.3	21.0	20.2	15.9	3.4	28.8	15.8
4 persons	14.5	16.6	10.4	28.2	20.3	16.7	5.4	1.1	14.7	13.1
5 persons	7.0	7.8	2.5	10.9	20.4	6.4	1.6	--	7.4	2.6
6 persons	2.8	3.3	--	4.1	10.9	2.9	--	--	9.8	--
7 persons	1.4	1.6	0.2	3.3	3.8	0.3	--	--	2.6	1.9

MOBILE HOMES

Table C-3 -- Household Composition by Number of Children of Different Ages by Age of Head of Household  
(percent)

Households With Children Under 18	Male, Married, Wife Present-Age of Head							Other 2 or More Person Household			
	Total	Less than 25 yrs.	25-34 yrs.	35-44 yrs.	45-54 yrs.	55-64 yrs. & over	N.A. age	Male head	Female head		
<u>Under 6 yrs. only</u>	48.7	50.6	97.9	53.3	10.7	9.6	8.5	33.3	31.8	14.3	20.6
1 child	69.5	69.5	77.8	58.3	72.4	73.5	100.0	100.0	100.0	50.0	71.4
2 children or more	30.5	30.5	22.2	41.7	27.6	26.5	--	--	--	50.0	28.6
<u>6 to 17 yrs. only</u>	29.9	27.9	0.9	17.6	51.7	76.5	82.7	66.6	51.2	78.6	58.8
1 child	50.5	49.8	100.0	39.9	42.4	61.4	81.2	100.0	16.7	81.8	48.7
2 children	33.0	32.2	--	43.7	27.6	32.3	15.0	--	66.7	18.2	43.8
3 children or more	16.5	18.0	--	16.4	30.0	6.3	3.8	--	16.6	--	7.5
Households With <u>Both Age Groups</u>	21.3	21.5	1.1	29.1	37.6	13.9	8.8	--	17.0	7.1	20.6
2 children	35.4	35.2	25.0	40.1	27.2	34.8	100.0	--	--	--	42.9
3 children	31.9	32.9	50.0	29.2	39.7	24.3	--	--	50.0	--	14.3
4 children or more	32.7	31.9	25.0	30.7	33.1	40.9	--	--	50.0	100.0	42.8

MOBILE HOMES

Table C-4 -- Household Composition by Household Income  
(percent)

Household Income	Male, Married, Wife Present-Age of Head										Other 2 or More Person Household		
	Total	Less than 25 yrs.	25-34 yrs.	35-44 yrs.	45-54 yrs.	55-64 yrs.	65 yrs. & over	N.A. age	Male head	Female head	N.A.	1 person household	
Less than \$2,000	5.7	3.0	2.6	0.7	0.6	0.3	5.1	20.3	9.2	5.5	8.9	11.1	26.7
\$ 2,000 - \$ 3,999	14.0	12.2	16.0	8.6	2.6	5.8	17.2	32.4	15.3	11.1	36.4	11.1	21.8
\$ 4,000 - \$ 4,999	11.5	11.0	13.2	10.8	10.5	9.0	6.3	13.3	21.4	8.3	15.6	22.2	14.7
\$ 5,000 - \$ 5,999	14.3	14.7	20.9	13.6	16.2	9.2	11.6	7.6	18.3	8.3	12.9	11.1	12.7
\$ 6,000 - \$ 6,999	12.6	13.1	16.6	15.0	10.4	9.6	13.0	6.3	6.1	5.5	5.7	11.1	11.5
\$ 7,000 - \$ 7,999	12.2	13.2	12.2	15.9	16.3	12.3	10.1	5.5	9.2	11.1	6.9	11.1	6.1
\$ 8,000 - \$ 9,999	15.1	17.0	13.3	21.2	19.2	20.3	15.2	1.9	15.3	16.7	5.7	11.1	2.5
\$10,000 - \$14,999	12.2	13.1	4.8	1.6	18.4	27.8	19.0	4.4	5.3	30.5	7.9	11.1	3.2
\$15,000 - \$19,999	1.4	1.5	0.3	0.9	3.7	3.0	1.9	1.3	--	2.8	--	--	0.7
\$20,000 or more	0.9	1.1	--	0.9	2.0	2.6	0.4	1.9	--	--	--	--	--

Median household income \$6,350 6,693 5,871 7,076 7,596 8,182 6,748 3,159 5,167 7,500 4,302 5,500 4,101

MOBILE HOMES

Table C-5 -- Household Composition by Age of Head  
(percent)

<u>Education of Head</u>	<u>Male, Married, Wife Present--Age of Head</u>										<u>Other 2 or More</u>		
	<u>Total</u>	<u>Less than 25 yrs.</u>	<u>25-34 yrs.</u>	<u>35-44 yrs.</u>	<u>45-54 yrs.</u>	<u>55-64 yrs.</u>	<u>65 yrs. &amp; over</u>	<u>N.A. age</u>	<u>Male head</u>	<u>Female head</u>	<u>Person Household</u>	<u>N.A. household</u>	
7th grade or less	8.1	7.2	1.7	4.9	8.5	13.5	11.4	13.9	16.8	8.1	11.4	25.0	14.3
8th - 10th grade	29.2	28.5	16.5	20.3	34.3	35.5	48.4	52.5	30.0	35.1	29.6	58.3	33.2
11th & 12th grade	44.4	45.7	55.2	54.1	44.6	38.9	28.6	17.7	33.6	40.5	52.1	16.7	32.3
Beyond high school	18.2	18.6	26.6	20.7	12.5	12.2	11.5	15.8	19.6	16.2	6.8	--	20.2

MOBILE HOMES

Table C-6 -- Household Composition by Occupation of Head  
(percent)

Occupation of Head	Male, Married, Wife Present-Age of Head						Other 2 or More Person Household						
	Total	25 yrs. & over	35-44 yrs.	45-54 yrs.	55-64 yrs.	65 yrs. & over	Male head	Female head					
Crafts, Foremen and kindred workers	20.0	22.2	18.9	23.2	31.9	30.5	18.0	2.3	16.3	28.9	3.0	11.1	7.0
Operatives and kindred workers	20.2	21.6	27.9	24.4	22.9	19.0	13.8	1.7	21.0	26.3	15.0	33.3	9.6
Other employed	43.4	42.9	45.6	49.6	42.6	45.7	37.7	10.3	40.8	34.2	52.7	33.3	45.7
Retired	12.0	9.9	0.2	--	1.4	3.2	27.3	85.6	16.3	7.9	8.0	22.2	30.6
Other unemployed housewives and students	4.4	3.4	7.4	2.7	1.1	1.6	3.1	--	5.4	2.6	21.3	--	7.2

MOBILE HOMES

Table C-7 -- Household Composition by Times Moved Present Mobile Home  
(percent)

<u>Times Moved</u>	<u>Male, Married, Wife Present—Age of Head</u>					<u>Other 2 or More</u>							
	<u>Total</u>	<u>Less than 25 yrs.</u>	<u>25-34 yrs.</u>	<u>35-44 yrs.</u>	<u>45-54 yrs.</u>	<u>55-64 yrs. &amp; over</u>	<u>Person Household</u>						
None	80.5	79.1	79.3	74.8	71.9	84.4	86.1	89.1	83.1	78.9	88.5	92.8	89.3
One	15.3	16.2	17.3	19.9	19.9	11.8	10.8	6.9	11.9	21.0	9.5	7.1	9.7
Two or more	4.2	4.7	3.4	5.3	8.2	3.7	3.1	4.0	5.0	--	1.9	--	1.0

MOBILE HOMES

Table C-8 -- Household Composition by Plans to Move Out or Sell Present Mobile Home  
(percent)

<u>Plans to Move Out or Sell</u>	<u>Total</u>	<u>Male Married, Wife Present</u>	<u>Other 2 or More Person Household</u>		<u>N.A.</u>	<u>1 person household</u>
			<u>Male Head</u>	<u>Female Head</u>		
<u>Plans to Move or Sell</u>	<u>22.6</u>	<u>25.1</u>	<u>10.8</u>	<u>11.1</u>	<u>21.4</u>	<u>7.2</u>
Within 1 year	5.4	5.6	8.1	7.0	14.3	2.7
1 up to 3 years	6.5	7.3	--	2.0	7.1	1.7
3 years or more	10.6	12.1	2.7	2.0	--	2.7
<u>No Plans to Move or Sell</u>	<u>58.0</u>	<u>55.1</u>	<u>64.8</u>	<u>74.2</u>	<u>50.0</u>	<u>75.8</u>
<u>Plans to Move into Which Dwelling Type</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
Another mobile home	15.4	14.9	25.0	20.0	33.3	24.1
An apartment	4.9	4.2	--	10.0	--	24.1
A house he could rent	5.4	5.7	--	--	--	--
A house he could own	62.8	64.3	75.0	40.0	33.3	32.4
Other	2.4	1.7	--	10.0	--	19.5
Does not know	9.0	9.1	--	20.0	33.3	--

## MOBILE HOMES

Table C-9 -- Household Composition by Plans to Move Out or Sell Present Mobile Home  
(percent)

	Total	Male, Married, Wife Present-Age of Head						N.A. age
		Less than 25 yrs.	25-34 yrs.	35-44 yrs.	45-54 yrs.	55-64 yrs.	65 yrs. & over	
<u>Plans to Move Out or Sell</u>								
<u>Plans to Move or Sell</u>	<u>25.1</u>	<u>42.7</u>	<u>36.1</u>	<u>13.1</u>	<u>7.8</u>	<u>3.7</u>	<u>4.9</u>	<u>21.8</u>
Within 1 year	5.6	6.6	8.5	5.1	1.9	2.1	3.1	5.4
1 up to 3 years	7.3	13.1	10.1	3.1	2.8	0.8	1.2	10.9
3 years or more	12.2	23.0	17.6	4.8	3.1	0.8	0.6	5.4
<u>No Plans to Move or Sell</u>	<u>55.1</u>	<u>32.2</u>	<u>45.4</u>	<u>62.3</u>	<u>79.2</u>	<u>80.1</u>	<u>81.6</u>	<u>56.4</u>
<u>Plans to Move into Which Dwelling Type</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
Another mobile home	14.9	13.5	8.1	32.9	49.3	33.3	57.1	12.5
An apartment	4.2	5.6	2.4	8.9	--	--	14.3	--
A house he could rent	5.7	5.7	7.5	2.2	--	--	--	--
A house he could own	64.3	65.3	71.5	46.9	40.0	44.4	14.3	50.0
Other	1.7	0.8	1.6	4.5	4.2	--	--	12.5
Does not know	9.1	9.1	8.8	4.5	8.4	22.2	14.3	25.0

FORM H-22  
(2-6-67)

U.S. DEPARTMENT OF COMMERCE  
BUREAU OF THE CENSUS

**SURVEY OF  
NEW MOBILE HOMES**

If your address has changed, please give your present address below:

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**NOTICE** - Your report to the Census Bureau is confidential by law (Title 13, U.S. Code). It may be seen only by sworn Census employees and may be used only for statistical purposes.

Dear Fellow Citizen:

At the request of the Department of Housing and Urban Development, the Census Bureau is conducting a national survey of households living in new mobile homes. Because mobile homes have become an increasingly important part of the housing supply, many State and Federal agencies are interested in more data on them. Your household is one of a small sample of households scientifically selected to assist us in making this study.

Your report to the Census Bureau is confidential by law (Title 13, U.S. Code). It may be seen only by sworn Census employees and may be used only for statistical purposes. If, for some questions, you do not know exact amounts, please provide your best estimates.

After completing this questionnaire simply mail it in the enclosed envelope. No postage is required.

We appreciate very much your cooperation in this undertaking.

Sincerely yours,

*A. Ross Eckler*

A. Ross Eckler  
Director  
Bureau of the Census

**Section A - HOUSEHOLD AND FAMILY INFORMATION**

1.	Name of persons living in this mobile home (a)			Exact relationship to head - wife, son, mother-in-law, partner, etc. (b)	Sex (c)		Color or race - "White," "Negro," Other - Specify (d)	Age (Last birthday) (e)
					Male	Female		
	LAST	FIRST	MIDDLE					
1.				HEAD				
2.								
3.								
4.								
5.								
6.								
7.								

If more than 7 persons live in this mobile home, mark here, then continue this question on a plain sheet of paper.

2. Do you live in this mobile home most of the year?

1  Yes, my mobile home is my sole residence

2  Yes, but I also have another home

3  No, I have another home in which I live most of the year

4  No, Other - Explain \_\_\_\_\_

3. Is there a telephone in your mobile home? 1  Yes 2  No

Telephone	
Area code	Number

FOR CENSUS USE	A	B	C	D	E	F
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4a. Was the head of this household also the head at the residence he lived in before moving into his present mobile home?	1 <input type="checkbox"/> Yes - Answer 4b                      2 <input type="checkbox"/> No - Skip to item 5
b. At the head's previous residence were there -	1 <input type="checkbox"/> Fewer people than at present residence 2 <input type="checkbox"/> The same number of people as present residence 3 <input type="checkbox"/> More people than at present residence
5. Is the head of the household employed? Include as employed - active duty in the Armed Forces, or operation of own business or farm.	<input type="checkbox"/> Yes No - Not employed because: 1 <input type="checkbox"/> Student 2 <input type="checkbox"/> Housewife 3 <input type="checkbox"/> Retired 4 <input type="checkbox"/> Other
6. If employed, what is the principal occupation of the head of household? Please be as specific as you can.	Answer 1 or 2 1 _____ Principal occupation (Examples: chemical engineer, civil engineer - not engineer; sales clerk, stock clerk - not clerk) 2 <input type="checkbox"/> Now on active duty in the Armed Forces
7. What was the highest grade or year of regular school completed by the head of the household? Circle the highest school year completed.	1 Never attended school. . . . <input type="checkbox"/> 2 Elementary school (years) . . . 1 2 3 4 5 6 7 8 3 High school (years) . . . . . 1 2 3 4 4 College (years) . . . . . 1 2 3 4 5 6 or more
8. How many automobiles are owned or regularly used by people who live in this mobile home? Count company cars kept here.	0 <input type="checkbox"/> None                      1 <input type="checkbox"/> One                      2 <input type="checkbox"/> Two or more
9. How does the head of household usually get to work? Mark one box for principal means used.	1 <input type="checkbox"/> Bus    5 <input type="checkbox"/> Works at home 2 <input type="checkbox"/> Railroad    6 <input type="checkbox"/> Does not work 3 <input type="checkbox"/> Own auto, company car, car pool                      7 <input type="checkbox"/> Other - Describe _____ 4 <input type="checkbox"/> Walks
10. What was the income in 1966 for ALL members of this household from employment (wages, salary, commissions, piecework payments, tips, etc.), own business or profession, farms, Social Security, pension, interest, dividends, and other income?	0 <input type="checkbox"/> None    6 <input type="checkbox"/> \$7,000 to \$7,999 1 <input type="checkbox"/> Less than \$2,000    7 <input type="checkbox"/> \$8,000 to \$9,999 2 <input type="checkbox"/> \$2,000 to \$3,999    8 <input type="checkbox"/> \$10,000 to \$14,999 3 <input type="checkbox"/> \$4,000 to \$4,999    9 <input type="checkbox"/> \$15,000 to \$19,999 4 <input type="checkbox"/> \$5,000 to \$5,999    X <input type="checkbox"/> \$20,000 and over 5 <input type="checkbox"/> \$6,000 to \$6,999
11. Do you own or rent your mobile home?	1 <input type="checkbox"/> Own or are buying 2 <input type="checkbox"/> Rented for cash 3 <input type="checkbox"/> No cash rent - Explain _____
12. Do you own or rent the site where your mobile home is now parked?	1 <input type="checkbox"/> Own or are buying the site 2 <input type="checkbox"/> Rent the site 3 <input type="checkbox"/> Other - Explain _____
13. If you own your mobile home site, did you have any problems in acquiring it?	Yes (Mark as many answers as may apply) 1 <input type="checkbox"/> Had difficulty finding an available lot 2 <input type="checkbox"/> The cost of setting up a site was far greater than expected 3 <input type="checkbox"/> Had to obtain special zoning exemptions 4 <input type="checkbox"/> Other - Describe briefly _____ 9 <input type="checkbox"/> No
14. If you rent your mobile home site, what is the monthly charge?	Amount \$ _____ .00                      1 <input type="checkbox"/> Mark here, if rent for your mobile home is included with the site rent
15. Are any of the following utilities connected and included in the rent of your mobile home site?	Fuel oil . . . . . 1 <input type="checkbox"/> Yes                      2 <input type="checkbox"/> No Natural gas . . . . . 1 <input type="checkbox"/> Yes                      2 <input type="checkbox"/> No LP gas . . . . . 1 <input type="checkbox"/> Yes                      2 <input type="checkbox"/> No Electricity . . . . . 1 <input type="checkbox"/> Yes                      2 <input type="checkbox"/> No Water . . . . . 1 <input type="checkbox"/> Yes                      2 <input type="checkbox"/> No Trash and garbage collection . . . . . 1 <input type="checkbox"/> Yes                      2 <input type="checkbox"/> No
16. Is the site inside or outside a mobile home park?	1 <input type="checkbox"/> Inside 2 <input type="checkbox"/> Outside
FOR CENSUS USE	G                      H                      I                      J                      K                      L

**Section B - GENERAL INFORMATION**

17. What is the approximate size of your present individual mobile home site?	Length _____ feet Width _____ feet					
18. Before he moved into his present mobile home, where did the head of the household live?	1 <input type="checkbox"/> Another mobile home      5 <input type="checkbox"/> Other - Explain _____ 2 <input type="checkbox"/> An apartment 3 <input type="checkbox"/> A house he rented 4 <input type="checkbox"/> A house he owned					
19. How long has the head of the household lived in a mobile home? Include all mobile homes in which he has lived.	1 <input type="checkbox"/> Under 1 year      4 <input type="checkbox"/> 5 up to 7 years 2 <input type="checkbox"/> 1 up to 3 years      5 <input type="checkbox"/> 7 or more years 3 <input type="checkbox"/> 3 up to 5 years					
20. Why do you live in a mobile home rather than in a more conventional dwelling such as a house or apartment? Mark as many answers as may apply.	1 <input type="checkbox"/> Small cost of obtaining and living in a mobile home 2 <input type="checkbox"/> Head of household's occupation requires relatively frequent changes of location 3 <input type="checkbox"/> Respondent can freely move his home with him 4 <input type="checkbox"/> Prefer mobile home style of living (Small, compact living quarters, easy to care for home, like mobile home park community life, etc.) 5 <input type="checkbox"/> No other housing available 6 <input type="checkbox"/> Other - Explain _____					
21. How many times have you moved this mobile home? Do not count the move to the first site of your present mobile home when you bought it.	0 <input type="checkbox"/> None 1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two or more					
22. a. Do you plan to sell or to move out of this mobile home?  b. Do you plan to move into -  c. What are your reasons for wanting to move?	1 <input type="checkbox"/> Yes, within 1 year 2 <input type="checkbox"/> Yes, 1 up to 3 years 3 <input type="checkbox"/> Yes, 3 or more years 4 <input type="checkbox"/> No - Skip to item 23 5 <input type="checkbox"/> Do not know - Skip to item 23  1 <input type="checkbox"/> Another mobile home 2 <input type="checkbox"/> An apartment 3 <input type="checkbox"/> A house you would rent 4 <input type="checkbox"/> A house you would own 5 <input type="checkbox"/> Other - Explain _____ 6 <input type="checkbox"/> Do not know  Give reasons _____					
23. How would you describe your neighborhood as a place to live?	1 <input type="checkbox"/> Excellent      4 <input type="checkbox"/> Less than average 2 <input type="checkbox"/> Good      5 <input type="checkbox"/> Poor 3 <input type="checkbox"/> Average					
24. Compare your present home location to your previous home location a. Is neighborhood shopping now -  b. Are social and recreational facilities now -  c. Is the location of the household head's job now -  d. Are the schools now -  e. Is a church of your denomination now -	1 <input type="checkbox"/> Much more convenient 2 <input type="checkbox"/> About as convenient 3 <input type="checkbox"/> Much less convenient  1 <input type="checkbox"/> Much more convenient 2 <input type="checkbox"/> About as convenient 3 <input type="checkbox"/> Much less convenient  1 <input type="checkbox"/> Much more convenient 2 <input type="checkbox"/> About as convenient 3 <input type="checkbox"/> Much less convenient 4 <input type="checkbox"/> Household head does not work 5 <input type="checkbox"/> Not applicable  1 <input type="checkbox"/> Much more convenient      4 <input type="checkbox"/> No members of the household attend school 2 <input type="checkbox"/> About as convenient 3 <input type="checkbox"/> Much less convenient      5 <input type="checkbox"/> Not applicable  1 <input type="checkbox"/> Closer 2 <input type="checkbox"/> About the same distance away 3 <input type="checkbox"/> Further away 4 <input type="checkbox"/> Not applicable					
FOR CENSUS USE	M	N	O	P	Q	R

**Section C - UTILITIES AND CHARACTERISTICS OF THIS MOBILE HOME**

25. What is the average cost for utilities or service?  
 Mark "Nothing paid" if paid by someone else, included in rent (item 14), or not available.

	Dollars only	Nothing paid
a. Electricity (per month) .....	\$ .00	0 <input type="checkbox"/>
b. Natural gas (per month) .....	.00	0 <input type="checkbox"/>
c. LP gas (per month) .....	.00	0 <input type="checkbox"/>
d. Fuel oil, kerosene, etc., (per month) .....	.00	0 <input type="checkbox"/>
e. Water (per month) .....	.00	0 <input type="checkbox"/>
f. Trash and garbage collection (per month) .....	.00	0 <input type="checkbox"/>

26. To what type of sewage facility is this mobile home connected?

1  A public sewer                      3  Other means of sewage disposal  
 2  A septic tank or cesspool                      4  Do not know

27. How many bedrooms are there in your mobile home?  
 Count all rooms originally intended by the manufacturer to be used as bedrooms.

Number of bedrooms \_\_\_\_\_

**Section D - MOBILE HOME PARK RENTERS**  
 Answer items 28-30 if you rent a space - If not, skip to item 31

28. Approximately how many mobile home spaces are located in your park?

1  Less than 25 spaces  
 2  25 - 49 spaces  
 3  50 - 74 spaces  
 4  75 - 99 spaces  
 5  100 - 199 spaces  
 6  200 spaces or more

29. Describe your experience in finding your present park site.

1  No trouble finding a suitable site  
 2  Had to shop around some for a suitable site  
 3  Had a great deal of difficulty in finding a suitable site  
 Explain \_\_\_\_\_  
 4  Present site is not suitable

30. Are you satisfied with the operation and services offered by the park where you live?

1  More than satisfied                      3  Less than satisfied  
 2  Satisfied                                      4  Not satisfied

**Section E - FINANCIAL INFORMATION OF MOBILE HOME IF OWNED OR BEING BOUGHT**

31. Did you buy your mobile home -

1  New                                      2  Used

32. What was the purchase price?

Amount \$ \_\_\_\_\_

33. Did you pay all cash for your mobile home?

1  No                                      X  Yes - Skip remaining items and mail back this questionnaire

34. What was the amount of the down payment, including trade-in of old mobile home?

Amount \$ \_\_\_\_\_

35. What was the amount of the loan?  
 If sum of items 34 and 35 is less than item 32, explain the difference.

Amount \$ \_\_\_\_\_

36. For how many years was this loan granted?  
 Indicate any part years.

Number of years \_\_\_\_\_

37. What rate of interest do you pay for your mobile home loan?

Percent \_\_\_\_\_ %

38. How was the mobile home financed?

1  Commercial bank  
 2  Finance company  
 3  Other - Specify \_\_\_\_\_

39. What is the amount of your payments?  
 Frequency of payment -

Amount \$ \_\_\_\_\_  
 1  Monthly  
 2  Other - Specify \_\_\_\_\_

FOR CENSUS USE	S	T	U	V	W	X
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U.S. Dept. of Housing and Urban  
Development  
Housing surveys



**UD/MP-72**  
**NOVEMBER 1968**