

American Housing Survey

Components of Inventory Change: 1993-1995

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Results for the 1993-1995 CINCH

Introduction

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

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

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

Findings

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

Table 1:

Units in Structure. Between 1993 and 1995, the number of units of all types increased, with single-family, detached units experiencing the greatest increase. Most of these units were added through new construction.

Duration of Vacancy. There were about 1.7 million fewer vacant units reported in 1995 than in 1993. While those units reported vacant for less than one month or for more than one year decreased in 1995, the number of units reported

vacant for one month to a year increased over this period.

Metro/Nonmetropolitan Areas. Most of the new construction occurred in the suburbs. During this period, the suburbs grew at a faster rate than did central cities, indicating a gradual shift from central cities toward the suburbs.

Tenure. The number of owner-occupied units increased from 1993 to 1995 by more than a million units. The proportion of owner-occupied units versus renter-occupied units also increased over this time period – from about 64.9 percent owner-occupied in 1993 to 65.6 percent in 1995. This increase can be primarily attributed to new construction.

Table 2:

Stories in Structure. The number of two-story multiunit structures increased between 1993 and 1995. Almost all of these new two-story units were added through new construction.

External Building Conditions. Between 1993 and 1995, the number of housing units in multiunit buildings reporting undesirable external building conditions decreased. Most of the units reporting such conditions in 1995 did not report the same conditions in 1993.

Rooms. The median number of rooms for a unit lost from the housing stock was 4.8 rooms. In contrast, the median number of rooms for a unit added to the housing stock was 6.4 rooms. This size increase is driven primarily by newly constructed units, which had a median size of 6.7 rooms.

Square Footage of Units. The change in the square footage of units parallels the change in number of rooms. Units added to the stock tended to be larger with more square footage than units removed from the stock. Units added to the stock had a median square footage of 1,877 square feet while units removed from the stock had a median size of 911 square feet.

Units present and unchanged in both years had a median size of just under 1,700 square feet.

Table 3:

Equipment. Between 1993 and 1995, the number of housing units lacking complete kitchen facilities declined by more than 200,000 units. Units reporting no kitchen facilities in 1993 were lost over this two-year period to demolition or disaster, were condemned or badly damaged, or were changed to a non-residential use. However, approximately 1.2 million units remained with incomplete kitchen facilities.

Air Conditioning. Units lost from the housing stock tended to lack any type of air conditioning, while the majority of units added to the housing stock had central air conditioning built into the unit.

Main Heating Equipment. Although by 1995 the majority of newly constructed units used warm-air furnaces, electric heat pumps were used in new construction at a rate exceeding their proportion in existing units in 1995. This indicates an increasing share of units with electric heat pumps.

Main Housing Heating Fuel. More units using fuel oil, kerosene, or wood were removed from the housing stock than added to it. There were overall net declines in the number of units using these sources as their primary fuel.

Table 4:

Selected Amenities. Of units added through new construction, the majority included porches, and approximately one third included working fireplaces. Of the units lost, however, less than half had porches, and less than one-tenth had working fireplaces.

Selected Deficiencies. Most of the units with deficiencies in 1993 were still in the housing stock in 1995 but without the deficiency, indicating that the deficiency was corrected. Overall, there were declines in nearly every category of deficiency between 1993 and 1995.

Bars on Windows of Buildings. 1995 saw a slight decrease in the number of housing units

reporting bars on the windows of buildings within 300 feet of their homes.

Water Supply Stoppage. Fewer occupied households reported water supply stoppages in 1995 than in 1993. Those units reporting a water supply stoppage in 1993 did not also report a stoppage in 1995.

Selected Physical Problems. Overall, the number of units with either moderate or severe physical problems remained approximately constant over the two year period. However, most units that had physical problems in 1993 were fixed by 1995, but some units which had been in adequate shape in 1993 had deteriorated in quality by 1995.

Table 5:

Number of Single Children Under 18 Years Old. The number of housing units reporting children under 18 years old decreased between 1993 and 1995, excluding an increase in the number of households reporting just one child or more than 6 children. Units added to the housing stock through new construction over this time were generally occupied by families with none, one, or two children under 18 years old

Age of Householder. Householders of units added to the housing stock had a median age of 40. In contrast, the median age of all householders in 1995 was 47, and for householders of units that were unchanged in structure between 1993 and 1995, the median age was 51.

Years of School Completed by Householder. Householders of units added to the stock tended to have higher levels of education than the universe of householders as a whole. The median householder in 1995 has just less than one year of post-secondary education. In contrast, the median householder of a unit added to the housing stock had over two years of post-secondary education. The median education of a householder of a unit removed from the stock was slightly less than the population of householders as a whole.

Table 6:

Please see the Appendix for cautions about interpreting financial information.

Monthly Housing Costs. Overall, housing units reported higher monthly housing costs in 1995 than in 1993. Units lost from the housing stock generally had lower than average monthly housing costs while those added reported higher costs. The median monthly housing cost in 1993 was \$472; in 1995 it was \$541.

Property Value. The median property value increased dramatically between 1993 and 1995. The median value in 1993 was approximately \$86,000 while the median value in 1995 was approximately \$113,000. Part of this change may be due to general inflation and house price appreciation. The contrast in value between units gained and lost to the housing stock is also dramatic. The median value of a unit removed from the stock was approximately \$23,000, while the median value of a unit added to the housing stock was just under \$127,000.

Household Income. Between 1993 and 1995, the number of housing units reporting relatively high household incomes increased while the number of units reporting relatively low incomes decreased. Units added to the housing stock were generally occupied by households with higher incomes.

Amount of Savings and Investments. The number of households earning less than \$25,000 declined over this two-year period. The number of households reporting no savings or savings of less than \$20,000 declined at a faster rate than households reporting more than \$20,000 savings.

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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Components of Inventory Change: 1993-1995

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1993.....	106 611	104 645	-	1 558	1 476	1
	Occupancy Status, 1993						
2	Vacant.....	10 707	5 320	4 706	146	106	2
3	Occupied.....	94 809	87 991	5 564	318	299	3
4	Type B noninterview.....	1 094	1 064	-	1 094	1 071	4
	Units in Structure, 1993¹						
5	1, detached.....	63 705	63 097	-	136	128	5
6	1, attached.....	5 822	5 764	-	23	20	6
7	2 to 4.....	10 694	10 496	-	222	211	7
8	5 to 9.....	5 519	5 429	-	10	10	8
9	10 to 19.....	4 893	4 825	-	-	-	9
10	20 to 49.....	3 676	3 647	-	4	3	10
11	50 or more.....	3 975	3 935	-	-	-	11
12	Mobile home or trailer.....	7 042	6 231	-	2	-	12
13	Not reported.....	1 286	1 222	-	1 162	1 104	13
	Year Structure Built, 1993²						
14	1995 to 1999.....	26	26	-	-	-	14
15	1990 to 1994.....	5 077	4 951	-	4	4	15
16	1985 to 1989.....	8 857	8 714	-	15	13	16
17	1980 to 1984.....	7 966	7 846	-	6	6	17
18	1975 to 1979.....	12 130	11 905	-	503	466	18
19	1970 to 1974.....	11 462	11 221	-	52	49	19
20	1960 to 1969.....	15 935	15 689	-	108	106	20
21	1950 to 1959.....	13 631	13 461	-	135	133	21
22	1940 to 1949.....	8 592	8 428	-	143	138	22
23	1930 to 1939.....	6 800	6 656	-	133	124	23
24	1920 to 1929.....	5 665	5 578	-	129	125	24
25	1919 or earlier.....	10 447	10 171	-	330	313	25
26	Not applicable.....	23	-	-	-	-	26
27	Median.....	1 965	1 965	-	1 957	1 957	27
	Duration of Vacancy, 1993						
28	Vacant Units.....	10 707	2 033	7 993	146	106	28
29	Less than 1 month vacant.....	2 901	613	2 232	9	9	29
30	1 month up to 2 months.....	617	30	551	13	13	30
31	2 months up to 6 months.....	1 892	211	1 590	16	14	31
32	6 months up to 1 year.....	900	78	751	10	10	32
33	1 year up to 2 years.....	674	30	570	10	10	33
34	2 years or more.....	1 914	782	899	30	24	34
35	Never occupied as a permanent home.....	583	102	469	2	2	35
36	Don't know.....	1 225	190	932	57	26	36
	Metro/Nonmetropolitan Area, 1993						
37	Inside metropolitan statistical areas.....	80 920	79 725	-	1 234	1 160	37
38	In central cities.....	33 136	32 641	-	671	632	38
39	Suburbs.....	47 783	47 085	-	564	528	39
40	Outside metropolitan statistical areas.....	25 691	24 920	-	324	310	40
	Regions, 1993						
41	Northeast.....	21 521	21 214	-	645	615	41
42	Midwest.....	25 509	25 070	-	412	390	42
43	South.....	37 741	36 817	-	204	189	43
44	West.....	21 840	21 546	-	299	282	44

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	714	217	332	346	258	1 476	3 428	- 1 965	1
2	155	101	122	164	95	106	787	- 681	2
3	558	116	211	182	170	299	1 553	- 1 254	3
4	-	-	-	-	- 6	1 071	1 088	- 30	4
5	35	100	204	155	107	128	736	- 608	5
6	2	2	13	22	17	20	77	- 57	6
7	-	44	42	64	39	211	409	- 198	7
8	-	22	24	39	5	10	100	- 90	8
9	-	7	17	19	25	-	68	- 68	9
10	-	7	7	4	10	3	32	- 29	10
11	-	13	-	14	13	-	40	- 40	11
12	677	21	27	31	50	-	811	- 810	12
13	-	-	-	-	- 6	1 104	1 155	- 64	13
14	-	-	-	-	-	-	-	-	14
15	112	8	-	-	5	4	130	- 126	15
16	99	6	8	-	28	13	155	- 142	16
17	88	6	8	2	15	6	128	- 121	17
18	106	12	12	23	29	466	683	- 225	18
19	138	16	29	37	18	49	290	- 240	19
20	114	31	21	46	32	106	352	- 246	20
21	25	24	32	47	40	133	303	- 170	21
22	6	19	54	46	33	138	302	- 164	22
23	4	21	38	64	6	124	264	- 144	23
24	2	26	29	18	9	125	213	- 88	24
25	4	49	103	62	40	313	589	- 276	25
26	15	-	-	-	7	-	23	- 23	26
27	1 980	1 943	1 931	1 944	1 950	1 957	1 969	1 965	27
28	155	101	122	164	95	106	787	- 681	28
29	17	5	16	8	10	9	65	- 56	29
30	12	7	6	10	2	13	49	- 37	30
31	25	20	6	24	18	14	107	- 93	31
32	13	13	13	22	10	10	81	- 72	32
33	16	7	23	13	17	10	85	- 74	33
34	48	38	46	69	24	24	257	- 233	34
35	-	4	6	2	-	2	14	- 12	35
36	26	8	7	16	16	26	129	- 104	36
37	307	146	229	259	179	1 160	2 354	- 1 194	37
38	33	85	94	161	84	632	1 127	- 496	38
39	275	61	136	98	95	528	1 228	- 699	39
40	407	69	104	87	86	310	1 080	- 771	40
41	55	49	67	66	27	615	910	- 308	41
42	149	55	101	56	55	390	828	- 438	42
43	385	74	109	197	145	189	1 113	- 924	43
44	125	39	55	26	31	282	576	- 295	44

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
	Urbanized Areas, 1993						
45	Inside Urbanized Areas.....	63 547	62 771	-	1 039	976	45
46	In central cities of P(MSA)s.....	33 136	32 641	-	671	632	46
47	Urban Fringe.....	30 411	30 130	-	368	344	47
48	Outside Urbanized Areas.....	43 063	41 875	-	519	493	48
49	Other urban.....	12 450	12 243	-	213	213	49
50	Rural.....	30 613	29 632	-	307	280	50
	Heating and Cooling Degree Day Zone, 1993						
51	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	11 382	11 177	-	259	262	51
52	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	29 325	28 888	-	497	462	52
53	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	24 606	24 127	39	482	454	53
54	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	20 345	19 968	-	210	186	54
55	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 850	12 555	-	60	55	55
56	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	8 101	7 892	-	49	49	56
	OCCUPIED UNITS						
57	Total, 1993.....	94 809	93 555	-	318	299	57
	Tenure, 1993						
58	Owner occupied.....	60 999	55 907	4 392	132	124	58
59	Percent of all occupied.....	63%	66%	41%	66%	67%	59
60	Renter occupied.....	33 810	27 158	6 098	186	175	60
	Race and Origin, 1993						
61	White.....	79 000	71 436	6 561	241	230	61
62	Non-Hispanic.....	73 266	65 720	6 616	215	208	62
63	Hispanic.....	5 734	4 248	1 414	27	22	63
64	Black.....	10 990	8 871	1 939	29	28	64
65	Other.....	3 494	2 475	970	27	25	65
66	Total Hispanic.....	6 599	5 030	1 488	36	29	66
67	Vacant, URE, or Non-Interview.....	1 327	457	845	20	16	67

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
45	130	106	146	217	117	976	1 753	- 777	45
46	33	85	94	161	84	632	1 127	- 496	46
47	97	21	53	55	32	344	625	- 281	47
48	585	111	186	130	148	493	1 682	- 1 189	48
49	69	36	28	31	43	213	419	- 207	49
50	515	75	157	99	106	280	1 262	- 982	50
51	69	46	56	12	25	262	468	- 207	51
52	155	44	75	74	51	462	899	- 437	52
53	147	66	72	77	49	454	894	- 440	53
54	155	18	61	69	48	186	563	- 377	54
55	101	27	27	59	77	55	351	- 296	55
56	85	16	42	54	12	49	258	- 209	56
57	558	116	211	182	170	299	1 553	- 1 254	57
58	472	33	77	40	73	124	824	- 701	58
59	80%	31%	32%	20%	32%	67%	50%	50%	59
60	87	83	134	142	97	175	729	- 553	60
61	499	89	167	100	137	230	1 233	- 1 002	61
62	473	86	163	78	124	208	1 138	- 930	62
63	25	3	4	23	14	22	94	- 72	63
64	35	16	32	72	24	28	207	- 179	64
65	9	11	10	9	8	25	73	- 48	65
66	25	5	6	25	14	29	109	- 81	66
67	17	-	2	-	2	16	41	- 25	67

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1993.....	106 611	104 645	-	1 558	1 476	1
	MULTI-UNIT STRUCTURES						
2	Total, 1993.....	28 836	26 442	-	234	222	2
	Stories in Structure, 1993^{3,4}						
3	1.....	2 912	2 883	-	31	29	3
4	2.....	10 441	10 312	-	55	53	4
5	3.....	8 129	8 019	-	76	73	5
6	4 to 6.....	4 541	4 435	-	44	40	6
7	7 or more.....	2 569	2 539	-	-	-	7
	External Building Conditions, 1995^{4,5,6}						
8	Sagging roof.....	115	7	99	4	3	8
9	Missing roofing material.....	197	8	181	2	2	9
10	Hole in roof.....	33	-	26	-	-	10
11	Could not see roof.....	3 428	841	2 502	27	22	11
12	Missing bricks, siding, other outside wall material.....	565	90	438	9	8	12
13	Sloping outside walls.....	86	4	75	4	4	13
14	Boarded up windows.....	294	50	209	4	4	14
15	Broken windows.....	405	47	324	9	7	15
16	Bars on windows.....	560	74	466	6	5	16
17	Foundation crumbling or has open crack or hole.....	421	44	352	6	8	17
18	Could not see foundation.....	1 264	100	1 129	19	15	18
19	None of the Above.....	22 084	16 042	5 785	155	149	19
20	Could not observe or not reported.....	4 058	1 139	2 820	34	29	20
	Rooms, 1993						
21	1 room.....	948	479	414	26	26	21
22	2 rooms.....	1 418	601	744	24	24	22
23	3 rooms.....	9 925	7 053	2 568	69	58	23
24	4 rooms.....	20 830	13 312	6 878	75	70	24
25	5 rooms.....	23 345	12 861	10 031	68	68	25
26	6 rooms.....	21 081	10 895	9 966	54	47	26
27	7 rooms.....	13 526	6 102	7 339	33	31	27
28	8 rooms.....	7 931	3 201	4 683	18	18	28
29	9 rooms.....	3 826	1 236	2 576	9	8	29
30	10 rooms or more.....	2 616	1 199	1 404	17	17	30
31	Not Applicable.....	1 166	1 102	-	1 166	1 109	31
32	Median.....	5.8	5.5	6.3	5.0	5.1	32
	Bedrooms, 1993						
33	None.....	1 639	1 065	495	42	40	33
34	1.....	13 815	11 478	1 922	97	86	34
35	2.....	33 695	28 343	4 551	116	112	35
36	3.....	40 792	35 227	5 056	83	82	36
37	4 or more.....	15 504	12 821	2 584	54	48	37
38	Not Applicable.....	1 166	1 102	-	1 166	1 109	38
39	Median.....	3.1	3.1	3.1	2.5	2.5	39
	Complete Bathrooms, 1993						
40	None.....	1 317	768	441	21	19	40
41	1.....	50 711	45 963	3 513	254	241	41
42	1 and one-half.....	14 905	10 559	4 153	32	29	42
43	2 or more.....	38 511	34 865	3 281	85	78	43
44	Not applicable.....	1 166	1 102	-	1 166	1 109	44
45	Median.....	1.5	1.5	1.7	1.3	1.3	45

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	714	217	332	346	258	1 476	3 428	- 1 965	1
2	-	93	89	138	91	222	647	- 425	2
3	-	6	5	9	7	29	57	- 29	3
4	-	22	28	45	33	53	182	- 129	4
5	-	29	17	37	24	73	182	- 110	5
6	-	20	37	31	16	40	146	- 106	6
7	-	11	-	11	8	-	30	- 30	7
8	-	-	-	9	-	3	13	- 10	8
9	-	4	-	4	-	2	10	- 8	9
10	-	-	2	5	-	-	8	- 8	10
11	-	5	23	36	17	22	107	- 85	11
12	-	4	5	19	9	8	46	- 38	12
13	-	-	2	4	-	4	11	- 7	13
14	-	-	6	19	9	4	38	- 35	14
15	-	2	2	17	11	7	41	- 33	15
16	-	-	2	16	-	5	24	- 20	16
17	-	4	6	12	4	8	33	- 26	17
18	-	-	2	25	5	15	50	- 36	18
19	-	79	50	64	57	149	408	- 258	19
20	-	7	27	42	19	29	128	- 99	20
21	4	16	13	10	13	26	81	- 55	21
22	12	19	13	16	13	24	96	- 72	22
23	68	58	46	64	57	58	362	- 304	23
24	331	40	83	119	59	70	710	- 639	24
25	221	27	79	72	55	68	521	- 453	25
26	53	29	41	43	48	47	267	- 221	26
27	23	9	34	10	9	31	116	- 84	27
28	-	18	17	9	2	18	63	- 46	28
29	-	3	8	-	2	8	22	- 14	29
30	3	-	-	4	6	17	30	- 13	30
31	-	-	-	-	- 6	1 109	1 160	- 64	31
32	4.8	4.4	5.1	4.7	4.8	5.1	4.8	4.8	32
33	6	22	20	14	15	40	119	- 79	33
34	94	75	69	93	72	86	501	- 414	34
35	380	56	119	140	97	112	912	- 800	35
36	224	47	92	72	73	82	591	- 508	36
37	10	16	32	26	8	48	146	- 98	37
38	-	-	-	-	- 6	1 109	1 160	- 64	38
39	2.7	2.2	2.6	2.5	2.5	2.5	2.6	2.6	39
40	16	30	26	30	7	19	128	- 108	40
41	426	134	232	264	165	241	1 477	- 1 236	41
42	86	22	27	25	30	29	222	- 193	42
43	186	31	47	28	63	78	443	- 365	43
44	-	-	-	-	- 6	1 109	1 160	- 64	44
45	1.4	1.3	1.3	1.3	1.4	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
46	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1993.....	70 651	68 361	-	136	126	46
	Square Footage of Unit, 1993⁷						
47	Less than 500.....	1 288	1 101	53	4	4	47
48	500 to 749.....	3 310	2 992	80	4	4	48
49	750 to 999.....	6 689	6 194	165	6	5	49
50	1,000 to 1,499.....	16 306	15 713	348	15	15	50
51	1,500 to 1,999.....	14 078	13 704	280	21	20	51
52	2,000 to 2,499.....	10 008	9 746	196	9	9	52
53	2,500 to 2,999.....	5 509	5 394	94	9	9	53
54	3,000 to 3,999.....	4 921	4 814	90	12	12	54
55	4,000 or more.....	2 767	2 717	20	6	6	55
56	Not reported (includes don't know).....	5 775	5 274	255	48	41	56
57	Median.....	1 672	1 689	1 529	1 833	1 850	57
	Lot Size, 1993^{7,8}						
58	Less than one-eighth acre.....	5 696	5 541	-	14	9	58
59	one-eighth up to one-quarter acre.....	11 621	11 563	-	21	23	59
60	one-quarter up to one-half acre.....	9 583	9 520	-	6	6	60
61	one-half up to one acre.....	7 095	7 031	-	9	9	61
62	1 to 4 acres.....	10 098	9 887	-	9	8	62
63	5-9 acres.....	1 659	1 611	-	2	2	63
64	10 acres or more.....	3 165	3 083	-	15	15	64
65	Don't know.....	16 613	16 244	-	49	46	65
66	Not reported.....	5 217	4 849	-	13	12	66
67	Median.....	0.4	0.4	-	0.4	0.4	67

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	711	122	230	186	157	126	1 544	- 1 419	46
47	59	19	13	15	28	4	138	- 134	47
48	142	11	37	35	13	4	242	- 238	48
49	210	14	50	34	17	5	335	- 329	49
50	122	26	27	42	29	15	259	- 244	50
51	12	11	28	19	23	20	114	- 94	51
52	13	20	19	9	5	9	74	- 65	52
53	2	-	15	2	3	9	30	- 21	53
54	-	4	7	2	2	12	29	- 16	54
55	10	4	5	4	7	6	36	- 30	55
56	142	12	32	24	30	41	288	- 246	56
57	849	1 202	1 000	978	1 095	1 850	935	912	57
58	112	8	12	6	13	9	164	- 155	58
59	23	8	14	5	8	23	79	- 56	59
60	22	8	10	4	19	6	69	- 63	60
61	36	4	17	4	5	9	73	- 65	61
62	131	14	32	17	19	8	220	- 212	62
63	28	4	2	12	2	2	49	- 47	63
64	36	-	27	9	12	15	98	- 83	64
65	220	21	48	39	38	46	414	- 369	65
66	106	53	71	90	44	12	380	- 368	66
67	1.0	0.5	1.1	1.6	0.5	0.4	0.9	1.0	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1993.....	106 611	104 645	-	1 558	1 476	1
	Equipment, 1993^{6,9}						
2	Lacking complete kitchen facilities.....	3 679	1 271	2 065	46	40	2
3	With complete kitchen.....	101 765	97 937	2 269	345	327	3
4	Kitchen Sink.....	104 383	101 878	682	377	353	4
5	Refrigerator.....	102 661	99 308	1 742	354	335	5
6	Less than 5 years old.....	35 222	18 582	16 104	92	85	6
7	Age not reported.....	2 449	309	2 078	9	9	7
8	Burners and oven.....	101 864	98 235	2 016	348	330	8
9	Less than 5 years old.....	27 902	13 919	13 559	80	74	9
10	Age not reported.....	2 523	283	2 183	6	6	10
11	Burners only.....	197	27	157	4	4	11
12	Less than 5 years old.....	33	-	30	-	-	12
13	Age not reported.....	45	4	36	2	2	13
14	Oven only.....	116	2	101	-	-	14
15	Less than 5 years old.....	65	2	55	-	-	15
16	Age not reported.....	3	-	3	-	-	16
17	Neither burners nor oven.....	1 924	714	970	33	29	17
18	Dishwasher.....	52 290	48 588	3 334	90	88	18
19	Less than 5 years old.....	18 903	9 865	8 893	26	26	19
20	Age not reported.....	1 456	159	1 284	-	-	20
21	Washing machine.....	75 636	69 258	5 494	197	189	21
22	Less than 5 years old.....	27 290	13 322	13 634	79	77	22
23	Age not reported.....	1 018	69	927	6	5	23
24	Clothes dryer.....	69 546	63 674	5 116	167	163	24
25	Less than 5 years old.....	22 733	10 904	11 585	55	55	25
26	Age not reported.....	928	50	860	-	-	26
27	Disposal in kitchen sink.....	42 943	39 586	3 154	57	49	27
28	Less than 5 years old.....	16 176	7 724	8 394	15	13	28
29	Age not reported.....	1 927	213	1 703	4	3	29
30	Air Conditioning.....	73 323	67 358	4 995	172	168	30
31	Central.....	45 465	42 640	2 348	38	38	31
32	1 room unit.....	18 091	10 844	6 906	99	99	32
33	2 room units.....	7 141	3 776	3 242	21	20	33
34	3 room units or more.....	2 625	1 457	1 139	14	12	34
	Main Heating Equipment, 1993						
35	Warm-air furnace.....	54 870	45 697	8 309	144	141	35
36	Steam or hot water system.....	14 706	12 047	2 464	119	110	36
37	Electric heat pump.....	9 551	5 916	3 552	6	6	37
38	Built-in electric units.....	8 109	4 525	3 470	23	21	38
39	Floor, wall, or other built-in hot air units without ducts.....	5 599	2 881	2 593	30	24	39
40	Room heaters with flue.....	2 192	813	1 283	18	16	40
41	Room heaters without flue.....	1 910	764	1 049	8	9	41
42	Portable electric heaters.....	833	245	534	15	14	42
43	Stoves.....	3 499	1 642	1 744	6	6	43
44	Fireplaces with inserts.....	640	203	434	-	-	44
45	Fireplaces without inserts.....	433	83	345	-	-	45
46	Other.....	1 440	109	1 293	4	4	46
47	None.....	1 660	682	866	20	16	47
48	Non-Interview.....	1 166	1 102	-	1 166	1 109	48
	Plumbing, 1993¹⁰						
49	With all plumbing facilities.....	103 132	99 576	1 806	372	348	49
50	Lacking some plumbing facilities.....	454	155	255	4	4	50
51	No hot piped water.....	150	32	106	2	2	51
52	No bathtub nor shower.....	362	120	213	4	4	52
53	No flush toilet.....	209	100	85	2	2	53
54	No plumbing facilities for exclusive use.....	1 859	479	1 271	16	15	54
55	Not Applicable.....	1 166	1 102	-	1 166	1 109	55

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	714	217	332	346	258	1 476	3 428	- 1 965	1
2		66	77	112	51	40	383	- 343	2
3	685	150	255	233	214	327	1 886	- 1 558	3
4	714	192	322	315	253	353	2 175	- 1 822	4
5	690	171	263	249	215	335	1 945	- 1 610	5
6	260	70	65	57	75	85	620	- 535	6
7	39	2	2	7	12	9	70	- 61	7
8	685	172	264	253	218	330	1 943	- 1 613	8
9	217	57	44	53	47	74	499	- 424	9
10	21	2	16	11	6	6	62	- 55	10
11	-	4	-	3	6	4	18	- 13	11
12	-	-	-	-	3	-	3	- 3	12
13	-	-	-	3	2	2	7	- 5	13
14	5	1	2	5	-	-	13	- 13	14
15	2	1	2	2	-	-	8	- 8	15
16	-	-	-	-	-	-	-	-	16
17	15	39	59	83	38	29	267	- 238	17
18	141	47	53	37	85	88	456	- 368	18
19	64	21	17	5	37	26	169	- 144	19
20	-	-	-	4	8	-	12	- 12	20
21	479	66	140	81	107	189	1 073	- 884	21
22	191	13	36	26	66	77	411	- 333	22
23	11	-	5	4	-	5	26	- 21	23
24	426	61	113	59	88	163	918	- 754	24
25	141	13	31	22	39	55	300	- 244	25
26	10	-	2	4	2	-	18	- 18	26
27	41	35	35	52	30	49	252	- 203	27
28	17	15	7	7	10	13	71	- 58	28
29	-	-	-	6	3	3	13	- 10	29
30	469	104	120	124	147	168	1 138	- 969	30
31	236	52	46	51	85	38	513	- 476	31
32	166	30	53	49	42	99	440	- 341	32
33	63	8	15	16	19	20	142	- 123	33
34	2	14	4	7	2	12	42	- 30	34
35	482	79	102	87	108	141	1 006	- 864	35
36	-	54	47	56	28	110	305	- 195	36
37	46	11	4	9	14	6	90	- 83	37
38	29	14	31	16	25	21	135	- 114	38
39	30	10	27	24	31	24	150	- 126	39
40	28	9	42	12	5	16	112	- 96	40
41	21	9	19	33	18	9	107	- 98	41
42	14	-	8	24	7	14	68	- 54	42
43	37	7	31	26	13	6	119	- 113	43
44	-	-	2	-	-	-	2	- 2	44
45	-	-	-	2	2	-	4	- 4	45
46	18	5	7	5	4	4	43	- 38	46
47	11	20	14	51	13	16	129	- 113	47
48	-	-	-	-	- 6	1 109	1 160	- 64	48
49	682	182	295	313	252	348	2 097	- 1 749	49
50	12	7	15	7	3	4	47	- 44	50
51	7	-	6	-	-	2	15	- 13	51
52	6	7	9	7	3	4	35	- 31	52
53	4	7	8	3	3	2	26	- 24	53
54	20	28	23	27	10	15	124	- 109	54
55	-	-	-	-	- 6	1 109	1 160	- 64	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
	Main House Heating Fuel, 1993						
56	Housing units with heating fuel.....	99 490	93 524	4 468	328	312	56
57	Electricity.....	28 882	22 647	5 720	59	58	57
58	Piped gas.....	47 275	39 389	7 512	169	158	58
59	Bottled gas.....	3 996	2 341	1 482	9	8	59
60	Floor, wall, or other built-in hot air units without ducts.....	12 222	9 325	2 680	78	75	60
61	Kerosene or other liquid fuel.....	1 210	467	678	2	2	61
62	Coal or coke.....	328	198	129	-	-	62
63	Wood.....	4 951	2 563	2 264	9	9	63
64	Solar energy.....	27	11	16	-	-	64
65	Other.....	599	121	452	2	2	65

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	624	156	244	236	220	312	1 809	- 1 498	56
57	253	39	51	77	94	58	575	- 515	57
58	99	63	80	65	54	158	531	- 373	58
59	137	6	7	9	13	8	181	- 173	59
60	38	40	61	47	30	75	293	- 218	60
61	45	-	9	2	10	2	67	- 65	61
62	-	-	-	2	-	-	2	- 2	62
63	41	9	31	29	15	9	133	- 124	63
64	-	-	-	-	-	-	-	-	64
65	13	-	5	5	4	2	29	- 27	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1993.....	106 611	104 645	-	1 558	1 476	1
	Selected Amenities, 1993⁶						
2	Porch, deck, balcony, or patio.....	80 443	71 501	7 850	233	218	2
3	Not reported.....	181	-	176	-	-	3
4	Usable fireplace.....	31 891	28 049	3 667	56	54	4
5	Separate dining room.....	46 121	35 062	10 646	138	131	5
	With 2 or more living rooms or recreation rooms, etc.....	31 765	21 641	9 950	80	76	6
7	Garage or carport included with home.....	57 018	51 594	5 131	150	142	7
8	Not included.....	44 519	37 515	5 756	209	195	8
9	Offstreet parking not reported.....	214	5	202	-	-	9
10	Offstreet Parking included.....	34 478	25 444	8 041	111	105	10
11	Garage or carport not reported.....	343	7	326	2	2	11
	Owner or Manager on Property, 1993						
12	Rental, multiunit.....	21 485	17 018	4 199	124	117	12
13	Owner or manager lives on property.....	8 096	4 093	3 944	46	44	13
14	Neither owner nor manager lives on property.....	13 389	8 556	4 625	78	74	14
	Selected Deficiencies, 1993⁶						
15	Holes in floors.....	1 526	270	1 119	13	15	15
16	Open cracks or holes (interior).....	5 478	1 312	3 841	37	36	16
17	Broken plaster or peeling paint (interior).....	4 541	1 036	3 234	39	37	17
18	Exposed wiring.....	2 077	267	1 695	16	13	18
19	No electrical wiring.....	150	81	54	2	2	19
20	Rooms without electrical outlets.....	2 132	337	1 654	8	7	20
	Description of Area Within 300 Feet, 1993⁶						
21	Single-family detached houses.....	10 120	5 691	4 264	139	134	21
	Single-family attached or 1 to 3 story multiunit.....	19 730	14 653	4 821	106	98	22
22	4 to 6 story multiunit.....	4 884	2 591	2 170	23	19	23
23	7 stories or more multiunit.....	2 414	1 487	895	4	3	24
24	Mobile Homes.....	250	92	157	2	2	25
25	Residential parking lots.....	8 252	3 404	4 739	19	19	26
26	Commercial, institutional, or industrial.....	8 434	4 301	3 948	51	47	27
27	Body of water.....	1 530	669	848	10	10	28
28	Open space, park, farm, or ranch.....	5 333	1 790	3 480	36	35	29
29	4+ lane highway, railroad, or airport.....	2 994	866	2 088	11	11	30
30	Other.....	1 526	171	1 327	13	12	31
31	Not observed or not reported.....	1 851	220	1 611	26	26	32
	Other Buildings Vandalized or With Interior Exposed, 1993						
33	None.....	24 575	20 166	4 120	177	169	33
34	1 building.....	494	41	424	7	6	34
35	More than 1 building.....	1 007	179	759	20	19	35
36	No buildings within 300 feet.....	496	60	425	4	3	36
37	Not reported.....	2 263	281	1 954	26	26	37
	Bars on Windows of Buildings, 1993						
38	With other buildings within 300 ft.....	28 349	25 623	2 311	230	219	38
39	No bars on windows.....	21 997	17 233	4 493	160	156	39
40	1 building with bars.....	609	42	546	1	-	40
41	2 or more buildings with bars.....	3 737	1 683	1 955	44	37	41
42	Not reported.....	1 996	249	1 723	26	26	42

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	714	217	332	346	258	1 476	3 428	- 1 965	1
2	415	110	212	196	138	218	1 309	- 1 092	2
3	-	-	-	5	-	-	5	- 5	3
4	36	23	49	33	32	54	229	- 174	4
5	107	54	117	75	50	131	543	- 413	5
6	33	31	45	25	39	76	251	- 175	6
7	78	38	79	36	55	142	436	- 294	7
8	553	129	176	211	166	195	1 443	- 1 248	8
9	2	-	-	1	3	-	6	- 6	9
10	497	107	129	135	121	105	1 099	- 993	10
11	2	-	7	2	-	2	13	- 10	11
12	-	54	57	90	58	117	384	- 267	12
13	-	18	12	23	4	44	103	- 59	13
14	-	37	46	67	54	74	281	- 208	14
15	21	11	52	46	9	15	152	- 138	15
16	53	31	102	110	29	36	361	- 325	16
17	38	21	93	89	29	37	308	- 271	17
18	12	11	26	44	21	13	129	- 117	18
19	-	-	7	6	2	2	17	- 15	19
20	24	15	28	57	14	7	146	- 139	20
21	-	29	34	52	45	134	300	- 166	21
22	-	42	66	93	48	98	354	- 256	22
23	-	22	28	39	31	19	140	- 122	23
24	-	17	-	10	2	3	34	- 32	24
25	-	2	-	-	-	2	4	- 2	25
26	-	21	19	43	28	19	129	- 110	26
27	-	46	40	52	42	47	232	- 184	27
28	-	3	-	-	12	10	25	- 15	28
29	-	7	29	21	6	35	98	- 63	29
30	-	14	3	12	13	11	51	- 41	30
31	-	12	2	7	6	12	40	- 28	31
32	-	4	2	10	4	26	46	- 20	32
33	-	81	50	81	67	169	458	- 289	33
34	-	4	2	11	9	6	34	- 29	34
35	-	2	24	34	8	19	88	- 69	35
36	-	2	4	3	-	3	13	- 9	36
37	-	4	9	10	6	26	54	- 29	37
38	-	91	86	137	91	219	634	- 415	38
39	-	76	50	72	69	156	427	- 272	39
40	-	2	7	7	4	-	21	- 21	40
41	-	7	24	47	14	37	136	- 99	41
42	-	6	4	10	4	26	50	- 24	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1993.....	94 809	87 991	5 564	318	299	43
	Water Supply Stoppage, 1993						
44	With hot and cold piped water.....	94 545	87 761	5 553	295	280	44
45	No stoppage in last 3 months.....	88 642	78 789	8 741	276	260	45
46	With stoppage in last 3 months.....	4 094	498	3 516	14	16	46
47	No stoppage lasting 6 hours or more.....	1 635	91	1 526	2	2	47
48	1 time lasting 6 hours or more.....	1 693	84	1 572	4	5	48
49	2 times.....	300	21	266	6	6	49
50	3 times.....	131	2	128	2	2	50
51	4 times or more.....	135	5	121	-	-	51
52	Number of times not reported.....	201	-	197	-	-	52
53	Stoppage not reported.....	525	27	478	2	2	53
	Sewage Disposal Breakdowns, 1993						
54	With public sewer.....	71 968	65 600	5 689	237	224	54
55	No breakdowns in last 3 months.....	69 818	62 566	6 611	225	211	55
56	With breakdowns in last 3 months.....	1 303	74	1 201	11	11	56
57	No breakdowns lasting 6 hours or more.....	403	14	371	4	4	57
58	1 time lasting 6 hours or more.....	680	26	649	4	4	58
59	2 times.....	134	-	131	-	-	59
60	3 times.....	42	2	39	2	2	60
61	4 times or more.....	46	3	41	-	-	61
62	With septic tank or cesspool.....	22 690	19 568	2 556	61	60	62
63	No breakdowns in last 3 months.....	21 643	18 483	2 625	57	56	63
64	With breakdowns in last 3 months.....	595	40	535	4	4	64
65	No breakdowns lasting 6 hours or more.....	173	2	163	-	-	65
66	1 time lasting 6 hours or more.....	367	19	341	4	4	66
67	2 times.....	31	-	26	-	-	67
68	3 times.....	3	-	3	-	-	68
69	4 times or more.....	21	-	21	-	-	69
	Heating Problems, 1993						
70	With heating equipment and occupied last winter.....	84 161	72 765	10 360	259	246	70
71	Not uncomfortably cold for 24 hours or more last winter.....	77 977	64 617	12 450	235	223	71
72	Uncomfortably cold for 24 hours or more last winter.....	6 034	934	4 975	24	24	72
73	Equipment breakdowns.....	1 782	156	1 570	5	5	73
74	No breakdowns lasting 6 hours or more.....	114	-	102	-	-	74
75	1 time lasting 6 hours or more.....	972	36	915	3	3	75
76	2 times.....	304	5	290	2	2	76
77	3 times.....	130	4	123	-	-	77
78	4 times or more.....	160	12	143	-	-	78
79	Number of times not reported.....	101	-	97	-	-	79
80	Other causes.....	4 490	597	3 808	16	16	80
81	Utility interruption.....	1 705	101	1 582	7	7	81
82	Inadequate heating capacity.....	838	81	741	-	-	82
83	Inadequate insulation.....	511	41	464	5	5	83
84	Other.....	1 287	102	1 151	4	4	84
85	Not reported.....	148	2	141	-	-	85
86	Reason for discomfort not reported.....	30	2	28	2	2	86
87	Discomfort not reported.....	150	2	147	-	-	87

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	558	116	211	182	170	299	1 553	- 1 254	43
44	555	106	211	176	168	280	1 511	- 1 231	44
45	511	102	177	151	155	260	1 372	- 1 113	45
46	26	4	29	11	11	16	95	- 80	46
47	5	-	10	2	-	2	19	- 17	47
48	12	4	10	4	9	5	43	- 37	48
49	6	-	5	2	-	6	19	- 13	49
50	-	-	-	-	-	2	2	-	50
51	1	-	5	-	2	-	9	- 9	51
52	2	-	-	2	-	-	4	- 4	52
53	5	-	2	14	-	2	23	- 21	53
54	197	99	124	140	105	224	901	- 678	54
55	177	98	121	130	101	211	851	- 640	55
56	12	1	3	11	2	11	39	- 29	56
57	12	-	3	3	-	4	22	- 18	57
58	-	-	-	5	-	4	9	- 5	58
59	-	-	-	3	-	-	3	- 3	59
60	-	1	-	-	-	2	3	- 1	60
61	-	-	-	-	2	-	2	- 2	61
62	361	17	87	36	63	60	626	- 566	62
63	337	17	83	34	63	56	591	- 534	63
64	15	-	2	2	-	4	24	- 19	64
65	8	-	-	-	-	-	8	- 8	65
66	2	-	2	2	-	4	11	- 7	66
67	5	-	-	-	-	-	5	- 5	67
68	-	-	-	-	-	-	-	-	68
69	-	-	-	-	-	-	-	-	69
70	466	97	167	137	155	246	1 282	- 1 035	70
71	422	76	144	114	140	223	1 133	- 910	71
72	43	22	23	23	16	24	149	- 126	72
73	22	7	12	8	6	5	60	- 55	73
74	8	3	2	-	-	-	12	- 12	74
75	8	2	3	4	6	3	25	- 22	75
76	5	2	3	-	-	2	12	- 10	76
77	3	-	-	-	-	-	3	- 3	77
78	-	-	5	-	-	-	5	- 5	78
79	-	-	-	4	-	-	4	- 4	79
80	28	17	11	21	10	16	102	- 85	80
81	15	-	-	5	3	7	29	- 22	81
82	-	-	2	12	2	-	16	- 16	82
83	3	2	2	-	-	5	13	- 7	83
84	10	14	4	2	5	4	40	- 36	84
85	-	-	2	2	-	-	5	- 5	85
86	-	-	-	-	-	2	2	-	86
87	-	-	-	-	-	-	-	-	87

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

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

	Characteristics	Present in 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
	Overall Opinion of Structure, 1993						
88	1 (worst).....	540	48	450	4	5	88
89	2.....	336	12	307	1	1	89
90	3.....	719	52	623	2	2	90
91	4.....	963	64	873	4	4	91
92	5.....	6 030	1 112	4 757	28	26	92
93	6.....	4 528	497	3 935	6	6	93
94	7.....	10 538	2 302	8 103	51	53	94
95	8.....	22 491	7 779	14 468	74	67	95
96	9.....	14 452	3 704	10 607	44	40	96
97	10 (best).....	32 180	17 566	14 315	77	73	97
98	Not reported.....	706	56	622	4	4	98
	Selected Physical Problems, 1993⁶						
99	Selected physical problems.....	1 938	307	1 531	12	12	99
100	Plumbing.....	1 428	236	1 123	10	10	100
101	Heating.....	290	31	251	-	-	101
102	Electric.....	58	-	50	-	-	102
103	Upkeep.....	226	18	180	2	2	103
104	Hallways.....	6	-	4	-	-	104
105	Moderate physical problems.....	4 254	1 163	2 979	27	30	105
106	Plumbing.....	285	13	270	4	4	106
107	Heating.....	1 566	629	890	5	6	107
108	Upkeep.....	1 879	290	1 534	16	17	108
109	Hallways.....	13	-	13	-	-	109
110	Kitchen.....	763	109	635	2	2	110

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	-	-	25	15	3	5	46	- 42	88
89	-	-	10	3	6	1	19	- 18	89
90	12	5	14	9	3	2	46	- 44	90
91	11	-	7	9	-	4	31	- 27	91
92	64	17	32	36	11	26	187	- 161	92
93	37	9	29	16	6	6	103	- 97	93
94	66	20	15	19	13	53	185	- 132	94
95	123	14	25	21	52	67	310	- 243	95
96	60	17	16	10	35	40	181	- 140	96
97	157	31	37	34	38	73	373	- 300	97
98	11	3	-	12	2	4	32	- 28	98
99	22	14	32	29	4	12	112	- 100	99
100	16	14	21	15	4	10	79	- 69	100
101	3	-	5	-	-	-	8	- 8	101
102	3	-	2	3	-	-	8	- 8	102
103	-	-	14	14	-	2	30	- 28	103
104	-	-	-	2	-	-	2	- 2	104
105	32	6	33	34	10	30	140	- 111	105
106	-	-	3	-	-	4	7	- 3	106
107	16	2	7	17	6	6	52	- 46	107
108	14	5	22	14	2	17	71	- 54	108
109	-	-	-	-	-	-	-	-	109
110	5	-	4	8	2	2	21	- 19	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1993.....	243 236	139 239	-	793	748	1
2	Population in housing units, 1993.....	93 483	57 024	35 229	298	283	2
	Persons, 1993¹¹						
3	1 person.....	22 521	15 427	6 752	87	84	3
4	2 persons.....	30 767	20 441	9 956	77	72	4
5	3 persons.....	16 099	8 099	7 779	45	44	5
6	4 persons.....	14 382	8 445	5 771	52	46	6
7	5 persons.....	6 227	3 213	2 931	17	17	7
8	6 persons.....	2 183	999	1 155	14	13	8
9	7 persons or more.....	1 303	399	884	6	6	9
10	Some URE, some vacant, all non-interview.....	1 327	457	845	20	16	10
11	Median.....	2.8	2.6	3.1	2.8	2.8	11
	Number of Single Children Under 18 Years Old, 1993						
12	None.....	59 572	48 770	10 070	192	179	12
13	1.....	14 612	7 118	7 270	45	44	13
14	2.....	13 146	7 374	5 597	47	41	14
15	3.....	5 217	2 629	2 507	23	25	15
16	4.....	1 592	667	908	9	9	16
17	5.....	458	133	309	-	-	17
18	6 or more.....	212	92	112	2	2	18
19	Median.....	0.8	0.7	1.5	0.8	0.8	19
	Age of Householder, 1993						
20	Under 25 years.....	4 764	176	4 461	30	27	20
21	25 to 29.....	8 180	200	7 782	33	30	21
22	30 to 34.....	10 847	234	10 395	53	54	22
23	35 to 44.....	21 434	255	20 945	59	55	23
24	45 to 54.....	16 057	104	15 794	33	30	24
25	55 to 64.....	11 890	92	11 683	46	47	25
26	65 to 74.....	11 330	96	11 157	19	18	26
27	75 years and over.....	8 981	264	8 613	24	23	27
28	Vacant, URE, or non-interview.....	1 327	457	845	20	16	28
29	Median.....	46	39	46	41	41	29
	Years of School Completed by Householder, 1993						
30	No school years completed.....	330	119	202	-	-	30
	Elementary:						
31	less than 8 years.....	4 218	1 596	2 536	19	18	31
32	8 years.....	3 789	2 058	1 666	4	4	32
	High School:						
33	1 to 3 years.....	9 935	4 995	4 748	37	39	33
34	4 years.....	33 253	20 599	12 110	112	103	34
	College:						
35	1 to 3 years.....	18 657	10 328	8 148	52	50	35
36	4 years or more.....	23 300	16 057	7 093	73	69	36
37	Median.....	12.9	12.9	12.8	12.8	12.8	37
	Year Householder Moved into Unit, 1993						
38	1990 to 1994.....	37 658	25 564	11 439	161	154	38
39	1985 to 1989.....	19 550	14 929	4 321	57	52	39
40	1980 to 1984.....	8 876	7 272	1 509	20	20	40
41	1975 to 1979.....	8 271	7 179	1 022	17	15	41
42	1970 to 1974.....	5 621	4 977	610	8	8	42
43	1960 to 1969.....	7 096	6 268	788	13	15	43
44	1950 to 1959.....	4 070	3 646	396	11	8	44
45	1940 to 1949.....	1 476	1 241	233	4	4	45
46	1939 or earlier.....	679	521	153	4	4	46
47	Born in unit.....	187	86	97	2	2	47
48	Not applicable.....	1 327	457	845	20	16	48
49	Median.....	1 987	1 988	1 994	1 995	1 995	49

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	1 414	249	521	513	389	748	3 884	- 3 130	1
2	541	116	208	182	168	283	1 513	- 1 230	2
3	118	52	63	55	51	84	426	- 342	3
4	183	28	56	35	63	72	443	- 370	4
5	102	20	37	39	23	44	265	- 221	5
6	85	4	34	20	17	46	212	- 165	6
7	42	7	11	16	8	17	100	- 83	7
8	7	3	2	10	6	13	42	- 30	8
9	5	2	5	8	-	6	26	- 19	9
10	17	-	2	-	2	16	41	- 25	10
11	2.8	2.2	2.7	3.0	2.5	2.8	2.7	2.7	11
12	309	84	128	90	111	179	912	- 733	12
13	109	20	34	30	32	44	268	- 225	13
14	84	9	43	24	8	41	216	- 175	14
15	49	2	2	19	11	25	106	- 81	15
16	5	-	-	10	3	9	26	- 17	16
17	3	-	3	6	6	-	17	- 17	17
18	-	-	2	5	-	2	9	- 7	18
19	0.9	0.7	0.8	1.1	0.8	0.8	0.9	0.9	19
20	59	17	20	15	15	27	155	- 129	20
21	113	14	22	21	26	30	228	- 198	21
22	103	16	37	35	30	54	272	- 218	22
23	94	23	37	44	33	55	290	- 234	23
24	51	19	40	12	32	30	187	- 157	24
25	40	12	21	37	8	47	162	- 114	25
26	38	5	14	5	14	18	94	- 76	26
27	46	12	19	14	13	23	126	- 104	27
28	17	-	2	-	2	16	41	- 25	28
29	35	40	42	40	39	41	39	38	29
30	3	6	-	2	-	-	11	- 11	30
31	38	5	17	20	5	18	104	- 85	31
32	24	6	15	13	7	4	68	- 65	32
33	70	17	43	38	27	39	230	- 192	33
34	297	26	74	61	74	103	645	- 542	34
35	68	28	28	28	31	50	233	- 182	35
36	42	30	33	20	25	69	221	- 151	36
37	12.5	13.0	12.4	12.3	12.6	12.8	12.5	12.5	37
38	294	61	101	115	76	154	809	- 655	38
39	149	28	39	30	48	52	352	- 299	39
40	37	4	21	6	26	20	114	- 94	40
41	46	6	2	7	7	15	85	- 70	41
42	10	2	16	4	3	8	42	- 35	42
43	5	7	17	8	4	15	54	- 40	43
44	-	4	9	8	4	8	36	- 28	44
45	-	-	2	-	-	4	6	- 2	45
46	-	-	2	2	-	4	9	- 4	46
47	-	2	-	2	-	2	6	- 4	47
48	17	-	2	-	2	16	41	- 25	48
49	1 995	1 995	1 985	1 994	1 986	1 995	1 995	1 995	49

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1993.....	106 611	104 645	-	1 558	1 476	1
	Monthly Housing Costs, 1993						
2	Less than \$100.....	1 375	460	834	-	-	2
3	\$100 to \$199.....	8 108	3 961	3 996	13	14	3
4	\$200 to \$249.....	4 442	1 280	3 100	17	15	4
5	\$250 to \$299.....	3 777	893	2 824	2	1	5
6	\$300 to \$349.....	3 191	749	2 405	9	9	6
7	\$350 to \$399.....	2 628	554	2 034	5	5	7
8	\$400 to \$449.....	2 633	483	2 113	2	2	8
9	\$450 to \$499.....	2 431	486	1 891	6	6	9
10	\$500 to \$599.....	4 699	1 553	3 063	12	12	10
11	\$600 to \$699.....	4 054	1 308	2 733	5	6	11
12	\$700 to \$799.....	3 525	1 106	2 412	11	9	12
13	\$800 to \$999.....	5 105	2 279	2 810	6	6	13
14	\$1,000 to \$1,249.....	3 788	1 690	2 089	4	4	14
15	\$1,250 to \$1,499.....	2 242	920	1 321	6	6	15
16	\$1,500 or more.....	8 994	2 903	6 039	32	27	16
17	No cash rent.....	2 174	1 073	1 025	16	16	17
18	Mortgage payment not reported.....	3 493	13	3 461	13	13	18
19	Median (excludes no cash rent).....	\$ 535	\$ 587	\$ 515	\$ 585	\$ 569	19
	Median Monthly Housing Costs for Owners, 1993						
20	Monthly costs including all mortgages plus maintenance costs	\$ 471	\$ 541	\$ 446	\$ 442	\$ 417	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 494	\$ 591	\$ 463	\$ 507	\$ 519	21
	Annual Taxes Paid Per \$1000 Value, 1993						
22	Less than \$5.....	17 551	10 750	6 588	45	40	22
23	\$5 to \$9.....	15 865	7 391	8 337	13	12	23
24	\$10 to \$14.....	13 191	5 430	7 649	15	16	24
25	\$15 to \$19.....	6 295	1 870	4 350	21	21	25
26	\$20 to \$24.....	3 502	705	2 749	15	15	26
27	\$25 or more.....	4 456	1 310	3 036	13	15	27
28	Median.....	\$ 9	\$ 7	\$ 11	\$ 11	\$ 12	28
	Property Value, 1993¹²						
29	Less than \$10,000.....	1 871	678	981	1	2	29
30	10,000 to \$19,999.....	2 421	705	1 534	2	2	30
31	20,000 to 29,999.....	2 696	690	1 905	11	9	31
32	30,000 to 39,999.....	3 360	996	2 322	6	6	32
33	40,000 to 49,999.....	4 146	1 096	3 024	6	6	33
34	50,000 to 59,999.....	4 097	1 097	2 992	4	4	34
35	60,000 to 69,999.....	4 762	1 338	3 413	13	13	35
36	70,000 to 79,999.....	4 637	1 205	3 413	6	6	36
37	80,000 to 99,999.....	7 876	3 561	4 298	16	16	37
38	100,000 to 119,999.....	5 155	1 745	3 378	6	5	38
39	120,000 to 149,999.....	5 922	2 718	3 180	9	8	39
40	150,000 to 199,999.....	6 264	3 256	3 003	18	18	40
41	200,000 to 249,999.....	2 983	1 221	1 756	12	12	41
42	250,000 to 299,999.....	1 727	583	1 139	4	4	42
43	300,000 or more.....	3 073	2 017	1 047	8	6	43
44	Median.....	\$ 86 360	\$ 100 992	\$ 77 388	\$ 95 000	\$ 93 125	44

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 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	714	217	332	346	258	1 476	3 428	- 1 965	1
2	47	4	11	12	7	-	81	- 81	2
3	132	2	9	4	7	14	166	- 152	3
4	46	-	8	-	6	15	77	- 62	4
5	45	2	2	2	7	1	59	- 59	5
6	26	1	2	2	6	9	46	- 37	6
7	32	-	2	5	2	5	46	- 41	7
8	29	-	4	2	2	2	40	- 38	8
9	26	5	9	2	12	6	59	- 53	9
10	56	7	11	5	3	12	94	- 82	10
11	11	-	2	-	-	6	19	- 12	11
12	-	-	-	-	5	9	15	- 7	12
13	2	-	4	2	6	6	21	- 15	13
14	2	-	2	2	3	4	14	- 9	14
15	-	-	-	-	-	6	6	-	15
16	17	12	10	-	9	27	79	- 51	16
17	20	13	14	18	12	16	92	- 76	17
18	4	10	2	-	3	13	31	- 19	18
19	\$ 258	\$ 530	\$ 445	\$ 322	\$ 447	\$ 569	\$ 326	\$ 289	19
20	\$ 249	\$ 391	\$ 359	\$ 313	\$ 356	\$ 417	\$ 327	\$ 302	20
21	\$ 252	\$ 460	\$ 420	\$ 322	\$ 396	\$ 519	\$ 306	\$ 281	21
22	144	19	13	14	17	40	252	- 213	22
23	69	9	20	5	33	12	148	- 137	23
24	70	-	22	12	9	16	129	- 113	24
25	51	2	9	4	8	21	96	- 75	25
26	41	-	2	2	2	15	62	- 47	26
27	90	3	12	2	5	15	125	- 110	27
28	\$ 11	\$ 4	\$ 11	\$ 10	\$ 8	\$ 12	\$ 10	\$ 10	28
29	191	1	4	5	12	2	214	- 212	29
30	151	-	20	2	8	2	183	- 181	30
31	75	2	9	5	7	9	109	- 100	31
32	28	2	2	4	6	6	48	- 43	32
33	18	-	2	5	2	6	33	- 26	33
34	2	-	5	2	-	4	14	- 9	34
35	3	-	4	-	5	13	24	- 11	35
36	2	5	4	5	2	6	25	- 19	36
37	-	-	-	6	10	16	33	- 17	37
38	-	2	12	3	14	5	37	- 32	38
39	2	9	9	2	-	8	31	- 23	39
40	-	-	2	-	3	18	24	- 6	40
41	-	4	2	-	-	12	19	- 6	41
42	-	5	-	-	-	4	9	- 5	42
43	-	2	2	-	4	6	16	- 10	43
44	\$ 12 974	\$ 133 333	\$ 53 000	\$ 47 000	\$ 63 000	\$ 93 125	\$ 21 045	\$ 17 568	44

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1993.....	94 809	83 065	-	318	299	45
	Household Income, 1993						
46	Less than \$5,000.....	5 362	1 062	4 160	35	33	46
47	\$5,000 to \$9,999.....	9 382	3 201	5 988	29	26	47
48	\$10,000 to \$14,999.....	8 592	2 074	6 349	48	47	48
49	\$15,000 to \$19,999.....	7 619	1 373	6 114	32	29	49
50	\$20,000 to \$24,999.....	7 693	1 505	6 086	11	11	50
51	\$25,000 to \$29,999.....	8 594	1 561	6 899	30	32	51
52	\$30,000 to \$34,999.....	6 318	891	5 332	21	18	52
53	\$35,000 to \$39,999.....	5 456	681	4 717	23	23	53
54	\$40,000 to \$49,999.....	9 385	2 103	7 195	25	25	54
55	\$50,000 to \$59,999.....	7 069	1 328	5 684	15	12	55
56	\$60,000 to \$79,999.....	8 611	2 523	6 059	10	10	56
57	\$80,000 to \$99,999.....	4 032	931	3 077	6	6	57
58	\$100,000 to \$119,999.....	2 920	761	2 154	11	10	58
59	\$120,000 or more.....	2 448	896	1 552	3	3	59
60	Median.....	\$ 29 709	\$ 28 937	\$ 30 082	\$ 22 273	\$ 23 182	60
	As percent of poverty level: ¹³						
61	Less than 50 percent.....	5 462	1 234	4 097	31	29	61
62	50 to 99.....	8 316	2 530	5 550	49	44	62
63	100 to 149.....	9 960	2 551	7 245	35	39	63
64	150 to 199.....	8 986	1 899	6 960	19	18	64
65	200 percent or more.....	60 760	47 230	12 958	164	153	65
	Income Sources of Families and Primary Individuals, 1993						
66	Wages and salaries.....	68 138	55 820	11 464	195	190	66
67	Wages and salaries were majority of income.....	60 870	47 035	13 045	182	176	67
68	2 or more people each earned over 20% of wages and salaries.....	28 155	15 920	11 900	77	75	68
69	Business, farm or ranch.....	11 337	5 737	5 494	39	34	69
70	Social security or pensions.....	27 942	21 624	6 053	74	73	70
71	Interest or dividend(s).....	41 805	27 116	14 376	94	89	71
72	Rental income.....	11 350	4 125	7 113	51	46	72
73	With lodgers.....	4 332	330	3 933	18	16	73
74	Welfare or SSI.....	6 016	2 201	3 638	40	38	74
75	Alimony or child support.....	4 309	1 672	2 548	24	24	75
76	Other.....	9 753	1 801	7 800	40	38	76
	Amount of Savings and Investments, 1993						
77	Income of \$25,000 or less.....	42 214	27 566	13 856	171	160	77
78	No savings or investments.....	23 251	11 711	10 979	111	104	78
79	\$20,000 or less.....	11 707	3 581	7 964	39	38	79
80	More than \$20,000.....	3 134	807	2 306	6	5	80
81	Not reported.....	4 122	548	3 526	15	14	81
	Foods Stamps, 1993						
82	Income of \$25,000 or less.....	42 214	27 566	13 856	171	160	82
83	Family members received food stamps.....	7 367	3 318	3 830	37	37	83
84	Did not receive food stamps.....	32 456	18 143	13 770	124	114	84
85	Not reported.....	2 390	180	2 180	11	10	85

Components of Inventory Change: 1993-1995

	93 mobile homes moved out	93 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
45	558	116	211	182	170	299	1 553	- 1 254	45
46	23	9	41	39	28	33	173	- 140	46
47	63	22	34	34	38	26	220	- 193	47
48	60	13	33	24	36	47	215	- 167	48
49	78	3	25	16	8	29	160	- 133	49
50	67	14	10	11	2	11	114	- 103	50
51	75	18	18	21	4	32	164	- 134	51
52	65	5	9	8	6	18	114	- 95	52
53	37	5	6	9	2	23	81	- 58	53
54	35	8	14	9	22	25	113	- 88	54
55	24	5	7	5	14	12	68	- 57	55
56	8	6	7	2	7	10	40	- 30	56
57	8	7	5	4	2	6	32	- 26	57
58	-	2	3	-	-	10	16	- 6	58
59	-	-	-	-	-	3	3	-	59
60	\$ 23 493	\$ 24 107	\$ 14 697	\$ 13 750	\$ 12 569	\$ 23 182	\$ 19 630	\$ 19 310	60
61	25	4	29	42	31	29	160	- 132	61
62	62	22	59	48	40	44	281	- 236	62
63	90	15	27	9	26	39	201	- 162	63
64	74	8	19	18	7	18	144	- 127	64
65	290	66	75	66	65	153	726	- 573	65
66	415	90	132	104	107	190	1 044	- 854	66
67	385	85	118	95	101	176	966	- 789	67
68	181	34	47	33	38	75	410	- 334	68
69	48	14	16	7	15	34	139	- 106	69
70	130	25	42	32	35	73	337	- 264	70
71	141	47	47	26	46	89	401	- 312	71
72	30	21	20	23	13	46	159	- 112	72
73	20	9	16	15	7	16	84	- 68	73
74	44	10	46	57	17	38	213	- 175	74
75	36	9	9	22	15	24	112	- 89	75
76	80	12	21	14	24	38	189	- 152	76
77	319	70	150	129	115	160	953	- 792	77
78	226	35	109	119	68	104	666	- 562	78
79	70	25	20	8	38	38	199	- 162	79
80	2	5	4	-	7	5	25	- 20	80
81	21	6	17	2	2	14	63	- 49	81
82	319	70	150	129	115	160	953	- 792	82
83	67	7	53	58	33	37	255	- 219	83
84	238	57	89	69	80	114	658	- 544	84
85	12	6	9	-	2	10	40	- 30	85

Components of Inventory Change: 1993-1995

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1995.....	105 604	109 457	-	1 555	1 480	1
	Occupancy Status, 1995						
2	Vacant.....	5 221	11 300	5 652	44	42	2
3	Occupied.....	88 392	96 747	4 857	28	28	3
4	Type B noninterview.....	1 483	1 410	-	1 483	1 410	4
	Units in Structure, 1995¹						
5	1, detached.....	63 853	65 965	-	135	127	5
6	1, attached.....	5 897	6 150	-	23	20	6
7	2 to 4.....	10 701	10 786	-	221	210	7
8	5 to 9.....	5 504	5 620	-	10	10	8
9	10 to 19.....	4 868	5 025	-	-	-	9
10	20 to 49.....	3 683	3 789	-	4	3	10
11	50 or more.....	4 008	4 045	-	-	-	11
12	Mobile home or trailer.....	5 928	6 968	-	2	-	12
13	Not reported.....	1 160	1 109	-	1 160	1 109	13
	Year Structure Built, 1995²						
14	1995 to 1999.....	34	895	-	-	2	14
15	1990 to 1994.....	5 081	7 510	-	4	9	15
16	1985 to 1989.....	8 751	8 846	-	15	13	16
17	1980 to 1984.....	7 886	7 982	-	6	6	17
18	1975 to 1979.....	12 008	12 100	-	502	465	18
19	1970 to 1974.....	11 231	11 344	-	52	49	19
20	1960 to 1969.....	15 770	15 871	-	108	106	20
21	1950 to 1959.....	13 608	13 647	-	134	132	21
22	1940 to 1949.....	8 503	8 519	-	143	137	22
23	1930 to 1939.....	6 736	6 742	-	132	123	23
24	1920 to 1929.....	5 659	5 659	-	128	124	24
25	1919 or earlier.....	10 333	10 323	-	330	312	25
26	Not applicable.....	3	19	-	-	-	26
27	Median.....	1 965	1 964	-	1 957	1 957	27
	Duration of Vacancy, 1995						
28	Vacant Units.....	1 965	11 300	8 909	44	42	28
29	Less than 1 month vacant.....	604	2 928	2 257	-	-	29
30	1 month up to 2 months.....	17	766	729	-	-	30
31	2 months up to 6 months.....	197	2 319	2 065	2	1	31
32	6 months up to 1 year.....	67	1 004	915	-	-	32
33	1 year up to 2 years.....	19	692	660	-	-	33
34	2 years or more.....	755	1 648	851	-	-	34
35	Never occupied as a permanent home.....	100	464	196	-	-	35
36	Don't know.....	204	1 478	1 236	42	41	36
	Metro/Nonmetropolitan Area, 1995						
37	Inside metropolitan statistical areas.....	80 834	83 581	17	1 218	1 171	37
38	In central cities.....	33 138	33 703	1	662	640	38
39	Suburbs.....	47 693	49 877	17	556	531	39
40	Outside metropolitan statistical areas.....	24 716	25 876	10	307	309	40
	Regions, 1995						
41	Northeast.....	21 523	21 820	-	644	616	41
42	Midwest.....	25 188	26 013	-	411	393	42
43	South.....	37 019	38 922	-	203	189	43
44	West.....	21 876	22 702	-	298	281	44

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	472	109	3 293	56	5 408	1 555	3 853	1
2	77	43	308	-	471	44	427	2
3	395	65	2 985	56	3 527	28	3 499	3
4	-	-	-	-	1 410	1 483	- 73	4
5	-	42	2 078	-	2 247	135	2 112	5
6	-	11	244	-	275	23	253	6
7	-	14	83	-	307	221	86	7
8	-	4	112	-	123	8	116	8
9	-	9	147	-	157	-	157	9
10	-	14	94	-	111	4	107	10
11	-	8	31	-	38	-	38	11
12	472	6	505	58	1 042	2	1 040	12
13	-	-	-	-	1 109	1 160	- 51	13
14	-	-	858	-	861	-	861	14
15	54	10	2 355	5	2 433	4	2 429	15
16	74	2	20	4	111	15	96	16
17	68	-	13	15	103	6	97	17
18	99	10	12	9	593	502	92	18
19	66	6	25	20	166	52	114	19
20	67	21	11	4	208	108	101	20
21	21	20	-	-	173	134	39	21
22	3	18	-	-	159	143	16	22
23	5	10	-	-	138	132	6	23
24	-	5	-	-	128	128	-	24
25	-	7	-	-	320	330	- 10	25
26	16	-	-	-	16	-	16	26
27	1 978	1 953	1 993	1 980	1 998	1 957	1 994	27
28	77	43	308	-	471	44	427	28
29	14	3	50	-	67	-	67	29
30	9	2	9	-	21	-	21	30
31	15	5	38	-	58	2	56	31
32	5	-	17	-	22	-	22	32
33	3	5	6	-	14	-	14	33
34	19	23	-	-	41	-	41	34
35	5	1	162	-	168	-	168	35
36	9	4	26	-	80	42	38	36
37	222	87	2 451	22	3 949	1 218	2 731	37
38	40	51	496	-	1 226	662	564	38
39	182	35	1 956	22	2 723	556	2 167	39
40	250	22	842	35	1 457	307	1 150	40
41	25	19	279	2	941	644	297	41
42	82	17	719	24	1 235	411	824	42
43	269	52	1 572	25	2 106	203	1 903	43
44	96	21	724	6	1 125	298	826	44

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
	Urbanized Areas, 1995						
45	Inside Urbanized Areas.....	63 764	66 246	3	1 028	987	45
46	In central cities of P(MSA)s.....	33 138	33 703	1	662	640	46
47	Urban Fringe.....	30 626	32 543	2	365	349	47
48	Outside Urbanized Areas.....	41 784	43 211	25	498	492	48
49	Other urban.....	12 299	12 444	4	210	212	49
50	Rural.....	29 484	30 767	21	287	279	50
	Heating and Cooling Degree Day Zone, 1995						
51	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	11 152	11 469	2	259	262	51
52	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	29 210	30 084	43	490	470	52
53	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	24 347	25 199	3	473	458	53
54	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	20 223	21 124	14	199	186	54
55	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 633	13 311	-	56	55	55
56	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 944	8 271	5	49	49	56
	OCCUPIED UNITS						
57	Total, 1995.....	92 383	95 833	-	25	25	57
	Tenure, 1995						
58	Owner occupied.....	56 329	62 848	3 736	19	19	58
59	Percent of all occupied.....	66%	64%	44%	73%	73%	59
60	Renter occupied.....	27 354	32 985	4 964	6	6	60
	Race and Origin, 1995						
61	White.....	70 933	80 309	6 313	24	24	61
62	Non-Hispanic.....	65 257	74 222	6 055	24	24	62
63	Hispanic.....	4 215	6 087	1 718	-	-	63
64	Black.....	8 803	11 357	2 322	2	2	64
65	Other.....	2 440	4 167	1 575	-	-	65
66	Total Hispanic.....	4 982	7 265	2 095	-	-	66
67	Vacant, URE, or Non-Interview.....	278	914	586	2	2	67

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	96	69	2 355	-	3 507	1 028	2 479	45
46	40	51	496	-	1 226	662	564	46
47	55	18	1 859	-	2 281	365	1 915	47
48	376	39	938	56	1 900	498	1 402	48
49	70	10	54	4	351	210	141	49
50	305	29	885	52	1 549	287	1 262	50
51	38	6	266	3	574	259	315	51
52	82	26	719	23	1 320	490	830	52
53	93	39	717	17	1 322	473	849	53
54	111	9	774	7	1 086	199	887	54
55	93	17	569	2	735	56	678	55
56	57	13	249	6	371	49	322	56
57	384	65	2 946	56	3 474	25	3 450	57
58	263	29	2 437	56	2 801	19	2 782	58
59	74%	25%	69%	84%	70%	73%	70%	59
60	121	37	509	-	673	6	667	60
61	339	43	2 635	47	3 087	24	3 064	61
62	317	43	2 506	45	2 933	24	2 910	62
63	22	-	129	3	154	-	154	63
64	32	16	175	9	234	2	232	64
65	13	5	136	-	153	-	153	65
66	33	-	153	3	188	-	188	66
67	11	-	39	-	51	2	49	67

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

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

	Characteristics	Present in 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1995.....	105 604	109 457	-	1 555	1 479	1
	MULTI-UNIT STRUCTURES						
2	Total, 1995.....	25 892	29 050	-	9	7	2
	Stories in Structure, 1995^{3,4}						
3	1.....	2 922	2 973	-	31	29	3
4	2.....	10 431	10 660	-	55	53	4
5	3.....	8 137	8 311	-	76	73	5
6	4 to 6.....	4 523	4 554	-	43	39	6
7	7 or more.....	2 575	2 590	-	-	-	7
	External Building Conditions, 1995^{4,5,6}						
8	Sagging roof.....	3	115	111	-	-	8
9	Missing roofing material.....	6	175	169	-	-	9
10	Hole in roof.....	-	29	29	-	-	10
11	Could not see roof.....	805	3 372	2 548	-	-	11
12	Missing bricks, siding, other outside wall material.....	81	540	456	-	-	12
13	Sloping outside walls.....	-	82	82	-	-	13
14	Boarded up windows.....	47	257	209	-	-	14
15	Broken windows.....	39	357	315	-	-	15
16	Bars on windows.....	69	590	518	-	-	16
17	Foundation crumbling or has open crack or hole.....	38	343	302	-	-	17
18	Could not see foundation.....	85	947	851	-	-	18
19	None of the Above.....	15 683	22 173	6 036	9	7	19
20	Could not observe or not reported.....	1 095	4 434	3 308	-	-	20
	Rooms, 1995						
21	1 room.....	441	880	423	-	-	21
22	2 rooms.....	564	1 351	772	-	-	22
23	3 rooms.....	6 902	9 797	2 713	-	-	23
24	4 rooms.....	12 998	20 239	6 644	9	7	24
25	5 rooms.....	12 626	24 094	10 621	-	-	25
26	6 rooms.....	10 744	22 016	10 411	2	2	26
27	7 rooms.....	6 032	14 154	7 469	9	9	27
28	8 rooms.....	3 173	8 360	4 808	6	6	28
29	9 rooms.....	1 222	4 107	2 693	2	2	29
30	10 rooms or more.....	1 173	3 005	1 647	2	2	30
31	Median.....	5.6	5.9	6.3	7.4	7.6	31
	Bedrooms, 1995						
32	None.....	997	1 523	505	-	-	32
33	1.....	11 249	13 818	2 307	-	-	33
34	2.....	27 810	33 654	4 837	11	10	34
35	3.....	34 818	42 771	6 033	6	6	35
36	4 or more.....	12 682	16 239	2 842	13	13	36
37	Not Applicable.....	1 525	1 450	-	1 525	1 450	37
38	Median.....	3.1	3.1	3.1	3.7	3.8	38
	Complete Bathrooms, 1995						
39	None.....	730	1 180	425	-	-	39
40	1.....	45 171	49 729	3 857	11	11	40
41	1 and one-half.....	10 432	14 991	4 332	4	4	41
42	2 or more.....	34 415	42 105	4 717	15	14	42
43	Not applicable.....	1 525	1 450	-	1 525	1 450	43
44	Median.....	1.5	1.6	1.8	2.0	1.9	44

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	93 units changed to nonresidential use	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	472	-	108	3 293	56	5 407	1 555	3 852	1
2	-	-	48	466	-	519	6	509	2
3	-	-	7	44	-	79	29	50	3
4	-	-	8	223	-	284	55	229	4
5	-	-	17	160	-	250	76	174	5
6	-	-	5	31	-	75	43	32	6
7	-	-	6	9	-	15	-	15	7
8	-	-	-	-	-	-	-	-	8
9	-	-	-	-	-	-	-	-	9
10	-	-	-	-	-	-	-	-	10
11	-	-	14	5	-	19	-	19	11
12	-	-	-	3	-	3	-	3	12
13	-	-	-	-	-	-	-	-	13
14	-	-	-	-	-	-	-	-	14
15	-	-	1	2	-	3	-	3	15
16	-	-	1	2	-	3	-	3	16
17	-	-	-	3	-	3	-	3	17
18	-	-	7	4	-	11	-	11	18
19	-	-	28	428	-	460	6	454	19
20	-	-	16	16	-	32	-	32	20
21	5	-	6	5	-	16	-	16	21
22	8	-	4	3	-	15	-	15	22
23	32	-	18	127	4	182	-	182	23
24	198	-	32	365	6	606	9	597	24
25	131	-	34	669	13	847	-	847	25
26	58	-	7	781	14	863	2	861	26
27	33	-	4	605	12	662	9	654	27
28	7	-	2	366	2	384	6	378	28
29	-	-	-	190	2	194	2	192	29
30	-	-	2	180	4	188	2	186	30
31	5.0	-	4.8	6.6	6.4	6.4	7.4	6.4	31
32	5	-	8	9	-	22	-	22	32
33	39	-	23	197	4	263	-	263	33
34	254	-	56	694	6	1 018	11	1 007	34
35	163	-	17	1 698	40	1 925	6	1 919	35
36	11	-	3	695	6	729	13	716	36
37	-	-	-	-	-	1 450	1 525	- 75	37
38	2.8	-	2.4	3.4	3.5	3.4	3.7	3.3	38
39	8	-	11	7	-	26	-	26	39
40	230	-	59	400	13	712	11	701	40
41	64	-	5	157	3	231	4	227	41
42	170	-	33	2 730	41	2 988	15	2 973	42
43	-	-	-	-	-	1 450	1 525	- 75	43
44	1.5	-	1.4	2.2	2.2	2.2	2.0	2.2	44

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

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

	Characteristics	Present in 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
45	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1995	67 592	72 826	-	21	21	45
	Square Footage of Unit, 1995⁷						
46	Less than 500.....	1 060	1 147	51	2	2	46
47	500 to 749.....	2 911	3 135	115	-	-	47
48	750 to 999.....	6 056	6 484	206	2	2	48
49	1,000 to 1,499.....	15 539	16 681	481	-	-	49
50	1,500 to 1,999.....	13 566	14 614	446	6	6	50
51	2,000 to 2,499.....	9 692	10 443	364	2	2	51
52	2,500 to 2,999.....	5 356	5 871	244	2	2	52
53	3,000 to 3,999.....	4 774	5 296	236	4	4	53
54	4,000 or more.....	2 697	3 004	165	2	2	54
55	Not reported (includes don't know).....	5 081	6 150	622	-	-	55
56	Median	1 693	1 702	1 837	2 000	2 000	56
	Lot Size, 1995^{7,8}						
57	Less than one-eighth acre.....	5 599	5 804	-	14	9	57
58	one-eighth up to one-quarter acre.....	11 709	12 170	-	21	23	58
59	one-quarter up to one-half acre.....	9 617	10 082	-	6	6	59
60	one-half up to one acre.....	7 087	7 467	-	9	9	60
61	1 to 4 acres.....	9 978	10 475	-	9	8	61
62	5-9 acres.....	1 613	1 718	-	2	2	62
63	10 acres or more.....	3 110	3 248	-	15	15	63
64	Don't know.....	16 463	17 152	-	49	45	64
65	Not reported.....	4 604	4 814	-	13	12	65
66	Median	0.4	0.4	-	0.4	0.4	66

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	93 units changed to nonresidential use	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	472	-	48	2 583	58	3 183	21	3 162	45
46	17	-	2	12	4	38	2	36	46
47	67	-	8	35	-	110	-	110	47
48	109	-	6	98	9	223	2	221	48
49	77	-	8	566	10	661	-	661	49
50	48	-	4	538	11	608	6	602	50
51	2	-	-	385	-	389	2	387	51
52	2	-	6	260	2	272	2	271	52
53	4	-	-	277	5	290	4	286	53
54	2	-	2	138	-	144	2	142	54
55	143	-	13	274	17	447	-	447	55
56	934	-	1 125	1 913	1 875	1 777	2 000	1 775	56
57	61	-	-	149	-	219	14	205	57
58	39	-	4	415	2	482	21	461	58
59	26	-	5	429	4	471	6	465	59
60	32	-	2	343	4	389	9	380	60
61	44	-	8	437	9	506	9	498	61
62	16	-	-	84	5	107	2	105	62
63	18	-	2	110	9	153	15	138	63
64	181	-	10	485	18	739	49	689	64
65	55	-	18	131	7	223	13	210	65
66	0.4	-	0.9	0.5	1.7	0.5	0.4	0.5	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1995.....	105 604	109 457	-	1 555	1 479	1
	Equipment, 1995^{6,9}						
2	Lacking complete kitchen facilities.....	1 216	3 682	2 293	2	1	2
3	With complete kitchen.....	96 503	104 325	4 068	28	28	3
4	Kitchen Sink.....	100 387	106 956	2 689	30	29	4
5	Refrigerator.....	97 855	105 237	3 606	28	28	5
6	Less than 5 years old.....	18 270	37 045	15 932	13	13	6
7	Age not reported.....	297	3 761	3 398	-	-	7
8	Burners and oven.....	96 788	104 925	4 336	30	29	8
9	Less than 5 years old.....	13 660	29 606	12 783	11	11	9
10	Age not reported.....	273	3 942	3 596	-	-	10
11	Burners only.....	18	132	112	-	-	11
12	Less than 5 years old.....	-	26	26	-	-	12
13	Age not reported.....	1	34	30	-	-	13
14	Oven only.....	2	121	115	-	-	14
15	Less than 5 years old.....	2	36	33	-	-	15
16	Age not reported.....	-	16	14	-	-	16
17	Neither burners nor oven.....	679	1 872	1 114	-	-	17
18	Dishwasher.....	48 048	56 263	5 296	17	17	18
19	Less than 5 years old.....	9 707	20 314	7 875	2	2	19
20	Age not reported.....	156	2 256	2 062	-	-	20
21	Washing machine.....	68 502	78 298	6 501	24	24	21
22	Less than 5 years old.....	13 113	28 165	12 926	9	9	22
23	Age not reported.....	65	1 515	1 414	-	-	23
24	Clothes dryer.....	62 985	73 178	6 974	21	21	24
25	Less than 5 years old.....	10 729	24 322	11 494	4	4	25
26	Age not reported.....	50	1 389	1 300	-	-	26
27	Disposal in kitchen sink.....	39 165	45 918	4 472	15	14	27
28	Less than 5 years old.....	7 630	17 181	7 408	4	3	28
29	Age not reported.....	198	2 600	2 367	-	-	29
30	Air Conditioning.....	66 532	78 809	8 967	21	20	30
31	Central.....	42 176	50 175	5 037	13	12	31
32	1 room unit.....	10 622	18 165	7 274	4	4	32
33	2 room units.....	3 733	7 679	3 884	2	2	33
34	3 room units or more.....	1 435	2 788	1 338	2	2	34
	Main Heating Equipment, 1995						
35	Warm-air furnace.....	45 131	57 179	9 626	21	20	35
36	Steam or hot water system.....	11 859	14 649	2 643	-	-	36
37	Electric heat pump.....	5 848	10 507	3 780	2	2	37
38	Built-in electric units.....	4 407	8 211	3 597	4	4	38
39	Floor, wall, or other built-in hot air units without ducts.....	2 833	5 464	2 592	-	-	39
40	Room heaters with flue.....	785	2 141	1 334	-	-	40
41	Room heaters without flue.....	750	1 868	1 103	-	-	41
42	Portable electric heaters.....	224	922	639	-	-	42
43	Stoves.....	1 604	2 871	1 227	-	-	43
44	Fireplaces with inserts.....	202	601	394	-	-	44
45	Fireplaces without inserts.....	73	441	352	-	-	45
46	Other.....	103	1 390	1 278	2	2	46
47	None.....	649	1 763	1 047	-	-	47
48	Non-Interview.....	1 525	1 450	-	1 525	1 450	48
	Plumbing, 1995¹⁰						
49	With all plumbing facilities.....	98 142	105 471	3 449	30	29	49
50	Lacking some plumbing facilities.....	145	404	241	-	-	50
51	No hot piped water.....	27	125	90	-	-	51
52	No bathtub nor shower.....	111	298	178	-	-	52
53	No flush toilet.....	96	192	88	-	-	53
54	No plumbing facilities for exclusive use.....	453	2 132	1 650	-	-	54
55	Not Applicable.....	1 525	1 450	-	1 525	1 450	55

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	472	108	3 293	56	5 407	1 555	3 852	1
2	27	36	112	-	175	2	173	2
3	444	72	3 181	56	3 781	28	3 754	3
4	464	96	3 266	56	3 910	30	3 880	4
5	451	78	3 193	56	3 804	28	3 776	5
6	155	35	2 617	36	2 855	13	2 842	6
7	23	2	40	-	65	-	65	7
8	460	83	3 204	56	3 831	30	3 801	8
9	124	31	2 971	38	3 174	11	3 163	9
10	23	5	46	-	73	-	73	10
11	-	3	-	-	3	-	3	11
12	-	-	-	-	-	-	-	12
13	-	3	-	-	3	-	3	13
14	-	3	1	-	5	-	5	14
15	-	-	1	-	1	-	1	15
16	-	2	-	-	2	-	2	16
17	8	19	52	-	79	-	79	17
18	92	34	2 770	25	2 936	17	2 919	18
19	52	17	2 641	23	2 734	2	2 732	19
20	2	2	35	-	39	-	39	20
21	318	39	2 893	47	3 318	24	3 295	21
22	112	10	1 983	22	2 136	9	2 127	22
23	5	-	32	-	36	-	36	23
24	291	38	2 843	47	3 239	21	3 219	24
25	122	16	1 940	20	2 102	4	2 098	25
26	3	-	36	-	39	-	39	26
27	48	36	2 185	15	2 297	15	2 282	27
28	38	15	2 083	10	2 147	4	2 143	28
29	-	2	28	5	35	-	35	29
30	352	58	2 862	39	3 330	21	3 309	30
31	215	36	2 686	29	2 975	13	2 962	31
32	100	12	149	8	273	4	270	32
33	35	5	20	2	64	2	62	33
34	3	6	7	-	18	2	16	34
35	306	46	2 040	32	2 442	21	2 421	35
36	-	18	124	5	147	-	147	36
37	61	9	802	6	881	2	879	37
38	30	9	163	5	210	4	206	38
39	16	2	22	-	39	-	39	39
40	5	1	14	2	22	-	22	40
41	7	4	4	-	15	-	15	41
42	19	-	39	2	59	-	59	42
43	15	3	19	3	39	-	39	43
44	-	-	5	-	5	-	5	44
45	2	-	14	-	16	-	16	45
46	4	4	-	2	12	2	10	46
47	7	13	47	-	68	-	68	47
48	-	-	-	-	1 450	1 525	- 75	48
49	458	96	3 273	56	3 910	30	3 880	49
50	3	8	7	-	18	-	18	50
51	3	2	5	-	9	-	9	51
52	-	7	3	-	10	-	10	52
53	-	3	5	-	8	-	8	53
54	11	4	13	-	29	-	29	54
55	-	-	-	-	1 450	1 525	- 75	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
	Main House Heating Fuel, 1995						
56	Housing units with heating fuel.....	92 433	101 127	5 061	26	26	56
57	Electricity.....	22 222	30 173	6 333	9	9	57
58	Piped gas.....	39 100	48 368	7 794	13	13	58
59	Bottled gas.....	2 295	4 174	1 600	-	-	59
60	Floor, wall, or other built-in hot air units without ducts.....	9 198	11 981	2 668	2	2	60
61	Kerosene or other liquid fuel.....	455	1 156	645	-	-	61
62	Coal or coke.....	197	258	60	-	-	62
63	Wood.....	2 504	4 272	1 698	2	2	63
64	Solar energy.....	11	23	12	-	-	64
65	Other.....	104	722	598	-	-	65

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
56	416	75	3 089	56	3 659	26	3 633	56
57	203	26	1 372	21	1 628	9	1 619	57
58	109	31	1 326	9	1 487	13	1 474	58
59	41	3	217	17	279	-	279	59
60	9	10	96	-	117	2	116	60
61	36	-	21	-	56	-	56	61
62	-	-	-	-	-	-	-	62
63	17	3	47	3	72	2	70	63
64	-	-	-	-	-	-	-	64
65	1	2	9	7	20	-	20	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1995.....	105 604	109 457	-	1 555	1 479	1
	Selected Amenities, 1995⁶						
2	Porch, deck, balcony, or patio.....	70 509	82 931	9 248	26	26	2
3	Not reported.....	-	374	370	-	-	3
4	Usable fireplace.....	27 765	33 831	4 379	13	13	4
5	Separate dining room.....	34 696	49 665	12 924	17	17	5
	With 2 or more living rooms or recreation rooms, etc.....	21 436	30 425	7 611	11	11	6
7	Garage or carport included with home.....	51 196	59 314	5 781	24	22	7
8	Not included.....	36 783	44 232	6 038	4	4	8
9	Offstreet parking not reported.....	5	452	420	-	-	9
10	Offstreet Parking included.....	24 926	33 680	7 526	4	4	10
11	Garage or carport not reported.....	4	420	366	-	-	11
	Owner or Manager on Property, 1995						
12	Rental, multiunit.....	16 841	20 805	3 638	4	4	12
13	Owner or manager lives on property.....	4 036	7 339	3 165	2	2	13
14	Neither owner nor manager lives on property.....	8 455	13 466	4 822	2	2	14
	Selected Deficiencies, 1995⁶						
15	Holes in floors.....	250	1 423	1 135	-	-	15
16	Open cracks or holes (interior).....	1 259	5 399	4 037	-	-	16
17	Broken plaster or peeling paint (interior).....	996	4 535	3 480	-	-	17
18	Exposed wiring.....	235	2 074	1 807	-	-	18
19	No electrical wiring.....	79	144	65	-	-	19
20	Rooms without electrical outlets.....	326	2 186	1 831	-	-	20
	Description of Area Within 300 Feet, 1995⁶						
21	Single-family detached houses.....	5 495	10 041	4 436	4	3	21
	Single-family attached or 1 to 3 story multiunit.....	14 392	20 431	5 624	6	5	22
22	4 to 6 story multiunit.....	2 531	4 666	2 097	-	-	23
23	7 stories or more multiunit.....	1 460	2 217	740	-	-	24
24	Mobile Homes.....	89	272	180	-	-	25
25	Residential parking lots.....	3 322	7 855	4 370	-	-	26
26	Commercial, institutional, or industrial.....	4 192	8 159	3 874	-	-	27
27	Body of water.....	632	1 425	750	-	-	28
28	Open space, park, farm, or ranch.....	1 735	4 852	2 988	2	2	29
29	4+ lane highway, railroad, or airport.....	843	2 875	1 979	-	-	30
30	Other.....	155	1 233	1 059	-	-	31
31	Not observed or not reported.....	192	1 621	1 410	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1995						
33	None.....	19 742	25 218	5 029	6	6	33
34	1 building.....	35	541	501	-	-	34
35	More than 1 building.....	163	751	578	2	1	35
36	No buildings within 300 feet.....	58	480	402	-	-	36
37	Not reported.....	251	2 061	1 780	-	-	37
	Bars on Windows of Buildings, 1995						
38	With other buildings within 300 ft.....	25 088	28 579	2 997	9	7	38
39	No bars on windows.....	16 845	22 771	5 488	6	6	39
40	1 building with bars.....	41	584	542	-	-	40
41	2 or more buildings with bars.....	1 638	3 385	1 711	2	1	41
42	Not reported.....	221	1 831	1 591	-	-	42

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	472	108	3 293	56	5 407	1 555	3 852	1
2	320	52	2 767	36	3 199	26	3 173	2
3	-	-	4	-	4	-	4	3
4	39	12	1 621	16	1 700	13	1 687	4
5	122	28	1 869	25	2 062	17	2 045	5
6	34	19	1 309	18	1 389	11	1 378	6
7	79	20	2 218	25	2 361	24	2 337	7
8	349	66	963	33	1 415	4	1 411	8
9	10	2	16	-	28	-	28	9
10	302	44	849	33	1 232	4	1 228	10
11	6	-	43	-	49	-	49	11
12	-	19	307	-	330	4	326	12
13	-	9	128	-	139	2	137	13
14	-	10	179	-	191	2	189	14
15	13	8	15	3	38	-	38	15
16	38	7	56	3	103	-	103	16
17	12	21	25	-	58	-	58	17
18	10	2	16	5	33	-	33	18
19	-	-	-	-	-	-	-	19
20	13	1	15	-	29	-	29	20
21	-	6	104	-	114	4	110	21
22	-	38	378	-	419	4	415	22
23	-	10	28	-	38	-	38	23
24	-	6	9	-	16	-	16	24
25	-	3	-	-	3	-	3	25
26	-	11	152	-	163	-	163	26
27	-	13	80	-	93	-	93	27
28	-	2	40	-	42	-	42	28
29	-	6	123	-	131	2	129	29
30	-	5	47	-	53	-	53	30
31	-	-	19	-	19	-	19	31
32	-	5	15	-	20	-	20	32
33	-	33	414	-	450	4	446	33
34	-	3	3	-	6	-	6	34
35	-	10	2	-	13	2	11	35
36	-	-	20	-	20	-	20	36
37	-	3	27	-	30	-	30	37
38	-	48	446	-	500	6	494	38
39	-	31	408	-	442	4	438	39
40	-	-	-	-	-	-	-	40
41	-	15	23	-	38	2	36	41
42	-	3	17	-	20	-	20	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
	OCCUPIED UNITS						
43	Total, 1995.....	88 392	96 747	4 857	28	28	43
	Water Supply Stoppage, 1993						
44	With hot and cold piped water.....	86 716	96 563	6 350	28	28	44
45	No stoppage in last 3 months.....	78 243	91 075	9 537	26	26	45
46	With stoppage in last 3 months.....	479	3 739	3 135	-	-	46
47	No stoppage lasting 6 hours or more.....	89	1 396	1 258	-	-	47
48	1 time lasting 6 hours or more.....	78	1 568	1 442	-	-	48
49	2 times.....	15	330	309	-	-	49
50	3 times.....	-	138	129	-	-	50
51	4 times or more.....	5	143	133	-	-	51
52	Number of times not reported.....	-	164	154	-	-	52
53	Stoppage not reported.....	25	838	788	-	-	53
	Sewage Disposal Breakdowns, 1995						
54	With public sewer.....	64 906	73 946	6 686	17	17	54
55	No breakdowns in last 3 months.....	62 199	72 167	7 673	15	15	55
56	With breakdowns in last 3 months.....	63	1 110	1 015	-	-	56
57	No breakdowns lasting 6 hours or more.....	10	358	331	-	-	57
58	1 time lasting 6 hours or more.....	21	566	533	-	-	58
59	2 times.....	-	84	82	-	-	59
60	3 times.....	-	40	40	-	-	60
61	4 times or more.....	3	62	59	-	-	61
62	With septic tank or cesspool.....	19 238	22 681	2 300	11	11	62
63	No breakdowns in last 3 months.....	18 278	22 006	2 612	11	11	63
64	With breakdowns in last 3 months.....	36	434	395	-	-	64
65	No breakdowns lasting 6 hours or more.....	2	118	116	-	-	65
66	1 time lasting 6 hours or more.....	15	265	246	-	-	66
67	2 times.....	-	32	32	-	-	67
68	3 times.....	-	7	7	-	-	68
69	4 times or more.....	-	14	14	-	-	69
	Heating Problems, 1995						
70	With heating equipment and occupied last winter.....	72 258	85 753	10 838	26	26	70
71	Not uncomfortably cold for 24 hours or more last winter.....	64 171	80 747	14 011	24	24	71
72	Uncomfortably cold for 24 hours or more last winter.....	906	4 768	3 774	2	2	72
73	Equipment breakdowns.....	146	1 735	1 567	-	-	73
74	No breakdowns lasting 6 hours or more.....	-	91	90	-	-	74
75	1 time lasting 6 hours or more.....	29	934	894	-	-	75
76	2 times.....	3	271	262	-	-	76
77	3 times.....	4	141	134	-	-	77
78	4 times or more.....	12	202	191	-	-	78
79	Number of times not reported.....	-	96	96	-	-	79
80	Other causes.....	582	3 224	2 580	2	2	80
81	Utility interruption.....	95	746	630	-	-	81
82	Inadequate heating capacity.....	81	800	711	-	-	82
83	Inadequate insulation.....	38	447	397	2	2	83
84	Other.....	97	1 071	958	-	-	84
85	Not reported.....	2	159	154	-	-	85
86	Reason for discomfort not reported.....	-	58	55	-	-	86
87	Discomfort not reported.....	3	240	232	-	-	87

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	395	65	2 985	56	3 527	28	3 499	43
44	392	65	2 985	56	3 524	28	3 496	44
45	328	61	2 851	56	3 320	26	3 295	45
46	50	4	71	-	125	-	125	46
47	18	-	32	-	49	-	49	47
48	26	2	19	-	47	-	47	48
49	-	-	6	-	6	-	6	49
50	2	-	8	-	10	-	10	50
51	5	-	-	-	5	-	5	51
52	-	2	8	-	10	-	10	52
53	3	-	23	-	26	-	26	53
54	206	48	2 092	9	2 371	17	2 354	54
55	195	48	2 046	9	2 309	15	2 295	55
56	5	-	27	-	32	-	32	56
57	2	-	16	-	18	-	18	57
58	2	-	11	-	12	-	12	58
59	2	-	-	-	2	-	2	59
60	-	-	-	-	-	-	-	60
61	-	-	-	-	-	-	-	61
62	185	17	893	47	1 153	11	1 142	62
63	180	17	872	47	1 127	11	1 116	63
64	2	-	3	-	4	-	4	64
65	-	-	-	-	-	-	-	65
66	2	-	3	-	4	-	4	66
67	-	-	-	-	-	-	-	67
68	-	-	-	-	-	-	-	68
69	-	-	-	-	-	-	-	69
70	309	45	2 263	42	2 684	26	2 658	70
71	281	43	2 202	40	2 589	24	2 565	71
72	28	2	55	2	90	2	88	72
73	4	-	16	2	22	-	22	73
74	2	-	-	-	2	-	2	74
75	-	-	10	2	12	-	12	75
76	3	-	3	-	6	-	6	76
77	-	-	3	-	3	-	3	77
78	-	-	-	-	-	-	-	78
79	-	-	-	-	-	-	-	79
80	24	2	37	-	64	2	62	80
81	13	-	9	-	22	-	22	81
82	4	2	3	-	8	-	8	82
83	2	-	11	-	15	2	13	83
84	5	-	12	-	17	-	17	84
85	-	-	3	-	3	-	3	85
86	-	-	3	-	3	-	3	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
	Overall Opinion of Structure, 1995						
88	1 (worst).....	42	537	487	-	-	88
89	2.....	11	380	362	-	-	89
90	3.....	51	728	667	-	-	90
91	4.....	59	1 066	985	-	-	91
92	5.....	1 066	5 608	4 452	-	-	92
93	6.....	485	4 599	4 044	-	-	93
94	7.....	2 239	10 665	8 208	-	-	94
95	8.....	7 677	23 796	15 476	9	9	95
96	9.....	3 663	15 037	10 797	9	9	96
97	10 (best).....	17 393	32 354	13 188	9	9	97
98	Not reported.....	52	1 064	980	-	-	98
	Selected Physical Problems, 1995⁶						
99	Selected physical problems.....	288	2 007	1 704	-	-	99
100	Plumbing.....	221	1 495	1 264	-	-	100
101	Heating.....	31	344	310	-	-	101
102	Electric.....	-	52	49	-	-	102
103	Upkeep.....	16	173	158	-	-	103
104	Hallways.....	-	4	4	-	-	104
105	Moderate physical problems.....	1 125	4 215	3 023	-	-	105
106	Plumbing.....	8	267	257	-	-	106
107	Heating.....	621	1 553	922	-	-	107
108	Upkeep.....	268	1 817	1 514	-	-	108
109	Hallways.....	-	12	12	-	-	109
110	Kitchen.....	107	777	650	-	-	110

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
88	2	-	6	-	8	-	8	88
89	3	-	4	-	7	-	7	89
90	4	2	3	-	9	-	9	90
91	3	2	17	-	22	-	22	91
92	42	-	39	9	90	-	90	92
93	27	-	40	2	70	-	70	93
94	58	7	153	-	218	-	218	94
95	98	20	515	10	652	9	643	95
96	38	12	529	-	585	9	577	96
97	99	20	1 621	36	1 783	9	1 774	97
98	11	2	19	-	32	-	32	98
99	5	-	10	-	15	-	15	99
100	5	-	6	-	10	-	10	100
101	-	-	3	-	3	-	3	101
102	1	-	2	-	3	-	3	102
103	-	-	-	-	-	-	-	103
104	-	-	-	-	-	-	-	104
105	15	13	38	3	67	-	67	105
106	2	-	-	-	2	-	2	106
107	4	2	4	-	10	-	10	107
108	9	2	23	3	36	-	36	108
109	-	-	-	-	-	-	-	109
110	-	9	13	-	21	-	21	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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1995.....	138 212	249 202	-	77	77	1
2	Population in housing units, 1995.....	56 609	95 834	35 889	26	26	2
	Persons, 1995¹¹						
3	1 person.....	15 280	23 152	7 337	4	4	3
4	2 persons.....	20 285	31 651	10 122	6	6	4
5	3 persons.....	8 020	16 333	7 708	4	4	5
6	4 persons.....	8 365	14 635	5 571	6	6	6
7	5 persons.....	3 163	6 422	2 993	-	-	7
8	6 persons.....	987	2 388	1 324	2	2	8
9	7 persons or more.....	394	1 253	834	2	2	9
10	Some URE, some vacant, all non-interview.....	278	914	586	2	2	10
11	Median.....	2.6	2.8	3.0	3.3	3.3	11
	Number of Single Children Under 18 Years Old, 1995						
12	None.....	49 012	60 198	9 298	17	17	12
13	1.....	7 037	15 495	7 867	2	2	13
14	2.....	7 314	13 408	5 419	6	6	14
15	3.....	2 579	5 380	2 518	-	-	15
16	4.....	657	1 607	898	-	-	16
17	5.....	133	411	268	2	2	17
18	6 or more.....	90	248	158	-	-	18
19	Median.....	0.7	0.8	1.5	0.8	0.8	19
	Age of Householder, 1995						
20	Under 25 years.....	144	4 514	4 163	-	-	20
21	25 to 29.....	161	7 680	7 051	-	-	21
22	30 to 34.....	150	10 589	9 814	2	2	22
23	35 to 44.....	199	22 332	21 195	9	9	23
24	45 to 54.....	45	17 804	17 252	4	4	24
25	55 to 64.....	36	12 040	11 653	9	9	25
26	65 to 74.....	62	11 493	11 191	-	-	26
27	75 years and over.....	242	9 380	9 021	2	2	27
28	Vacant, URE, or non-interview.....	278	914	586	2	2	28
29	Median.....	34	44	44	48	48	29
	Years of School Completed by Householder, 1995						
30	No school years completed.....	119	351	230	-	-	30
	Elementary:						
31	less than 8 years.....	1 563	2 766	1 148	-	-	31
32	8 years.....	2 024	4 394	2 282	-	-	32
	High School:						
33	1 to 3 years.....	4 909	10 832	5 664	4	4	33
34	4 years.....	20 398	32 769	11 273	9	9	34
	College:						
35	1 to 3 years.....	10 254	21 839	10 644	4	4	35
36	4 years or more.....	15 952	22 882	5 924	9	9	36
37	Median.....	12.5	12.6	12.6	12.5	12.5	37
	Year Householder Moved into Unit, 1995						
38	1995 to 1999.....	-	12 931	11 828	-	-	38
39	1990 to 1994.....	25 286	34 916	7 491	9	9	39
40	1985 to 1989.....	14 833	15 502	572	11	11	40
41	1980 to 1984.....	7 231	7 579	325	2	2	41
42	1975 to 1979.....	7 147	7 435	274	-	-	42
43	1970 to 1974.....	4 949	5 206	239	2	2	43
44	1960 to 1969.....	6 241	6 467	219	2	2	44
45	1950 to 1959.....	3 631	3 789	152	-	-	45
46	1940 to 1949.....	1 234	1 323	89	-	-	46
47	1939 or earlier.....	515	575	56	-	-	47
48	Born in unit.....	84	113	29	-	-	48
49	Not applicable.....	278	914	586	2	2	49
50	Median.....	1 988	1 985	1 999	1 987	1 987	50

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	930	110	8 383	173	9 675	77	9 596	1
2	383	65	2 946	56	3 474	26	3 449	2
3	101	30	395	10	539	4	535	3
4	134	27	1 070	14	1 250	6	1 244	4
5	78	5	514	9	609	4	605	5
6	31	3	651	15	705	6	699	6
7	33	-	223	10	266	-	266	7
8	7	-	70	-	79	2	77	8
9	-	-	24	-	27	2	25	9
10	11	-	39	-	51	2	49	10
11	2.7	2.1	3.0	3.6	2.9	3.3	2.9	11
12	236	53	1 570	31	1 905	17	1 888	12
13	81	6	492	12	593	2	591	13
14	35	3	631	5	680	6	674	14
15	37	2	237	9	283	-	283	15
16	6	-	46	-	52	-	52	16
17	-	-	9	-	12	2	10	17
18	-	-	-	-	-	-	-	18
19	0.8	0.6	1.0	0.9	0.9	0.8	0.9	19
20	40	9	158	-	207	-	207	20
21	49	4	411	4	468	-	468	21
22	58	6	545	16	627	2	625	22
23	80	14	839	5	947	9	938	23
24	42	13	434	17	510	4	506	24
25	59	13	272	9	360	9	351	25
26	33	5	195	8	240	-	240	26
27	22	2	93	-	117	-	117	27
28	11	-	39	-	51	2	49	28
29	39	44	39	48	39	48	39	29
30	-	-	2	-	2	-	2	30
31	17	-	37	2	55	-	55	31
32	27	-	48	13	88	-	88	32
33	73	3	169	12	263	4	259	33
34	160	29	889	23	1 107	9	1 098	34
35	89	13	839	-	945	4	941	35
36	18	20	962	7	1 015	9	1 006	36
37	12.4	12.7	12.8	15.5	12.7	12.5	12.7	37
38	97	23	1 003	21	1 144	-	1 144	38
39	197	41	1 880	23	2 147	9	2 139	39
40	51	-	39	6	108	11	97	40
41	18	-	5	-	25	2	23	41
42	9	-	5	-	13	-	13	42
43	10	-	-	8	20	2	18	43
44	2	-	5	-	9	2	7	44
45	-	-	6	-	6	-	6	45
46	-	-	-	-	-	-	-	46
47	-	-	3	-	3	-	3	47
48	-	-	-	-	-	-	-	48
49	11	-	39	-	51	2	49	49
50	1 992	1 991	1 991	1 992	1 991	1 987	1 991	50

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 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
1	Total, 1995.....	105 604	109 457	-	1 555	1 480	1
	Monthly Housing Costs, 1995						
2	Less than \$100.....	452	1 304	813	-	-	2
3	\$100 to \$199.....	3 919	7 780	3 681	-	-	3
4	\$200 to \$249.....	1 260	4 710	3 309	2	2	4
5	\$250 to \$299.....	889	4 020	3 025	2	2	5
6	\$300 to \$349.....	740	3 474	2 633	-	-	6
7	\$350 to \$399.....	539	3 084	2 450	2	2	7
8	\$400 to \$449.....	479	2 706	2 136	4	4	8
9	\$450 to \$499.....	475	2 663	2 110	-	-	9
10	\$500 to \$599.....	1 529	4 982	3 269	-	-	10
11	\$600 to \$699.....	1 301	4 623	3 152	2	2	11
12	\$700 to \$799.....	1 077	4 292	3 009	2	2	12
13	\$800 to \$999.....	2 252	6 374	3 704	2	2	13
14	\$1,000 to \$1,249.....	1 665	4 975	2 992	-	-	14
15	\$1,250 to \$1,499.....	911	3 093	1 916	-	-	15
16	\$1,500 or more.....	2 953	4 756	1 416	2	2	16
17	No cash rent.....	1 052	2 054	925	-	-	17
18	Median (excludes no cash rent).....	\$ 588	\$ 527	\$ 486	\$ 432	\$ 432	18
	Median Monthly Housing Costs for Owners, 1995						
19	Monthly costs including all mortgages plus maintenance costs	\$ 542	\$ 515	\$ 491	\$ 432	\$ 426	19
20	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 590	\$ 550	\$ 518	\$ 432	\$ 432	20
	Annual Taxes Paid Per \$1000 Value, 1995						
21	Less than \$5.....	10 632	18 848	7 109	4	4	21
22	\$5 to \$9.....	7 339	16 138	8 044	4	4	22
23	\$10 to \$14.....	5 386	13 938	7 966	2	2	23
24	\$15 to \$19.....	1 834	6 858	4 861	-	-	24
25	\$20 to \$24.....	687	2 986	2 221	4	4	25
26	\$25 or more.....	1 286	3 934	2 560	4	4	26
27	Median.....	\$ 7	\$ 9	\$ 11	\$ 13	\$ 13	27
	Property Value, 1995¹²						
28	Less than \$10,000.....	667	1 664	888	-	-	28
29	10,000 to \$19,999.....	681	2 024	1 232	-	-	29
30	20,000 to 29,999.....	661	2 275	1 413	-	-	30
31	30,000 to 39,999.....	978	3 033	1 929	-	-	31
32	40,000 to 49,999.....	1 088	3 401	2 244	-	-	32
33	50,000 to 59,999.....	1 091	3 855	2 711	-	-	33
34	60,000 to 69,999.....	1 320	4 742	3 318	2	2	34
35	70,000 to 79,999.....	1 198	4 523	3 247	4	4	35
36	80,000 to 89,999.....	3 530	8 800	5 023	9	9	36
37	90,000 to 99,999.....	1 729	5 645	3 612	2	2	37
38	100,000 to 149,999.....	2 701	7 095	3 985	-	-	38
39	150,000 to 199,999.....	3 213	7 187	3 530	-	-	39
40	200,000 to 249,999.....	1 196	3 296	1 878	-	-	40
41	250,000 to 299,999.....	578	1 834	1 133	-	-	41
42	300,000 or more.....	2 006	3 474	1 283	2	2	42
43	Median.....	\$ 100 988	\$ 93 425	\$ 86 889	\$ 87 778	\$ 87 778	43

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	472	109	3 293	56	5 408	1 555	3 853	1
2	31	-	7	2	39	-	39	2
3	52	3	112	13	181	-	181	3
4	34	2	106	-	142	-	142	4
5	22	9	74	2	109	2	107	5
6	18	2	83	-	102	-	102	6
7	28	-	62	5	98	2	96	7
8	15	-	74	3	96	4	92	8
9	18	-	57	2	78	-	78	9
10	6	4	170	4	184	-	184	10
11	10	2	158	-	172	2	170	11
12	20	2	174	10	207	2	205	12
13	6	4	398	9	420	2	418	13
14	4	2	304	9	319	-	319	14
15	-	-	266	-	266	-	266	15
16	-	-	387	-	389	2	387	16
17	36	5	36	-	76	-	76	17
18	\$ 279	\$ 321	\$ 859	\$ 555	\$ 787	\$ 444	\$ 790	18
								0
								0
								0
19	\$ 290	\$ 399	\$ 799	\$ 617	\$ 722	\$ 444	\$ 724	19
								0
								0
20	\$ 284	\$ 370	\$ 870	\$ 617	\$ 223	\$ 444	\$ 799	20
21	96	4	982	25	1 111	4	1 107	21
22	56	9	682	10	759	4	755	22
23	30	6	542	9	588	2	586	23
24	33	2	125	4	163	-	163	24
25	8	-	66	3	81	4	77	25
26	37	9	36	7	92	4	88	26
27	\$ 8	\$ 12	\$ 7	\$ 7	\$ 7	\$ 13	\$ 7	27
28	83	-	22	4	109	-	109	28
29	59	-	41	10	111	-	111	29
30	43	7	140	11	201	-	201	30
31	29	2	92	2	125	-	125	31
32	3	2	65	-	69	-	69	32
33	12	-	41	-	53	-	53	33
34	23	-	79	2	106	2	104	34
35	6	4	67	-	80	2	78	35
36	-	3	235	9	256	9	247	36
37	5	6	289	5	307	2	305	37
38	-	2	405	2	409	-	409	38
39	-	2	433	10	444	-	444	39
40	-	2	216	5	222	-	222	40
41	-	-	123	-	123	-	123	41
42	-	-	186	-	188	2	186	42
43	\$ 18 167	\$ 80 000	\$ 130 793	\$ 82 222	\$ 119 003	\$ 90 000	\$ 119 579	43

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

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

	Characteristics	Present in 93	Present in 95	Changed in characteristic	93 units affected by conversion /merger	95 units resulting from conversion /merger	
44	OCCUPIED UNITS						
	Total, 1995.....	83 800	96 747	-	28	28	44
	Household Income, 1995						
45	Less than \$5,000.....	1 028	5 845	4 719	-	-	45
46	\$5,000 to \$9,999.....	3 147	8 306	4 998	-	-	46
47	\$10,000 to \$14,999.....	2 001	7 863	5 698	4	4	47
48	\$15,000 to \$19,999.....	1 348	6 882	5 351	6	6	48
49	\$20,000 to \$24,999.....	1 471	7 836	6 137	-	-	49
50	\$25,000 to \$29,999.....	1 522	9 053	7 275	2	2	50
51	\$30,000 to \$34,999.....	864	6 210	5 095	2	2	51
52	\$35,000 to \$39,999.....	650	5 428	4 577	2	2	52
53	\$40,000 to \$49,999.....	2 066	9 536	6 987	-	-	53
54	\$50,000 to \$59,999.....	1 311	7 382	5 751	2	2	54
55	\$60,000 to \$79,999.....	2 501	9 607	6 635	2	2	55
56	\$80,000 to \$99,999.....	913	4 705	3 542	-	-	56
57	\$100,000 to \$119,999.....	749	3 789	2 818	-	-	57
58	\$120,000 or more.....	895	3 390	2 332	4	4	58
59	Median.....	\$ 29 060	\$ 31 716	\$ 31 747	\$ 30 000	\$ 30 000	59
	As percent of poverty level: ¹³						
60	Less than 50 percent.....	1 205	6 326	4 995	2	2	60
61	50 to 99.....	2 449	8 154	5 556	-	-	61
62	100 to 149.....	2 488	9 184	6 420	4	4	62
63	150 to 199.....	1 872	8 888	6 787	4	4	63
64	200 percent or more.....	46 933	63 282	13 680	15	15	64
	Income Sources of Families and Primary Individuals, 1995						
65	Wages and salaries.....	55 406	70 666	12 255	21	21	65
66	Wages and salaries were majority of income.....	46 669	62 673	13 246	15	15	66
67	2 or more people each earned over 20% of wages and salaries.....	15 777	29 470	12 276	13	13	67
68	Business, farm or ranch.....	5 679	12 041	5 940	4	4	68
69	Social security or pensions.....	21 462	28 520	6 403	11	11	69
70	Interest or dividend(s).....	26 958	41 895	13 442	13	13	70
71	Rental income.....	4 062	8 041	3 718	4	4	71
72	With lodgers.....	311	968	629	2	2	72
73	Welfare or SSI.....	2 135	5 597	3 299	-	-	73
74	Alimony or child support.....	1 642	4 477	2 665	2	2	74
75	Other.....	1 746	9 248	7 172	4	4	75
	Amount of Savings and Investments, 1995						
76	Income of \$25,000 or less.....	27 243	40 549	12 384	11	11	76
77	No savings or investments.....	11 498	21 636	9 622	4	4	77
78	\$20,000 or less.....	3 530	10 182	6 450	2	2	78
79	More than \$20,000.....	802	3 253	2 374	2	2	79
80	Not reported.....	526	5 479	4 821	2	2	80
	Foods Stamps, 1995						
81	Income of \$25,000 or less.....	27 243	40 549	12 384	11	11	81
82	Family members received food stamps.....	3 243	6 626	3 194	-	-	82
83	Did not receive food stamps.....	17 944	30 337	11 771	9	9	83
84	Not reported.....	163	3 586	3 312	2	2	84

Components of Inventory Change: 1993-1995

	95 mobile homes moved in	95 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
44	395	65	2 985	56	3 527	28	3 499	44
45	19	12	67	-	98	-	98	45
46	69	4	82	8	162	-	162	46
47	34	14	107	11	168	4	164	47
48	34	4	145	-	189	6	183	48
49	66	5	147	10	228	-	228	49
50	44	3	205	2	258	2	256	50
51	38	3	206	5	254	2	252	51
52	9	2	184	7	203	2	201	52
53	36	5	437	4	482	-	482	53
54	14	7	297	2	322	2	320	54
55	23	2	442	4	473	2	471	55
56	-	2	242	5	249	-	249	56
57	-	-	222	-	222	-	222	57
58	-	2	162	-	168	4	164	58
59	\$ 22 799	\$ 18 125	\$ 47 540	\$ 25 000	\$ 43 699	\$ 30 000	\$ 43 801	59
60	33	5	89	-	128	2	126	60
61	48	14	73	16	150	-	150	61
62	56	11	203	7	280	4	276	62
63	46	7	171	5	233	4	229	63
64	200	28	2 411	30	2 684	15	2 669	64
65	308	46	2 605	46	3 026	21	3 005	65
66	257	39	2 422	39	2 773	15	2 759	66
67	104	13	1 276	25	1 430	13	1 417	67
68	19	5	389	9	427	4	423	68
69	106	11	521	18	665	11	655	69
70	69	21	1 399	7	1 508	13	1 495	70
71	11	2	241	7	265	4	261	71
72	2	-	23	2	30	2	28	72
73	40	11	106	7	164	-	164	73
74	22	3	143	3	173	2	171	74
75	39	11	272	10	335	4	331	75
76	236	40	621	28	933	11	922	76
77	174	23	296	23	519	4	515	77
78	39	8	152	3	204	2	202	78
79	-	2	75	-	77	-	77	79
80	22	7	98	5	133	2	131	80
81	236	40	621	28	933	11	922	81
82	63	4	112	10	189	-	189	82
83	157	29	427	13	632	9	623	83
84	16	7	83	5	113	2	111	84

Components of Inventory Change: 1993-1995

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 heat-

ers that receive current from an electrical wall outlet. Stoves refer to ranges, stoves, or Franklin stoves that burn wood, coal, or other solid fuel. Fireplaces with inserts have a fan-forced air circulation system to force the heat into the room. A fireplace without inserts or with only glass door fire screens or fire backs inserted in the back of the fireplace to passively reflect heat is included in the category "fireplace without inserts."

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

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

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

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

Housing units. A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have direct access from the outside of the building or through a common hall which is used or intended for use by the occupants of another unit or by the general public. The occupants may be

a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Both occupied and vacant housing units are included in the housing inventory, except that tents, caves, boats, railroad cars, and the like are included only if they are occupied.

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

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

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

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

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

ally earned more than 20 percent of the total wages and salaries earned by the entire family.

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

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

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

The income statistics and the characteristics of the household refer to different periods in time. Income data refer to the 12 months prior to the interview, whereas the household charac-

teristics refer to the date of interview. Thus, family or household income does not include amounts received by persons who were members of the family during all or part of the income period if these persons no longer resided with the family at the time of the interview. On the other hand, family or household income includes income reported by persons who did not reside with the household during the income period but who were members at the time of the interview. For most households, however, the income reported was received by persons who were members of the household throughout the income period.

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

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

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

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

Main House Heating Fuel. Electricity is generally supplied by means of above or underground electric power lines. Piped gas is gas transported through underground pipes from a central system to serve the neighborhood. Bottled gas is pressurized gas stored in tanks or bottles that are filled or exchanged when empty. Fuel oil is heating oil normally supplied by truck to a storage tank for use by the heating system. Kerosene or

other liquid fuel includes kerosene, gasoline, alcohol, and other similar combustible liquids. Coal or coke refers to coal or any coal derivative usually delivered by means of truck. Wood refers to the use of wood or wood charcoal, etc., as a fuel. Solar energy refers to the use of energy available from sunlight as a heating fuel source. Other includes briquettes made of pitch and sawdust, coal dust, waste material such as corncobs, purchased steam, or any other fuel not listed.

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

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

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

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. Hair-line cracks, or cracks that appear in the walls or ceilings but are not large enough to insert the edge of a dime, or very small holes caused by nails or other similar objects are not considered to be open cracks or holes.

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

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

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

Selected Physical Problems:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

breakdown in sewage disposal are also classified according to the number of breakdowns.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

New housing units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if unfit for human habitation; that is, if the roof, walls, win-

dows, and/or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or block) that the unit is to be demolished or is condemned. Also excluded are quarters being used entirely for nonresidential purposes, such as a store, or an office, or quarters used for storing business supplies or inventory, machinery, or agricultural products.

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

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

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

Year structure built. This item refers to when the building was first constructed, not when it was remodeled, added to, or converted. The figures refer to the number of housing units in structures built during the specified periods and in existence at the time of the interview. For mobile homes

and trailers, the manufacturer's model year was assumed to be the year built. The data are obtained from the respondents' answers, rather than from public records and are, therefore, subject to reporting variability. Median year built is rounded to the nearest year.

Years of school completed by householder.

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

Appendix: Algorithm

Introduction

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

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

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

The Base Year Concept

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

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

FIRST YEAR AS BASE YEAR -- Losses

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for losses:

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

SECOND YEAR AS BASE YEAR -- Additions

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

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

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for additions:

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

Appendix: Weighting

Introduction

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

Pure Weight

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

Adjusted weight

The adjusted weight is refined by Census each year to account for non-response, over- and undersampling, etc. This is the “final” weight used by Census and is used 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.