

American Housing Survey

Components of Inventory Change: 1987-1989

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ICF Consulting Group
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U.S. Department of Housing
and Urban Development
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Results for the 1987-1989 CINCH

Introduction

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

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

This is one of a series of reports covering two-year intervals. All of the reports are based on the American Housing Survey. The results presented here are not directly comparable to the previous publications, "Components of Inventory Change: 1980-1991" and "Components of Inventory Change: 1980-1993."

Findings

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

Table 1:

Occupancy Status. Approximately half of the units that were vacant in 1987 were also vacant in 1989. There were also about 10 percent fewer vacant units in 1989 than in 1987.

Metropolitan Areas. Nearly 80% of new construction between 1987 and 1989 in metropolitan areas (MSAs) occurred in suburban areas.

Regions. The largest absolute amount of new construction occurred in the South, followed by the West.

Tenure. The number of owner occupied homes greatly increased between 1987 and 1989. In the two years, only 669,000 owner occupied homes were lost, while 1,743,000 owner occupied homes were added. The majority of these additional owner-occupied units were through new construction.

Race and Hispanic Origin. The number of respondents of Hispanic origin increased by roughly 8% from 1987 to 1989. Black and Hispanic respondents were more likely to live in units that were removed from the survey sample over the time period than any other ethnic group. These units were removed from the sample for various reasons, including a change in structure, mobile homes moving out of the sample, or a change in residential status.

Table 2:

External building conditions. Overall, external building conditions improved from 1987 to 1989. The number of respondents reporting sagging roofs, sloping outside walls, boarded up windows, and damaged foundations decreased. While the survey data suggest that many of the units were repaired, most units with these problems in 1987 were demolished or lost due to disaster.

Rooms. The average number of rooms per unit slightly increased from 1987 to 1989. This occurred primarily because those units added had more rooms than those units lost between the two years.

Square footage of unit. Single-family units and mobile homes removed from the housing stock between 1987 and 1989 tended to be smaller than the average unit in the existing housing stock. On the other hand, units added to the housing stock tended to be larger than existing units.

Lot size. Between 1987 and 1989, the most common lot size added via new construction was one-quarter to one-half acre. The most common lot size lost during the report period were lot sizes less than one-eighth acre.

Table 3:

Kitchen equipment. The number of units that lacked a complete kitchen decreased by 10 percent between 1987 and 1989. Kitchen equipment, such as sinks, refrigerators, burners, ovens, dishwashers, and disposals were slightly more likely to be found in housing units in 1989 than in 1987. This increase in the number of units with kitchen equipment can be primarily attributed to new construction between the two years.

Air conditioning. The number of units with air conditioning increased by approximately 20 percent. Nearly two out of every three new housing units included this amenity.

Main heating equipment. The number of housing units using stoves and fireplaces for heating decreased.

Plumbing. The number of units lacking plumbing facilities declined between 1987 and 1989. Many housing units without any form of plumbing were lost through demolition or disaster.

Main house heating fuel. The number of units using electricity as a heating source increased by roughly 7 percent from 1987 to 1989. On the other hand, the number of units that used wood as the main source of house heating fuel dropped by nearly 19 percent for the same time period.

Table 4:

Selected Amenities. Porches, decks, and patios were very popular in new construction for the time period between 1987 and 1989. Nearly two-thirds of all new construction projects reported included a porch, deck, or patio.

Selected Deficiencies. The number of units reporting holes in floors, open cracks or holes in the interior, broken plaster or peeling paint, exposed wiring, and rooms without electrical outlets declined between 1987 and 1989. Many of the units that reported these deficiencies were lost from the survey due to demolition, disaster, severe damage, or condemnation.

Other building vandalized or with interior exposed. The number of units with other buildings vandalized or interiors exposed within 300 feet decreased by more than 10 percent from 1987 to 1989.

Heating Problems. Units reporting heating problems slightly increased in number from 1987 to 1989. The number of units that experienced equipment breakdowns and were uncomfortably cold for 24 hours or more last winter increased by over 20 percent for this two year period.

Overall opinion of structure. Generally, respondents' opinions of their structures increased slightly from 1987 to 1989.

Selected physical problems. The total number of units reporting severe physical problems more than doubled from 1987 to 1989. This trend may be attributed to a quadrupling of the number of units reporting severe plumbing problems. Conversely, the number of homes reporting moderate physical problems decreased from 1987 to 1989.

Table 5:

Persons. The number of households reporting one, two, five, six, and seven or more persons increased between 1989 and 1987 while the number of homes reporting three and four persons decreased. Overall, there are slightly more persons reported in 1989.

Number of single children under 18 years old. Although the median number of children per household did not change, the number of households with no children slightly increased in 1989, while the number of households with 1 or 2 children decreased.

Age of householder. The number of householders under the age of 29 slightly decreased, while the number of householders over age 65 slightly increased. The median householder age remained roughly the same. Householders between the ages of 35 and 44 were the most likely to live in a unit added by new construction.

Years of school completed by householder. The median number of years of school completed by

householders slightly increased. The most common level of educational attainment for householders who lived in units that were lost from the survey sample was four years of high school. The most common level of educational attainment by householders who added units to the survey sample were people with four years of college or more.

Table 6:

Monthly housing costs. In general, the number of units reporting higher monthly housing costs increased during 1987-1989. Units with lower housing costs were more likely to be lost from the sample. In both years, the most common monthly housing cost for newly constructed units was \$100-199.

Property value. Units with property worth less than \$10,000 were the most likely to be lost due to demolition, disaster, bad damage, or condemnation in 1987. In 1989, units added by construction were most likely to report property values between \$150,000 and \$200,000.

Household income. In 1989, fewer households reported incomes less than \$25,000 than in 1987 while more households reported income over \$35,000 in 1989. On the whole, residents of housing units lost between these two years also reported less income, while housing units that were added to the survey in 1989 tended to house households that reported middle and higher incomes. The number of units with yearly household income over \$120,000 rose 1.5 times in the period from 1987 to 1989.

Income sources of families and primary individuals. The number of people who received welfare or SSI decreased slightly in this two-year period. The number of people who reported income from alimony or child support rose by roughly five percent.

Amount of savings and investments. The savings rate slightly increased from 1987 to 1989. Units occupied by households with savings of \$25,000 or less in 1987 were much more likely to be lost from the survey due to demolition, disaster, bad damage, or condemnation.

Food stamps. Households reporting that they received food stamps in 1987 were twice (four percent) as likely to live in units that were lost from the survey by 1989 than households that did not receive food stamps (two percent).

Rent reductions. The number of respondents receiving federal, state, or local subsidies for rent slightly decreased from 1987 to 1989.

Data Availability

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

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

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

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

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

Components of Inventory Change: 1987-1989

Tables

Losses from the housing
stock

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1987.....	102 651	100 663	-	414	434	1
	Occupancy Status, 1987						
2	Vacant.....	10 746	5 389	4 601	111	108	2
3	Occupied.....	91 870	85 295	5 342	268	289	3
4	Type B noninterview.....	36	37	-	36	37	4
	Units in Structure, 1987¹						
5	1, detached.....	61 870	61 207	-	93	102	5
6	1, attached.....	5 326	5 271	-	15	14	6
7	2 to 4.....	11 120	10 887	-	169	187	7
8	5 to 9.....	5 325	5 244	-	43	43	8
9	10 to 19.....	4 675	4 618	-	8	11	9
10	20 to 49.....	3 517	3 471	-	4	4	10
11	50 or more.....	3 840	3 812	-	2	2	11
12	Mobile home or trailer.....	6 815	5 998	-	-	-	12
13	Not reported.....	163	155	-	79	70	13
	Year Structure Built, 1987²						
14	1985 to 1989.....	5 296	5 189	-	8	9	14
15	1980 to 1984.....	8 270	8 066	-	-	-	15
16	1975 to 1979.....	12 582	12 338	-	16	17	16
17	1970 to 1974.....	12 014	11 735	-	16	17	17
18	1960 to 1969.....	16 822	16 607	-	30	33	18
19	1950 to 1959.....	14 326	14 138	-	26	29	19
20	1940 to 1949.....	8 994	8 805	-	39	43	20
21	1930 to 1939.....	7 111	6 962	-	64	67	21
22	1920 to 1929.....	6 078	5 925	-	39	42	22
23	1919 or earlier.....	11 062	10 827	-	96	104	23
24	Not applicable.....	98	72	-	80	72	24
25	Median.....	1 968	1 968	-	1 935	1 935	25
	Duration of Vacancy, 1987						
26	Vacant Units.....	10 746	2 089	7 902	111	108	26
27	Less than 1 month vacant.....	2 642	591	1 960	14	15	27
28	1 month up to 2 months.....	722	37	666	2	2	28
29	2 months up to 6 months.....	2 282	272	1 873	22	24	29
30	6 months up to 1 year.....	1 105	94	922	5	5	30
31	1 year up to 2 years.....	738	32	627	12	12	31
32	2 years or more.....	1 610	751	632	24	26	32
33	Never occupied as a permanent home.....	635	93	515	4	4	33
34	Don't know.....	1 012	218	710	28	19	34
	Metro/Nonmetropolitan Area, 1987						
35	Inside metropolitan statistical areas.....	77 818	76 632	-	343	353	35
36	In central cities.....	33 158	32 674	-	181	176	36
37	Suburbs.....	44 659	43 958	-	163	177	37
38	Outside metropolitan statistical areas.....	24 834	24 031	-	71	81	38
	Regions, 1987						
39	Northeast.....	21 136	20 921	-	145	152	39
40	Midwest.....	24 742	24 376	-	127	132	40
41	South.....	36 451	35 356	-	49	54	41
42	West.....	20 324	20 010	-	93	96	42

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	742	235	408	414	209	434	2 422	- 1 988	1
2	183	116	161	209	82	108	863	- 755	2
3	559	119	247	205	127	289	1 523	- 1 234	3
4	-	-	-	-	-	37	36	1	4
5	33	108	239	197	95	102	765	- 663	5
6	-	12	17	15	9	14	68	- 54	6
7	2	60	65	68	55	187	420	- 233	7
8	-	6	25	32	17	43	124	- 81	8
9	-	16	9	25	9	11	68	- 57	9
10	-	10	4	30	2	4	50	- 46	10
11	-	9	6	11	2	2	30	- 28	11
12	707	13	44	35	19	-	818	- 818	12
13	-	-	-	-	-	70	79	- 9	13
14	96	2	2	-	7	9	115	- 107	14
15	143	25	7	16	12	-	204	- 204	15
16	182	8	17	13	26	17	261	- 244	16
17	173	26	39	30	13	17	297	- 280	17
18	87	28	32	47	24	33	249	- 215	18
19	32	27	50	43	39	29	217	- 188	19
20	10	20	86	62	14	43	231	- 188	20
21	5	23	46	54	24	67	216	- 150	21
22	-	30	51	54	20	42	194	- 152	22
23	5	47	75	89	29	104	340	- 236	23
24	9	-	4	5	-	72	98	- 25	24
25	1 982	1 941	1 946	1 949	1 956	1 935	1 952	1 967	25
26	183	116	161	209	82	108	863	- 755	26
27	32	14	30	11	7	15	107	- 92	27
28	11	1	6	2	-	2	22	- 20	28
29	38	18	22	37	23	24	161	- 137	29
30	29	10	24	17	10	5	95	- 89	30
31	19	7	23	21	10	12	91	- 79	31
32	27	55	35	91	21	26	253	- 227	32
33	10	6	2	1	8	4	32	- 27	33
34	17	4	20	29	4	19	103	- 84	34
35	345	139	275	293	144	353	1 539	- 1 186	35
36	27	71	115	210	57	176	660	- 485	36
37	319	68	160	82	87	177	879	- 702	37
38	397	96	133	121	65	81	883	- 802	38
39	45	41	42	55	40	152	367	- 215	39
40	128	38	97	93	15	132	498	- 365	40
41	450	125	203	212	109	54	1 148	- 1 094	41
42	119	31	67	54	45	96	409	- 314	42

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
	Urbanized Areas, 1987						
43	Inside Urbanized Areas.....	62 266	61 530	-	305	299	43
44	In central cities of P(MSA)s.....	33 158	32 674	-	181	176	44
45	Urban Fringe.....	29 107	28 856	-	125	124	45
46	Outside Urbanized Areas.....	40 386	39 133	-	108	134	46
47	Other urban.....	12 217	11 977	-	57	57	47
48	Rural.....	28 169	27 156	-	52	77	48
	Heating and Cooling Degree Day Zone, 1987						
49	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	10 699	10 540	-	49	57	49
50	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	28 945	28 539	-	148	152	50
51	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	23 507	23 139	-	111	116	51
52	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	19 201	18 795	-	77	81	52
53	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 379	12 059	-	19	17	53
54	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 920	7 591	-	10	11	54
	OCCUPIED UNITS						
55	Total, 1987.....	91 870	81 392	-	268	289	55
	Tenure, 1987						
56	Owner occupied.....	58 746	54 232	3 801	111	121	56
57	Percent of all occupied.....	64%	67%	41%	42%	42%	57
58	Renter occupied.....	33 123	27 160	5 443	156	169	58
	Race and Origin, 1987						
59	White.....	78 073	71 222	5 846	195	213	59
60	Non-Hispanic.....	73 070	66 106	6 052	172	189	60
61	Hispanic.....	5 004	3 702	1 207	23	24	61
62	Black.....	10 301	8 333	1 780	40	43	62
63	Other.....	2 454	1 709	729	15	15	63
64	Total Hispanic.....	5 572	4 165	1 301	29	30	64
65	Vacant, URE, or Non-Interview.....	1 042	358	660	18	19	65

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
43	111	104	176	243	95	299	1 035	- 736	43
44	27	71	115	210	57	176	660	- 485	44
45	84	34	62	33	38	124	375	- 251	45
46	631	131	232	171	114	134	1 387	- 1 253	46
47	83	30	76	28	22	57	296	- 239	47
48	548	101	156	143	92	77	1 091	- 1 013	48
49	66	24	36	29	12	57	216	- 159	49
50	127	39	94	108	42	152	558	- 406	50
51	97	70	94	55	56	116	484	- 368	51
52	184	36	52	89	49	81	487	- 406	52
53	134	31	76	55	25	17	338	- 321	53
54	133	37	55	78	26	11	339	- 329	54
55	559	119	247	205	127	289	1 523	- 1 234	55
56	454	35	114	57	63	121	834	- 713	56
57	81%	-	46%	28%	50%	42%	55%	58%	57
58	105	84	133	147	64	169	689	- 520	58
59	502	107	184	126	105	213	1 218	- 1 006	59
60	481	99	156	102	91	189	1 100	- 911	60
61	21	8	29	24	14	24	118	- 95	61
62	39	8	54	69	22	43	231	- 188	62
63	7	-	2	7	-	15	31	- 16	63
64	24	11	32	27	14	30	137	- 107	64
65	11	4	7	3	-	19	42	- 23	65

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

[Numbers in thousands. - mean not applicable, sample too small, zero, or rounds to zero. For additional information on column headings see Appendix.]							
	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1987.....	102 651	100 663	-	414	434	1
	MULTI-UNIT STRUCTURES						
2	Total, 1987.....	28 479	26 199	-	227	247	2
	Stories in Structure, 1987^{3,4}						
3	1.....	2 640	2 590	-	25	28	3
4	2.....	8 267	8 175	-	53	62	4
5	3.....	7 451	7 358	-	73	82	5
6	4 to 6.....	7 750	7 659	-	21	21	6
7	7 or more.....	1 902	1 902	-	-	-	7
	External Building Conditions, 1987^{4,5,6}						
8	Sagging roof.....	129	7	119	2	2	8
9	Missing roofing material.....	142	8	116	2	2	9
10	Hole in roof.....	23	-	20	-	-	10
11	Could not see roof.....	3 501	699	2 692	19	19	11
12	Missing bricks, siding, other outside wall material.....	500	102	344	6	6	12
13	Sloping outside walls.....	70	2	62	2	2	13
14	Boarded up windows.....	249	43	174	4	4	14
15	Broken windows.....	432	48	338	4	4	15
16	Bars on windows.....	372	54	304	9	9	16
17	Foundation crumbling or has open crack or hole.....	429	39	352	4	4	17
18	Could not see foundation.....	1 040	128	873	9	9	18
19	None of the Above.....	20 470	12 693	7 561	164	184	19
20	Could not observe or not reported.....	4 298	921	3 257	29	29	20
	Rooms, 1987						
21	1 room.....	1 034	573	409	25	26	21
22	2 rooms.....	1 670	732	846	22	25	22
23	3 rooms.....	10 608	7 692	2 619	60	64	23
24	4 rooms.....	21 645	14 425	6 546	63	71	24
25	5 rooms.....	23 442	13 318	9 634	75	77	25
26	6 rooms.....	19 871	10 403	9 234	36	40	26
27	7 rooms.....	12 367	5 764	6 516	28	28	27
28	8 rooms.....	6 846	2 970	3 854	16	21	28
29	9 rooms.....	3 044	1 042	1 981	2	2	29
30	10 rooms or more.....	2 045	986	1 050	7	9	30
31	Not Applicable.....	79	70	-	79	70	31
32	Median.....	5.7	5.4	6.1	5.0	4.9	32
	Bedrooms, 1987						
33	None.....	1 844	1 253	513	34	37	33
34	1.....	14 379	11 913	2 084	86	94	34
35	2.....	33 637	28 474	4 253	96	106	35
36	3.....	38 874	33 501	4 872	88	93	36
37	4 or more.....	13 833	11 361	2 364	31	33	37
38	Not Applicable.....	86	70	7	79	70	38
39	Median.....	3.0	3.0	3.0	2.5	2.5	39
	Complete Bathrooms, 1987						
40	None.....	1 662	981	539	33	34	40
41	1.....	54 094	49 132	3 655	222	243	41
42	1 and one-half.....	16 142	11 355	4 602	25	27	42
43	2 or more.....	30 677	27 551	2 778	54	59	43
44	Not applicable.....	79	70	-	79	70	44
45	Median.....	1.5	1.4	1.7	1.3	1.3	45

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	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	742	235	408	414	209	434	2 422	- 1 988	1
2	2	101	108	168	86	247	692	- 445	2
3	-	14	11	19	10	28	78	- 50	3
4	-	32	23	24	21	62	154	- 92	4
5	-	20	28	39	15	82	175	- 93	5
6	-	20	13	40	19	21	113	- 92	6
7	-	-	-	-	-	-	-	-	7
8	-	2	2	-	-	2	6	- 4	8
9	-	-	7	11	-	2	20	- 18	9
10	-	-	2	1	-	-	3	- 3	10
11	-	24	28	41	16	19	128	- 109	11
12	-	6	22	16	11	6	61	- 54	12
13	-	-	3	2	-	2	8	- 6	13
14	-	-	4	23	5	4	35	- 31	14
15	-	-	12	27	6	4	50	- 45	15
16	-	-	2	4	8	9	23	- 14	16
17	-	9	8	14	7	4	42	- 38	17
18	-	2	13	19	5	9	48	- 39	18
19	-	63	53	70	49	184	400	- 216	19
20	-	24	28	48	21	29	149	- 120	20
21	13	9	5	13	13	26	78	- 52	21
22	30	14	20	22	8	25	117	- 92	22
23	71	54	75	79	22	64	360	- 296	23
24	300	62	112	137	72	71	746	- 674	24
25	231	51	75	95	41	77	568	- 491	25
26	70	27	84	30	25	40	273	- 233	26
27	17	12	26	23	9	28	116	- 88	27
28	5	2	4	10	5	21	43	- 22	28
29	2	2	2	4	11	2	24	- 22	29
30	2	2	4	-	2	9	18	- 9	30
31	-	-	-	-	-	70	79	- 9	31
32	4.9	4.7	4.9	4.7	4.8	4.9	4.8	4.8	32
33	17	13	16	17	17	37	115	- 78	33
34	91	71	91	105	32	94	476	- 382	34
35	391	91	165	179	94	106	1 016	- 910	35
36	233	48	100	82	43	93	594	- 501	36
37	11	11	37	30	22	33	142	- 109	37
38	-	-	-	-	-	70	79	- 9	38
39	2.7	2.4	2.6	2.5	2.6	2.5	2.6	2.6	39
40	10	14	41	57	20	34	175	- 141	40
41	441	165	299	286	137	243	1 550	- 1 307	41
42	87	15	33	31	20	27	212	- 185	42
43	204	42	35	40	31	59	406	- 347	43
44	-	-	-	-	-	70	79	- 9	44
45	1.4	1.3	1.3	1.3	1.3	1.3	1.3	1.3	45

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
46	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1987.....	68 598	66 207	-	93	102	46
	Square Footage of Unit, 1987⁷						
47	Less than 500.....	1 383	1 178	70	6	6	47
48	500 to 749.....	3 924	3 485	132	3	4	48
49	750 to 999.....	7 176	6 547	252	2	2	49
50	1,000 to 1,499.....	16 658	15 945	423	23	25	50
51	1,500 to 1,999.....	13 588	13 151	303	13	14	51
52	2,000 to 2,499.....	9 490	9 212	233	13	15	52
53	2,500 to 2,999.....	5 086	4 956	115	4	4	53
54	3,000 to 3,999.....	4 423	4 335	67	1	2	54
55	4,000 or more.....	2 399	2 338	46	6	6	55
56	Not reported (includes don't know).....	4 473	4 067	264	21	23	56
57	Median.....	1 608	1 630	1 433	1 558	1 571	57
	Lot Size, 1987^{7,8}						
58	Less than one-eighth acre.....	5 900	5 705	-	14	14	58
59	one-eighth up to one-quarter acre.....	11 930	11 830	-	24	26	59
60	one-quarter up to one-half acre.....	8 919	8 837	-	4	4	60
61	one-half up to one acre.....	6 183	6 092	-	2	2	61
62	1 to 4 acres.....	9 418	9 223	-	7	9	62
63	5-9 acres.....	1 515	1 464	-	1	2	63
64	10 acres or more.....	3 799	3 711	-	5	6	64
65	Don't know.....	16 378	16 075	-	28	29	65
66	Not reported.....	4 644	4 268	-	8	10	66
67	Median.....	0.4	0.4	-	0.2	0.2	67

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
46	740	122	283	232	114	102	1 583	- 1 481	46
47	80	8	17	27	4	6	142	- 136	47
48	171	13	57	42	26	4	311	- 307	48
49	262	29	39	30	18	2	380	- 378	49
50	127	19	83	43	19	25	314	- 289	50
51	28	18	44	26	18	14	147	- 133	51
52	3	4	13	15	11	15	60	- 45	52
53	2	6	3	2	2	4	20	- 16	53
54	2	4	4	4	6	2	23	- 21	54
55	6	2	5	2	-	6	21	- 14	55
56	57	18	18	41	9	23	164	- 142	56
57	1 085	1 039	1 117	971	1 105	1 571	918	900	57
58	138	9	22	17	11	14	210	- 196	58
59	44	5	31	15	5	26	125	- 99	59
60	29	11	22	10	10	4	86	- 82	60
61	54	6	14	7	10	2	93	- 91	61
62	107	9	44	22	14	9	203	- 195	62
63	31	2	2	4	12	2	53	- 51	63
64	51	6	16	16	2	6	95	- 88	64
65	175	12	65	33	20	29	332	- 303	65
66	112	61	68	108	30	10	386	- 376	66
67	0.6	0.5	0.5	0.8	0.8	0.2	0.6	0.6	67

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1987	102 651	100 663	-	414	434	1
	Equipment, 1987^{6,9}						
2	Lacking complete kitchen facilities.....	4 091	1 374	2 285	57	59	2
3	With complete kitchen.....	98 482	94 612	2 324	278	304	3
4	Kitchen Sink.....	101 390	98 924	580	302	330	4
5	Refrigerator.....	99 459	95 980	1 895	289	315	5
6	Less than 5 years old.....	33 264	18 520	14 231	97	104	6
7	Age not reported.....	2 382	263	2 070	8	9	7
8	Burners and oven.....	98 714	94 893	2 168	284	310	8
9	Less than 5 years old.....	27 142	14 368	12 276	68	73	9
10	Age not reported.....	2 393	286	2 056	8	9	10
11	Burners only.....	189	30	143	2	2	11
12	Less than 5 years old.....	44	2	40	2	2	12
13	Age not reported.....	25	-	25	-	-	13
14	Oven only.....	113	10	100	-	-	14
15	Less than 5 years old.....	56	10	43	-	-	15
16	Age not reported.....	14	-	14	-	-	16
17	Neither burners nor oven.....	2 184	811	1 076	46	49	17
18	Dishwasher.....	45 561	42 257	2 968	72	76	18
19	Less than 5 years old.....	17 907	10 152	7 592	25	27	19
20	Age not reported.....	1 196	98	1 083	4	4	20
21	Washing machine.....	70 450	64 199	5 393	151	166	21
22	Less than 5 years old.....	25 778	13 249	12 156	55	64	22
23	Age not reported.....	835	62	751	5	6	23
24	Clothes dryer.....	62 204	56 674	4 885	108	120	24
25	Less than 5 years old.....	20 824	10 477	10 061	39	43	25
26	Age not reported.....	728	38	669	2	2	26
27	Disposal in kitchen sink.....	37 637	34 792	2 645	43	45	27
28	Less than 5 years old.....	16 079	8 582	7 412	21	23	28
29	Age not reported.....	1 606	179	1 413	-	-	29
30	Air Conditioning.....	64 742	58 447	5 352	146	157	30
31	Central.....	36 678	34 051	2 180	40	41	31
32	1 room unit.....	18 706	11 270	7 061	76	84	32
33	2 room units.....	6 845	3 718	3 029	21	24	33
34	3 room units or more.....	2 512	1 471	1 020	9	9	34
	Main Heating Equipment, 1987						
35	Warm-air furnace.....	55 047	44 700	9 418	139	145	35
36	Steam or hot water system.....	14 913	11 889	2 854	111	122	36
37	Electric heat pump.....	4 342	2 767	1 548	4	4	37
38	Built-in electric units.....	7 281	4 128	3 062	13	13	38
39	Floor, wall, or other built-in hot air units without ducts.....	5 962	2 822	2 999	21	23	39
40	Room heaters with flue.....	3 304	1 388	1 810	13	17	40
41	Room heaters without flue.....	2 763	1 344	1 285	9	9	41
42	Portable electric heaters.....	845	269	518	2	2	42
43	Stoves.....	4 584	2 163	2 299	11	15	43
44	Fireplaces with inserts.....	859	242	602	-	-	44
45	Fireplaces without inserts.....	527	103	389	-	-	45
46	Other.....	880	98	766	6	6	46
47	None.....	1 267	555	578	6	6	47
48	Non-Interview.....	79	70	-	79	70	48
	Plumbing, 1987¹⁰						
49	With all plumbing facilities.....	101 078	96 602	2 635	302	329	49
50	Lacking some plumbing facilities.....	623	223	355	6	6	50
51	No hot piped water.....	124	43	69	-	-	51
52	No bathtub nor shower.....	425	178	206	6	6	52
53	No flush toilet.....	311	118	156	2	2	53
54	No plumbing facilities for exclusive use.....	872	533	246	27	28	54
55	Not Applicable.....	79	70	-	79	70	55

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	742	235	408	414	209	434	2 422	- 1 988	1
2	58	64	107	159	48	59	492	- 433	2
3	684	171	302	255	161	304	1 851	- 1 547	3
4	736	224	384	376	194	330	2 217	- 1 887	4
5	691	179	310	262	168	315	1 899	- 1 584	5
6	270	66	66	67	50	104	617	- 513	6
7	27	2	8	4	8	9	57	- 49	7
8	701	188	329	293	169	310	1 965	- 1 654	8
9	272	49	75	50	58	73	572	- 499	9
10	26	2	6	9	8	9	59	- 51	10
11	-	2	5	3	5	2	18	- 16	11
12	-	-	-	3	-	2	5	- 3	12
13	-	-	-	-	-	-	-	-	13
14	-	3	-	-	-	-	3	- 3	14
15	-	3	-	-	-	-	3	- 3	15
16	-	-	-	-	-	-	-	-	16
17	37	37	74	116	35	49	345	- 297	17
18	148	52	56	48	35	76	411	- 335	18
19	91	17	16	20	22	27	191	- 164	19
20	7	-	2	4	2	4	19	- 15	20
21	467	60	153	107	86	166	1 025	- 858	21
22	213	23	56	46	44	64	437	- 373	22
23	11	-	-	9	4	6	29	- 22	23
24	389	33	99	64	71	120	765	- 644	24
25	180	15	36	25	34	43	330	- 287	25
26	10	-	5	3	2	2	23	- 20	26
27	58	43	37	46	18	45	245	- 200	27
28	23	18	14	22	9	23	107	- 85	28
29	-	2	-	10	2	-	14	- 14	29
30	490	129	146	103	86	157	1 100	- 943	30
31	252	58	49	53	36	41	489	- 448	31
32	182	47	69	48	38	84	460	- 376	32
33	53	15	18	2	12	24	121	- 97	33
34	2	10	9	-	-	9	30	- 21	34
35	541	90	129	113	63	145	1 075	- 930	35
36	2	30	30	84	34	122	292	- 169	36
37	10	6	2	2	6	4	31	- 26	37
38	24	13	18	9	28	13	104	- 91	38
39	38	16	45	27	14	23	162	- 139	39
40	22	14	45	20	11	17	124	- 107	40
41	19	23	45	34	14	9	143	- 135	41
42	32	12	13	2	-	2	61	- 59	42
43	17	18	34	44	14	15	138	- 123	43
44	5	2	2	5	-	-	15	- 15	44
45	12	-	1	12	9	-	35	- 35	45
46	7	-	-	5	5	6	23	- 16	46
47	12	10	45	55	12	6	141	- 135	47
48	-	-	-	-	-	70	79	- 9	48
49	732	221	367	357	190	329	2 170	- 1 841	49
50	-	6	19	10	11	6	52	- 45	50
51	-	-	2	6	3	-	11	- 11	51
52	-	6	17	8	11	6	47	- 41	52
53	-	6	16	6	8	2	39	- 37	53
54	10	8	22	47	8	28	122	- 94	54
55	-	-	-	-	-	70	79	- 9	55

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
	Main House Heating Fuel, 1987						
56	Housing units with heating fuel.....	96 890	91 808	3 562	269	294	56
57	Electricity.....	24 447	19 585	4 450	32	33	57
58	Piped gas.....	46 126	39 204	6 445	130	136	58
59	Bottled gas.....	3 714	2 192	1 317	4	6	59
60	Floor, wall, or other built-in hot air units without ducts.....	13 994	10 965	2 854	87	97	60
61	Kerosene or other liquid fuel.....	1 231	486	694	3	4	61
62	Coal or coke.....	469	273	185	-	-	62
63	Wood.....	6 492	3 415	2 901	13	17	63
64	Solar energy.....	50	16	34	-	-	64
65	Other.....	367	85	270	-	-	65

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
56	629	173	297	273	174	294	1 814	- 1 520	56
57	216	51	47	40	62	33	446	- 413	57
58	141	56	139	97	50	136	613	- 476	58
59	164	7	24	7	5	6	211	- 205	59
60	40	35	37	48	25	97	272	- 175	60
61	31	2	7	11	2	4	56	- 52	61
62	-	-	3	3	5	-	12	- 12	62
63	35	23	36	63	23	17	193	- 175	63
64	-	-	-	-	-	-	-	-	64
65	2	-	3	6	2	-	12	- 12	65

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1987	102 651	100 663	-	414	434	1
	Selected Amenities, 1987⁶						
2	Porch, deck, balcony, or patio.....	75 898	67 227	7 547	199	211	2
3	Not reported.....	153	-	151	-	-	3
4	Usable fireplace.....	29 189	25 896	3 049	50	52	4
5	Separate dining room.....	37 953	29 282	8 326	117	128	5
6	With 2 or more living rooms or recreation rooms, etc.....	29 133	21 616	7 337	57	66	6
7	Garage or carport included with home.....	53 822	49 140	4 404	130	141	7
8	Not included.....	45 041	38 726	4 942	175	190	8
9	Offstreet parking not reported.....	422	12	397	1	2	9
10	Offstreet Parking included.....	34 227	26 499	6 637	107	122	10
11	Garage or carport not reported.....	406	8	382	2	2	11
	Owner or Manager on Property, 1987						
12	Rental, multiunit.....	21 218	17 365	3 622	121	132	12
13	Owner or manager lives on property.....	8 640	4 835	3 731	44	49	13
14	Neither owner nor manager lives on property.....	12 577	8 127	4 295	77	83	14
	Selected Deficiencies, 1987⁶						
15	Holes in floors.....	1 653	245	1 237	12	12	15
16	Open cracks or holes (interior).....	6 141	1 666	4 071	42	43	16
17	Broken plaster or peeling paint (interior).....	5 120	1 259	3 557	38	40	17
18	Exposed wiring.....	2 269	272	1 874	12	13	18
19	No electrical wiring.....	121	57	34	-	-	19
20	Rooms without electrical outlets.....	2 677	424	2 071	18	18	20
	Description of Area Within 300 Feet, 1987⁶						
21	Single-family detached houses.....	9 911	4 823	4 887	158	171	21
22	Single-family attached or 1 to 3 story multiunit.....	18 086	11 104	6 711	92	95	22
23	4 to 6 story multiunit.....	4 530	1 945	2 518	16	16	23
24	7 stories or more multiunit.....	2 262	986	1 258	9	9	24
25	Mobile Homes.....	268	65	190	7	9	25
26	Residential parking lots.....	6 580	2 227	4 249	9	11	26
27	Commercial, institutional, or industrial.....	8 165	3 645	4 326	70	78	27
28	Body of water.....	1 211	469	730	-	-	28
29	Open space, park, farm, or ranch.....	4 515	1 410	3 050	37	47	29
30	4+ lane highway, railroad, or airport.....	2 715	843	1 818	15	15	30
31	Other.....	1 217	152	1 028	11	13	31
32	Not observed or not reported.....	6	-	6	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1987						
33	None.....	23 310	15 443	7 585	187	203	33
34	1 building.....	478	31	407	2	2	34
35	More than 1 building.....	724	159	513	11	12	35
36	No buildings within 300 feet.....	542	40	489	4	6	36
37	Not reported.....	3 425	1 044	2 322	23	24	37
	Bars on Windows of Buildings, 1987						
38	With other buildings within 300 ft.....	27 977	25 486	2 061	223	241	38
39	No bars on windows.....	22 020	14 110	7 634	180	196	39
40	1 building with bars.....	572	43	497	-	-	40
41	2 or more buildings with bars.....	2 290	794	1 428	20	21	41
42	Not reported.....	3 055	936	2 064	23	24	42

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	742	235	408	414	209	434	2 422	- 1 988	1
2	395	149	257	213	120	211	1 335	- 1 124	2
3	-	-	2	-	-	-	2	- 2	3
4	66	47	35	67	30	52	296	- 245	4
5	78	45	105	83	45	128	473	- 345	5
6	54	28	46	26	34	66	245	- 180	6
7	49	59	74	57	48	141	418	- 277	7
8	626	120	258	253	132	190	1 563	- 1 373	8
9	6	-	5	3	-	2	16	- 13	9
10	580	90	189	150	99	122	1 214	- 1 092	10
11	10	2	2	-	1	2	18	- 16	11
12	2	54	46	99	39	132	361	- 229	12
13	-	22	9	28	21	49	123	- 74	13
14	2	32	37	71	19	83	238	- 155	14
15	39	8	48	57	19	12	183	- 171	15
16	51	43	126	144	41	43	447	- 404	16
17	26	33	94	117	37	40	344	- 304	17
18	19	7	49	37	12	13	137	- 124	18
19	6	3	5	14	4	-	31	- 31	19
20	23	16	73	57	14	18	201	- 183	20
21	-	47	53	64	49	171	372	- 201	21
22	-	52	64	106	53	95	366	- 272	22
23	-	9	5	35	18	16	84	- 67	23
24	-	2	3	14	-	9	27	- 19	24
25	-	2	4	1	7	9	22	- 13	25
26	-	22	37	22	25	11	115	- 105	26
27	-	47	52	69	34	78	272	- 194	27
28	-	4	-	4	4	-	12	- 12	28
29	-	13	7	36	10	47	102	- 55	29
30	-	12	18	17	7	15	70	- 55	30
31	-	-	11	9	19	13	50	- 37	31
32	-	-	-	-	-	-	-	-	32
33	-	77	69	88	63	203	484	- 281	33
34	-	2	12	21	6	2	42	- 40	34
35	-	3	10	33	7	12	64	- 52	35
36	-	-	9	3	4	6	19	- 13	36
37	2	20	8	23	6	24	83	- 59	37
38	2	101	100	165	82	241	673	- 432	38
39	-	69	69	96	57	196	471	- 276	39
40	-	4	13	7	8	-	32	- 32	40
41	-	11	7	40	12	21	90	- 69	41
42	2	17	11	22	5	24	79	- 56	42

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1987.....	91 870	85 295	5 342	268	289	43
	Water Supply Stoppage, 1987						
44	With hot and cold piped water.....	91 456	84 913	5 321	236	258	44
45	No stoppage in last 3 months.....	85 313	75 514	8 733	229	249	45
46	With stoppage in last 3 months.....	4 147	569	3 483	6	6	46
47	No stoppage lasting 6 hours or more.....	1 712	123	1 542	4	4	47
48	1 time lasting 6 hours or more.....	1 590	96	1 457	-	-	48
49	2 times.....	340	5	330	-	-	49
50	3 times.....	122	-	122	-	-	50
51	4 times or more.....	168	9	156	2	2	51
52	Number of times not reported.....	215	-	213	-	-	52
53	Stoppage not reported.....	984	82	863	-	-	53
	Sewage Disposal Breakdowns, 1987						
54	With public sewer.....	69 514	63 429	5 376	215	226	54
55	No breakdowns in last 3 months.....	67 454	60 321	6 465	213	223	55
56	With breakdowns in last 3 months.....	1 320	113	1 184	2	2	56
57	No breakdowns lasting 6 hours or more.....	422	8	404	-	-	57
58	1 time lasting 6 hours or more.....	646	26	614	2	2	58
59	2 times.....	125	5	118	-	-	59
60	3 times.....	54	-	49	-	-	60
61	4 times or more.....	74	2	72	-	-	61
62	With septic tank or cesspool.....	22 049	19 082	2 452	34	45	62
63	No breakdowns in last 3 months.....	21 218	18 032	2 697	29	39	63
64	With breakdowns in last 3 months.....	560	36	502	4	4	64
65	No breakdowns lasting 6 hours or more.....	148	2	141	-	-	65
66	1 time lasting 6 hours or more.....	335	11	306	2	2	66
67	2 times.....	29	2	27	2	2	67
68	3 times.....	14	-	14	-	-	68
69	4 times or more.....	35	-	35	-	-	69
	Heating Problems, 1987						
70	With heating equipment and occupied last winter.....	79 623	68 825	9 774	201	219	70
71	Not uncomfortably cold for 24 hours or more last winter.....	74 279	61 051	12 314	177	194	71
72	Uncomfortably cold for 24 hours or more last winter.....	5 182	1 069	4 008	24	25	72
73	Equipment breakdowns.....	1 820	202	1 592	14	15	73
74	No breakdowns lasting 6 hours or more.....	142	2	140	2	2	74
75	1 time lasting 6 hours or more.....	981	45	921	7	9	75
76	2 times.....	275	7	265	2	2	76
77	3 times.....	152	10	139	-	-	77
78	4 times or more.....	188	10	178	2	2	78
79	Number of times not reported.....	82	-	77	-	-	79
80	Other causes.....	3 636	621	2 928	13	12	80
81	Utility interruption.....	817	65	736	-	-	81
82	Inadequate heating capacity.....	942	103	815	11	10	82
83	Inadequate insulation.....	573	45	508	-	-	83
84	Other.....	1 155	110	1 022	2	2	84
85	Not reported.....	150	3	144	-	-	85
86	Reason for discomfort not reported.....	73	-	73	-	-	86
87	Discomfort not reported.....	161	-	159	-	-	87

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
43	559	119	247	205	127	289	1 523	- 1 234	43
44	559	119	242	198	127	258	1 481	- 1 223	44
45	499	105	208	160	115	249	1 316	- 1 066	45
46	41	5	17	22	10	6	101	- 95	46
47	22	-	8	12	5	4	51	- 47	47
48	19	2	9	5	2	-	38	- 38	48
49	-	3	-	-	3	-	5	- 5	49
50	-	-	-	-	-	-	-	-	50
51	-	-	-	2	-	2	5	- 2	51
52	-	-	-	2	-	-	2	- 2	52
53	8	5	11	14	2	-	39	- 39	53
54	216	92	166	166	79	226	934	- 708	54
55	204	89	150	158	79	223	892	- 669	55
56	4	2	9	8	-	2	26	- 23	56
57	2	-	7	-	-	-	9	- 9	57
58	2	-	2	3	-	2	9	- 7	58
59	-	-	-	2	-	-	2	- 2	59
60	-	2	-	3	-	-	5	- 5	60
61	-	-	-	-	-	-	-	-	61
62	343	26	76	34	48	45	561	- 516	62
63	330	24	69	26	48	39	526	- 487	63
64	10	-	7	5	-	4	26	- 22	64
65	2	-	2	-	-	-	5	- 5	65
66	7	-	5	5	-	2	19	- 17	66
67	-	-	-	-	-	2	2	-	67
68	-	-	-	-	-	-	-	-	68
69	-	-	-	-	-	-	-	-	69
70	466	94	204	165	112	219	1 243	- 1 024	70
71	441	90	165	129	107	194	1 109	- 915	71
72	22	4	39	36	5	25	131	- 106	72
73	5	-	14	8	-	15	40	- 25	73
74	-	-	-	-	-	2	2	-	74
75	2	-	9	5	-	9	23	- 15	75
76	-	-	3	-	-	2	5	- 3	76
77	3	-	-	-	-	-	3	- 3	77
78	-	-	-	-	-	2	2	-	78
79	-	-	2	3	-	-	5	- 5	79
80	19	4	29	28	5	12	98	- 87	80
81	10	-	4	2	-	-	16	- 16	81
82	-	2	11	7	2	10	34	- 24	82
83	4	2	7	8	-	-	21	- 21	83
84	5	-	7	8	2	2	25	- 23	84
85	-	-	-	2	-	-	2	- 2	85
86	-	-	-	-	-	-	-	-	86
87	3	-	-	-	-	-	3	- 3	87

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
	Overall Opinion of Structure, 1987						
88	1 (worst).....	664	66	549	4	4	88
89	2.....	410	9	382	-	-	89
90	3.....	730	49	646	4	4	90
91	4.....	1 160	105	1 007	9	9	91
92	5.....	6 750	1 444	5 108	23	26	92
93	6.....	4 476	505	3 892	13	12	93
94	7.....	10 429	2 145	8 133	31	35	94
95	8.....	21 165	6 958	13 970	57	62	95
96	9.....	12 374	3 021	9 241	37	40	96
97	10 (best).....	31 807	17 670	13 862	71	76	97
98	Not reported.....	862	52	803	1	2	98
	Selected Physical Problems, 1987⁶						
99	Selected physical problems.....	1 237	481	708	24	26	99
100	Plumbing.....	617	392	204	18	19	100
101	Heating.....	340	29	308	2	2	101
102	Electric.....	95	5	79	-	-	102
103	Upkeep.....	305	27	259	4	4	103
104	Hallways.....	8	-	8	-	-	104
105	Moderate physical problems.....	5 193	1 564	3 460	19	19	105
106	Plumbing.....	336	7	321	-	-	106
107	Heating.....	2 276	1 000	1 217	6	6	107
108	Upkeep.....	2 219	324	1 810	6	6	108
109	Hallways.....	9	-	9	-	-	109
110	Kitchen.....	781	115	628	6	6	110

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
88	13	-	23	10	2	4	53	- 48	88
89	5	2	7	5	-	-	19	- 19	89
90	13	2	5	12	2	4	39	- 35	90
91	16	-	13	17	3	9	57	- 49	91
92	68	19	47	43	23	26	224	- 198	92
93	38	5	10	19	7	12	91	- 80	93
94	61	21	37	17	19	35	187	- 152	94
95	122	21	48	31	20	62	298	- 236	95
96	63	14	9	14	14	40	152	- 112	96
97	146	28	41	29	36	76	351	- 275	97
98	2	2	-	4	-	2	10	- 8	98
99	6	4	24	9	6	26	73	- 47	99
100	-	2	10	7	3	19	40	- 21	100
101	3	-	-	-	-	2	6	- 3	101
102	-	-	9	2	-	-	12	- 12	102
103	2	2	10	3	2	4	23	- 19	103
104	-	-	-	-	-	-	-	-	104
105	25	20	45	57	22	19	188	- 169	105
106	2	-	-	5	-	-	7	- 7	106
107	7	12	18	14	8	6	65	- 59	107
108	12	2	27	35	10	6	92	- 86	108
109	-	-	-	-	-	-	-	-	109
110	4	6	9	12	7	6	45	- 39	110

TABLE 5. Household Composition - Occupied Units (Losses)

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1987	238 004	234 676	-	654	705	1
2	Population in housing units, 1987.....	90 828	55 523	34 095	250	271	2
	Persons, 1987¹¹						
3	1 person.....	21 797	15 317	6 157	73	81	3
4	2 persons.....	29 023	19 488	9 208	58	62	4
5	3 persons.....	16 110	8 070	7 851	50	56	5
6	4 persons.....	14 265	8 101	5 957	46	46	6
7	5 persons.....	6 309	3 230	3 000	5	6	7
8	6 persons.....	2 042	902	1 098	13	15	8
9	7 persons or more.....	1 283	415	822	4	4	9
10	Some URE, some vacant, all non-interview.....	1 042	358	660	18	19	10
11	Median.....	2.8	2.6	3.2	2.9	2.9	11
	Number of Single Children Under 18 Years Old, 1987						
12	None.....	57 459	47 747	9 052	168	183	12
13	1.....	14 662	6 778	7 665	42	47	13
14	2.....	12 760	6 865	5 686	30	31	14
15	3.....	4 866	2 396	2 390	16	17	15
16	4.....	1 424	593	797	6	6	16
17	5.....	455	136	299	2	2	17
18	6 or more.....	243	134	98	2	2	18
19	Median.....	0.8	0.7	2.5	0.8	0.8	19
	Age of Householder, 1987						
20	Under 25 years.....	5 417	221	5 046	29	31	20
21	25 to 29.....	9 241	246	8 793	31	32	21
22	30 to 34.....	10 679	178	10 344	46	52	22
23	35 to 44.....	19 324	253	18 818	59	62	23
24	45 to 54.....	13 424	131	13 140	20	23	24
25	55 to 64.....	12 950	60	12 748	22	23	25
26	65 to 74.....	11 714	84	11 546	26	30	26
27	75 years and over.....	8 078	229	7 780	18	18	27
28	Vacant, URE, or non-interview.....	1 042	358	660	18	19	28
29	Median.....	46	37	46	38	38	29
	Years of School Completed by Householder, 1987						
30	No school years completed.....	451	268	178	2	2	30
31	Elementary:	-	-	-	-	-	31
32	less than 8 years.....	5 398	3 835	1 452	14	15	32
33	8 years.....	5 081	3 692	1 319	8	8	33
34	High School:	-	-	-	-	-	34
35	1 to 3 years.....	11 129	7 601	3 260	33	34	35
36	4 years.....	32 198	24 658	7 050	100	111	36
37	College:	-	-	-	-	-	37
38	1 to 3 years.....	16 153	11 163	4 833	49	54	38
39	4 years or more.....	20 420	15 971	4 338	44	47	39
40	Median.....	12.7	12.7	12.7	12.7	12.7	40
	Year Householder Moved into Unit, 1987						
41	1985 to 1989.....	33 795	28 463	4 694	142	154	41
42	1980 to 1984.....	17 355	12 797	4 273	32	37	42
43	1975 to 1979.....	12 643	10 606	1 924	13	12	43
44	1970 to 1974.....	8 014	6 967	985	17	18	44
45	1960 to 1969.....	9 673	8 730	883	18	20	45
46	1950 to 1959.....	5 674	5 147	496	13	15	46
47	1940 to 1949.....	2 265	1 991	260	9	9	47
48	1939 or earlier.....	1 222	970	249	6	6	48
49	Born in unit.....	187	138	47	-	-	49
50	Not applicable.....	1 042	358	660	18	19	50
51	Median.....	1 983	1 984	1 983	1 989	1 989	51

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	1 562	217	709	593	304	705	4 036	- 3 328	1
2	547	115	240	202	127	271	1 481	- 1 211	2
3	98	61	56	56	59	81	403	- 323	3
4	173	27	68	46	18	62	389	- 327	4
5	100	17	31	29	17	56	244	- 189	5
6	114	2	35	35	21	46	253	- 207	6
7	32	5	26	11	5	6	84	- 78	7
8	15	3	14	12	-	15	57	- 42	8
9	16	-	10	13	7	4	50	- 45	9
10	11	4	7	3	-	19	42	- 23	10
11	3.0	1.9	2.9	3.0	2.3	2.9	2.9	2.9	11
12	265	97	127	109	77	183	843	- 660	12
13	117	12	45	22	29	47	266	- 218	13
14	118	5	45	30	14	31	241	- 210	14
15	40	2	18	21	-	17	98	- 81	15
16	12	3	8	10	2	6	41	- 34	16
17	2	-	4	11	2	2	22	- 20	17
18	6	-	-	2	2	2	13	- 11	18
19	2.1	0.6	1.0	0.9	0.8	0.8	0.9	0.9	19
20	69	11	25	24	24	31	182	- 151	20
21	113	17	23	41	10	32	235	- 203	21
22	70	12	27	36	16	52	208	- 156	22
23	116	23	46	40	32	62	316	- 253	23
24	63	9	43	22	18	23	175	- 153	24
25	62	14	36	20	9	23	164	- 142	25
26	35	15	23	12	4	30	114	- 84	26
27	18	14	17	7	14	18	87	- 69	27
28	11	4	7	3	-	19	42	- 23	28
29	37	43	45	35	39	38	39	39	29
30	-	-	5	-	-	2	7	- 5	30
31	-	-	-	-	-	-	-	-	31
32	45	2	27	29	9	15	126	- 111	32
33	41	2	15	5	7	8	77	- 70	33
34	-	-	-	-	-	-	-	-	34
35	103	31	57	57	21	34	302	- 267	35
36	262	37	84	61	57	111	601	- 490	36
37	-	-	-	-	-	-	-	-	37
38	66	19	37	19	19	54	211	- 157	38
39	30	23	15	32	14	47	158	- 111	39
40	12.3	12.6	12.2	12.2	12.5	12.7	12.4	12.3	40
41	307	65	106	109	62	154	792	- 638	41
42	140	22	44	55	30	37	322	- 285	42
43	54	10	23	12	13	12	125	- 113	43
44	16	2	29	14	4	18	82	- 63	44
45	26	7	16	7	7	20	81	- 60	45
46	-	7	13	7	7	15	46	- 31	46
47	3	2	9	-	-	9	23	- 14	47
48	-	-	-	-	4	6	10	- 3	48
49	2	-	-	-	-	-	2	- 2	49
50	11	4	7	3	-	19	42	- 23	50
51	1 989	1 989	1 982	1 990	1 980	1 989	1 990	1 990	51

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1987.....	102 651	100 663	-	414	434	1
	Monthly Housing Costs, 1987						
2	Less than \$100.....	3 987	1 273	2 622	8	9	2
3	\$100 to \$199.....	12 210	6 026	6 028	14	15	3
4	\$200 to \$249.....	4 844	1 206	3 550	3	3	4
5	\$250 to \$299.....	3 616	718	2 833	11	13	5
6	\$300 to \$349.....	3 318	612	2 661	11	11	6
7	\$350 to \$399.....	3 082	547	2 488	9	10	7
8	\$400 to \$449.....	2 690	517	2 141	2	2	8
9	\$450 to \$499.....	2 488	450	2 000	-	-	9
10	\$500 to \$599.....	4 279	1 428	2 813	9	11	10
11	\$600 to \$699.....	3 072	978	2 072	-	-	11
12	\$700 to \$799.....	2 466	835	1 623	7	6	12
13	\$800 to \$999.....	3 182	1 392	1 786	3	4	13
14	\$1,000 to \$1,249.....	2 102	942	1 153	4	4	14
15	\$1,250 to \$1,499.....	1 112	353	756	-	-	15
16	\$1,500 or more.....	6 282	2 168	4 054	31	33	16
17	No cash rent.....	2 151	1 212	865	7	9	17
18	Mortgage payment not reported.....	3 111	552	2 529	12	14	18
19	Median.....	\$ 373	\$ 421	\$ 419	\$ 583	\$ 582	19
	Median Monthly Housing Costs for Owners, 1987						
20	Monthly costs including all mortgages plus maintenance costs	\$ 361	\$ 333	\$ 373	\$ 326	\$ 322	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 346	\$ 278	\$ 364	\$ 322	\$ 322	21
	Annual Taxes Paid Per \$1000 Value, 1987						
22	Less than \$5.....	15 516	8 781	6 506	20	23	22
23	\$5 to \$9.....	18 223	8 596	9 455	43	45	23
24	\$10 to \$14.....	11 507	4 277	7 135	11	11	24
25	\$15 to \$19.....	5 868	1 611	4 203	11	12	25
26	\$20 to \$24.....	2 943	656	2 271	10	13	26
27	\$25 or more.....	4 566	1 776	2 656	8	10	27
28	Median.....	\$ 9	\$ 7	\$ 10	\$ 9	\$ 9	28
	Property Value, 1987¹²						
29	Less than \$10,000.....	2 524	1 113	1 146	-	-	29
30	10,000 to \$19,999.....	2 975	994	1 800	5	6	30
31	20,000 to 29,999.....	3 415	1 071	2 272	6	9	31
32	30,000 to 39,999.....	4 784	1 582	3 163	5	5	32
33	40,000 to 49,999.....	5 894	2 115	3 747	9	9	33
34	50,000 to 59,999.....	5 296	1 572	3 701	5	5	34
35	60,000 to 69,999.....	5 754	1 785	3 941	4	4	35
36	70,000 to 79,000.....	4 712	1 261	3 446	5	5	36
37	80,000 to 99,999.....	6 749	2 598	4 129	9	9	37
38	100,000 to 119,000.....	3 711	869	2 837	15	17	38
39	120,000 to 149,999.....	4 024	1 273	2 738	12	13	39
40	150,000 to 199,999.....	4 216	1 592	2 612	7	8	40
41	200,000 to 249,000.....	2 016	560	1 451	9	11	41
42	250,000 to 299,999.....	2 665	359	2 298	12	12	42
43	Median.....	\$ 67 785	\$ 65 185	\$ 69 673	\$ 104 667	\$ 105 294	43

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
1	742	235	408	414	209	434	2 422	- 1 988	1
2	54	-	15	18	7	9	101	- 92	2
3	96	2	43	8	9	15	171	- 156	3
4	59	-	9	9	12	3	91	- 88	4
5	46	3	11	2	3	13	77	- 64	5
6	39	2	2	2	-	11	56	- 45	6
7	34	2	4	5	2	10	57	- 47	7
8	27	-	2	-	5	2	36	- 34	8
9	27	2	6	2	2	-	40	- 40	9
10	24	7	4	2	2	11	49	- 38	10
11	11	5	5	2	-	-	23	- 23	11
12	2	-	-	3	4	6	16	- 10	12
13	-	-	2	-	5	4	10	- 6	13
14	2	3	-	-	2	4	12	- 7	14
15	-	-	-	2	-	-	2	- 2	15
16	32	8	11	2	9	33	93	- 60	16
17	27	18	9	10	10	9	83	- 74	17
18	16	5	7	2	2	14	44	- 30	18
19	\$ 292	\$ 586	\$ 239	\$ 214	\$ 300	\$ 582	\$ 336	\$ 309	19
20	\$ 253	\$ 336	\$ 297	\$ 268	\$ 270	\$ 322	\$ 272	\$ 264	20
21	\$ 264	\$ 528	\$ 149	\$ 212	\$ 340	\$ 322	\$ 267	\$ 259	21
22	136	23	35	14	24	23	252	- 229	22
23	104	5	28	20	18	45	218	- 172	23
24	54	3	17	7	14	11	106	- 95	24
25	39	-	14	2	-	12	66	- 54	25
26	15	-	2	2	-	13	30	- 17	26
27	101	5	13	11	5	10	143	- 133	27
28	\$ 9	\$ 4	\$ 8	\$ 9	\$ 7	\$ 9	\$ 9	\$ 9	28
29	210	2	21	23	9	-	266	- 266	29
30	159	-	18	2	4	6	189	- 183	30
31	50	2	20	2	-	9	81	- 73	31
32	19	2	9	2	7	5	45	- 39	32
33	10	-	11	4	7	9	41	- 32	33
34	-	8	7	2	7	5	29	- 23	34
35	2	8	7	7	5	4	33	- 29	35
36	-	-	5	-	-	5	9	- 4	36
37	-	5	5	5	7	9	30	- 21	37
38	-	-	4	-	2	17	22	- 4	38
39	-	2	5	5	3	13	26	- 14	39
40	-	5	-	2	4	8	19	- 11	40
41	2	-	-	-	3	11	15	- 4	41
42	-	-	3	2	5	12	21	- 9	42
43	\$ 11 006	\$ 63 750	\$ 29 250	\$ 35 000	\$ 56 429	\$ 105 294	\$ 17 778	\$ 14 918	43

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
44	OCCUPIED UNITS						
	Total, 1987	91 870	81 392	-	268	289	44
	Household Income, 1987						
45	Less than \$5,000.....	6 639	2 141	4 338	34	35	45
46	\$5,000 to \$9,999.....	10 692	3 895	6 560	25	28	46
47	\$10,000 to \$14,999.....	9 739	2 312	7 239	24	24	47
48	\$15,000 to \$19,999.....	9 173	1 730	7 288	33	37	48
49	\$20,000 to \$24,999.....	10 152	1 796	8 225	40	43	49
50	\$25,000 to \$29,999.....	6 934	1 236	5 622	19	21	50
51	\$30,000 to \$34,999.....	7 014	1 122	5 836	17	21	51
52	\$35,000 to \$39,999.....	5 584	751	4 775	10	11	52
53	\$40,000 to \$49,999.....	8 623	1 927	6 642	17	17	53
54	\$50,000 to \$59,999.....	5 367	1 024	4 303	14	14	54
55	\$60,000 to \$79,999.....	5 789	1 628	4 137	9	11	55
56	\$80,000 to \$99,999.....	2 278	437	1 823	3	4	56
57	\$100,000 to \$119,999.....	1 637	347	1 286	-	-	57
58	\$120,000 or more.....	1 208	352	854	4	4	58
59	Median	\$ 24 517	\$ 20 753	\$ 25 724	\$ 21 063	\$ 21 279	59
	Income Sources of Families and Primary Individuals, 1987						
60	Wages and salaries.....	68 746	57 778	10 027	205	224	60
61	Wages and salaries were majority of income.....	61 383	49 099	11 464	183	201	61
62	2 or more people each earned over 20% of wages and salaries.....	26 659	15 289	11 057	66	71	62
63	Business, farm or ranch.....	10 966	5 669	5 163	18	20	63
64	Social security or pensions.....	27 718	22 032	5 404	59	63	64
65	Interest or dividend(s).....	21 038	12 859	8 088	23	24	65
66	Rental income.....	8 249	4 140	4 045	26	31	66
67	With lodgers.....	884	133	739	4	3	67
68	Welfare or SSI.....	5 878	2 826	2 916	34	33	68
69	Alimony or child support.....	3 600	1 404	2 122	11	10	69
70	Other.....	8 638	1 509	6 962	19	20	70
	Amount of Savings and Investments, 1987						
71	Income of \$25,000 or less.....	49 512	33 637	14 974	170	182	71
72	No savings or investments.....	29 857	12 231	16 975	118	126	72
73	\$20,000 or less.....	12 877	5 105	7 593	35	37	73
74	More than \$20,000.....	3 810	1 208	2 564	8	9	74
75	Not reported.....	2 967	273	2 662	9	11	75
	Foods Stamps, 1987						
76	Income of \$25,000 or less.....	49 512	33 637	14 974	170	182	76
77	Family members received food stamps.....	6 235	2 936	3 095	29	29	77
78	Did not receive food stamps.....	41 549	21 054	19 826	135	146	78
79	Not reported.....	1 728	71	1 629	5	6	79

Components of Inventory Change: 1987-1989

	87 mobile homes moved out	87 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
44	559	119	247	205	127	289	1 523	- 1 234	44
45	52	7	38	42	23	35	196	- 161	45
46	94	29	48	48	21	28	265	- 237	46
47	73	18	42	39	17	24	213	- 189	47
48	81	9	33	24	13	37	193	- 157	48
49	73	12	22	15	12	43	175	- 132	49
50	49	7	9	8	5	21	97	- 75	50
51	31	6	6	7	9	21	77	- 56	51
52	35	7	9	-	9	11	70	- 59	52
53	27	3	16	6	3	17	73	- 55	53
54	17	6	9	5	4	14	55	- 41	54
55	7	7	2	2	8	11	35	- 25	55
56	4	2	5	5	2	4	22	- 17	56
57	2	2	-	-	-	-	4	- 4	57
58	2	-	-	-	-	4	7	- 2	58
59	\$ 18 364	\$ 16 944	\$ 13 988	\$ 11 346	\$ 15 769	\$ 21 279	\$ 16 736	\$ 15 573	59
60	465	84	173	140	98	224	1 165	- 940	60
61	421	77	138	123	79	201	1 022	- 821	61
62	176	23	70	26	24	71	383	- 313	62
63	58	15	31	12	22	20	155	- 135	63
64	122	40	63	40	22	63	346	- 282	64
65	35	14	16	14	11	24	113	- 89	65
66	25	16	11	8	7	31	95	- 64	66
67	5	-	7	-	-	3	16	- 12	67
68	24	-	46	54	10	33	168	- 135	68
69	35	2	14	18	4	10	85	- 75	69
70	96	7	29	28	10	20	189	- 168	70
71	388	77	188	173	86	182	1 083	- 901	71
72	251	54	140	146	67	126	777	- 651	72
73	88	21	34	19	18	37	215	- 179	73
74	26	-	9	2	2	9	47	- 38	74
75	23	2	4	5	-	11	44	- 33	75
76	388	77	188	173	86	182	1 083	- 901	76
77	52	-	60	65	27	29	233	- 204	77
78	322	73	124	103	60	146	816	- 670	78
79	15	4	4	5	-	6	34	- 28	79

Components of Inventory Change: 1987-1989

Tables

Additions to the housing
stock

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1989.....	100 774	105 661	-	410	1 182	1
	Occupancy Status, 1989						
2	Vacant.....	5 196	11 382	5 408	20	30	2
3	Occupied.....	85 041	93 160	4 770	31	34	3
4	Type B noninterview.....	359	1 119	-	359	1 119	4
	Units in Structure, 1989¹						
5	1, detached.....	61 290	63 424	-	92	101	5
6	1, attached.....	5 301	5 626	-	15	14	6
7	2 to 4.....	11 014	11 182	-	167	185	7
8	5 to 9.....	5 308	5 547	-	43	43	8
9	10 to 19.....	4 650	4 904	-	8	11	9
10	20 to 49.....	3 503	3 635	-	4	4	10
11	50 or more.....	3 926	4 048	-	2	2	11
12	Mobile home or trailer.....	5 701	6 472	-	-	-	12
13	Not reported.....	78	823	-	78	823	13
	Year Structure Built, 1989²						
14	1985 to 1989.....	5 365	8 878	-	8	9	14
15	1980 to 1984.....	8 005	8 109	-	-	-	15
16	1975 to 1979.....	12 300	12 453	-	16	17	16
17	1970 to 1974.....	11 658	11 791	-	16	17	17
18	1960 to 1969.....	16 549	16 672	-	30	33	18
19	1950 to 1959.....	14 137	14 162	-	26	29	19
20	1940 to 1949.....	8 858	8 867	-	39	43	20
21	1930 to 1939.....	6 979	6 998	-	63	66	21
22	1920 to 1929.....	5 940	5 953	-	39	42	22
23	1919 or earlier.....	10 901	10 926	-	95	103	23
24	Not applicable.....	84	850	-	79	825	24
25	Median.....	1 968	1 967	-	1 935	1 935	25
	Duration of Vacancy, 1989						
26	Vacant Units.....	1 955	11 382	8 649	20	30	26
27	Less than 1 month vacant.....	568	2 687	1 998	-	-	27
28	1 month up to 2 months.....	31	829	765	1	2	28
29	2 months up to 6 months.....	236	2 524	2 218	-	-	29
30	6 months up to 1 year.....	80	1 038	899	-	-	30
31	1 year up to 2 years.....	20	772	722	-	-	31
32	2 years or more.....	717	1 668	927	2	2	32
33	Never occupied as a permanent home.....	87	631	185	-	-	33
34	Don't know.....	212	1 231	936	16	26	34
	Metro/Nonmetropolitan Area, 1989						
35	Inside metropolitan statistical areas.....	76 976	80 871	-	329	934	35
36	In central cities.....	32 931	33 992	-	170	499	36
37	Suburbs.....	44 044	46 879	-	158	434	37
38	Outside metropolitan statistical areas.....	23 787	24 790	-	70	248	38
	Regions, 1989						
39	Northeast.....	21 134	21 988	-	143	416	39
40	Midwest.....	24 292	25 325	-	126	367	40
41	South.....	35 296	37 160	-	48	200	41
42	West.....	20 053	21 187	-	92	200	42

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	485	67	3 534	27	5 297	410	4 887	1
2	117	35	612	4	797	20	778	2
3	368	34	2 922	22	3 380	31	3 349	3
4	-	-	-	-	1 119	359	760	4
5	-	21	2 103	-	2 225	92	2 133	5
6	-	7	320	-	339	15	325	6
7	-	9	142	-	335	167	168	7
8	-	15	223	-	281	43	238	8
9	-	9	241	-	261	8	253	9
10	-	1	131	-	137	4	133	10
11	-	7	115	-	124	2	122	11
12	485	-	259	27	771	-	771	12
13	-	-	-	-	823	78	745	13
14	48	4	3 458	2	3 521	8	3 514	14
15	84	3	12	4	104	-	104	15
16	113	9	26	5	169	16	153	16
17	103	4	17	9	149	16	134	17
18	91	6	17	7	152	30	123	18
19	14	3	5	-	50	26	25	19
20	3	3	-	-	48	39	10	20
21	9	9	-	-	83	63	20	21
22	-	11	-	-	51	39	13	22
23	-	17	-	-	121	95	26	23
24	20	-	-	-	845	79	766	24
25	1 984	1 933	1 990	1 973	1 991	1 935	1 991	25
26	117	35	612	4	797	20	778	26
27	19	3	100	-	122	-	122	27
28	7	4	20	2	35	1	34	28
29	20	3	45	2	69	-	69	29
30	24	4	32	-	58	-	58	30
31	21	3	6	-	30	-	30	31
32	11	14	-	-	26	2	24	32
33	6	2	351	-	359	-	359	33
34	10	2	61	-	99	16	83	34
35	247	47	2 983	13	4 225	329	3 895	35
36	37	33	664	-	1 232	170	1 062	36
37	211	15	2 319	13	2 993	158	2 835	37
38	237	21	551	14	1 073	70	1 002	38
39	27	14	538	4	998	143	855	39
40	92	8	687	5	1 159	126	1 033	40
41	263	27	1 410	14	1 913	48	1 864	41
42	104	19	898	4	1 226	92	1 134	42

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
	Urbanized Areas, 1989						
43	Inside Urbanized Areas.....	61 950	64 533	-	292	790	43
44	In central cities of P(MSA)s.....	32 931	33 992	-	170	499	44
45	Urban Fringe.....	29 017	30 540	-	121	290	45
46	Outside Urbanized Areas.....	38 812	41 127	-	107	394	46
47	Other urban.....	11 907	12 371	-	56	192	47
48	Rural.....	26 906	28 756	-	51	201	48
	Heating and Cooling Degree Day Zone, 1989						
49	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	10 464	10 933	-	48	175	49
50	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	28 609	29 719	-	142	387	50
51	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	23 243	24 470	-	106	348	51
52	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	18 859	19 884	-	76	161	52
53	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 024	12 727	-	16	72	53
54	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 564	7 927	-	10	39	54
	OCCUPIED UNITS						
55	Total, 1989.....	89 811	93 160	-	31	34	55
	Tenure, 1989						
56	Owner occupied.....	53 941	60 182	3 750	17	19	56
57	Percent of all occupied.....	67%	65%	42%	55%	56%	57
58	Renter occupied.....	27 033	32 978	5 088	14	15	58
	Race and Origin, 1989						
59	White.....	70 171	79 351	6 183	25	28	59
60	Non-Hispanic.....	65 147	74 007	5 998	21	24	60
61	Hispanic.....	3 632	5 345	1 577	4	4	61
62	Black.....	8 203	10 242	1 861	2	2	62
63	Other.....	1 678	2 682	898	2	2	63
64	Total Hispanic.....	4 079	5 910	1 687	4	4	64
65	Vacant, URE, or Non-Interview.....	280	886	536	1	2	65

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	114	41	1 923	7	2 874	292	2 582	43
44	37	33	664	-	1 232	170	1 062	44
45	77	9	1 260	7	1 643	121	1 523	45
46	371	27	1 611	20	2 422	107	2 315	46
47	47	5	276	-	520	56	464	47
48	325	22	1 335	20	1 902	51	1 850	48
49	51	8	279	4	517	48	469	49
50	110	17	729	9	1 253	142	1 110	50
51	60	11	911	2	1 333	106	1 227	51
52	91	9	836	5	1 101	76	1 025	52
53	123	14	509	2	719	16	703	53
54	50	9	270	4	373	10	363	54
55	368	34	2 922	22	3 380	31	3 349	55
56	265	14	2 190	20	2 508	17	2 491	56
57	72%	41%	75%	91%	74%	55%	74%	57
58	104	20	731	2	872	14	858	58
59	335	20	2 619	20	3 022	25	2 997	59
60	307	20	2 513	20	2 882	21	2 861	60
61	29	-	106	-	140	4	136	61
62	12	9	155	2	180	2	178	62
63	11	1	94	-	108	2	106	63
64	29	-	113	2	147	4	143	64
65	10	4	54	-	70	1	69	65

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1989.....	100 365	105 661	-	410	1 182	1
	MULTI-UNIT STRUCTURES						
2	Total, 1989.....	25 493	29 089	-	16	17	2
	Stories in Structure, 1989^{3,4}						
3	1.....	2 596	2 654	-	25	28	3
4	2.....	8 163	8 451	-	52	61	4
5	3.....	7 432	7 680	-	72	81	5
6	4 to 6.....	7 666	7 926	-	21	21	6
7	7 or more.....	1 986	2 029	-	-	-	7
	External Building Conditions, 1989^{4,5,6}						
8	Sagging roof.....	5	94	89	-	-	8
9	Missing roofing material.....	6	146	139	-	-	9
10	Hole in roof.....	-	34	34	-	-	10
11	Could not see roof.....	664	2 599	1 911	-	-	11
12	Missing bricks, siding, other outside wall material.....	94	514	418	-	-	12
13	Sloping outside walls.....	-	67	64	-	-	13
14	Boarded up windows.....	39	257	217	-	-	14
15	Broken windows.....	44	428	383	-	-	15
16	Bars on windows.....	45	326	277	-	-	16
17	Foundation crumbling or has open crack or hole.....	34	388	347	-	-	17
18	Could not see foundation.....	119	954	816	-	-	18
19	None of the Above.....	12 261	18 804	5 748	11	13	19
20	Could not observe or not reported.....	873	3 264	2 345	-	-	20
	Rooms, 1989						
21	1 room.....	532	1 030	467	-	-	21
22	2 rooms.....	694	1 483	737	2	2	22
23	3 rooms.....	7 486	10 574	2 759	4	4	23
24	4 rooms.....	14 060	21 195	6 281	9	11	24
25	5 rooms.....	13 056	23 379	9 457	9	11	25
26	6 rooms.....	10 213	20 579	9 718	5	6	26
27	7 rooms.....	5 657	13 276	7 056	-	-	27
28	8 rooms.....	2 918	7 451	4 117	4	4	28
29	9 rooms.....	1 029	3 278	2 053	-	-	29
30	10 rooms or more.....	960	2 272	1 150	-	-	30
31	Median.....	5.4	5.8	6.2	5.2	5.2	31
	Bedrooms, 1989						
32	None.....	1 177	1 822	593	-	-	32
33	1.....	11 619	14 331	2 248	8	9	33
34	2.....	27 861	33 925	4 809	15	17	34
35	3.....	32 969	39 985	5 414	9	11	35
36	4 or more.....	11 179	14 454	2 529	2	2	36
37	Not Applicable.....	376	1 145	-	376	1 145	37
38	Median.....	3.1	3.1	3.0	2.6	2.6	38
	Complete Bathrooms, 1989						
39	None.....	921	1 372	400	2	2	39
40	1.....	48 100	53 038	3 884	19	21	40
41	1 and one-half.....	11 164	15 752	4 192	4	4	41
42	2 or more.....	27 076	34 354	4 661	9	11	42
43	Not applicable.....	376	1 145	-	376	1 145	43
44	Median.....	1.4	1.5	1.8	1.4	1.4	44

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	485	67	3 534	27	5 297	410	4 887	1
2	-	41	853	2	912	16	896	2
3	-	1	53	-	82	25	57	3
4	-	7	271	-	340	52	288	4
5	-	5	235	-	321	72	248	5
6	-	9	250	-	281	21	260	6
7	-	2	42	-	44	-	44	7
8	-	-	-	-	-	-	-	8
9	-	-	2	-	2	-	2	9
10	-	-	-	-	-	-	-	10
11	-	6	19	-	25	-	25	11
12	-	2	-	-	2	-	2	12
13	-	-	3	-	3	-	3	13
14	-	-	2	-	2	-	2	14
15	-	2	-	-	2	-	2	15
16	-	4	-	-	4	-	4	16
17	-	1	6	-	7	-	7	17
18	-	4	15	-	19	-	19	18
19	-	23	768	2	806	11	796	19
20	-	8	39	-	47	-	47	20
21	10	2	15	4	31	-	31	21
22	7	6	40	-	54	2	52	22
23	54	31	244	-	333	4	329	23
24	242	14	590	7	863	9	854	24
25	123	4	733	4	875	9	866	25
26	34	7	598	9	653	5	648	26
27	9	1	552	2	564	-	564	27
28	4	2	410	-	420	4	416	28
29	-	2	195	-	196	-	196	29
30	2	-	160	-	162	-	162	30
31	4.7	3.9	6.2	5.5	5.9	5.2	5.9	31
32	14	4	30	4	51	-	51	32
33	54	36	374	-	472	8	464	33
34	282	17	945	9	1 270	15	1 256	34
35	126	8	1 453	13	1 610	9	1 601	35
36	9	4	733	-	748	2	746	36
37	-	-	-	-	1 145	376	769	37
38	2.6	1.8	3.3	3.0	3.2	2.6	3.2	38
39	13	14	23	2	53	2	51	39
40	302	38	700	13	1 074	19	1 055	40
41	48	7	338	2	400	4	396	41
42	122	10	2 474	9	2 625	9	2 616	42
43	-	-	-	-	1 145	376	769	43
44	1.4	1.3	2.1	1.4	2.1	1.4	2.1	44

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
45	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1989.....	66 920	69 816	-	19	21	45
	Square Footage of Unit, 1989⁷						
46	Less than 500.....	1 137	1 280	67	-	-	46
47	500 to 749.....	3 374	3 642	126	6	6	47
48	750 to 999.....	6 420	6 849	184	1	2	48
49	1,000 to 1,499.....	15 719	16 662	514	3	4	49
50	1,500 to 1,999.....	12 977	13 911	440	2	2	50
51	2,000 to 2,499.....	9 093	9 864	366	2	2	51
52	2,500 to 2,999.....	4 900	5 340	217	-	-	52
53	3,000 to 3,999.....	4 287	4 735	227	-	-	53
54	4,000 or more.....	2 301	2 580	90	4	4	54
55	Not reported (includes don't know).....	3 929	4 952	553	-	-	55
56	Median.....	1 633	1 644	1 755	1 333	1 250	56
	Lot Size, 1989^{7,8}						
57	Less than one-eighth acre.....	5 676	5 925	-	14	14	57
58	one-eighth up to one-quarter acre.....	11 825	12 290	-	24	26	58
59	one-quarter up to one-half acre.....	8 823	9 336	-	4	4	59
60	one-half up to one acre.....	6 068	6 348	-	2	2	60
61	1 to 4 acres.....	9 185	9 635	-	7	9	61
62	5-9 acres.....	1 457	1 507	-	1	2	62
63	10 acres or more.....	3 690	3 820	-	5	6	63
64	Don't know.....	16 044	16 539	-	28	29	64
65	Not reported.....	4 224	4 496	-	8	10	65
66	Median.....	0.4	0.4	-	0.2	0.2	66

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	485	21	2 362	25	2 914	19	2 896	45
46	35	10	33	-	76	-	76	46
47	126	2	15	-	148	6	142	47
48	116	-	117	11	246	1	245	48
49	67	2	354	4	432	3	429	49
50	5	3	483	2	496	2	494	50
51	2	-	403	-	407	2	405	51
52	-	-	224	-	224	-	224	52
53	-	-	221	-	221	-	221	53
54	4	2	183	-	193	4	189	54
55	130	4	330	6	470	-	470	55
56	786	476	2 018	943	1 821	1 333	1 823	56
57	85	-	161	2	262	14	248	57
58	52	3	408	-	489	24	465	58
59	16	1	494	2	517	4	514	59
60	22	-	258	-	282	2	280	60
61	51	2	388	9	457	7	450	61
62	7	-	42	-	50	1	49	62
63	19	2	105	5	136	5	131	63
64	143	-	340	9	522	28	495	64
65	90	13	167	-	280	8	272	65
66	0.2	0.5	0.4	1.6	0.4	0.2	0.4	66

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1989.....	100 365	105 661	-	410	1 182	1
	Equipment, 1989^{6,9}						
2	Lacking complete kitchen facilities.....	1 287	3 886	2 327	2	2	2
3	With complete kitchen.....	92 840	100 631	3 943	32	37	3
4	Kitchen Sink.....	97 051	103 471	2 340	34	39	4
5	Refrigerator.....	94 176	101 514	3 471	32	37	5
6	Less than 5 years old.....	18 136	35 219	14 126	21	24	6
7	Age not reported.....	245	2 632	2 341	-	-	7
8	Burners and oven.....	93 107	101 114	4 115	31	34	8
9	Less than 5 years old.....	14 087	28 311	10 841	17	19	9
10	Age not reported.....	268	2 590	2 277	-	-	10
11	Burners only.....	29	193	138	1	2	11
12	Less than 5 years old.....	-	52	47	-	-	12
13	Age not reported.....	-	44	29	-	-	13
14	Oven only.....	10	96	80	-	-	14
15	Less than 5 years old.....	10	53	40	-	-	15
16	Age not reported.....	-	4	4	-	-	16
17	Neither burners nor oven.....	745	2 027	1 169	2	2	17
18	Dishwasher.....	41 563	49 067	4 452	12	13	18
19	Less than 5 years old.....	9 975	19 321	6 442	6	6	19
20	Age not reported.....	87	1 438	1 320	-	-	20
21	Washing machine.....	63 177	72 971	6 688	21	24	21
22	Less than 5 years old.....	13 011	27 315	12 253	9	11	22
23	Age not reported.....	45	880	795	-	-	23
24	Clothes dryer.....	55 825	65 732	6 904	19	21	24
25	Less than 5 years old.....	10 311	22 495	10 159	9	11	25
26	Age not reported.....	36	853	790	-	-	26
27	Disposal in kitchen sink.....	34 236	40 432	3 641	16	17	27
28	Less than 5 years old.....	8 439	16 920	6 014	11	13	28
29	Age not reported.....	175	1 904	1 705	-	-	29
30	Air Conditioning.....	57 407	69 680	9 045	11	13	30
31	Central.....	33 477	40 992	4 660	8	9	31
32	1 room unit.....	11 022	18 803	7 498	1	2	32
33	2 room units.....	3 650	7 269	3 544	2	2	33
34	3 room units or more.....	1 442	2 615	1 157	-	-	34
	Main Heating Equipment, 1989						
35	Warm-air furnace.....	43 856	54 529	8 259	16	19	35
36	Steam or hot water system.....	11 613	14 715	2 907	4	4	36
37	Electric heat pump.....	2 725	7 864	4 253	4	4	37
38	Built-in electric units.....	4 030	7 871	3 521	-	-	38
39	Floor, wall, or other built-in hot air units without ducts.....	2 764	5 341	2 550	4	4	39
40	Room heaters with flue.....	1 345	3 728	2 323	-	-	40
41	Room heaters without flue.....	1 318	2 479	1 144	-	-	41
42	Portable electric heaters.....	259	804	528	-	-	42
43	Stoves.....	2 118	3 627	1 423	-	-	43
44	Fireplaces with inserts.....	239	658	403	-	-	44
45	Fireplaces without inserts.....	102	481	356	-	-	45
46	Other.....	93	1 229	1 126	2	2	46
47	None.....	535	1 187	606	4	4	47
48	Non-Interview.....	376	1 145	-	376	1 145	48
	Plumbing, 1989¹⁰						
49	With all plumbing facilities.....	94 771	100 919	2 150	31	34	49
50	Lacking some plumbing facilities.....	215	505	284	2	2	50
51	No hot piped water.....	45	111	66	2	2	51
52	No bathtub nor shower.....	171	422	247	2	2	52
53	No flush toilet.....	115	259	142	-	-	53
54	No plumbing facilities for exclusive use.....	484	3 093	2 493	1	2	54
55	Not Applicable.....	376	1 145	-	376	1 145	55

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	485	67	3 534	27	5 297	410	4 887	1
2	33	24	210	4	273	2	271	2
3	452	45	3 325	23	3 880	32	3 848	3
4	479	56	3 518	23	4 114	34	4 080	4
5	457	50	3 332	23	3 898	32	3 867	5
6	151	16	2 774	14	2 978	21	2 957	6
7	12	2	32	-	46	-	46	7
8	440	53	3 373	23	3 923	31	3 892	8
9	124	19	3 228	11	3 400	17	3 383	9
10	17	2	28	-	46	-	46	10
11	5	-	21	-	28	1	27	11
12	-	-	6	-	6	-	6	12
13	-	-	15	-	15	-	15	13
14	-	4	2	-	6	-	6	14
15	-	2	2	-	4	-	4	15
16	-	-	-	-	-	-	-	16
17	22	11	77	4	116	2	114	17
18	92	16	2 942	2	3 064	12	3 052	18
19	41	12	2 849	2	2 910	6	2 904	19
20	5	2	24	-	31	-	31	20
21	312	13	2 761	18	3 127	21	3 106	21
22	107	8	1 924	9	2 059	9	2 050	22
23	22	-	19	-	41	-	41	23
24	269	12	2 705	14	3 022	19	3 003	24
25	100	8	1 914	2	2 034	9	2 025	25
26	10	-	18	-	28	-	28	26
27	47	28	2 479	-	2 571	16	2 555	27
28	19	15	2 431	-	2 478	11	2 467	28
29	-	4	20	-	24	-	24	29
30	319	34	2 861	14	3 239	11	3 229	30
31	181	19	2 643	11	2 862	8	2 855	31
32	100	11	168	2	284	1	283	32
33	27	4	45	-	77	2	75	33
34	11	-	6	-	17	-	17	34
35	352	23	2 020	16	2 430	16	2 414	35
36	-	14	179	2	199	4	195	36
37	19	2	863	2	891	4	887	37
38	29	5	286	-	320	-	320	38
39	2	3	20	2	32	4	28	39
40	27	3	29	2	60	-	60	40
41	6	4	7	-	17	-	17	41
42	14	3	-	-	17	-	17	42
43	21	-	66	-	86	-	86	43
44	3	-	12	-	16	-	16	44
45	-	2	21	-	23	-	23	45
46	2	1	7	-	12	2	10	46
47	11	9	24	2	50	4	47	47
48	-	-	-	-	1 145	376	769	48
49	459	55	3 456	25	4 028	31	3 997	49
50	2	-	3	-	8	2	6	50
51	-	-	-	-	2	2	-	51
52	-	-	3	-	5	2	3	52
53	2	-	-	-	2	-	2	53
54	24	13	75	2	117	1	116	54
55	-	-	-	-	1 145	376	769	55

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
	Main House Heating Fuel, 1989						
56	Housing units with heating fuel.....	90 104	98 500	4 625	28	32	56
57	Electricity.....	19 188	26 579	5 597	9	11	57
58	Piped gas.....	38 552	47 174	7 217	12	13	58
59	Bottled gas.....	2 142	3 637	1 300	4	4	59
60	Floor, wall, or other built-in hot air units without ducts.....	10 716	13 672	2 775	3	4	60
61	Kerosene or other liquid fuel.....	473	1 246	718	-	-	61
62	Coal or coke.....	270	371	99	-	-	62
63	Wood.....	3 356	5 340	1 852	-	-	63
64	Solar energy.....	-	41	25	-	-	64
65	Other.....	82	439	349	-	-	65

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
56	426	46	3 273	22	3 799	28	3 772	56
57	155	21	1 610	7	1 803	9	1 794	57
58	125	17	1 259	4	1 417	12	1 405	58
59	67	-	124	5	199	4	195	59
60	36	6	133	4	184	3	181	60
61	17	-	36	2	54	-	54	61
62	-	-	2	-	2	-	2	62
63	26	2	104	-	132	-	132	63
64	-	-	-	-	-	-	-	64
65	2	-	6	-	8	-	8	65

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1989.....	100 365	105 661	-	410	1 182	1
	Selected Amenities, 1989⁶						
2	Porch, deck, balcony, or patio.....	66 022	78 276	8 923	24	26	2
3	Not reported.....	1	251	246	2	2	3
4	Usable fireplace.....	25 507	31 173	3 745	7	9	4
5	Separate dining room.....	28 793	43 173	12 562	11	13	5
6	With 2 or more living rooms or recreation rooms, etc.....	21 280	31 359	8 509	6	6	6
7	Garage or carport included with home.....	48 415	55 812	5 038	15	17	7
8	Not included.....	37 808	44 697	5 408	19	21	8
9	Offstreet parking not reported.....	9	421	396	-	-	9
10	Offstreet Parking included.....	25 844	34 331	7 120	13	15	10
11	Garage or carport not reported.....	5	349	252	-	-	11
	Owner or Manager on Property, 1989						
12	Rental, multiunit.....	16 914	21 263	3 788	10	11	12
13	Owner or manager lives on property.....	4 682	8 465	3 499	6	6	13
14	Neither owner nor manager lives on property.....	7 904	12 798	4 617	4	4	14
	Selected Deficiencies, 1989⁶						
15	Holes in floors.....	231	1 459	1 206	-	-	15
16	Open cracks or holes (interior).....	1 603	5 845	4 174	2	2	16
17	Broken plaster or peeling paint (interior).....	1 202	4 971	3 732	2	2	17
18	Exposed wiring.....	257	1 975	1 658	2	2	18
19	No electrical wiring.....	56	120	47	-	-	19
20	Rooms without electrical outlets.....	399	2 110	1 637	-	-	20
	Description of Area Within 300 Feet, 1989⁶						
21	Single-family detached houses.....	4 575	8 775	3 969	6	6	21
22	Single-family attached or 1 to 3 story multiunit.....	10 792	16 498	5 001	10	11	22
23	4 to 6 story multiunit.....	1 886	3 881	1 894	-	-	23
24	7 stories or more multiunit.....	950	1 804	822	-	-	24
25	Mobile Homes.....	51	238	180	-	-	25
26	Residential parking lots.....	2 151	5 964	3 528	4	4	26
27	Commercial, institutional, or industrial.....	3 486	7 315	3 587	1	2	27
28	Body of water.....	454	1 170	656	-	-	28
29	Open space, park, farm, or ranch.....	1 339	4 386	2 782	6	6	29
30	4+ lane highway, railroad, or airport.....	804	2 961	2 007	1	2	30
31	Other.....	137	996	826	-	-	31
32	Not observed or not reported.....	-	2	2	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1989						
33	None.....	14 953	20 536	4 781	11	13	33
34	1 building.....	25	394	367	-	-	34
35	More than 1 building.....	146	835	676	-	-	35
36	No buildings within 300 feet.....	33	338	289	-	-	36
37	Not reported.....	1 011	6 985	5 911	4	4	37
	Bars on Windows of Buildings, 1989						
38	With other buildings within 300 ft.....	24 798	28 776	3 093	16	17	38
39	No bars on windows.....	13 639	19 029	4 589	11	13	39
40	1 building with bars.....	43	512	462	-	-	40
41	2 or more buildings with bars.....	761	2 448	1 654	-	-	41
42	Not reported.....	903	6 761	5 818	4	4	42

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	485	67	3 534	27	5 297	410	4 887	1
2	277	33	3 003	16	3 355	24	3 331	2
3	-	-	4	-	6	2	4	3
4	46	8	1 863	2	1 927	7	1 921	4
5	47	9	1 756	4	1 828	11	1 818	5
6	35	10	1 518	7	1 575	6	1 569	6
7	63	14	2 278	2	2 374	15	2 359	7
8	370	37	1 047	25	1 500	19	1 481	8
9	3	2	11	-	16	-	16	9
10	348	29	966	22	1 379	13	1 366	10
11	10	-	82	-	92	-	92	11
12	4	17	541	-	572	10	562	12
13	2	2	279	-	290	6	284	13
14	2	14	262	-	282	4	278	14
15	13	2	8	-	23	-	23	15
16	37	8	23	-	69	2	67	16
17	6	8	23	-	39	2	37	17
18	6	7	47	-	61	2	59	18
19	3	2	13	-	17	-	17	19
20	9	10	56	-	75	-	75	20
21	-	16	214	2	237	6	232	21
22	-	18	685	2	715	10	705	22
23	-	10	90	-	101	-	101	23
24	-	3	28	-	32	-	32	24
25	-	-	5	2	7	-	7	25
26	-	8	275	2	289	4	285	26
27	-	17	222	2	243	1	242	27
28	-	3	56	-	59	-	59	28
29	-	9	256	-	271	6	265	29
30	-	9	139	2	151	1	150	30
31	-	4	31	-	34	-	34	31
32	-	-	-	-	-	-	-	32
33	-	35	766	-	813	11	802	33
34	-	-	-	2	2	-	2	34
35	-	-	13	-	13	-	13	35
36	-	-	17	-	17	-	17	36
37	-	5	57	-	67	4	63	37
38	5	41	836	2	900	16	885	38
39	-	27	771	2	812	11	801	39
40	-	5	2	-	7	-	7	40
41	-	4	29	-	33	-	33	41
42	-	5	35	-	44	4	40	42

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1989.....	85 041	93 160	4 770	31	34	43
	Water Supply Stoppage, 1989						
44	With hot and cold piped water.....	83 404	92 831	6 088	29	32	44
45	No stoppage in last 3 months.....	74 408	86 910	9 443	25	28	45
46	With stoppage in last 3 months.....	547	4 196	3 468	2	2	46
47	No stoppage lasting 6 hours or more.....	118	1 629	1 438	2	2	47
48	1 time lasting 6 hours or more.....	92	1 718	1 557	-	-	48
49	2 times.....	-	328	317	-	-	49
50	3 times.....	-	93	87	-	-	50
51	4 times or more.....	7	118	108	-	-	51
52	Number of times not reported.....	-	312	294	-	-	52
53	Stoppage not reported.....	77	847	738	-	-	53
	Sewage Disposal Breakdowns, 1989						
54	With public sewer.....	62 294	71 013	6 343	19	19	54
55	No breakdowns in last 3 months.....	59 452	68 973	7 205	19	19	55
56	With breakdowns in last 3 months.....	110	1 372	1 242	-	-	56
57	No breakdowns lasting 6 hours or more.....	9	400	385	-	-	57
58	1 time lasting 6 hours or more.....	24	685	646	-	-	58
59	2 times.....	4	150	146	-	-	59
60	3 times.....	-	58	58	-	-	60
61	4 times or more.....	3	79	76	-	-	61
62	With septic tank or cesspool.....	18 746	21 938	2 222	11	15	62
63	No breakdowns in last 3 months.....	17 740	21 139	2 482	10	13	63
64	With breakdowns in last 3 months.....	32	587	534	-	-	64
65	No breakdowns lasting 6 hours or more.....	2	181	168	-	-	65
66	1 time lasting 6 hours or more.....	9	303	286	-	-	66
67	2 times.....	-	46	44	-	-	67
68	3 times.....	-	35	35	-	-	68
69	4 times or more.....	-	23	23	-	-	69
	Heating Problems, 1989						
70	With heating equipment and occupied last winter.....	67 830	81 301	11 130	19	21	70
71	Not uncomfortably cold for 24 hours or more last winter.....	60 182	75 600	13 223	17	19	71
72	Uncomfortably cold for 24 hours or more last winter.....	1 035	5 501	4 325	2	2	72
73	Equipment breakdowns.....	188	1 923	1 686	2	2	73
74	No breakdowns lasting 6 hours or more.....	-	119	113	-	-	74
75	1 time lasting 6 hours or more.....	39	998	936	2	2	75
76	2 times.....	6	322	308	-	-	76
77	3 times.....	10	172	159	-	-	77
78	4 times or more.....	8	217	204	-	-	78
79	Number of times not reported.....	-	96	92	-	-	79
80	Other causes.....	602	3 775	3 065	-	-	80
81	Utility interruption.....	65	742	630	-	-	81
82	Inadequate heating capacity.....	92	1 045	942	-	-	82
83	Inadequate insulation.....	45	615	555	-	-	83
84	Other.....	107	1 232	1 093	-	-	84
85	Not reported.....	4	141	136	-	-	85
86	Reason for discomfort not reported.....	-	78	78	-	-	86
87	Discomfort not reported.....	-	200	195	-	-	87

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	368	34	2 922	22	3 380	31	3 349	43
44	365	30	2 918	22	3 367	29	3 338	44
45	312	24	2 699	20	3 083	25	3 058	45
46	32	-	147	2	183	2	181	46
47	12	-	61	-	75	2	73	47
48	6	-	62	-	68	-	68	48
49	2	-	7	2	11	-	11	49
50	7	-	-	-	7	-	7	50
51	-	-	3	-	3	-	3	51
52	4	-	14	-	18	-	18	52
53	12	2	18	-	32	-	32	53
54	177	29	2 167	2	2 394	19	2 376	54
55	169	21	2 123	2	2 335	19	2 316	55
56	3	5	13	-	21	-	21	56
57	-	-	6	-	6	-	6	57
58	3	5	7	-	15	-	15	58
59	-	-	-	-	-	-	-	59
60	-	-	-	-	-	-	-	60
61	-	-	-	-	-	-	-	61
62	191	3	751	20	981	11	970	62
63	178	2	715	20	927	10	917	63
64	8	-	13	-	21	-	21	64
65	-	-	11	-	11	-	11	65
66	8	-	-	-	8	-	8	66
67	-	-	2	-	2	-	2	67
68	-	-	-	-	-	-	-	68
69	-	-	-	-	-	-	-	69
70	279	19	2 025	16	2 360	19	2 341	70
71	243	16	1 919	16	2 211	17	2 195	71
72	36	4	102	-	143	2	141	72
73	7	-	43	-	51	2	49	73
74	3	-	4	-	6	-	6	74
75	3	-	22	-	26	2	24	75
76	-	-	8	-	8	-	8	76
77	-	-	3	-	3	-	3	77
78	-	-	5	-	5	-	5	78
79	2	-	2	-	4	-	4	79
80	30	4	74	-	108	-	108	80
81	15	-	33	-	47	-	47	81
82	3	2	6	-	11	-	11	82
83	7	-	9	-	16	-	16	83
84	5	2	25	-	32	-	32	84
85	-	-	2	-	2	-	2	85
86	-	-	-	-	-	-	-	86
87	-	-	5	-	5	-	5	87

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
	Overall Opinion of Structure, 1989						
88	1 (worst).....	61	662	590	-	-	88
89	2.....	9	395	385	-	-	89
90	3.....	45	714	663	-	-	90
91	4.....	92	1 044	943	-	-	91
92	5.....	1 403	6 340	4 840	-	-	92
93	6.....	484	4 641	4 058	-	-	93
94	7.....	2 087	10 230	7 955	4	4	94
95	8.....	6 818	21 809	14 425	4	4	95
96	9.....	2 950	13 075	9 572	4	4	96
97	10 (best).....	17 390	32 574	13 446	14	17	97
98	Not reported.....	51	792	727	2	2	98
	Selected Physical Problems, 1989⁶						
99	Selected physical problems.....	451	3 106	2 578	4	4	99
100	Plumbing.....	370	2 524	2 083	4	4	100
101	Heating.....	27	389	355	-	-	101
102	Electric.....	5	59	52	-	-	102
103	Upkeep.....	22	225	202	-	-	103
104	Hallways.....	-	9	9	-	-	104
105	Moderate physical problems.....	1 519	4 346	2 797	-	-	105
106	Plumbing.....	7	245	238	-	-	106
107	Heating.....	981	1 922	934	-	-	107
108	Upkeep.....	314	1 805	1 485	-	-	108
109	Hallways.....	-	5	5	-	-	109
110	Kitchen.....	103	649	528	-	-	110

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
88	2	-	9	-	11	-	11	88
89	-	-	-	-	-	-	-	89
90	7	-	-	-	7	-	7	90
91	-	-	7	2	9	-	9	91
92	34	2	61	-	97	-	97	92
93	32	4	62	2	100	-	100	93
94	41	6	139	2	192	4	188	94
95	78	9	477	2	570	4	566	95
96	44	5	502	2	557	4	553	96
97	115	4	1 606	11	1 752	14	1 738	97
98	8	-	5	-	15	2	13	98
99	16	8	52	-	80	4	76	99
100	16	8	47	-	75	4	71	100
101	-	-	7	-	7	-	7	101
102	-	2	-	-	2	-	2	102
103	-	-	-	-	-	-	-	103
104	-	-	-	-	-	-	-	104
105	3	2	23	2	30	-	30	105
106	-	-	-	-	-	-	-	106
107	3	-	3	-	7	-	7	107
108	-	-	6	-	6	-	6	108
109	-	-	-	-	-	-	-	109
110	-	2	14	2	18	-	18	110

TABLE 5. Household Composition - Occupied Units (Additions)

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1989	232 799	241 944	-	72	80	1
2	Population in housing units, 1989.....	54 618	92 275	34 375	29	32	2
	Persons, 1989¹¹						
3	1 person.....	15 052	22 188	6 555	2	2	3
4	2 persons.....	19 216	29 890	9 658	14	15	4
5	3 persons.....	7 924	15 916	7 254	9	11	5
6	4 persons.....	7 959	14 209	5 669	4	4	6
7	5 persons.....	3 185	6 431	3 005	-	-	7
8	6 persons.....	876	2 249	1 298	-	-	8
9	7 persons or more.....	407	1 391	937	-	-	9
10	Some URE, some vacant, all non-interview.....	280	886	536	1	2	10
11	Median.....	2.6	2.8	3.1	2.9	2.9	11
	Number of Single Children Under 18 Years Old, 1989						
12	None.....	47 660	58 689	9 208	19	21	12
13	1.....	6 651	14 307	6 996	9	9	13
14	2.....	6 754	12 609	5 257	4	4	14
15	3.....	2 349	5 151	2 612	-	-	15
16	4.....	578	1 623	978	-	-	16
17	5.....	133	458	318	-	-	17
18	6 or more.....	131	324	189	-	-	18
19	Median.....	0.7	0.8	0.5	0.8	0.8	19
	Age of Householder, 1989						
20	Under 25 years.....	188	4 709	4 298	4	4	20
21	25 to 29.....	200	8 857	8 073	2	2	21
22	30 to 34.....	118	10 932	10 185	1	2	22
23	35 to 44.....	196	20 203	19 133	13	13	23
24	45 to 54.....	102	14 320	13 823	4	4	24
25	55 to 64.....	37	12 674	12 364	-	-	25
26	65 to 74.....	48	11 968	11 742	4	4	26
27	75 years and over.....	211	8 612	8 278	1	2	27
28	Vacant, URE, or non-interview.....	280	886	536	1	2	28
29	Median.....	37	46	47	41	41	29
	Years of School Completed by Householder, 1989						
30	No school years completed.....	254	393	125	-	-	30
31	Elementary:	-	-	-	-	-	31
32	less than 8 years.....	3 770	4 969	1 136	2	2	32
33	8 years.....	3 642	4 642	907	1	2	33
34	High School:	-	-	-	-	-	34
35	1 to 3 years.....	7 476	10 726	3 015	5	6	35
36	4 years.....	24 256	32 757	7 512	11	11	36
37	College:	-	-	-	-	-	37
38	1 to 3 years.....	10 987	17 228	5 498	6	6	38
39	4 years or more.....	15 754	21 560	4 661	4	4	39
40	Median.....	12.7	12.8	12.8	12.6	12.5	40
	Year Householder Moved into Unit, 1989						
41	1985 to 1989.....	27 955	43 140	12 012	18	19	41
42	1980 to 1984.....	12 620	13 399	731	8	9	42
43	1975 to 1979.....	10 477	10 987	490	-	-	43
44	1970 to 1974.....	6 868	7 206	313	-	-	44
45	1960 to 1969.....	8 611	8 979	354	2	2	45
46	1950 to 1959.....	5 080	5 282	201	1	2	46
47	1940 to 1949.....	1 962	2 068	106	-	-	47
48	1939 or earlier.....	953	1 023	70	-	-	48
49	Born in unit.....	137	190	53	-	-	49
50	Not applicable.....	280	886	536	1	2	50
51	Median.....	1 984	1 981	1 988	1 989	1 989	51

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	924	50	8 100	54	9 218	72	9 145	1
2	358	30	2 867	22	3 310	29	3 281	2
3	92	13	468	7	583	2	581	3
4	102	10	898	5	1 030	14	1 016	4
5	77	6	648	4	747	9	738	5
6	53	-	524	4	586	4	582	6
7	21	-	218	2	241	-	241	7
8	11	-	64	-	75	-	75	8
9	2	-	46	-	47	-	47	9
10	10	4	54	-	70	1	69	10
11	2.9	2.2	3.1	2.8	3.1	2.9	3.1	11
12	210	27	1 570	11	1 840	19	1 822	12
13	76	6	574	4	669	9	660	13
14	47	-	546	4	602	4	598	14
15	26	-	161	2	190	-	190	15
16	9	-	58	-	67	-	67	16
17	-	-	8	-	8	-	8	17
18	-	-	4	-	4	-	4	18
19	0.9	0.6	0.9	1.0	0.9	0.8	0.9	19
20	26	6	190	2	227	4	223	20
21	58	7	515	4	586	2	584	21
22	43	9	573	5	630	1	629	22
23	67	2	802	2	887	13	874	23
24	54	3	333	5	400	4	396	24
25	44	2	228	-	273	-	273	25
26	33	-	141	5	182	4	178	26
27	35	2	86	-	125	1	124	27
28	10	4	54	-	70	1	69	28
29	43	31	37	38	37	41	37	29
30	11	-	4	-	14	-	14	30
31	-	-	-	-	-	-	-	31
32	33	2	27	2	65	2	63	32
33	29	-	62	-	94	1	93	33
34	-	-	-	-	-	-	-	34
35	78	3	144	7	239	5	234	35
36	134	11	835	9	999	11	988	36
37	-	-	-	-	-	-	-	37
38	59	6	675	2	749	6	743	38
39	15	7	1 120	2	1 149	4	1 145	39
40	12.2	12.9	14.6	12.2	14.0	12.6	14.0	40
41	294	30	2 831	18	3 191	18	3 173	41
42	31	-	16	-	55	8	47	42
43	13	-	4	2	20	-	20	43
44	11	-	14	-	26	-	26	44
45	9	-	2	2	16	2	14	45
46	-	-	-	-	2	1	1	46
47	-	-	-	-	-	-	-	47
48	-	-	-	-	-	-	-	48
49	-	-	-	-	-	-	-	49
50	10	4	54	-	70	1	69	50
51	1 988	1 988	1 988	1 988	1 988	1 989	1 988	51

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
1	Total, 1989.....	100 365	105 661	-	410	1 182	1
	Monthly Housing Costs, 1989						
2	Less than \$100.....	1 240	2 607	1 287	-	-	2
3	\$100 to \$199.....	5 946	11 291	5 182	4	4	3
4	\$200 to \$249.....	1 189	5 117	3 832	-	-	4
5	\$250 to \$299.....	698	3 884	3 122	-	-	5
6	\$300 to \$349.....	595	3 139	2 452	4	4	6
7	\$350 to \$399.....	529	2 846	2 263	1	2	7
8	\$400 to \$449.....	507	2 724	2 154	-	-	8
9	\$450 to \$499.....	440	2 394	1 897	-	-	9
10	\$500 to \$599.....	1 393	4 281	2 760	-	-	10
11	\$600 to \$699.....	968	3 373	2 280	-	-	11
12	\$700 to \$799.....	819	2 835	1 840	-	-	12
13	\$800 to \$999.....	1 377	3 679	2 049	4	4	13
14	\$1,000 to \$1,249.....	928	2 625	1 437	-	-	14
15	\$1,250 to \$1,499.....	351	1 489	935	2	2	15
16	\$1,500 or more.....	2 190	7 875	5 007	1	2	16
17	No cash rent.....	1 182	2 063	820	1	2	17
18	Mortgage payment not reported.....	527	3 496	2 729	-	-	18
19	Median (excludes no cash rent).....	\$ 340	\$ 418	\$ 421	\$ 346	\$ 371	19
	Median Monthly Housing Costs for Owners, 1989						
20	Monthly costs including all mortgages plus maintenance costs	\$ 331	\$ 388	\$ 400	\$ 346	\$ 344	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 275	\$ 381	\$ 396	\$ 340	\$ 346	21
	Annual Taxes Paid Per \$1000 Value, 1989						
22	Less than \$5.....	8 647	16 927	7 326	4	4	22
23	\$5 to \$9.....	8 436	18 099	8 820	2	2	23
24	\$10 to \$14.....	4 220	11 659	7 078	9	11	24
25	\$15 to \$19.....	1 578	5 921	4 203	1	2	25
26	\$20 to \$24.....	627	2 789	2 089	-	-	26
27	\$25 or more.....	1 741	4 662	2 810	-	-	27
28	Median.....	\$ 7	\$ 9	\$ 5	\$ 7	\$ 8	28
	Property Value, 1989¹²						
29	Less than \$10,000.....	1 079	2 318	1 099	-	-	29
30	10,000 to \$19,999.....	968	2 616	1 474	-	-	30
31	20,000 to 29,999.....	1 046	3 070	1 942	2	2	31
32	30,000 to 39,999.....	1 553	4 203	2 572	3	4	32
33	40,000 to 49,999.....	2 082	5 327	3 212	-	-	33
34	50,000 to 59,999.....	1 543	4 820	3 233	-	-	34
35	60,000 to 69,999.....	1 762	5 271	3 423	1	2	35
36	70,000 to 70,000.....	1 235	4 563	3 170	2	2	36
37	80,000 to 99,999.....	2 561	7 162	4 265	2	2	37
38	100,000 to 119,000.....	843	3 920	2 876	2	2	38
39	120,000 to 149,999.....	1 245	4 429	2 915	-	-	39
40	150,000 to 199,999.....	1 567	5 104	3 187	-	-	40
41	200,000 to 249,000.....	542	2 825	2 071	-	-	41
42	250,000 to 299,999.....	343	1 558	1 109	2	2	42
43	300,000 or more.....	3	2 992	2 771	2	2	43
44	Median.....	\$ 65 154	\$ 75 399	\$ 78 532	\$ 80 000	\$ 75 000	44

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	485	67	3 534	27	5 297	410	4 887	1
2	39	-	39	2	80	-	80	2
3	58	2	101	2	167	4	163	3
4	21	-	74	-	96	-	96	4
5	19	-	46	-	64	-	64	5
6	14	-	75	2	96	4	92	6
7	15	-	36	2	54	1	53	7
8	22	-	41	-	63	-	63	8
9	16	-	40	2	57	-	57	9
10	23	2	100	5	129	-	129	10
11	17	-	108	-	126	-	126	11
12	4	-	171	-	175	-	175	12
13	-	-	252	-	256	4	252	13
14	-	3	256	-	260	-	260	14
15	-	2	201	-	205	2	203	15
16	18	5	650	4	680	1	679	16
17	17	2	41	-	61	1	60	17
18	6	1	230	2	239	-	239	18
19	\$ 285	\$ 1 237	\$ 1 002	\$ 482	\$ 905	\$ 346	\$ 1 105	19
20	\$ 272	\$ 289	\$ 745	\$ 375	\$ 668	\$ 346	\$ 671	20
21	\$ 269	\$ 1 031	\$ 886	\$ 390	\$ 786	\$ 340	\$ 787	21
22	78	4	869	5	959	4	955	22
23	44	3	790	6	845	2	843	23
24	40	2	315	2	369	9	360	24
25	29	1	108	-	141	1	140	25
26	18	-	52	2	73	-	73	26
27	48	4	53	5	111	-	111	27
28	\$ 7	\$ 10	\$ 6	\$ 9	\$ 7	\$ 11	\$ 7	28
29	115	2	21	2	140	-	140	29
30	82	-	90	2	174	-	174	30
31	23	4	53	2	84	2	82	31
32	20	-	52	5	81	3	78	32
33	7	-	27	-	34	-	34	33
34	12	-	30	2	45	-	45	34
35	1	1	81	-	86	1	85	35
36	2	-	151	4	160	2	158	36
37	1	-	332	2	338	2	336	37
38	-	2	199	-	203	2	201	38
39	-	2	267	-	269	-	269	39
40	-	2	348	-	349	-	349	40
41	-	-	212	-	212	-	212	41
42	-	2	104	-	108	2	106	42
43	-	-	218	-	220	2	218	43
44	\$ 11 988	\$ 105 000	\$ 126 278	\$ 37 000	\$ 110 780	\$ 80 000	\$ 111 133	44

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

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

	Characteristics	Present in 87	Present in 89	Changed in characteristic	87 units affected by conversion /merger	89 units resulting from conversion /merger	
	OCCUPIED UNITS						
45	Total, 1989.....	81 017	93 160	-	31	34	45
	Household Income, 1989						
46	Less than \$5,000.....	2 073	6 091	3 910	-	-	46
47	\$5,000 to \$9,999.....	3 822	9 875	5 858	4	4	47
48	\$10,000 to \$14,999.....	2 257	9 038	6 627	1	2	48
49	\$15,000 to \$19,999.....	1 670	8 050	6 175	2	2	49
50	\$20,000 to \$24,999.....	1 722	8 225	6 328	-	-	50
51	\$25,000 to \$29,999.....	1 207	8 858	7 345	5	6	51
52	\$30,000 to \$34,999.....	1 088	6 680	5 355	6	6	52
53	\$35,000 to \$39,999.....	734	5 741	4 754	2	2	53
54	\$40,000 to \$49,999.....	1 884	9 041	6 735	2	2	54
55	\$50,000 to \$59,999.....	996	6 366	5 022	2	2	55
56	\$60,000 to \$79,999.....	1 601	7 151	5 163	2	2	56
57	\$80,000 to \$99,999.....	425	3 102	2 477	-	-	57
58	\$100,000 to \$119,999.....	343	2 183	1 680	-	-	58
59	\$120,000 or more.....	346	1 875	1 394	2	2	59
60	Median.....	\$ 20 781	\$ 27 742	\$ 28 754	\$ 31 667	\$ 30 833	60
	As percent of poverty level: ¹³						
61	Less than 50 percent.....	-	4 390	4 313	-	-	61
62	50 to 99.....	4	7 829	7 684	4	4	62
63	100 to 149.....	-	9 228	9 022	-	-	63
64	150 to 199.....	4	8 484	8 319	4	4	64
65	200 percent or more.....	21	62 344	59 672	21	24	65
	Income Sources of Families and Primary Individuals, 1989						
66	Wages and salaries.....	56 886	70 023	10 348	27	30	66
67	Wages and salaries were majority of income.....	48 332	62 644	11 691	26	28	67
68	2 or more people each earned over 20% of wages and salaries...	15 054	28 255	11 835	16	17	68
69	Business, farm or ranch.....	5 579	11 175	5 152	4	4	69
70	Social security or pensions.....	21 709	28 147	5 895	5	6	70
71	Interest or dividend(s).....	12 698	22 277	8 779	4	4	71
72	Rental income.....	4 067	8 148	3 793	-	-	72
73	With lodgers.....	128	882	716	-	-	73
74	Welfare or SSI.....	2 759	5 703	2 870	-	-	74
75	Alimony or child support.....	1 372	3 752	2 197	-	-	75
76	Other.....	1 468	7 650	5 926	-	-	76
	Amount of Savings and Investments, 1989						
77	Income of \$25,000 or less.....	33 039	44 901	10 887	12	13	77
78	No savings or investments.....	11 931	20 938	8 535	6	6	78
79	\$20,000 or less.....	5 005	15 646	10 339	4	4	79
80	More than \$20,000.....	1 186	4 315	3 046	-	-	80
81	Not reported.....	261	4 002	3 623	2	2	81
	Foods Stamps, 1989						
82	Income of \$25,000 or less.....	33 039	44 901	10 887	12	13	82
83	Family members received food stamps.....	2 873	5 820	2 854	2	2	83
84	Did not receive food stamps.....	20 639	36 534	15 113	8	9	84
85	Not reported.....	65	2 547	2 382	2	2	85

Components of Inventory Change: 1987-1989

	89 mobile homes moved in	89 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	368	34	2 922	22	3 380	31	3 349	45
46	39	2	68	-	108	-	108	46
47	56	9	127	2	199	4	195	47
48	64	-	86	2	154	1	153	48
49	50	3	149	2	207	2	205	49
50	43	3	124	7	176	-	176	50
51	45	3	257	-	311	5	306	51
52	24	-	210	2	242	6	236	52
53	19	-	234	-	254	2	252	53
54	10	8	400	4	423	2	422	54
55	6	-	338	2	349	2	347	55
56	1	2	383	-	389	2	387	56
57	2	-	198	-	200	-	200	57
58	-	-	159	-	159	-	159	58
59	-	-	135	-	137	2	135	59
60	\$ 16 961	\$ 21 667	\$ 44 480	\$ 23 214	\$ 40 070	\$ 31 667	\$ 40 200	60
61	26	-	50	-	77	-	77	61
62	59	8	74	-	145	4	141	62
63	58	3	144	-	207	-	207	63
64	51	1	114	7	178	4	174	64
65	163	18	2 484	16	2 703	21	2 682	65
66	257	22	2 487	20	2 816	27	2 789	66
67	234	20	2 346	18	2 646	26	2 620	67
68	102	8	1 248	7	1 381	16	1 365	68
69	23	4	412	4	447	4	443	69
70	93	2	441	5	547	5	542	70
71	29	2	764	5	804	4	800	71
72	14	7	269	-	289	-	289	72
73	7	3	28	-	38	-	38	73
74	37	4	35	-	74	-	74	74
75	20	-	160	2	183	-	183	75
76	46	2	209	-	256	-	256	76
77	279	18	665	14	987	12	976	77
78	193	14	255	9	478	6	472	78
79	50	4	243	5	307	4	303	79
80	14	-	70	-	83	-	83	80
81	22	-	96	-	120	2	118	81
82	279	18	665	14	987	12	976	82
83	58	2	32	-	95	2	93	83
84	202	17	551	14	791	8	783	84
85	19	-	82	-	102	2	100	85

Components of Inventory Change: 1987-1989

Appendices

Endnotes

Cautions

Definitions

Algorithm Description

Weighting Description

Appendix: Endnotes

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

Appendix: Cautions

Notes on the items described in the text

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

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

Cautions

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

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

General Data Issues

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

Number of units estimates

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

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

Financial information

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

Appendix: Definitions

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

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

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

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

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

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

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

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

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

Description of area within 300 feet.

Prior to 1997, the interviewer, through personal observation, marked all of the following categories that describe the area within 300 feet of the building in which the sample unit is located. The interviewer's best estimate of the distance

was considered to be acceptable. In 1997, the respondent was asked. The categories include single-family detached houses; single-family attached houses or low-rise (1-3 story) multiunit buildings; mid-rise (4-6 story) multiunit buildings; high-rise (7-or-more story) multiunit buildings; and mobile homes, excluding campers. The category "Commercial, institutional, industrial building(s)" includes all varieties of non-residential structures in offices, hospitals, prisons, water treatment plants, factories, parking garages, churches, barns, junkyards, etc. "Residential parking lots" excludes driveways of single-family homes and parking garages where parking is on more than one level. "Body of water" refers to lakes, streams, reservoirs, etc. Swimming pools, temporary pools of water, etc., are excluded. "Open space, park, farm, or ranch" includes cemeteries, golf courses, forest preserves, vacant lots, undeveloped land, airport land, school fields, etc. The category "4+ lanes highway, railroad, or airport" refers to highways of four lanes or more, railroad tracks, and airports.

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

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

Equipment

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

Complete kitchen facilities. A housing unit is considered to have complete kitchen facilities when it has all of the following for the exclusive use of the occupants of the unit: (1) an installed kitchen sink, (2) burners and (3) a mechanical

refrigerator. Quarters with only portable cooking equipment are not considered as having a range or cookstove. An icebox is not included as a mechanical refrigerator. The kitchen facilities are for the exclusive use of the occupants when they are used only by the occupants of one housing unit, including lodgers or other unrelated persons living in the unit.

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

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

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

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

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

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

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

Dishwasher. All mechanical dishwashers are included except counter-top dishwashers. The

data show whether the equipment is less than five years old.

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

Disposal in kitchen sink. Only garbage disposals in working order or only temporarily out of service are included. The data show whether the equipment is less than five years old.

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

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

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

Roof. A "sagging roof" is a defect indicating continuous neglect, or deep or serious damage to the structure. Only roofs with substantial sagging were included. "Missing roofing material" includes rotted, broken, loose, or missing shingles, tiles, slate, shake, tin, etc., caused by extensive damage from fire, storm, or serious neglect. "Hole in roof" occurs when the missing roof materials expose the interior of the unit

directly to the elements. Holes caused by construction activity were not counted unless the construction had been abandoned. "Could not see roof" occurs when possible situations such as a high tree, evening interviews, or a flat roof prevent the roof from being visible.

Walls. "Missing bricks, siding, or other outside wall material" applies to the exterior walls (including chimney) of the structure. Those defects may have been caused by storm, fire, flood, extensive neglect, vandalism, and so forth. Materials may include clapboard, siding, shingles, boards, brick, concrete, stucco, etc. The missing materials do not necessarily expose the interior of the unit openly to the elements. Missing materials resulting from construction activity were not counted unless construction had been abandoned. "Sloping outside walls" are a critical defect indicating continuous neglect or serious damage to the structure. Only walls with substantial sagging were included.

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

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

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

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

Married couples related to the householder of a family are included in the family and are not considered as separate families

unless they reside in separate living quarters. A lodger, servant, or other person unrelated to the householder is considered a member of the household, but not of the family.

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

Heating degree day. Each degree that the average temperature for a day is below 65 degrees Fahrenheit produces one heating degree day (HDD). For example, if the maximum temperature is 70 degrees F and the minimum temperature is 52 degrees F, the average temperature for the day is 61 degrees, resulting in four heating degree days. A day when the average temperature is 65 or more has zero heating days.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Receipts from the following sources were not included as income: Value of income "in kind," such as free living quarters, housing subsidies, food stamps, or food produced and consumed in the home; money received from the sale of property (unless the recipient was engaged in the business of selling such

property); money borrowed; tax refund; withdrawal of bank deposits; accrued interest on uncased savings bonds; exchange of money between relatives living in the same household; gifts of money; and lump-sum payments for inheritances, insurance policies, estates, trusts, gifts, etc.

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

There may be significant differences in the income data between the American Housing Survey and other Census Bureau surveys and censuses. For example, the time period for income data in the American Housing Survey refers to the 12 months prior to the interview while other income data generally refer to the calendar year prior to the date of the interview. Additional differences in the income data may be contributed to factors such as the various ways income questions are asked, the sampling variability and nonsampling errors between the American Housing Survey and other Census Bureau surveys and censuses, survey procedures and techniques, and processing procedures.

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

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

Lot size. These numbers include all connecting land that is owned or rented with the home.

Excluded are two-or-more-unit buildings and two-or-more-unit mobile homes. Median lot size is shown to hundredths of an acre.

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

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

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

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

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

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

Multiunit structure. A building or mobile home containing two or more units, such as an apartment building. In determining the number of housing units in a structure, all units, both occupied and vacant, are counted.

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

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

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

residence elsewhere, the unit is classified as vacant. By definition, the count of occupied housing units is the same as the count of households.

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

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

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

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

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

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

Although since 1993 the definition of a bathroom has required hot and cold piped water, a sink, a flush toilet, and a bathtub or shower, this definition was not read to the respondent. Also, nothing in the question required the bathroom to be only for the use of the occupants of the

sample unit (exclusive use). It is probable that since 1993 the AHS counted a significant number of units as having complete plumbing for exclusive use that did not, because respondents for these units reported having a bathroom when, in fact, either the bathroom did not contain all plumbing facilities or they were shared by persons living in another unit. Based on previous years' AHS data, it is likely that "completeness" was more of a problem than "exclusive use."

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

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

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

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

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

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

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

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

Race and Origin. The classification of "race" refers to the race of the householder occupying the housing unit. The concept of race as used by the Census Bureau does not denote a clear-cut

scientific definition of biological stock. Race was determined on the basis of a question that asked for self-identification of a person's race. For respondents who refused to answer, the interviewer decided on a race only for people she or he saw; others are imputed by computer. For mixed race answers, respondents are asked for the race most closely identified with, for the mother's race, or the first race mentioned is used, in that order of priority.

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

Regions

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

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

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

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

Rent reductions. Respondents reporting no subsidy or income reporting do not receive any type of housing subsidy, nor are they required to report their income as a condition of determining rent amount. These units may, however, be subject to rent control, meaning that the amount of increase in rent is regulated by law. The jurisdiction, State or local, mandates that percentage rent increases are set and must be approved by a board, agency, department, division, office, etc. If a unit is not subject to rent control, the owner may voluntarily reduce the rent.

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

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

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

A dining room, to be counted, must be a separate room. It must be separated from adjoining rooms by built-in floor-to-ceiling walls extending at least a few inches from the intersecting walls. Movable or collapsible partitions or partitions consisting solely of shelves or cabinets are not considered built-in walls.

Selected amenities:

Porch, deck, balcony, or patio. The porch, deck, balcony, or patio must be attached to the sample

unit, not just to the building or free standing. Porches may be enclosed or open.

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

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

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

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

Selected deficiencies:

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

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

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

nails or other similar objects are not considered to be open cracks or holes.

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

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

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

Selected Physical Problems:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Suitability for year-round use. For vacant housing units that were not intended for year-round use (i.e., seasonal and migratory), the respondent was asked whether the construction and heating of the housing unit made it suitable for the unit to be occupied on a year-round basis. A housing unit is suitable for year-round use if it is built as a permanent structure, properly equipped and insulated for heating as necessitated by the climate, and if it has a heating system that would be adequate during extended cold periods.

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

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

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

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

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

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

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

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

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

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

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

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

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

Vacant housing units. A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant housing unit may be one that is occupied entirely by persons who have a usual residence elsewhere (URE).

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

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

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

Year householder moved into unit. The data are based on the information reported for the householder and refer to the year of the latest

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

vocational schools, trade schools, business schools, and noncredit adult education classes.

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

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

Appendix: Algorithm

Introduction

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

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

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

The Base Year Concept

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

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

FIRST YEAR AS BASE YEAR -- Losses

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

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

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

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

Changed in Characteristic: A unit is considered to have changed in characteristic if the unit is present in both years of the survey and a given characteristic has changed between the two years.

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for losses:

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

SECOND YEAR AS BASE YEAR -- Additions

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

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

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for additions:

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

Appendix: Weighting

Introduction

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

Pure Weight

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

Adjusted weight

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

Weighting procedure

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

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

From the base year perspective, for tables measuring losses:

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

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

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

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

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

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

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

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

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

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

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