

American Housing Survey

Components of Inventory Change: 1997-1999

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and Research*

Results for the 1997-1999 CINCH

Introduction

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

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

This document is one of a series of reports covering two-year intervals. All of the reports are based on the American Housing Survey. The results presented here are not directly comparable to "Components of Inventory Change: 1980-1991," or "Components of Inventory Change: 1980-1993." They are consistent with the previous series of two year reports, starting with the 1987 AHS.

Findings

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

Table 1:

Units in Structure. Between 1997 and 1999, the number of units of all types increased, with single-family, detached units experiencing the greatest increase in absolute terms. Most of these units were added through new construction.

Removal of Units. In absolute terms, units built between 1960 and 1979 were lost more than other time periods.

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 1997 to 1999 by more than a million units. The proportion of owner-occupied units versus renter-occupied units also increased over this time period – from about 66 percent owner-occupied in 1997 to 68 percent in 1999. This increase can be partially attributed to new construction. The homeownership rate in new construction is approximately 84%.

Table 2:

Stories in Structure. The number of three-story multiunit structures increased between 1997 and 1999. A majority of these new three-story units were added through new construction.

External Building Conditions. Between 1997 and 1999, the number of housing units in multiunit buildings reporting undesirable external building conditions decreased. Most of the units reporting such conditions in 1999 did not report the same conditions in 1997.

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 5.8 rooms. This size increase is driven primarily by newly constructed units, which had a median size of 5.9 rooms.

Square Footage of Units. The change in the square footage of units is similar to the change in number of rooms. Units added to the stock tended to be slightly larger with more square footage than units removed from the housing stock. Units added to the stock had a median square footage of 1,650 square feet, while units removed from the stock had a median size of 989 square feet. Units present and unchanged in both years had a median size of approximately 1,700 square feet.

Table 3:

Equipment. Between 1997 and 1999, the number of housing units lacking complete kitchen facilities declined by approximately 500,000 units. Units reporting no kitchen facilities in 1999 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 1.4 million units remained with incomplete kitchen facilities.

Air Conditioning. Units lost from the housing stock between 1997 and 1999 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 during this same period.

Main Heating Equipment. By 1999, most of newly constructed units used warm-air furnaces. During this same period, electric heat pumps were used in new construction at a rate exceeding their proportion in existing units in 1999. 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, garages (or carports), and approximately one-half included working fireplaces. In contrast, only about one third of existing units had 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 1997 were still in the housing stock in 1999, but without the deficiency, indicating that the deficiency was corrected. Overall, there were declines in every category of deficiency between 1997 and 1999. The most common deficiency between 1997 and 1999 was open cracks or interior holes.

Bars on Windows of Buildings. In 1997, there was a decrease in the number of housing units

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

Water Supply Stoppage. Occupied households reporting water supply stoppages decreased from 1999 to 1997. Those units reporting a water supply stoppage in 1999 did not also report a stoppage in 1997.

Selected Physical Problems. Overall, the number of units with moderate physical problems remained approximately constant over the two year period. However, most units that had physical problems in 1999 were fixed by 1997, but some units which had been in adequate shape in 1997 had deteriorated in quality by 1999.

Table 5:

Number of Single Children Under 18 Years Old. Between 1997 and 1999, the number of housing units reporting children under 18 years old remained approximately the same. 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.

Number of Persons in Household. Households in units added to the housing stock had a median number of people of 2.6. Most households consisted of one, two, or three persons, remaining unchanged between 1997 and 1999.

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 1997 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.

Table 6:

Please see the Appendix for cautions about interpreting financial information.

Monthly Housing Costs. Overall, housing units reported higher monthly housing costs in 1999 than in 1997. 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 was \$509 in 1997 and \$575 in 1999.

Property Value. The median property value increased dramatically between 1997 and 1999. The median value in 1997 was approximately \$99,000 while the median value in 1999 was approximately \$115,000. 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 \$31,000, while the median value of a unit added to the housing stock was just over 115,000.

Household Income. Between 1997 and 1999, 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 moderate to higher incomes.

Data Availability

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

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

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

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At ICF, Gregory J. Watson managed the production of the reports. ICF staff assisting in the development of the reports include: Caroline McCarthy and Mark Sanford. Opinions expressed are those of the contractor and do not necessarily reflect the views of HUD.

Components of Inventory Change: 1997-1999

Tables

Losses from the housing
stock

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1997	112 357	110 377	-	614	566	1
	Occupancy Status, 1997						
2	Vacant.....	11 027	4 769	5 508	65	60	2
3	Occupied.....	99 018	91 666	6 222	89	81	3
4	Type B Interview.....	2 312	928	1 284	460	425	4
	Units in Structure, 1997¹						
5	1, detached.....	68 785	68 147	-	46	45	5
6	1, attached.....	6 859	6 786	-	17	15	6
7	2 to 4.....	9 890	9 736	-	70	65	7
8	5 to 9.....	5 609	5 537	-	14	10	8
9	10 to 19.....	5 053	4 997	-	9	9	9
10	20 to 49.....	3 780	3 755	-	6	6	10
11	50 or more.....	3 837	3 781	-	-	-	11
12	Mobile home or trailer.....	7 821	6 950	-	-	-	12
13	Not reported.....	723	688	-	452	417	13
	Year Structure Built, 1997²						
14	1995 to 1999.....	4 587	4 433	-	6	6	14
15	1990 to 1994.....	7 092	6 985	-	10	10	15
16	1985 to 1989.....	8 877	8 747	-	14	14	16
17	1980 to 1984.....	7 791	7 657	-	36	36	17
18	1975 to 1979.....	11 735	11 533	-	43	40	18
19	1970 to 1974.....	11 584	11 354	-	32	30	19
20	1960 to 1969.....	15 928	15 694	-	56	56	20
21	1950 to 1959.....	13 829	13 651	-	53	46	21
22	1940 to 1949.....	8 381	8 241	-	61	58	22
23	1930 to 1939.....	6 734	6 584	-	104	91	23
24	1920 to 1929.....	5 626	5 529	-	44	41	24
25	1919 or earlier.....	10 186	9 965	-	148	132	25
26	Median	1 963	1 963	-	1 948	1 947	26
	Duration of Vacancy, 1997						
27	Less than 1 month vacant.....	2 598	390	2 139	7	7	27
28	1 month up to 2 months.....	1 104	22	1 022	5	4	28
29	2 months up to 6 months.....	2 411	272	2 014	14	13	29
30	6 months up to 1 year.....	1 349	64	1 178	6	6	30
31	1 year up to 2 years.....	870	30	751	9	9	31
32	2 years or more.....	2 164	726	1 165	24	21	32
33	Never occupied as a permanent home.....	502	59	418	-	-	33
34	Don't know.....	28	4	24	-	-	34
	Metro/Nonmetropolitan Area, 1997						
35	Inside metropolitan statistical areas.....	84 828	83 664	-	470	422	35
36	In central cities.....	33 774	33 340	-	286	248	36
37	Suburbs.....	51 054	50 324	-	184	173	37
38	Outside metropolitan statistical areas.....	27 528	26 714	-	145	145	38

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 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	701	199	431	341	259	566	2 545	- 1 979	1
2	240	82	144	191	88	60	810	- 749	2
3	443	107	284	144	143	81	1 211	- 1 130	3
4	17	11	3	6	27	425	525	- 99	4
5	46	83	231	166	111	45	683	- 638	5
6	-	10	24	30	6	15	88	- 73	6
7	10	42	49	37	11	65	219	- 154	7
8	2	13	25	18	10	10	82	- 72	8
9	-	7	16	25	8	9	65	- 56	9
10	-	2	14	4	4	6	31	- 25	10
11	-	18	11	8	18	-	55	- 55	11
12	642	23	61	54	91	-	871	- 871	12
13	-	-	-	-	-	417	452	- 35	13
14	104	-	7	5	38	6	160	- 154	14
15	67	2	13	-	26	10	118	- 108	15
16	74	2	12	16	26	14	144	- 130	16
17	80	9	12	6	27	36	169	- 134	17
18	101	21	23	25	29	40	242	- 202	18
19	118	20	43	15	31	30	259	- 229	19
20	105	24	58	25	22	56	290	- 234	20
21	14	26	61	54	16	46	225	- 179	21
22	17	17	47	41	16	58	198	- 141	22
23	11	28	41	45	12	91	241	- 150	23
24	4	15	38	33	4	41	138	- 97	24
25	6	35	76	76	11	132	353	- 221	25
26	1 976	1 957	1 957	1 945	1 977	1 947	1 965	1 961	26
27	33	7	11	16	2	7	76	- 69	27
28	21	5	12	12	9	4	63	- 59	28
29	44	9	28	24	19	13	139	- 125	29
30	51	6	12	18	20	6	114	- 108	30
31	44	5	13	22	6	9	98	- 89	31
32	46	42	65	99	19	21	294	- 273	32
33	-	9	2	-	15	-	26	- 26	33
34	-	-	-	-	-	-	-	-	34
35	320	127	280	241	147	422	1 586	- 1 164	35
36	30	66	136	127	38	248	683	- 435	36
37	290	61	144	114	110	173	903	- 730	37
38	380	72	151	100	111	145	959	- 815	38

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	Regions, 1997						
39	Northeast.....	21 402	21 164	-	185	169	39
40	Midwest.....	26 821	26 441	-	165	145	40
41	South.....	40 670	39 656	-	187	185	41
42	West.....	23 464	23 117	-	78	68	42
	Urbanized Areas, 1997						
43	Inside Urbanized Areas.....	78 441	77 548	-	491	444	43
44	In central cities of P(MSA)s.....	33 774	33 340	-	286	248	44
45	Urban Fringe.....	35 573	35 259	-	128	118	45
46	Other urban.....	9 094	8 949	-	77	77	46
47	Outside Urbanized Areas.....	33 916	32 830	-	124	123	47
	Heating and Cooling Degree Day Zone, 1997						
48	Coldest: Over 7,000 heating degree days and under 2,000 cooling degree days.....	11 783	11 616	-	59	59	48
49	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	30 628	30 178	-	177	158	49
50	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	25 190	24 767	-	188	171	50
51	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	22 062	21 651	-	98	86	51
52	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	13 966	13 664	-	50	50	52
53	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	8 727	8 503	-	42	42	53
	Tenure, 1997						
54	Owner occupied.....	65 396	60 292	4 434	30	26	54
55	Percent of all occupied.....	66%	69%	41%	34%	33%	55
56	Renter occupied.....	33 622	26 691	6 472	59	54	56
	Race and Origin, 1997						
57	White.....	81 811	73 678	7 264	67	64	57
58	Non-Hispanic.....	75 047	67 179	7 076	50	48	58
59	Hispanic.....	6 763	5 125	1 561	17	16	59
60	Black.....	11 997	9 628	2 159	13	12	60
61	Other.....	5 210	3 818	1 342	9	6	61
62	Total Hispanic.....	8 516	6 701	1 725	26	21	62

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	97 mobile homes moved out	97 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
39	56	43	40	55	27	169	406	- 238	39
40	112	37	123	67	22	145	525	- 380	40
41	395	70	198	173	176	185	1 198	- 1 014	41
42	138	49	71	46	34	68	416	- 348	42
43	157	117	268	221	82	444	1 337	-893	43
44	30	66	136	127	38	248	683	-435	44
45	72	32	95	65	41	118	432	-314	45
46	55	19	38	30	3	77	221	-145	46
47	544	82	163	120	177	123	1 209	-1086	47
48	75	13	33	29	18	59	226	- 167	48
49	143	60	118	78	32	158	607	- 450	49
50	119	55	113	68	51	171	595	- 424	50
51	164	26	86	66	58	86	498	- 411	51
52	102	28	51	57	65	50	352	- 303	52
53	98	17	31	45	35	42	267	- 225	53
54	361	35	135	52	83	26	697	- 670	54
55	81%	33%	48%	36%	58%	33%	58%	59%	55
56	82	72	149	91	60	54	514	- 460	56
57	391	85	185	81	123	64	933	- 869	57
58	362	74	167	74	113	48	840	- 793	58
59	29	11	19	7	10	16	93	- 77	59
60	48	20	71	56	13	12	222	- 210	60
61	4	2	28	6	7	6	56	- 50	61
62	20	11	21	13	10	21	111	- 89	62

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1997	112 357	110 377	-	614	566	1
MULTI-UNIT STRUCTURES							
2	Total, 1997	28 729	25 803	2 564	95	86	2
Stories in Structure, 1997^{3,4}							
3	1	3 386	3 353	-	23	22	3
4	2	12 180	12 031	-	43	39	4
5	3	7 106	7 017	-	21	20	5
6	4 to 6.....	3 528	3 437	-	12	10	6
7	7 or more.....	1 969	1 969	-	-	-	7
External Building Conditions, 1997^{4,5,6}							
8	Sagging roof.....	517	54	437	2	2	8
9	Missing roofing material.....	1 201	102	1 060	2	2	9
10	Hole in roof.....	619	44	549	-	-	10
11	Missing bricks, siding, other outside wall material.....	831	112	675	4	3	11
12	Sloping outside walls.....	392	35	345	-	-	12
13	Broken windows.....	1 069	190	832	6	6	13
14	Bars on windows.....	2 412	932	1 442	2	2	14
15	Foundation crumbling or has open crack or hole.....	611	84	491	2	2	15
16	None of the Above.....	21 098	14 731	6 160	80	73	16
Rooms, 1997							
17	1 room.....	470	207	222	7	3	17
18	2 rooms.....	1 443	423	928	19	18	18
19	3 rooms.....	11 504	7 870	3 345	32	29	19
20	4 rooms.....	23 378	15 690	7 045	35	35	20
21	5 rooms.....	24 443	14 246	9 714	35	32	21
22	6 rooms.....	21 274	11 221	9 843	11	11	22
23	7 rooms.....	13 743	5 925	7 739	12	11	23
24	8 rooms.....	8 459	3 450	4 931	4	3	24
25	9 rooms.....	4 177	1 331	2 829	2	2	25
26	10 rooms or more.....	3 014	1 302	1 701	6	6	26
27	Not Applicable.....	452	417	-	452	417	27
28	Median	5.8	5.5	6.3	4.7	4.7	28
Bedrooms, 1997							
29	None.....	612	266	303	7	3	29
30	1	14 835	11 669	2 800	55	51	30
31	2	34 618	27 733	6 062	48	45	31
32	3	43 613	36 991	6 035	41	39	32
33	4 or more.....	18 227	14 359	3 744	12	11	33
34	Not Applicable.....	452	417	-	452	417	34
35	Median	3.1	3.2	3.1	2.4	2.5	35
Complete Bathrooms, 1997							
36	None.....	1 666	618	918	14	10	36
37	1	51 558	44 275	6 086	107	101	37
38	1 and one-half.....	14 964	10 219	4 599	4	4	38
39	2 or more.....	43 716	38 467	4 779	37	35	39
40	Not applicable.....	452	417	-	452	417	40
41	Median	1.6	1.6	1.6	1.3	1.3	41

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	97 mobile homes moved out	97 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	701	199	431	341	259	566	2 545	- 1 979	1
2	12	82	116	92	51	86	448	- 362	2
3	4	8	5	4	10	22	54	- 33	3
4	7	26	60	40	12	39	188	- 150	4
5	-	23	29	29	7	20	109	- 89	5
6	-	26	21	20	22	10	101	- 91	6
7	-	-	-	-	-	-	-	-	7
8	-	3	12	9	2	2	29	- 26	8
9	-	10	12	16	-	2	41	- 39	9
10	-	3	8	11	4	-	26	- 26	10
11	-	5	18	16	3	3	46	- 43	11
12	-	3	7	3	-	-	12	- 12	12
13	-	5	16	21	5	6	53	- 47	13
14	-	13	12	9	4	2	41	- 38	14
15	-	2	13	19	2	2	38	- 35	15
16	12	54	65	35	34	73	280	- 207	16
17	2	10	3	10	11	3	44	- 41	17
18	36	9	19	17	11	18	110	- 92	18
19	102	53	49	47	36	29	318	- 289	19
20	267	49	137	115	76	35	678	- 644	20
21	223	27	113	74	42	32	515	- 483	21
22	52	24	54	43	36	11	220	- 209	22
23	2	9	32	19	15	11	90	- 79	23
24	17	11	13	12	24	3	82	- 79	24
25	-	-	12	2	4	2	20	- 17	25
26	-	7	-	2	2	6	18	- 11	26
27	-	-	-	-	-	417	452	- 35	27
28	4.8	4.6	5.1	5.8	4.9	4.7	4.8	4.9	28
29	2	10	6	10	11	3	46	- 43	29
30	131	57	70	72	33	51	418	- 366	30
31	293	77	192	145	114	45	869	- 823	31
32	256	41	127	95	66	39	627	- 587	32
33	19	14	36	20	35	11	135	- 124	33
34	-	-	-	-	-	417	452	- 35	34
35	2.7	2.4	2.7	2.6	2.8	2.5	2.7	2.7	35
36	28	20	32	19	28	10	141	- 131	36
37	394	138	302	269	88	101	1 298	- 1 197	37
38	45	9	28	16	48	4	150	- 145	38
39	234	33	69	38	95	35	505	- 471	39
40	-	-	-	-	-	417	452	- 35	40
41	1.4	1.3	1.3	1.3	1.6	1.3	1.3	1.4	41

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
42	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1997	76 512	74 146	857	50	49	42
	Square Footage of Unit, 1997⁷						
43	Less than 500.....	1 424	730	508	4	4	43
44	500 to 749.....	3 230	1 632	1 422	2	1	44
45	750 to 999.....	6 622	3 563	2 769	11	11	45
46	1,000 to 1,499.....	17 142	11 149	5 640	11	11	46
47	1,500 to 1,999.....	14 978	9 503	5 364	5	5	47
48	2,000 to 2,499.....	10 725	5 910	4 748	4	4	48
49	2,500 to 2,999.....	5 960	2 921	3 005	6	6	49
50	3,000 to 3,999.....	5 479	2 751	2 703	-	-	50
51	4,000 or more.....	3 208	1 914	1 258	-	-	51
52	Median	1 699	1 656	1 813	1 204	1 227	52
	Lot Size, 1997^{7,8}						
53	Less than one-eighth acre.....	10 043	9 700	-	7	6	53
54	one-eighth up to one-quarter acre.....	23 143	22 818	-	15	15	54
55	one-quarter up to one-half acre.....	11 961	11 778	-	13	13	55
56	one-half up to one acre.....	10 934	10 769	-	4	4	56
57	1 to 4 acres.....	14 292	13 991	-	6	6	57
58	5-9 acres.....	2 508	2 452	-	-	-	58
59	10 acres or more.....	3 392	3 315	-	-	-	59
60	Median	0.4	0.3		0.3	0.3	60

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ix.

	97 mobile homes moved out	97 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
42	689	106	291	220	202	49	1 558	- 1 509	42
43	118	13	20	14	21	4	190	- 186	43
44	94	17	30	20	12	1	176	- 175	44
45	154	12	49	44	30	11	300	- 289	45
46	156	19	68	52	59	11	364	- 354	46
47	40	7	40	16	8	5	116	- 111	47
48	6	5	18	16	21	4	71	- 66	48
49	4	-	11	9	10	6	41	- 34	49
50	5	8	2	5	7	-	26	- 26	50
51	8	2	17	5	5	-	36	- 36	51
52	880	989	1 209	1 120	1 199	1 227	994	989	
53	215	14	41	31	41	6	349	- 343	53
54	127	27	80	57	34	15	340	- 325	54
55	66	25	51	32	8	13	195	- 183	55
56	75	10	36	17	28	4	170	- 165	56
57	138	17	48	34	64	6	308	- 301	57
58	29	1	15	8	4	-	55	- 55	58
59	26	5	16	25	5	-	77	- 77	59
60	0.2	0.3	0.4	0.4	0.7	0.3	0.3	0.3	60

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1997	112 357	110 377	-	614	566	1
	Equipment, 1997 ^{6,9}						
2	Lacking complete kitchen facilities.....	5 615	1 481	3 688	35	26	2
3	With complete kitchen.....	106 290	101 497	3 295	128	123	3
4	Not Applicable.....	452	417	-	452	417	4
5	Kitchen Sink.....	110 726	108 315	603	149	140	5
6	Refrigerator.....	108 894	105 264	2 029	141	133	6
7	Burners and oven.....	108 362	104 709	2 083	132	125	7
8	Oven only.....	476	78	387	2	2	8
9	Neither burners nor oven.....	2 811	872	1 583	27	20	9
10	Dishwasher.....	57 218	53 821	2 977	38	35	10
11	Washing machine.....	79 987	73 982	5 097	65	61	11
12	Clothes dryer.....	76 270	70 573	4 837	67	62	12
13	Disposal in kitchen sink.....	45 615	42 271	3 095	33	30	13
14	Air Conditioning.....	82 655	76 684	4 828	88	82	14
15	Central.....	54 298	51 111	2 562	35	31	15
16	1 room unit.....	20 257	11 244	8 597	38	35	16
17	2 room units.....	7 680	3 844	3 713	5	4	17
18	3 room units or more.....	2 973	1 710	1 244	11	11	18
	Main Heating Equipment, 1997						
19	Warm-air furnace.....	66 560	58 039	7 284	97	91	19
20	Steam or hot water system.....	13 731	11 925	1 670	20	18	20
21	Electric heat pump.....	12 663	9 570	2 948	2	2	21
22	Built-in electric units.....	5 077	3 717	1 326	4	4	22
23	Floor, wall, or other built-in hot air.....	6 100	3 882	2 097	13	12	23
24	Room heaters with flue.....	1 776	1 121	596	2	2	24
25	Room heaters without flue.....	2 049	1 429	532	13	13	25
26	Portable electric heaters.....	829	400	375	2	2	26
27	Stoves.....	1 414	1 048	337	-	-	27
28	Fireplaces with inserts.....	164	93	70	-	-	28
29	Fireplaces without inserts.....	120	32	84	-	-	29
30	Cooking Stove.....	138	72	62	-	-	30
31	Other.....	670	50	605	2	2	31
32	None.....	613	350	246	6	4	32
33	Non-Interview.....	452	417	-	452	417	33
	Plumbing, 1997 ¹⁰						
34	With all plumbing facilities.....	108 991	105 428	1 848	151	142	34
35	Lacking some plumbing facilities.....	2 914	722	1 963	12	8	35
36	No hot piped water.....	1 280	514	557	12	8	36
37	No bathtub nor shower.....	973	490	365	12	8	37
38	No flush toilet.....	856	438	304	12	8	38

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 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	701	199	431	341	259	566	2 545	- 1 979	1
2	82	49	99	165	42	26	472	- 446	2
3	619	150	332	176	217	123	1 622	- 1 498	3
4	-	-	-	-	-	417	452	- 35	4
5	686	177	394	302	241	140	1 948	- 1 809	5
6	643	158	341	224	228	133	1 735	- 1 602	6
7	638	163	337	200	226	125	1 696	- 1 571	7
8	-	4	4	4	-	2	14	- 12	8
9	60	33	86	137	33	20	376	- 356	9
10	132	53	79	36	117	35	455	- 420	10
11	388	63	192	93	168	61	969	- 907	11
12	370	61	177	90	157	62	922	- 859	12
13	47	35	62	20	82	30	279	- 249	13
14	486	88	244	130	189	82	1 225	- 1 144	14
15	278	51	99	52	143	31	657	- 625	15
16	167	36	120	65	26	35	451	- 416	16
17	47	4	31	20	19	4	127	- 123	17
18	6	4	2	3	3	11	29	- 18	18
19	479	104	261	210	176	91	1 328	- 1 237	19
20	2	36	43	38	16	18	154	- 136	20
21	85	12	11	10	27	2	147	- 145	21
22	8	7	8	3	7	4	38	- 34	22
23	42	7	30	18	22	12	133	- 121	23
24	6	14	21	17	2	2	61	- 59	24
25	29	15	23	14	6	13	101	- 88	25
26	29	2	14	9	-	2	57	- 55	26
27	9	2	9	6	3	-	29	- 29	27
28	-	-	-	-	-	-	-	-	28
29	-	-	-	4	-	-	4	- 4	29
30	4	-	-	-	-	-	4	- 4	30
31	7	-	4	4	-	2	18	- 15	31
32	1	-	7	7	-	4	21	- 18	32
33	-	-	-	-	-	417	452	- 35	33
34	660	172	371	269	233	142	1 857	- 1 715	34
35	41	27	60	72	25	8	237	- 229	35
36	39	25	50	70	21	8	217	- 209	36
37	15	15	39	27	19	8	126	- 118	37
38	16	14	32	29	19	8	122	- 114	38

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	Main House Heating Fuel, 1997						
39	Housing units with heating fuel.....	104 803	99 223	4 148	111	104	39
40	Electricity.....	33 801	28 713	4 474	31	30	40
41	Piped gas.....	50 789	43 826	6 576	51	45	41
42	Bottled gas.....	5 508	3 749	1 609	11	11	42
43	Fuel oil.....	10 799	9 235	1 417	12	12	43
44	Kerosene or other liquid fuel.....	889	497	334	2	2	44
45	Coal or coke.....	232	151	77	-	-	45
46	Wood.....	2 302	1 626	622	-	-	46
47	Solar energy.....	31	7	23	-	-	47
48	Other.....	451	35	401	4	4	48

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
39	572	143	318	196	196	104	1 535	- 1 431	39
40	316	42	101	57	99	30	645	- 615	40
41	82	60	129	68	43	45	432	- 387	41
42	93	10	18	5	25	11	161	- 150	42
43	39	25	33	35	15	12	159	- 147	43
44	25	3	20	4	6	2	60	- 58	44
45	-	-	2	2	-	-	4	- 4	45
46	17	2	12	14	9	-	53	- 53	46
47	-	-	-	-	-	-	-	-	47
48	-	1	3	12	-	4	20	- 16	48

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1997	112 357	110 377	-	614	566	1
	Selected Amenities, 1997⁶						
2	Porch, deck, balcony, or patio.....	84 393	78 380	4 863	94	88	2
3	Usable fireplace.....	33 964	29 363	4 336	15	14	3
4	Separate dining room.....	41 675	31 136	10 095	43	38	4
5	With 2 or more living rooms or recreatio.....	12 756	4 939	7 729	19	18	5
6	Garage or carport included with home.....	62 184	56 421	5 371	38	35	6
7	Not included.....	49 466	42 192	5 743	125	115	7
8	Offstreet Parking included.....	40 261	31 892	7 197	78	76	8
	Owners or Manager on Property, 1997						
9	Rental, multiunit.....	21 180	17 445	3 538	39	34	9
10	Owner or manager lives on property.....	5 775	3 175	2 540	13	11	10
11	Neither owner nor manager lives on property.....	15 405	9 256	6 012	26	24	11
	Selected Deficiencies, 1997⁶						
12	Holes in floors.....	1 633	176	1 265	4	4	12
13	Open cracks or holes (interior).....	6 879	1 486	5 057	4	4	13
14	Broken plaster or peeling paint (interior).....	3 626	639	2 775	4	4	14
15	Exposed wiring.....	934	31	829	2	2	15
16	No electrical wiring.....	164	64	65	-	-	16
17	Rooms without electrical outlets.....	2 569	245	2 167	2	2	17
	Description of Area Within 300 Feet, 1997⁶						
18	Single family detached houses.....	17 096	11 458	5 459	71	67	18
19	Single family attached or 1 to 3 story.....	6 909	2 573	4 261	20	17	19
20	4 to 6 story multiunit.....	17 815	12 180	5 428	41	37	20
21	7 stories or more multiunit.....	3 001	1 635	1 318	2	2	21
22	Mobil Homes.....	815	289	513	4	4	22
23	Residential parking lots.....	16 381	10 719	5 462	17	16	23
24	Commercial, institutional, or industrial.....	15 225	9 868	5 111	35	32	24
25	Body of water.....	4 414	2 151	2 217	6	6	25
26	Open space, park, farm, or ranch.....	9 293	4 264	4 916	27	26	26
27	4+ lane highway, railroad, or airport.....	6 378	2 659	3 599	13	12	27
	Other Buildings Vandalized or With Interior Exposed, 1997						
28	None.....	25 143	20 194	4 698	67	63	28
29	1 building.....	873	132	726	4	4	29
30	More than 1 building.....	1 208	288	853	16	12	30
31	No buildings within 300 feet.....	623	47	570	6	5	31
32	Not reported.....	44	-	44	-	-	32
	Bars on Windows of Buildings, 1997						
33	With other buildings within 300 ft.....	26 488	21 604	4 557	87	79	33
34	No bars on windows.....	22 068	16 446	5 383	75	70	34
35	1 building with bars.....	554	24	524	2	2	35
36	2 or more buildings with bars.....	3 849	1 601	2 169	10	7	36
	OCCUPIED UNITS						
37	Total, 1997	99 018	91 666	6 222	89	81	37
	Water Supply Stoppage, 1997						
38	With hot and cold piped water.....	98 636	91 304	6 235	85	79	38
39	No stoppage in last 3 months.....	93 391	82 246	10 165	81	75	39
40	With stoppage in last 3 months.....	4 306	573	3 638	2	2	40
41	No stoppage lasting 6 hours or more.....	1 623	90	1 514	2	2	41
42	1 time lasting 6 hours or more.....	1 642	87	1 516	-	-	42
43	2 times.....	533	7	512	-	-	43
44	3 times.....	196	2	188	-	-	44
45	4 times or more.....	146	2	132	-	-	45
46	Number of times not reported.....	140	2	133	-	-	46
47	Stoppage not reported.....	388	9	367	-	-	47

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 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	701	199	431	341	259	566	2 545	- 1 979	1
2	366	108	291	192	188	88	1 238	- 1 150	2
3	73	28	69	29	67	14	280	- 266	3
4	72	48	157	102	60	38	482	- 444	4
5	15	20	11	17	23	18	106	- 88	5
6	77	32	122	67	90	35	427	- 392	6
7	619	161	303	274	164	115	1 646	- 1 531	7
8	511	115	237	196	111	76	1 248	- 1 172	8
9	7	42	71	42	31	34	232	- 197	9
10	-	8	22	12	18	11	71	- 61	10
11	7	34	49	30	13	24	160	- 137	11
12	37	18	59	61	16	4	196	- 192	12
13	72	34	103	111	17	4	341	- 337	13
14	26	14	76	81	15	4	216	- 212	14
15	11	15	34	11	2	2	76	- 74	15
16	10	1	10	4	10	-	35	- 35	16
17	29	25	51	46	6	2	159	- 157	17
18	9	35	67	41	23	67	246	- 179	18
19	2	13	26	19	13	17	93	- 76	19
20	7	43	68	62	24	37	244	- 207	20
21	-	21	11	7	10	2	51	- 49	21
22	2	-	-	3	7	4	17	- 13	22
23	5	43	71	47	32	16	216	- 200	23
24	7	61	79	61	35	32	278	- 246	24
25	-	21	2	12	10	6	52	- 46	25
26	2	29	29	31	21	26	139	- 114	26
27	8	19	46	33	13	12	132	- 120	27
28	10	62	81	52	41	63	313	- 250	28
29	2	-	3	6	5	4	20	- 16	29
30	-	12	25	24	2	12	78	- 67	30
31	-	4	-	1	-	5	12	- 7	31
32	-	-	-	-	-	-	-	-	32
33	13	67	109	81	48	79	405	- 326	33
34	7	48	78	58	41	70	309	- 239	34
35	2	-	4	-	-	2	9	- 7	35
36	2	19	26	23	6	7	86	- 80	36
37	443	107	284	144	143	81	1 211	- 1 130	37
38	443	101	273	136	138	79	1 176	- 1 097	38
39	389	93	258	118	116	75	1 055	- 980	39
40	42	8	10	16	20	2	97	- 95	40
41	5	-	-	9	6	2	22	- 20	41
42	22	2	3	7	5	-	40	- 40	42
43	-	5	7	-	3	-	14	- 14	43
44	-	-	-	-	6	-	6	- 6	44
45	12	-	-	-	-	-	12	- 12	45
46	4	-	-	-	-	-	4	- 4	46
47	9	-	2	-	2	-	13	- 13	47

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
Sewage Disposal Breakdowns, 1997							
48	With public sewer.....	75 920	69 251	6 034	75	67	48
49	No breakdowns in last 3 months.....	75 079	67 346	7 114	75	67	49
50	With breakdowns in last 3 months.....	841	51	774	-	-	50
51	No breakdowns lasting 6 hours or more.....	356	11	340	-	-	51
52	1 time lasting 6 hours or more.....	383	9	363	-	-	52
53	2 times.....	50	-	50	-	-	53
54	3 times.....	8	-	8	-	-	54
55	4 times or more.....	17	-	17	-	-	55
56	Number of times not reported.....	28	-	28	-	-	56
57	With septic tank or cesspool.....	22 994	19 705	2 800	15	14	57
58	No breakdowns in last 3 months.....	22 584	19 062	3 049	15	14	58
59	With breakdowns in last 3 months.....	410	21	373	-	-	59
60	No breakdowns lasting 6 hours or more.....	114	5	108	-	-	60
61	1 time lasting 6 hours or more.....	248	4	230	-	-	61
62	2 times.....	14	-	14	-	-	62
63	3 times.....	5	-	5	-	-	63
64	4 times or more.....	14	-	15	-	-	64
65	Number of times not reported.....	14	3	11	-	-	65
Heating Problems, 1997							
66	With heating equipment and occupied last winter.....	86 226	73 569	11 726	74	68	66
67	Not uncomfortably cold for 24 hours or more last winter.....	78 586	64 003	13 786	57	54	67
68	Uncomfortably cold for 24 hours or more last winter.....	7 639	1 355	6 151	17	15	68
69	Equipment breakdowns.....	86 226	73 569	11 726	74	68	69
70	No breakdowns lasting 6 hours or more.....	162	5	154	-	-	70
71	1 time lasting 6 hours or more.....	1 098	38	1 041	-	-	71
72	2 times.....	406	22	381	2	2	72
73	3 times.....	173	5	163	-	-	73
74	4 times or more.....	129	9	117	-	-	74
75	Number of times not reported.....	177	-	168	2	1	75
Overall Opinion of Structure, 1997							
76	1 (worst).....	564	50	487	9	7	76
77	2.....	334	25	292	2	2	77
78	3.....	897	27	831	1	1	78
79	4.....	1 293	63	1 208	-	-	79
80	5.....	6 834	1 151	5 517	9	7	80
81	6.....	5 746	661	4 988	4	2	81
82	7.....	13 908	3 121	10 617	9	7	82
83	8.....	26 325	9 225	16 934	19	19	83
84	9.....	13 559	3 328	10 128	10	9	84
85	10 (best).....	26 804	12 779	13 770	22	21	85
Selected Physical Problems, 1997 ⁶							
86	Selected physical problems.....	1 566	230	1 273	4	2	86
87	Plumbing.....	1 159	189	922	4	2	87
88	Heating.....	302	22	272	-	-	88
89	Electric.....	12	2	7	-	-	89
90	Upkeep.....	122	6	109	-	-	90
91	Hallways.....	12	-	10	-	-	91
92	Moderate physical problems.....	5 060	1 619	3 310	19	17	92
93	Plumbing.....	174	1	169	-	-	93
94	Heating.....	1 705	1 217	432	11	11	94
95	Upkeep.....	1 407	138	1 222	4	4	95
96	Hallways.....	55	2	48	-	-	96
97	Kitchen.....	1 929	177	1 715	4	2	97

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 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	
48	174	80	192	105	76	67	702	- 635	48
49	168	80	188	103	73	67	686	- 619	49
50	6	-	4	2	3	-	16	- 16	50
51	-	-	2	-	3	-	5	- 5	51
52	6	-	2	2	-	-	10	- 10	52
53	-	-	-	-	-	-	-	-	53
54	-	-	-	-	-	-	-	-	54
55	-	-	-	-	-	-	-	-	55
56	-	-	-	-	-	-	-	-	56
57	269	27	86	39	67	14	502	- 489	57
58	256	27	86	39	65	14	486	- 473	58
59	14	-	-	-	3	-	16	- 16	59
60	2	-	-	-	-	-	2	- 2	60
61	12	-	-	-	3	-	14	- 14	61
62	-	-	-	-	-	-	-	-	62
63	-	-	-	-	-	-	-	-	63
64	-	-	-	-	-	-	-	-	64
65	-	-	-	-	-	-	-	-	65
66	377	87	228	110	123	68	999	- 931	66
67	343	79	173	79	121	54	851	- 798	67
68	35	8	55	31	3	15	148	- 133	68
69	377	87	228	110	123	68	999	- 931	69
70	-	-	3	-	-	-	3	- 3	70
71	4	2	10	2	-	-	18	- 18	71
72	2	-	-	-	-	2	5	- 3	72
73	2	-	3	-	-	-	5	- 5	73
74	-	-	3	-	-	-	3	- 3	74
75	3	-	-	3	3	1	10	- 9	75
76	9	2	7	2	5	7	35	- 28	76
77	3	3	9	-	2	2	19	- 17	77
78	13	2	13	9	2	1	40	- 39	78
79	3	2	5	8	4	-	22	- 22	79
80	67	9	31	28	29	7	173	- 166	80
81	39	12	27	12	5	2	99	- 97	81
82	79	14	43	30	4	7	178	- 170	82
83	60	15	47	18	26	19	185	- 166	83
84	39	16	26	15	7	9	113	- 104	84
85	104	25	53	12	60	21	276	- 255	85
86	4	6	27	13	10	2	64	- 63	86
87	2	6	17	10	10	2	50	- 48	87
88	2	-	5	-	-	-	8	- 8	88
89	2	-	-	-	-	-	2	- 2	89
90	-	-	2	5	-	-	7	- 7	90
91	-	-	2	-	-	-	2	- 2	91
92	43	13	34	26	12	17	149	- 132	92
93	3	-	-	-	-	-	3	- 3	93
94	22	7	20	4	2	11	66	- 56	94
95	17	2	5	17	5	4	50	- 46	95
96	-	2	-	3	-	-	5	- 5	96
97	6	2	10	13	5	2	40	- 38	97

Table 5. Household Composition - Occupied Units (Losses)

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1997	255 859	150 783	102 298	100	2	1
2	Population in housing units	99 018	62 451	35 437	89	81	2
	Persons, 1997¹¹						
3	1 person.....	25 088	17 613	7 144	32	28	3
4	2 persons.....	32 187	22 260	9 555	34	29	4
5	3 persons.....	16 438	8 595	7 651	7	7	5
6	4 persons.....	14 875	8 889	5 854	9	9	6
7	5 persons.....	6 514	3 665	2 797	5	5	7
8	6 persons.....	2 392	1 012	1 355	2	2	8
9	7 persons or more.....	1 523	416	1 080	-	-	9
10	Median	2.8	2.6	3.1	2.4	2.4	10
	Number of Single Children Under 18 Years Old, 1997						
11	None.....	68 369	57 726	9 875	67	59	11
12	1.....	14 273	6 920	7 189	9	9	12
13	2.....	11 063	5 735	5 199	11	11	13
14	3.....	3 866	1 683	2 146	3	3	14
15	4.....	1 037	335	681	-	-	15
16	5.....	288	68	215	-	-	16
17	6 or more.....	123	42	75	-	-	17
18	Median	0.7	0.6	1.4	0.7	0.7	18
	Age of Household, 1997						
19	Under 25 years.....	5 290	176	4 952	10	9	19
20	25 to 29.....	8 271	188	7 976	7	7	20
21	30 to 34.....	10 289	173	9 956	9	7	21
22	35 to 44.....	22 973	342	22 364	30	27	22
23	45 to 54.....	18 644	187	18 272	9	6	23
24	55 to 64.....	12 421	64	12 275	13	13	24
25	65 to 74.....	11 104	78	10 912	6	5	25
26	75 years and older.....	10 027	64	9 910	6	6	26
27	Median	46	38	47	41	41	27
	Years of School Completed by Householder, 1997						
28	No school years completed.....	380	226	150	-	-	28
	Elementary						
29	less than 8 years.....	2 771	1 959	778	2	1	29
30	8 years.....	4 297	2 985	1 252	13	10	30
	High School						
31	1 to 3 years.....	11 252	7 627	3 393	21	20	31
32	4 years.....	32 695	24 752	7 474	29	27	32
	College						
33	1 to 3 years.....	23 433	16 728	6 499	9	7	33
34	4 years or more.....	24 191	19 417	4 648	16	15	34
35	Median	12.9	13.0	12.9	12.3	12.3	35
	Year Householder Moved Into Unit, 1997						
36	1995 to 1999.....	8 879	5 646	3 115	10	9	36
37	1990 to 1994.....	23 876	17 986	5 608	19	18	37
38	1985 to 1989.....	12 517	10 255	2 127	9	7	38
39	1980 to 1984.....	6 412	5 476	885	6	6	39
40	1975 to 1979.....	6 763	6 005	727	2	2	40
41	1970 to 1974.....	4 664	4 175	465	4	3	41
42	1960 to 1969.....	5 901	5 313	558	4	4	42
43	1950 to 1959.....	3 478	3 048	408	-	-	43
44	1940 to 1949.....	1 159	971	179	-	-	44
45	1939 or earlier.....	492	358	134	-	-	45
46	Not applicable.....	24 876	21 455	2 993	34	30	46
47	Median	1 986	1 987	1 993	1 994	1 993	47

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 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	1 081	205	733	362		180	2 956	- 2 776	1
2	443	107	284	144	143	81	1 211	- 1 130	2
3	130	52	72	39	33	28	359	- 330	3
4	137	34	89	54	54	29	401	- 372	4
5	76	10	60	20	25	7	200	- 192	5
6	70	3	41	11	7	9	140	- 132	6
7	13	5	5	14	15	5	57	- 52	7
8	15	3	5	1	2	2	28	- 26	8
9	2	-	12	5	8	-	26	- 26	9
10	2.7	2.0	2.8	2.6	2.7	2.4	2.6	2.6	10
11	288	91	189	101	91	59	826	- 768	11
12	71	5	44	16	28	9	172	- 164	12
13	56	8	37	9	18	11	139	- 129	13
14	19	3	3	13	-	3	40	- 38	14
15	9	-	3	5	5	-	21	- 21	15
16	-	-	2	-	2	-	5	- 5	16
17	-	-	6	-	-	-	6	- 6	17
18	0.8	0.6	0.8	0.7	0.8	0.7	0.7	0.7	18
19	71	22	34	11	24	9	171	- 163	19
20	52	14	25	8	8	7	113	- 106	20
21	78	5	37	30	10	7	168	- 161	21
22	108	20	72	29	35	27	294	- 267	22
23	65	13	48	34	21	6	190	- 184	23
24	26	8	20	11	17	13	95	- 82	24
25	32	12	31	14	24	5	119	- 114	25
26	11	13	17	7	5	6	60	- 53	26
27	37	41	41	42	43	41	40	40	27
28	-	-	2	-	2	-	4	- 4	28
29	8	3	11	11	-	1	34	- 33	29
30	26	2	15	7	6	10	70	- 60	30
31	82	27	72	19	30	20	252	- 232	31
32	223	19	106	66	54	27	497	- 469	32
33	74	23	52	36	20	7	213	- 206	33
34	30	33	26	5	31	15	141	- 126	34
35	12.5	13.2	12.4	12.5	12.6	12.3	12.5	12.5	35
36	44	13	40	15	5	9	127	- 118	36
37	114	31	68	31	38	18	301	- 283	37
38	49	12	38	14	21	7	142	- 135	38
39	28	5	7	5	6	6	57	- 51	39
40	13	-	9	2	7	2	33	- 31	40
41	10	2	5	-	5	3	27	- 24	41
42	2	5	11	9	2	4	34	- 30	42
43	-	2	17	3	-	-	21	- 21	43
44	-	4	-	5	-	-	9	- 9	44
45	-	-	-	-	-	-	-	-	45
46	183	33	91	59	59	30	459	- 428	46
47	1 993	1 993	1 993	1 993	1 994	1 993	1 993	1 993	47

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1997.....	112 357	110 377	-	614	566	1
	Monthly Housing Costs, 1997						
2	Less than \$100.....	959	157	764	2	1	2
3	\$100 to \$199.....	6 519	2 409	3 977	2	2	3
4	\$200 to \$249.....	4 853	969	3 818	-	-	4
5	\$250 to \$299.....	4 672	855	3 767	2	2	5
6	\$300 to \$349.....	3 899	688	3 164	4	3	6
7	\$350 to \$399.....	3 464	463	2 949	4	4	7
8	\$400 to \$449.....	3 058	384	2 620	-	-	8
9	\$450 to \$499.....	2 601	326	2 245	-	-	9
10	\$500 to \$599.....	4 728	1 107	3 580	-	-	10
11	\$600 to \$699.....	4 330	917	3 358	-	-	11
12	\$700 to \$799.....	4 252	958	3 272	6	6	12
13	\$800 to \$999.....	6 748	2 411	4 304	-	-	13
14	\$1,000 to \$1,249.....	5 576	2 113	3 454	2	2	14
15	\$1,250 to \$1,499.....	3 692	1 277	2 403	2	2	15
16	\$1,500 or more.....	6 043	4 097	1 918	4	3	16
17	No cash rent.....	1 957	844	1 084	6	5	17
18	Mortgage payment not reported.....	29 785	20 822	8 576	21	16	18
19	Median.....	556	827	488	399	708	19
	Median Monthly Housing Costs for Owners, 1997						
20	Monthly housing costs including all mortgages plus maintenance costs	509	575	483	370	383	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	559	832	492	399	708	21
	Annual Taxes Paid Per \$1000 Value, 1997						
22	Less than \$5.....	11 059	4 923	5 957	6	5	22
23	\$5 to \$9.....	15 188	7 502	7 563	2	2	23
24	\$10 to \$14.....	14 409	5 782	8 509	6	5	24
25	\$15 to \$19.....	8 434	2 647	5 719	4	3	25
26	\$20 to \$24.....	5 047	1 147	3 889	9	9	26
27	\$25 or more.....	8 350	2 992	5 232	2	2	27
28	Median.....	11	10	12	16	16	28
	Property Value, 1997¹²						
29	Less than \$10,000.....	2 080	933	956	-	-	29
30	10,000 to \$19,999.....	1 735	753	909	-	-	30
31	20,000 to 29,999.....	2 034	690	1 268	-	-	31
32	30,000 to 39,999.....	2 577	747	1 770	4	4	32
33	40,000 to 49,999.....	3 106	845	2 220	4	4	33
34	50,000 to 59,999.....	3 621	824	2 766	2	2	34
35	60,000 to 69,999.....	4 356	1 055	3 290	4	3	35
36	70,000 to 79,000.....	4 786	1 186	3 574	2	1	36
37	80,000 to 99,999.....	9 064	3 814	5 200	-	-	37
38	100,000 to 119,000.....	6 613	2 142	4 451	2	2	38
39	120,000 to 149,999.....	8 086	3 426	4 629	-	-	39
40	150,000 to 199,999.....	7 985	3 948	4 023	4	4	40
41	200,000 to 249,000.....	3 718	1 491	2 218	2	2	41
42	250,000 to 299,999.....	2 030	712	1 311	4	3	42
43	300,000 or more.....	3 603	2 704	870	-	-	43
44	Median.....	98 538	96 694	91 440	69 999	68 333	44

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 units changed to nonresidential use	99 units derived from 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	701	199	-	431	341	259	566	2 545	- 1 979	1
2	26	-	-	10	-	-	1	38	- 37	2
3	74	7	-	29	11	12	2	136	- 134	3
4	48	-	-	7	9	2	-	66	- 66	4
5	28	3	-	17	-	3	2	53	- 50	5
6	19	2	-	11	5	8	3	49	- 46	6
7	19	6	-	11	8	9	4	57	- 52	7
8	32	2	-	6	-	14	-	53	- 53	8
9	23	-	-	4	2	-	-	30	- 30	9
10	23	2	-	11	-	4	-	41	- 41	10
11	29	10	-	9	7	-	-	55	- 55	11
12	14	2	-	-	3	2	6	28	- 22	12
13	22	-	-	2	2	6	-	33	- 33	13
14	-	-	-	7	-	3	2	12	- 10	14
15	4	-	-	-	5	3	2	14	- 12	15
16	-	2	-	9	-	17	3	32	- 29	16
17	3	-	-	11	8	7	5	34	- 29	17
18	206	20	-	81	24	51	16	404	- 387	18
19	312	399	-	316	356	426	708	356	352	19
20	328	396	-	379	375	421	391	375	373	20
21	312	399	-	316	356	425	708	356	352	21
22	108	11	-	37	6	16	5	185	- 179	22
23	52	4	-	13	21	32	2	125	- 123	23
24	61	12	-	24	8	13	5	124	- 119	24
25	30	4	-	17	7	8	3	71	- 68	25
26	5	-	-	5	-	3	9	21	- 12	26
27	83	-	-	26	5	12	2	128	- 126	27
28	11	10	-	12	8	8	16	11	10	28
29	143	-	-	32	7	8	-	190	- 190	29
30	57	-	-	16	-	-	-	73	- 73	30
31	62	6	-	2	7	-	-	77	- 77	31
32	39	-	-	14	8	-	4	64	- 60	32
33	14	-	-	11	7	9	4	45	- 41	33
34	6	9	-	5	7	6	2	34	- 31	34
35	6	-	-	-	1	3	3	14	- 11	35
36	3	3	-	11	-	9	1	28	- 27	36
37	18	2	-	16	4	9	-	50	- 50	37
38	2	5	-	6	4	2	2	22	- 20	38
39	7	2	-	6	3	11	-	30	- 30	39
40	4	-	-	-	5	5	4	19	- 15	40
41	-	2	-	2	-	5	2	11	- 9	41
42	-	2	-	3	-	-	3	10	- 7	42
43	-	4	-	9	-	16	-	30	- 30	43
44	16 578	78 333	-	42 273	46 428	94 444	68 333	31 328	29 415	44

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	OCCUPIED UNITS						
45	Total, 1997	99 018	91 666	6 222	89	81	45
	Household Income, 1997						
46	Less than \$5,000.....	6 310	960	5 227	9	7	46
47	\$5,000 to \$9,999.....	8 066	2 212	5 654	20	18	47
48	\$10,000 to \$14,999.....	8 090	1 703	6 256	2	2	48
49	\$15,000 to \$19,999.....	7 207	1 128	5 984	11	11	49
50	\$20,000 to \$24,999.....	7 349	1 124	6 134	6	5	50
51	\$25,000 to \$29,999.....	6 502	840	5 586	6	6	51
52	\$30,000 to \$34,999.....	6 369	862	5 433	11	11	52
53	\$35,000 to \$39,999.....	5 736	578	5 098	6	5	53
54	\$40,000 to \$49,999.....	9 948	1 841	8 012	3	2	54
55	\$50,000 to \$59,999.....	7 985	1 404	6 509	6	5	55
56	\$60,000 to \$79,999.....	11 052	3 006	7 990	-	-	56
57	\$80,000 to \$99,999.....	5 739	1 210	4 508	4	4	57
58	\$100,000 to \$119,999.....	4 342	534	3 795	2	2	58
59	\$120,000 or more.....	4 322	1 895	2 405	2	2	59
60	Median	34 697	34 257	32 992	20 833	21 000	60
	Income Sources of Families and Primary Individuals, 1997						
61	Wages and salaries.....	68 096	55 569	11 762	59	55	61
62	Wages and salaries were majority of income.....	49 234	33 436	15 223	46	44	62
63	2 or more people each earned over 20% of wages and salaries.....	33 642	20 003	13 327	22	21	63
64	Business, farm or ranch.....	10 564	4 364	6 093	6	6	64
65	Social security or pensions.....	27 558	20 773	6 511	15	14	65
66	Interest or dividend(s).....	35 818	19 786	15 808	17	15	66
67	Rental income.....	6 425	2 784	3 592	4	4	67
68	With lodgers.....	84	5	79	-	-	68
69	Welfare or SSI.....	5 634	2 012	3 492	20	16	69
70	Alimony or child support.....	4 200	1 467	2 689	2	2	70
71	Other.....	5 238	734	4 450	6	6	71
	Amount of Savings and Investments, 1997						
72	Income of \$25,000 or less.....	40 650	23 944	16 010	53	48	72
73	No savings or investments.....	26 969	12 819	13 589	40	35	73
74	\$20,000 or less.....	8 709	1 858	6 745	11	11	74
75	More than \$20,000.....	3 868	816	3 032	2	2	75
	Food Stamps, 1997						
76	Income of \$25,000 or less.....	40 650	23 944	16 010	53	48	76
77	Family members received food stamps.....	5 656	2 159	3 332	13	12	77
78	Did not receive food stamps.....	34 994	17 219	17 244	40	36	78

Components of Inventory Change: 1997-1999

	97 mobile homes moved out	97 units changed to nonresidential use	99 units derived from 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	443	107	-	284	144	143	81	1 211	- 1 130	45
46	32	9	-	33	30	17	7	130	- 123	46
47	76	21	-	59	30	12	18	218	- 200	47
48	36	14	-	39	24	17	2	132	- 130	48
49	43	9	-	26	12	5	11	106	- 95	49
50	46	7	-	24	4	8	5	97	- 91	50
51	38	8	-	16	9	3	6	81	- 75	51
52	50	6	-	9	2	8	11	86	- 75	52
53	26	2	-	20	3	7	5	65	- 59	53
54	36	18	-	28	1	12	2	97	- 95	54
55	33	-	-	2	18	19	5	78	- 73	55
56	22	4	-	9	8	12	-	55	- 55	56
57	-	4	-	5	2	11	4	26	- 22	57
58	-	2	-	6	-	6	2	16	- 14	58
59	5	1	-	8	-	7	2	25	- 22	59
60	23 478	19 444	-	16 346	12 395	34 062	21 000	20 387	20 302	60
61	331	66	-	183	78	105	55	821	- 765	61
62	258	54	-	130	52	79	44	618	- 575	62
63	155	17	-	70	32	38	21	335	- 313	63
64	42	13	-	24	5	23	6	113	- 107	64
65	84	33	-	78	37	41	14	287	- 273	65
66	68	34	-	45	26	47	15	239	- 224	66
67	8	15	-	12	3	12	4	54	- 49	67
68	-	-	-	-	-	-	-	-	-	68
69	42	5	-	31	37	11	16	146	- 130	69
70	33	2	-	-	6	2	2	46	- 44	70
71	23	6	-	9	8	9	6	61	- 54	71
72	269	64	-	186	108	63	48	743	- 696	72
73	220	41	-	158	91	46	35	597	- 562	73
74	47	16	-	21	7	16	11	116	- 106	74
75	2	7	-	4	7	-	2	22	- 20	75
76	269	64	-	186	108	63	48	743	- 696	76
77	52	7	-	47	49	8	12	176	- 164	77
78	218	57	-	138	59	55	36	567	- 531	78

Components of Inventory Change: 1997-1999

Tables

Additions to the housing
stock

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

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

	Category	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1999.....	113 928	115 253	-	614	566	1
	Occupancy Status, 1999						
2	Vacant.....	4 702	11 629	6 550	2	2	2
3	Occupied.....	91 537	101 931	9 454	25	23	3
4	Type B Interview.....	957	1 693	728	587	541	4
	Units in Structure, 1999¹						
5	1, detached.....	70 397	70 946	-	46	45	5
6	1, attached.....	7 273	7 404	-	17	15	6
7	2 to 4.....	10 056	10 091	-	70	65	7
8	5 to 9.....	5 704	5 732	-	14	10	8
9	10 to 19.....	5 174	5 237	-	9	9	9
10	20 to 49.....	3 898	3 969	-	6	6	10
11	50 or more.....	3 925	3 964	-	-	-	11
12	Mobile home or trailer.....	7 049	7 495	-	-	-	12
13	Not reported.....	452	417	-	452	417	13
	Year Structure Build, 1999²						
14	1995 to 1999.....	4 659	5 650	-	6	6	14
15	1990 to 1994.....	7 217	7 257	-	10	10	15
16	1985 to 1989.....	9 022	9 052	-	14	14	16
17	1980 to 1984.....	7 931	7 979	-	36	36	17
18	1975 to 1979.....	11 792	11 866	-	43	40	18
19	1970 to 1974.....	11 633	11 682	-	32	30	19
20	1960 to 1969.....	16 234	16 293	-	56	56	20
21	1950 to 1959.....	14 032	14 039	-	53	46	21
22	1940 to 1949.....	8 500	8 519	-	61	57	22
23	1930 to 1939.....	6 867	6 863	-	104	91	23
24	1920 to 1929.....	5 699	5 704	-	44	41	24
25	1919 or earlier.....	10 334	10 343	-	148	132	25
26	Median.....	1 963	1 962	-	1 948	1 947	26
	Duration of Vacancy, 1999						
27	Less than 1 month vacant.....	383	2 375	1 921	-	-	27
28	1 month up to 2 months.....	19	904	874	-	-	28
29	2 months up to 6 months.....	258	2 310	1 979	-	-	29
30	6 months up to 1 year.....	56	1 004	927	-	-	30
31	1 year up to 2 years.....	22	706	672	-	-	31
32	2 years or more.....	707	1 735	986	2	2	32
33	Never occupied as a permanent home.....	59	336	186	-	-	33
34	Don't know.....	-	2 271	2 215	-	-	34
	Metro/Nonmetropolitan Area, 1999						
35	Inside metropolitan statistical area.....	87 046	87 960	-	469	421	35
36	In central cities.....	34 708	34 923	-	285	248	36
37	Suburbs.....	52 338	53 037	-	184	173	37
38	Outside metropolitan statistical area.....	26 882	27 294	-	145	145	38
	Regions, 1999						
39	Northeast.....	21 900	22 005	-	185	168	39
40	Midwest.....	27 237	27 460	-	165	145	40
41	South.....	40 813	41 548	-	186	185	41
42	West.....	23 978	24 240	-	78	68	42

e Appendix

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	54	143	1 175	-	1 939	614	1 325	1
2	7	82	288	-	379	2	377	2
3	39	53	850	-	964	25	940	3
4	9	8	38	-	596	587	8	4
5	-	66	484	-	595	46	549	5
6	-	18	115	-	148	17	131	6
7	-	22	18	-	105	70	35	7
8	-	4	28	-	42	14	28	8
9	-	3	61	-	72	9	63	9
10	-	1	70	-	77	6	71	10
11	-	2	36	-	38	-	38	11
12	54	28	364	-	446	-	446	12
13	-	-	-	-	417	452	- 35	13
14	10	2	979	-	997	6	991	14
15	8	5	27	-	50	10	39	15
16	3	4	24	-	44	14	30	16
17	9	11	28	-	83	36	48	17
18	15	22	39	-	117	43	74	18
19	6	13	32	-	81	32	49	19
20	4	11	44	-	115	56	59	20
21	-	11	3	-	59	53	6	21
22	-	22	-	-	80	61	19	22
23	-	9	-	-	100	104	- 4	23
24	-	9	-	-	50	44	5	24
25	-	25	-	-	157	148	9	25
26	-	1 953	1 997	-	1 999	1 948	1 998	26
27	1	7	63	-	71	-	71	27
28	-	1	10	-	11	-	11	28
29	3	8	62	-	73	-	73	29
30	-	-	20	-	20	-	20	30
31	-	12	-	-	12	-	12	31
32	-	40	2	-	44	2	42	32
33	-	-	90	-	90	-	90	33
34	3	14	40	-	56	-	56	34
35	33	79	849	-	1 383	469	913	35
36	8	33	211	-	500	285	215	36
37	24	46	639	-	883	184	699	37
38	21	64	326	-	556	145	412	38
39	-	32	90	-	290	185	105	39
40	17	23	203	-	388	165	223	40
41	33	64	639	-	921	186	735	41
42	4	25	244	-	340	78	262	42

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

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

	Category	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	Urbanized Areas, 1999						
43	Inside Urbanized Areas.....	80 598	81 272	-	490	444	43
44	In central cities of P(MSA)s.....	34 708	34 923	-	285	248	44
45	Urban Fringe.....	36 821	37 197	-	128	118	45
46	Other urban.....	9 068	9 152	-	77	77	46
47	Outside Urbanized Areas.....	33 331	33 982	-	124	123	47
	Heating and Cooling Degree Day Zone, 1999						
48	Coldest: Over 7,000 heating degree days and under 2,000 cooling degree days.....	11 764	11 904	-	59	59	48
49	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	31 141	31 349	-	177	158	49
50	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	25 890	26 188	-	188	171	50
51	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	22 348	22 646	-	98	86	51
52	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	13 998	14 191	-	50	50	52
53	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	8 787	8 977	-	42	42	53
	Tenure, 1999						
54	Owner occupied.....	60 219	68 455	7 463	15	14	54
55	Percent of all occupied.....	69%	67%	53%	60%	58%	55
56	Renter occupied.....	26 631	33 477	6 678	10	10	56
	Race and Origin, 1999						
57	White.....	73 570	83 472	9 111	16	16	57
58	Non-hispanic.....	67 080	76 549	8 706	12	12	58
59	Hispanic.....	5 111	6 923	1 784	4	4	59
60	Black.....	9 615	12 327	2 617	6	5	60
61	Other.....	3 809	6 132	2 269	2	2	61
62	Total Hispanic.....	6 679	9 132	2 312	4	4	62

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	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	30	67	624	-	1 164	490	674	43
44	8	33	211	-	500	285	215	44
45	21	20	345	-	504	128	376	45
46		14	69	-	160	77	83	46
47	24	77	551	-	775	124	651	47
48	2	13	126	-	199	59	140	48
49	13	38	176	-	385	177	207	49
50	17	52	246	-	485	188	297	50
51	7	21	282	-	396	98	298	51
52	14	9	170	-	243	50	193	52
53	2	12	175	-	232	42	189	53
54	31	27	715	-	787	15	772	54
55	82%	52%	84%	-	82%	60%	82%	
56	7	25	135	-	177	10	167	56
57	23	39	728	-	807	16	791	57
58	23	37	702	-	774	12	762	58
59	-	2	26	-	32	4	28	59
60	13	3	80	-	102	6	95	60
61	2	10	42	-	56	2	54	61
62	-	9	32	-	45	4	41	62

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1999.....	113 928	115 253	-	614	566	1
	MULTI-UNIT STRUCTURES						
2	Total, 1999.....	25 445	28 906	3 217	4	4	2
	Stories in Structure, 1999^{3,4}						
3	1	3 432	3 439	-	23	22	3
4	2	12 401	12 479	-	43	39	4
5	3	7 329	7 456	-	21	20	5
6	4 to 6.....	3 544	3 549	-	12	10	6
7	7 or more.....	2 051	2 068	-	-	-	7
	External Building Conditions, 1999^{4,5,6}						
8	Sagging roof.....	50	563	513	-	-	8
9	Missing roofing material.....	97	1 204	1 102	-	-	9
10	Hole in roof.....	44	570	524	-	-	10
11	Missing bricks, siding, other outside wall material.....	104	941	832	-	-	11
12	Sloping outside walls.....	34	511	477	-	-	12
13	Broken windows.....	182	1 159	975	-	-	13
14	Bars on windows.....	924	2 273	1 348	-	-	14
15	Foundation crumbling or has open crack or hole.....	80	808	728	-	-	15
16	None of the Above.....	14 483	20 750	6 055	4	4	16
	Rooms, 1999						
17	1 room.....	194	619	420	-	-	17
18	2 rooms.....	391	1 368	962	-	-	18
19	3 rooms.....	7 699	10 886	3 030	2	2	19
20	4 rooms.....	15 395	23 321	7 692	2	2	20
21	5 rooms.....	14 099	26 391	11 932	13	13	21
22	6 rooms.....	11 134	23 378	11 998	2	1	22
23	7 rooms.....	5 884	14 142	8 111	7	7	23
24	8 rooms.....	3 432	8 246	4 723	-	-	24
25	9 rooms.....	1 328	3 717	2 314	-	-	25
26	10 rooms or more.....	1 285	2 644	1 316	-	-	26
27	Not Applicable.....	587	541	-	587	541	27
28	Median.....	5.5	5.8	6.2	6.7	6.7	28
	Bedrooms, 1999						
29	None.....	251	1 220	956	-	-	29
30	1	11 437	14 347	2 726	2	2	30
31	2	27 297	34 197	6 586	2	2	31
32	3	36 735	46 357	9 018	17	16	32
33	4 or more.....	14 241	18 592	4 094	5	5	33
34	Not Applicable.....	587	541	-	587	541	34
35	Median.....	3.2	3.2	3.2	3.5	3.5	35
	Complete Bathrooms, 1999						
36	None.....	538	1 942	1 359	2	2	36
37	1	43 678	49 424	5 431	13	13	37
38	1 and one-half.....	10 153	16 552	6 327	2	2	38
39	2 or more.....	38 101	46 793	7 754	10	8	39
40	Not applicable.....	587	541	-	587	541	40
41	Median.....	1.6	1.7	1.8	1.4	1.4	41

Components of Inventory Change: 1997-1999

(readings, see Appendix)

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	54	143	1 175	-	1 939	614	1 325	1
2	-	31	213	-	248	4	244	2
3	-	3	5	-	30	23	7	3
4	-	15	67	-	121	43	78	4
5	-	11	118	-	149	21	128	5
6	-	2	6	-	17	12	5	6
7	-	-	17	-	17	-	17	7
8	-	1	-	-	1	-	1	8
9	-	2	2	-	5	-	5	9
10	-	-	2	-	2	-	2	10
11	-	2	4	-	6	-	6	11
12	-	-	-	-	-	-	-	12
13	-	2	-	-	2	-	2	13
14	-	1	-	-	1	-	1	14
15	-	-	-	-	-	-	-	15
16	-	24	189	-	217	4	212	16
17	-	5	-	-	5	-	5	17
18	-	11	4	-	15	-	15	18
19	4	35	117	-	159	2	157	19
20	21	38	176	-	236	2	234	20
21	24	27	309	-	372	13	360	21
22	4	7	235	-	247	2	245	22
23	2	7	139	-	155	7	147	23
24	-	-	90	-	90	-	90	24
25	-	7	68	-	75	-	75	25
26	-	5	38	-	43	-	43	26
27	-	-	-	-	541	587	- 47	27
28	6.1	4.5	5.9	-	5.8	5.7	5.8	28
29	-	13	-	-	13	-	13	29
30	4	43	137	-	187	2	184	30
31	22	49	244	-	316	2	314	31
32	28	23	555	-	621	17	604	32
33	-	15	240	-	261	5	256	33
34	-	-	-	-	541	587	- 47	34
35	3.0	2.3	3.4	-	3.3	3.5	3.3	35
36	3	35	8	-	48	2	46	36
37	13	75	227	-	328	13	315	37
38	7	13	52	-	74	2	72	38
39	31	21	888	-	948	10	938	39
40	-	-	-	-	541	587	- 47	40
41	2.1	1.2	2.2	-	2.1	1.4	2.1	41

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	SINGLE DETACHED AND MOBILE HOMES						
42	Single detached and mobile homes.....	73 326	78 415	4 092	18	18	42
	Square Footage of Unit, 1999 ⁷						
43	Less than 500.....	672	1 338	626	2	2	43
44	500 to 749.....	1 571	3 188	1 589	-	-	44
45	750 to 999.....	3 518	6 534	2 908	2	2	45
46	1,000 to 1,499.....	11 042	19 410	8 150	4	4	46
47	1,500 to 1,999.....	9 435	17 493	7 899	4	4	47
48	2,000 to 2,499.....	5 870	11 470	5 490	4	4	48
49	2,500 to 2,999.....	2 906	5 896	2 915	-	-	49
50	3,000 to 3,999.....	2 739	5 224	2 403	-	-	50
51	4,000 or more.....	1 898	3 408	1 447	1	1	51
52	Median.....	1 660	1 686	1 717	1 562	1 562	52
	Lot Size, 1999 ^{7,8}						
53	Less than one-eighth acre.....	9 953	10 123	-	7	6	53
54	one-eighth up to one-quarter acre.....	23 484	23 742	-	15	15	54
55	one-quarter up to one-half acre.....	12 268	12 434	-	13	13	55
56	one-half up to one acre.....	11 068	11 177	-	4	4	56
57	1 to 4 acres.....	14 398	14 610	-	6	6	57
58	5-9 acres.....	2 547	2 582	-	-	-	58
59	10 acres or more.....	3 372	3 408	-	-	-	59
60	Median.....	0.4	0.4		0.3	0.3	60

Components of Inventory Change: 1997-1999

(readings, see Appendix)

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
42	54	94	848	-	1 014	18	996	42
43	6	12	21	-	41	2	39	43
44	2	14	13	-	28	-	28	44
45	10	15	84	-	111	2	108	45
46	4	4	210	-	222	4	218	46
47	2	6	150	-	163	4	158	47
48	-	4	107	-	115	4	110	48
49	2	-	73	-	75	-	75	49
50	-	5	78	-	82	-	82	50
51	2	3	59	-	64	1	63	51
52	899	841	1 731		1 648	1 562	1 650	52
53	22	6	143	-	177	7	170	53
54	21	32	205	-	273	15	258	54
55	7	12	147	-	179	13	166	55
56	1	13	94	-	113	4	109	56
57	2	15	195	-	218	6	212	57
58	2	7	26	-	35	-	35	58
59	-	6	30	-	36	-	36	59
60	0.2	0.4	0.4		0.3	0.3	0.3	60

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1999.....	113 928	115 253	-	614	566	-
	Equipment, 1999^{6,9}						
2	Lacking complete kitchen facilities.....	1 405	5 098	3 541	2	2	2
3	With complete kitchen.....	100 347	109 615	8 049	25	23	3
4	Not Applicable.....	587	541	-	587	541	4
5	Kitchen Sink.....	107 036	113 771	5 403	25	23	5
6	Refrigerator.....	104 043	111 732	6 424	27	26	6
7	Burners and oven.....	103 517	111 339	6 542	27	26	7
8	Oven only.....	74	374	298	-	-	8
9	Neither burners nor oven.....	826	2 845	1 935	-	-	9
10	Dishwasher.....	53 355	61 635	7 261	6	5	10
11	Washing machine.....	73 446	84 295	9 835	22	21	11
12	Clothes dryer.....	70 026	80 715	9 678	22	21	12
13	Disposal in kitchen sink.....	41 908	48 978	6 372	11	9	13
14	Air Conditioning.....	76 001	88 868	11 699	22	21	14
15	Central.....	50 652	59 286	7 583	17	16	15
16	1 room unit.....	11 125	20 573	9 347	-	-	16
17	2 room units.....	3 823	8 629	4 787	5	5	17
18	3 room units or more.....	1 690	3 542	1 844	-	-	18
	Main Heating Equipment, 1999						
19	Warm-air furnace.....	57 550	67 821	9 345	18	17	19
20	Steam or hot water system.....	11 855	14 360	2 445	2	2	20
21	Electric heat pump.....	9 460	12 387	2 655	2	2	21
22	Built-in electric units.....	3 659	5 758	2 068	2	2	22
23	Floor, wall, or other built-in hot air.....	3 859	6 125	2 237	-	-	23
24	Room heaters with flue.....	1 115	1 904	783	-	-	24
25	Room heaters without flue.....	1 411	2 102	680	-	-	25
26	Portable electric heaters.....	396	871	474	-	-	26
27	Stoves.....	1 016	1 477	458	-	-	27
28	Fireplaces with inserts.....	93	143	49	-	-	28
29	Fireplaces without inserts.....	29	103	74	-	-	29
30	Cooking Stove.....	72	152	80	-	-	30
31	Other.....	45	434	384	-	-	31
32	None.....	346	1 077	698	2	2	32
33	Non-Interview.....	587	541	-	587	541	33

Components of Inventory Change: 1997-1999

(Units, see Appendix)

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	54	143	1 175	-	1 939	614	1 325	1
2	6	55	91	-	154	2	152	2
3	49	88	1 084	-	1 244	25	1 220	3
4	-	-	-	-	541	587	- 47	4
5	54	117	1 162	-	1 357	25	1 332	5
6	54	94	1 119	-	1 292	27	1 265	6
7	49	98	1 134	-	1 307	27	1 280	7
8	-	2	-	-	2	-	2	8
9	6	43	35	-	83	-	83	9
10	20	31	970	-	1 027	6	1 020	10
11	42	50	924	-	1 037	22	1 014	11
12	41	47	924	-	1 033	22	1 010	12
13	-	21	677	-	708	11	697	13
14	50	63	1 056	-	1 190	22	1 168	14
15	43	43	965	-	1 068	17	1 050	15
16	4	21	77	-	102	-	102	16
17	3	-	16	-	25	5	19	17
18	2	-	6	-	8	-	8	18
19	46	66	814	-	943	18	925	19
20	-	13	46	-	62	2	59	20
21	3	15	253	-	273	2	271	21
22	-	5	26	-	33	2	31	22
23	3	9	18	-	30	-	30	23
24	1	2	2	-	5	-	5	24
25	-	4	6	-	10	-	10	25
26	-	-	-	-	-	-	-	26
27	-	3	-	-	3	-	3	27
28	-	-	-	-	-	-	-	28
29	-	-	-	-	-	-	-	29
30	-	-	-	-	-	-	-	30
31	-	-	4	-	4	-	4	31
32	-	28	6	-	36	2	33	32
33	-	-	-	-	541	587	- 47	33

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	Plumbing, 1999						
34	With all plumbing facilities.....	104 231	112 232	6 671	25	23	34
35	Lacking some plumbing facilities.....	641	2 480	1 798	2	2	35
36	No hot piped water.....	446	1 161	679	2	2	36
37	No bathtub nor shower.....	421	915	465	2	2	37
38	No flush toilet.....	377	857	449	-	-	38
	Main House Heating Fuel, 1999						
39	Housing units with heating fuel.....	98 460	107 874	8 259	22	21	39
40	Electricity.....	28 282	35 312	6 385	6	6	40
41	Piped gas.....	43 768	52 495	8 349	12	11	41
42	Bottled gas.....	3 737	5 681	1 861	2	2	42
43	Fuel oil.....	9 144	10 923	1 746	2	2	43
44	Kerosene or other liquid fuel.....	493	801	298	-	-	44
45	Coal or coke.....	149	203	52	-	-	45
46	Wood.....	1 567	2 144	572	-	-	46
47	Solar energy.....	7	19	12	-	-	47
48	Other.....	30	296	266	-	-	48

Components of Inventory Change: 1997-1999

ings, see Appendix)

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
34	52	112	1 168	-	1 355	25	1 330	34
35	3	31	8	-	44	2	41	35
36	-	30	6	-	38	2	36	36
37	-	26	3	-	31	2	29	37
38	-	26	6	-	32	-	32	38
39	44	74	1 039	-	1 179	22	1 156	39
40	30	37	578	-	651	6	645	40
41	10	18	352	-	390	12	378	41
42	4	4	76	-	86	2	84	42
43	-	10	22	-	35	2	32	43
44	-	-	9	-	9	-	9	44
45	-	-	3	-	3	-	3	45
46	-	5	-	-	5	-	5	46
47	-	-	-	-	-	-	-	47
48	-	-	-	-	-	-	-	48

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1999	113 928	115 253	-	614	566	-
	Selected Amenities, 1997 ⁶						
2	Porch, deck, balcony, or patio.....	77 456	92 165	13 662	18	17	2
3	Usable fireplace.....	29 115	35 412	5 762	9	9	3
4	Separate dining room.....	30 910	49 058	17 599	7	6	4
5	With 2 or more living rooms or recreatio.....	4 898	11 868	6 817	-	-	5
6	Garage or carport included with home.....	56 046	64 990	8 263	15	14	6
7	Not included.....	41 376	49 527	7 460	12	12	7
8	Offstreet Parking included.....	31 264	40 720	8 839	10	10	8
	Owners or Manager on Property, 1999						
9	Rental, multiunit.....	17 403	21 315	3 822	2	2	9
10	Owner or manager lives on property.....	3 153	7 880	4 688	-	-	10
11	Neither owner nor manager lives on property.....	9 236	13 435	4 148	2	2	11
	Selected Deficiencies, 1999 ⁶						
12	Holes in floors.....	170	1 647	1 446	-	-	12
13	Open cracks or holes (interior).....	1 468	6 715	5 183	2	2	13
14	Broken plaster or peeling paint (interior).....	625	3 473	2 821	-	-	14
15	Exposed wiring.....	30	696	657	-	-	15
16	No electrical wiring.....	53	223	157	-	-	16
17	Rooms without electrical outlets.....	240	1 941	1 680	-	-	17
	Description of Area Within 300 Feet, 1999 ⁶						
18	Single family detached houses.....	11 287	17 325	5 957	4	4	18
19	Single family attached or 1 to 3 story.....	2 526	6 909	4 342	-	-	19
20	4 to 6 story multiunit.....	12 004	18 084	5 927	2	2	20
21	7 stories or more multiunit.....	1 603	2 807	1 187	-	-	21
22	Mobil Homes.....	285	793	499	2	2	22
23	Residential parking lots.....	10 572	16 206	5 464	2	2	23
24	Commercial, institutional, or industrial.....	9 709	15 275	5 475	2	2	24
25	Body of water.....	2 107	4 170	1 998	-	-	25
26	Open space, park, farm, or ranch.....	4 193	9 020	4 710	2	2	26
27	4+ lane highway, railroad, or airport.....	2 605	6 576	3 902	-	-	27
	Other Buildings Vandalized or With Interior Exposed, 1999						
28	None.....	19 906	25 055	4 935	2	2	28
29	1 building.....	124	919	791	-	-	29
30	More than 1 building.....	278	1 099	817	2	2	30
31	No buildings within 300 feet.....	40	701	648	-	-	31
32	Not reported.....	-	31	27	-	-	32
	Bars on Wondows of Buildings, 1999						
33	With other buildings within 300 ft.....	21 281	26 094	4 591	4	4	33
34	No bars on windows.....	16 173	21 853	5 465	4	4	34
35	1 building with bars.....	21	603	582	-	-	35
36	2 or more buildings with bars.....	1 583	3 633	2 044	-	-	36

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	54	143	1 175	-	1 939	614	1 325	1
2	37	64	947	-	1 065	18	1 047	2
3	6	21	507	-	543	9	534	3
4	5	35	510	-	557	7	549	4
5	1	14	138	-	153	-	153	5
6	5	37	639	-	695	15	680	6
7	49	106	536	-	703	12	691	7
8	42	76	499	-	626	10	617	8
9	-	11	80	-	93	2	91	9
10	-	6	34	-	40	-	40	10
11	-	5	46	-	53	2	51	11
12	-	11	21	-	32	-	32	12
13	4	21	38	-	66	2	64	13
14	-	17	9	-	27	-	27	14
15	-	2	7	-	9	-	9	15
16	-	11	2	-	13	-	13	16
17	-	5	15	-	21	-	21	17
18	-	19	63	-	86	4	81	18
19	-	6	35	-	41	-	41	19
20	-	20	133	-	155	2	153	20
21	-	-	17	-	17	-	17	21
22	-	2	7	-	11	2	9	22
23	-	22	148	-	172	2	170	23
24	-	21	70	-	94	2	92	24
25	-	10	54	-	64	-	64	25
26	-	15	103	-	120	2	118	26
27	-	12	57	-	69	-	69	27
28	-	28	185	-	215	2	213	28
29	-	4	4	-	4	-	4	29
30	-	3	2	-	7	2	5	30
31	-	-	13	-	13	-	13	31
32	-	-	4	-	4	-	4	32
33	-	31	191	-	226	4	222	33
34	-	27	189	-	220	4	215	34
35	-	-	-	-	-	-	-	35
36	-	4	2	-	7	-	7	36

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	OCCUPIED UNITS						
37	Total, 1999	91 537	101 931	9 454	25	23	37
	Water Supply Stoppage, 1999						
38	With hot and cold piped water.....	91 175	101 650	9 536	22	21	38
39	No stoppage in last 3 months.....	82 117	95 950	12 921	18	17	39
40	With stoppage in last 3 months.....	576	4 441	3 841	4	4	40
41	No stoppage lasting 6 hours or more.....	88	1 811	1 716	2	2	41
42	1 time lasting 6 hours or more.....	7	443	436	-	-	42
43	2 times.....	2	215	209	-	-	43
44	3 times.....	4	121	113	2	2	44
45	4 times or more.....	2	169	167	-	-	45
46	Number of times not reported.....	8	474	466	-	-	46
47	Stoppage not reported.....	90	1 645	1 547	-	-	47
	Sewage Disposal Breakdowns, 1999						
48	With public sewer.....	69 151	79 224	9 453	20	19	48
49	No breakdowns in last 3 months.....	67 249	77 815	9 953	20	19	49
50	With breakdowns in last 3 months.....	48	1 409	1 354	-	-	50
51	No breakdowns lasting 6 hours or more.....	10	485	476	-	-	51
52	1 time lasting 6 hours or more.....	8	633	621	-	-	52
53	2 times.....	-	140	138	-	-	53
54	3 times.....	-	49	49	-	-	54
55	4 times or more.....	-	43	43	-	-	55
56	Number of times not reported.....	-	59	59	-	-	56
57	With septic tank or cesspool.....	19 673	22 636	2 643	4	4	57
58	No breakdowns in last 3 months.....	19 030	22 242	2 899	4	4	58
59	With breakdowns in last 3 months.....	21	393	367	-	-	59
60	No breakdowns lasting 6 hours or more.....	4	118	108	-	-	60
61	1 time lasting 6 hours or more.....	4	224	220	-	-	61
62	2 times.....	-	14	14	-	-	62
63	3 times.....	-	9	9	-	-	63
64	4 times or more.....	-	8	8	-	-	64
65	Number of times not reported.....	2	19	17	-	-	65
	Heating Problems, 1999						
66	With heating equipment and occupied last winter.....	73 443	88 491	14 737	18	18	66
67	Not uncomfortably cold for 24 hours or more last winter.....	63 887	82 380	18 191	16	16	67
68	Uncomfortably cold for 24 hours or more last winter.....	1 346	6 110	4 756	2	2	68
69	Equipment breakdowns	73 443	88 491	14 737	18	18	69
70	No breakdowns lasting 6 hours or more	5	129	123	-	-	70
71	1 time lasting 6 hours or more	38	1 083	1 045	-	-	71
72	2 times	20	329	309	-	-	72
73	3 times	5	151	146	-	-	73
74	4 times or more	9	137	128	-	-	74
75	Number of times not reported	- 1	193	193	-	-	75

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
37	39	53	850	-	964	25	940	37
38	38	53	850	-	962	22	939	38
39	36	53	824	-	930	18	912	39
40	2	-	22	-	29	4	25	40
41	-	-	8	-	10	2	8	41
42	-	-	1	-	1	-	1	42
43	2	-	3	-	5	-	5	43
44	-	-	3	-	6	2	3	44
45	-	-	-	-	-	-	-	45
46	-	-	-	-	-	-	-	46
47	-	-	8	-	8	-	8	47
48	33	36	552	-	641	20	620	48
49	33	36	546	-	634	20	614	49
50	-	-	6	-	7	-	7	50
51	-	-	-	-	-	-	-	51
52	-	-	4	-	4	-	4	52
53	-	-	3	-	3	-	3	53
54	-	-	-	-	-	-	-	54
55	-	-	-	-	-	-	-	55
56	-	-	-	-	-	-	-	56
57	5	16	298	-	324	4	319	57
58	5	16	292	-	318	4	314	58
59	-	-	6	-	6	-	6	59
60	-	-	6	-	6	-	6	60
61	-	-	-	-	-	-	-	61
62	-	-	-	-	-	-	-	62
63	-	-	-	-	-	-	-	63
64	-	-	-	-	-	-	-	64
65	-	-	-	-	-	-	-	65
66	25	42	243	-	329	18	311	66
67	25	39	237	-	318	16	302	67
68	-	3	6	-	11	2	9	68
69	25	42	243	-	329	18	311	69
70	-	-	-	-	-	-	-	70
71	-	-	-	-	-	-	-	71
72	-	-	-	-	-	-	-	72
73	-	-	-	-	-	-	-	73
74	-	-	-	-	-	-	-	74
75	-	-	-	-	-	-	-	75

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
	Overall Opinion of Structure, 1999						
76	1 (worst)	42	529	483	-	-	76
77	2	23	373	349	-	-	77
78	3	26	724	698	-	-	78
79	4	63	1 246	1 180	-	-	79
80	5	1 145	6 374	5 196	2	2	80
81	6	660	5 507	4 833	2	2	81
82	7	3 096	13 868	10 707	4	4	82
83	8	9 205	28 020	18 640	14	13	83
84	9	3 312	14 558	11 069	2	2	84
85	10 (best)	12 740	26 707	13 544	-	-	85
	Selected Physical Problems, 1999 ⁶						
86	Selected physical problems	229	1 778	1 545	2	2	86
87	Plumbing	188	1 414	1 222	2	2	87
88	Heating	22	288	266	-	-	88
89	Electric	2	6	4	-	-	89
90	Upkeep	6	87	81	-	-	90
91	Hallways	-	22	22	-	-	91
92	Moderate physical problems	1 601	4 631	3 000	-	-	92
93	Plumbing	2	116	115	-	-	93
94	Heating	1 205	1 758	549	-	-	94
95	Upkeep	133	1 476	1 339	-	-	95
96	Hallways	2	78	76	-	-	96
97	Kitchen	176	1 409	1 210	-	-	97

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
76	-	-	3	-	3	-	3	76
77	-	2	-	-	2	-	2	77
78	-	-	-	-	-	-	-	78
79	2	1	1	-	4	-	4	79
80	4	6	22	-	35	2	33	80
81	-	1	14	-	17	2	15	81
82	2	11	52	-	69	4	65	82
83	13	6	156	-	189	14	175	83
84	2	9	167	-	179	2	177	84
85	13	15	395	-	423	-	423	85
86	3	2	-	-	6	2	4	86
87	3	2	-	-	6	2	4	87
88	-	-	-	-	-	-	-	88
89	-	-	-	-	-	-	-	89
90	-	-	-	-	-	-	-	90
91	-	-	-	-	-	-	-	91
92	-	3	28	-	30	-	30	92
93	-	-	-	-	-	-	-	93
94	-	1	2	-	4	-	4	94
95	-	-	4	-	4	-	4	95
96	-	-	-	-	-	-	-	96
97	-	2	21	-	23	-	23	97

Table 5. Household Composition - Occupied Units (Additions)

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1999.....	150 515	260 410	107 431	75	70	1
2	Population in housing units, 1999	62 319	101 931	38 673	25	23	2
	Persons, 1999 ¹¹						
3	1 person.....	17 572	26 371	8 577	4	4	3
4	2 persons.....	22 200	33 597	11 100	6	6	4
5	3 persons.....	8 582	16 373	7 608	3	3	5
6	4 persons.....	8 875	15 160	6 153	2	2	6
7	5 persons.....	3 661	6 795	3 067	6	5	7
8	6 persons.....	1 011	2 334	1 300	2	2	8
9	7 persons or more.....	418	1 301	869	-	-	9
	Median.....	2.6	2.7	3.0	3.5	3.3	
	Number of Single Children Under 18 Years Old, 1999						
10	None.....	57 620	71 337	13 140	14	14	10
11	1.....	6 905	14 497	7 405	6	6	11
12	2.....	5 723	11 012	5 167	2	2	12
13	3.....	1 681	3 717	1 999	2	1	13
14	4.....	335	969	619	-	-	14
15	5.....	68	273	202	-	-	15
16	6 or more.....	42	126	85	-	-	16
17	Median.....	0.6	0.7	1.2	0.9	0.8	17
	Age of Household, 1999						
18	Under 25 years.....	169	5 061	4 782	3	3	18
19	25 to 29.....	187	7 756	7 465	4	4	19
20	30 to 34.....	167	9 695	9 364	2	2	20
21	35 to 44.....	307	23 643	23 083	6	5	21
22	45 to 54.....	167	20 200	19 890	4	4	22
23	55 to 64.....	40	13 878	13 754	4	4	23
24	65 to 74.....	55	11 107	10 981	-	-	24
25	75 years and older.....	51	10 591	10 528	-	-	25
26	Median.....	36.4	47.1	47.4	38.8	38.6	26
	Years of School Completed by Householder, 1999						
27	No school years completed.....	226	325	99	-	-	27
	Elementary:						
28	less than 8 years.....	1 959	2 789	825	2	2	28
29	8 years.....	2 976	3 865	864	-	-	29
	High School:						
30	1 to 3 years.....	7 608	11 619	3 904	11	11	30
31	4 years.....	24 697	33 178	8 199	9	7	31
	College:						
32	1 to 3 years.....	16 708	24 447	7 492	2	2	32
33	4 years or more.....	19 384	25 706	6 050	1	1	33
34	Median.....	13.0	13.0	13.0	10.9	10.7	34
	Year Householder Moved Into Unit, 1999						
35	1995 to 1999.....	5 644	6 195	544	-	-	35
36	1990 to 1994.....	17 977	19 218	1 217	-	-	36
37	1985 to 1989.....	10 253	11 040	758	4	4	37
38	1980 to 1984.....	5 469	5 943	457	-	-	38
39	1975 to 1979.....	5 999	6 401	391	2	2	39
40	1970 to 1974.....	4 171	4 444	268	-	-	40
41	1960 to 1969.....	5 306	5 639	330	-	-	41
42	1950 to 1959.....	3 048	3 240	188	-	-	42
43	1940 to 1949.....	971	1 033	62	-	-	43
44	1939 or earlier.....	358	380	22	-	-	44
45	Not applicable.....	21 365	38 399	16 193	18	17	45
46	Median.....	1 987	1 987	1 987	1 988	1 988	46

Components of Inventory Change: 1997-1999

endix)								
	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	90	113		-	2 298	75	2 476	1
2	39	53	850	-	964	25	940	2
3	15	21	186	-	226	4	222	3
4	7	16	275	-	304	6	297	4
5	9	7	167	-	186	3	183	5
6	6	6	120	-	134	2	132	6
7	2	3	64	-	74	6	68	7
8	-	-	23	-	25	2	23	8
9	-	-	15	-	15	-	15	9
		2.3	2.9		2.8	3.5	2.8	
10	25	42	509	-	591	14	577	10
11	7	8	172	-	193	6	187	11
12	5	1	115	-	124	2	122	12
13	2	1	35	-	39	2	37	13
14	-	-	15	-	15	-	15	14
15	-	-	3	-	3	-	3	15
16	-	-	-	-	-	-	-	16
17	0.8	0.6	0.8		0.8	0.9	0.8	17
18	6	7	97	-	113	3	110	18
19	5	3	95	-	107	4	103	19
20	6	-	158	-	167	2	164	20
21	10	14	231	-	260	6	254	21
22	5	5	133	-	147	4	143	22
23	5	11	68	-	88	4	84	23
24	1	10	59	-	70	-	70	24
25	-	4	8	-	12	-	12	25
26	36.8	50.4	37.9		38.3	38.8	38.3	26
27	-	-	-	-	-	-	-	27
28	-	-	6	-	8	2	6	28
29	2	7	17	-	25	-	25	29
30	12	4	90	-	117	11	107	30
31	15	22	247	-	291	9	282	31
32	8	13	226	-	249	2	247	32
33	2	7	264	-	273	1	272	33
34	12.4	12.7	13.6		13.3	10.9	13.4	34
35	4	-	2	-	6	-	6	35
36	-	5	19	-	23	-	23	36
37	5	-	24	-	33	4	29	37
38	-	11	6	-	17	-	17	38
39	1	-	10	-	13	2	11	39
40	-	-	5	-	5	-	5	40
41	-	1	2	-	3	-	3	41
42	-	4	-	-	4	-	4	42
43	-	-	-	-	-	-	-	43
44	-	-	-	-	-	-	-	44
45	28	32	782	-	859	18	841	45
46	1 986	1 982	1 987		1 988	1 988	1 988	46

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
1	Total, 1999.....	113 928	115 253	-	614	566	-
	Monthly Housing Costs, 1999						
2	Less than \$100.....	156	911	727	-	-	2
3	\$100 to \$199.....	2 396	6 311	3 865	4	4	3
4	\$200 to \$249.....	968	4 682	3 692	-	-	4
5	\$250 to \$299.....	854	4 565	3 684	-	-	5
6	\$300 to \$349.....	684	3 790	3 069	-	-	6
7	\$350 to \$399.....	455	3 249	2 750	-	-	7
8	\$400 to \$449.....	383	2 961	2 564	-	-	8
9	\$450 to \$499.....	325	2 593	2 235	-	-	9
10	\$500 to \$599.....	1 105	4 782	3 587	-	-	10
11	\$600 to \$699.....	914	4 398	3 423	2	2	11
12	\$700 to \$799.....	951	4 020	3 039	-	-	12
13	\$800 to \$999.....	2 413	7 153	4 649	6	5	13
14	\$1,000 to \$1,249.....	2 109	6 393	4 234	2	2	14
15	\$1,250 to \$1,499.....	1 271	4 230	2 903	-	-	15
16	\$1,500 or more.....	4 082	8 415	4 193	-	-	16
17	No cash rent.....	847	1 838	983	-	-	17
18	Mortgage payment not reported.....	21 741	30 085	8 177	4	4	18
19	Median.....	828	609	547	817	810	19
20	Monthly costs including all mortgages plus maintenance costs	656	584	555	587	574	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	833	613	553	833	820	21
	Annual Taxes Paid Per \$1000 Value, 1999						
22	Less than \$5.....	4 921	10 798	5 520	2	2	22
23	\$5 to \$9.....	7 471	18 103	10 478	4	4	23
24	\$10 to \$14.....	5 770	15 065	9 180	2	2	24
25	\$15 to \$19.....	2 638	8 100	5 420	-	-	25
26	\$20 to \$24.....	1 141	4 315	3 145	2	2	26
27	\$25 or more.....	2 987	8 062	5 027	-	-	27
28	Median.....	10	11	11	8	8	28
	Property Value, 1999 ¹²						
29	Less than \$10,000.....	933	1 886	894	-	-	29
30	10,000 to \$19,999.....	754	1 758	931	2	2	30
31	20,000 to 29,999.....	690	1 662	915	-	-	31
32	30,000 to 39,999.....	747	2 085	1 302	-	-	32
33	40,000 to 49,999.....	845	2 765	1 888	4	4	33
34	50,000 to 59,999.....	822	3 249	2 413	-	-	34
35	60,000 to 69,999.....	1 047	4 153	3 074	2	1	35
36	70,000 to 79,999.....	1 184	4 496	3 294	-	-	36
37	80,000 to 99,999.....	3 809	9 231	5 388	-	-	37
38	100,000 to 119,000.....	2 140	6 626	4 448	2	2	38
39	120,000 to 149,999.....	3 410	8 723	5 245	2	2	39
40	150,000 to 199,999.....	3 939	9 164	5 113	2	2	40
41	200,000 to 249,000.....	1 484	4 610	3 051	-	-	41
42	250,000 to 299,999.....	706	2 710	1 956	-	-	42
43	300,000 or more.....	2 696	5 339	2 565	-	-	43
44	Median.....	115 733	108 440	104 867	64 500	64 500	44

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	54	143	1 175	-	1 939	614	1 325	1
2	-	5	22	-	27	-	27	2
3	3	1	46	-	55	4	50	3
4	6	2	14	-	22	-	22	4
5	-	2	25	-	27	-	27	5
6	-	2	35	-	37	-	37	6
7	-	4	41	-	44	-	44	7
8	2	-	12	-	13	-	13	8
9	6	-	28	-	33	-	33	9
10	5	3	83	-	90	-	90	10
11	5	-	56	-	63	2	61	11
12	2	-	27	-	30	-	30	12
13	3	3	86	-	98	6	92	13
14	-	-	51	-	53	2	51	14
15	-	4	52	-	55	-	55	15
16	-	2	137	-	139	-	139	16
17	2	5	1	-	8	-	8	17
18	13	15	138	-	170	4	166	18
19	491	375	691	-	671	833	669	19
20	495	425	707	-	673	587	676	20
21	491	375	695	-	674	833	672	21
22	17	5	333	-	358	2	356	22
23	5	5	145	-	159	4	154	23
24	5	6	105	-	118	2	116	24
25	2	3	37	-	41	-	41	25
26	2	1	25	-	30	2	28	26
27	1	2	44	-	47	-	47	27
28	5	11	5	-	5	8	5	28
29	3	3	53	-	59	-	59	29
30	8	-	65	-	75	2	73	30
31	10	-	47	-	57	-	57	31
32	7	-	30	-	37	-	37	32
33	2	-	30	-	36	4	32	33
34	-	1	12	-	14	-	14	34
35	-	4	29	-	34	2	32	35
36	-	5	13	-	18	-	18	36
37	-	2	32	-	34	-	34	37
38	-	-	39	-	41	2	39	38
39	-	1	67	-	70	2	68	39
40	2	6	104	-	114	2	112	40
41	-	-	75	-	75	-	75	41
42	-	5	42	-	47	-	47	42
43	-	-	78	-	78	-	78	43
44	24 500	82 250	123 463	-	114 134	64 500	115 346	44

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

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

	Characteristics	Present in 97	Present in 99	Changed in characteristic	97 units affected by conversion /merger	99 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1999	91 537	101 931	9 454	25	23	45
	Household Income, 1999						
46	Less than \$5,000.....	955	5 755	4 765	-	-	46
47	\$5,000 to \$9,999.....	2 197	6 622	4 383	-	-	47
48	\$10,000 to \$14,999.....	1 705	7 740	5 980	6	6	48
49	\$15,000 to \$19,999.....	1 103	6 908	5 758	-	-	49
50	\$20,000 to \$24,999.....	1 115	7 223	6 036	2	2	50
51	\$25,000 to \$29,999.....	831	6 792	5 906	-	-	51
52	\$30,000 to \$34,999.....	839	7 392	6 490	2	2	52
53	\$35,000 to \$39,999.....	574	5 929	5 288	4	4	53
54	\$40,000 to \$49,999.....	1 840	9 652	7 711	3	3	54
55	\$50,000 to \$59,999.....	1 394	8 304	6 851	-	-	55
56	\$60,000 to \$79,999.....	3 003	11 868	8 763	4	3	56
57	\$80,000 to \$99,999.....	1 200	6 487	5 186	-	-	57
58	\$100,000 to \$119,999.....	532	3 786	3 199	-	-	58
59	\$120,000 or more.....	1 882	7 474	5 507	2	2	59
60	Median.....	41 301	37 137	36 506	36 875	36 250	60
	Income Sources of Families and Primary Individuals, 1999						
61	Wages and salaries.....	55 476	72 243	16 001	20	19	61
62	Wages and salaries were majority of inc.....	33 369	51 590	17 631	16	16	62
63	2 or more people each earned over 20% of wages and salaries.....	19 973	34 298	13 963	14	13	63
64	Business, farm or ranch.....	4 359	10 031	5 596	2	2	64
65	Social security or pensions.....	20 731	28 363	7 502	6	6	65
66	Interest or dividend(s).....	19 759	34 239	14 240	5	5	66
67	Rental income.....	2 778	6 179	3 345	-	-	67
68	With lodgers.....	5	109	104	-	-	68
69	Welfare or SSI.....	1 996	5 006	2 985	-	-	69
70	Alimony or child support.....	1 462	4 362	2 847	-	-	70
71	Other.....	725	5 499	4 720	4	4	71
	Amount of Savings and Investments, 1999						
72	Income of \$25,000 or less	23 890	37 287	13 123	9	9	72
73	No savings or investments	12 787	25 417	12 419	9	9	73
74	\$20,000 or less	1 833	7 599	5 715	-	-	74
75	More than \$20,000	814	3 400	2 573	-	-	75
	Food Stamps, 1999						
76	Family members received food stamps	2 148	4 784	2 612	-	-	76
77	Did not receive food stamps	17 178	32 504	15 075	9	9	77

Components of Inventory Change: 1997-1999

	99 mobile homes moved in	99 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	39	53	850	-	964	25	940	45
46	6	6	22	-	34	-	34	46
47	5	3	35	-	42	-	42	47
48	2	5	48	-	61	6	55	48
49	2	5	41	-	47	-	47	49
50	-	-	72	-	74	2	72	50
51	1	5	49	-	55	-	55	51
52	-	2	61	-	65	2	63	52
53	12	7	48	-	71	4	67	53
54	3	4	93	-	104	3	101	54
55	6	2	52	-	60	-	60	55
56	1	2	101	-	107	4	103	56
57	-	2	98	-	100	-	100	57
58	-	3	51	-	54	-	54	58
59	-	6	80	-	88	2	86	59
60	36 250	34 999	45 322	-	43 077	36 875	43 416	60
61	32	35	700	-	786	20	765	61
62	25	24	541	-	606	16	590	62
63	17	14	332	-	376	14	362	63
64	-	14	62	-	78	2	76	64
65	1	12	118	-	137	6	131	65
66	-	6	233	-	244	5	239	66
67	-	6	50	-	56	-	56	67
68	-	-	-	-	-	-	-	68
69	2	2	20	-	25	-	25	69
70	-	3	51	-	53	-	53	70
71	2	-	53	-	59	4	55	71
72	16	21	238	-	283	9	275	72
73	16	18	177	-	219	9	211	73
74	-	2	49	-	50	-	50	74
75	-	1	12	-	14	-	14	75
76	2	4	18	-	24	-	24	76
77	14	17	220	-	260	9	251	77

Components of Inventory Change: 1997-1999

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.

Appendix: Endnotes -- Changes from the 1985-1997 reports

1. Certain data is no longer present on the AHS, this includes whether or not equipment is more than 5 years old, and the household income as a percentage of poverty.
2. "Other additions" was computed as a residual in the earlier years. With the data improvement starting in 1997, this column was no longer needed. However, for consistency in being able to line things up, the column was left in and is blank.

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.