

American Housing Survey

Components of Inventory Change: 1989-1991

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Results for the 1989-1991 CINCH

Introduction

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

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

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

Findings

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

Table 1:

Occupancy Status. The 1989-1991 period shows a decrease in the number of units that were vacant during this period. At the same time, there was also an increase in the number of occupied units, reflecting units added through construction.

Metro/Nonmetropolitan Areas. While the number of housing units in metropolitan areas increased slightly between 1989 and 1991, the growth was disproportionately located in the suburbs, with central cities actually experiencing a decrease during this period. In addition, while

over 300 million units in metropolitan areas were reported to be badly damaged or condemned, less than one-third of those units were located in the suburbs. Furthermore, about 250 million units located outside of metropolitan areas were lost through demolition or disaster – about 60 million fewer units were lost in central cities for the same reason.

Region. The largest reported increase in the number of units was in the southern and western regions of the country. Both the South and the West reported the largest number of units lost through demolition or disaster and damage or condemnation. These losses, however, were offset by the number units added through new construction.

Race and Hispanic Origin. The number of households of all races and origins increased from 1989 to 1991. The number of households, however, listed in the "Other" category increased proportionately more than the remaining categories. It is interesting to note that units occupied by White households experienced most of their losses through demolition and disaster, while the units occupied by Black and Hispanic householders incurred most of their losses through damage or condemnation.

Table 2:

Rooms. The number of units with four rooms or fewer decreased from 1989 to 1991 while units with five or more rooms increased. Many of the units lost with four or fewer rooms were affected by conversion/merger, while most of those units with five or more rooms were added through new construction.

Square Footage of Unit. Like the trends seen in the number of rooms that were reported between 1989 and 1991, there was also a decrease in the number of units with less than 1,500 square feet. Similarly, there was an increase in the number of units larger units reporting 1,500 or more square feet.

Table 3:

Equipment. While the number of households with the specific kitchen, bathroom, and laundry appliances increased between 1989 and 1991, the greatest increases were seen in the addition of dishwashers, clothes dryers, washing machines, and kitchen sink disposals. On the other hand, the number of units reporting burners only, oven only, and neither burners nor an oven declined between the two years. There was also an increase in the number of units reporting air conditioners during this period – particularly central air conditioning.

Main Heating Equipment. Between 1989 and 1991, there was an increase in the units that used steam or hot water systems and electric heat pumps as the main source of heating equipment. The increase in the units with electric heat pumps was due to additions through new construction.

Main House Heating Fuel. Parallel to the trends observed in the type of main heating equipment reported, electricity and piped gas were the only types of fuel to increase in number of units between 1989 and 1991. Again, these increases are attributable to new construction.

Table 4:

Selected Amenities. Overall, more units had more amenities in 1991 than in 1989. The most significant increases were seen in the number of porches and separate dining rooms reported. There was, however, an aggregate decrease in the number of units that had off-street parking included. Though there was an increase in the number units added through new construction that included off-street parking, it was not enough to offset the number of units lost through demolition or disaster and damage or condemnation.

Water Supply Stoppage. From 1989 to 1991 there was an increase in both the number of units reporting hot and cold piped water as well as the number of units reporting that they did not experience any water stoppage in the last three months of the survey. Although the number of households reporting a stoppage within the last three months decreased between the two years,

the number of units reporting two, three, or four or more stoppages increased.

Heating Problems. While the number of occupied homes reporting heating equipment in 1991 increased from 1989, so too did the number of occupied units reporting that they were uncomfortably cold for 24 hours or more last winter. There was a decrease in the number of units reporting a heating equipment breakdown.

Selected Physical Problems. Households reported about 242,000 fewer severe physical problems in 1991 than they did in 1989; however moderate problems reported did increase in 1991. Severe problems reported are heavily concentrated in the plumbing category while moderate problems are primarily heating-related.

Table 5:

Persons. Between 1989 and 1991 there was an increase in the number of smaller households (fewer than four persons in the household). The largest increase was in units with 2 persons. On the other hand, there was a decrease in the number of households with five or more persons.

Age of Householder. This two-year comparison indicates an increase in the number of units with householders between the ages of 30 to 54 from 1989 to 1991. In addition, there was increase in the number of householders who were 75 years or older.

Years of School Completed by the Householder. More householders reported an educational level at or above 4 years of high school in 1991 than did in 1989. There was a larger number of householders with higher education that reported moving out of mobile homes in 1989 than the number of householder with the same level of education moving into mobile homes.

Table 6:

Monthly Housing Costs. Between 1989 and 1991, there was an increase in the number of households reporting a monthly housing cost of more than \$400. Many of these more costly units had been added to the survey through new construction. Many of the units reporting lower

monthly housing costs in 1989 were lost due to demolition or disaster.

Property Value. Overall, households reported greater property values in 1991 than they did in 1989. Specifically, more households reported values greater or equal to \$80,000 more frequently in 1991 while values less than \$80,000 were reported less frequently.

Household Income. Like property values, household incomes also increased between the two years. In 1991, more households reported an income greater than \$40,000. There was, however, an increase in the number of housing units that reported a household income within 50 percent of poverty level. The number of units that reported a household income of 150 to 199 percent of poverty level in 1991 also decreased.

Data Availability

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

HUD USER (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 included Heather Gazan, Ashley Lare, Mei-Mei Lim, Dena Patterson, Jennifer Rindt, and Rinku Shah.

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

Components of Inventory Change: 1989-1991

Tables

Losses from the housing
stock

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1989.....	105 661	103 629	-	1 426	1 282	1
	Occupancy Status, 1989						
2	Vacant.....	10 875	5 507	4 583	140	101	2
3	Occupied.....	93 832	87 358	5 308	332	307	3
4	Type B noninterview.....	955	874	-	955	874	4
	Units in Structure, 1989¹						
5	1, detached.....	62 988	62 313	-	164	149	5
6	1, attached.....	6 090	6 028	-	17	16	6
7	2 to 4.....	10 932	10 701	-	200	183	7
8	5 to 9.....	5 407	5 293	-	25	19	8
9	10 to 19.....	4 721	4 657	-	10	13	9
10	20 to 49.....	3 553	3 532	-	6	5	10
11	50 or more.....	3 993	3 955	-	4	4	11
12	Mobile home or trailer.....	6 864	6 143	-	-	-	12
13	Not reported.....	1 114	1 007	-	1 000	893	13
	Year Structure Built, 1989²						
14	1990 to 1994.....	62	59	-	-	-	14
15	1985 to 1989.....	8 847	8 674	-	6	6	15
16	1980 to 1984.....	8 136	8 027	-	6	6	16
17	1975 to 1979.....	13 031	12 762	-	821	755	17
18	1970 to 1974.....	11 927	11 702	-	33	31	18
19	1960 to 1969.....	16 669	16 436	-	55	53	19
20	1950 to 1959.....	14 185	14 000	-	83	75	20
21	1940 to 1949.....	8 918	8 745	-	82	73	21
22	1930 to 1939.....	7 023	6 843	-	76	68	22
23	1920 to 1929.....	5 937	5 774	-	75	70	23
24	1919 or earlier.....	10 900	10 608	-	160	143	24
25	Not applicable.....	26	-	-	26	-	25
26	Median.....	1 966	1 966	-	1 983	1 983	26
	Duration of Vacancy, 1989						
27	Vacant Units.....	10 875	2 044	8 045	140	101	27
28	Less than 1 month vacant.....	2 411	538	1 821	9	7	28
29	1 month up to 2 months.....	728	23	672	12	10	29
30	2 months up to 6 months.....	2 397	283	1 984	26	24	30
31	6 months up to 1 year.....	989	111	805	19	19	31
32	1 year up to 2 years.....	747	33	638	9	9	32
33	2 years or more.....	1 699	739	679	24	21	33
34	Never occupied as a permanent home.....	673	123	523	-	-	34
35	Don't know.....	1 231	196	924	43	13	35
	Metro/Nonmetropolitan Area, 1989						
36	Inside metropolitan statistical areas.....	80 668	79 467	-	1 123	1 032	36
37	In central cities.....	33 663	33 182	-	624	604	37
38	Suburbs.....	47 005	46 285	-	499	428	38
39	Outside metropolitan statistical areas.....	24 993	24 161	-	302	250	39
	Regions, 1989						
40	Northeast.....	21 726	21 433	-	485	440	40
41	Midwest.....	25 534	25 053	-	416	371	41
42	South.....	37 334	36 400	-	241	207	42
43	West.....	21 066	20 742	-	283	264	43

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 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	627	227	414	371	247	1 282	3 315	- 2 033	1
2	155	130	168	191	104	101	888	- 786	2
3	473	97	246	179	143	307	1 472	- 1 166	3
4	-	-	-	-	-	874	955	- 81	4
5	24	121	230	194	90	149	823	- 676	5
6	2	17	11	12	19	16	77	- 60	6
7	3	31	67	49	64	183	414	- 231	7
8	-	13	31	52	14	19	134	- 114	8
9	-	6	31	20	10	13	76	- 63	9
10	-	5	2	5	7	5	26	- 21	10
11	-	16	10	6	8	4	43	- 39	11
12	598	18	34	34	34	-	721	- 721	12
13	-	-	-	-	-	893	1 000	- 106	13
14	3	-	-	-	-	-	3	- 3	14
15	123	4	20	5	20	6	178	- 172	15
16	90	3	3	-	11	6	116	- 109	16
17	139	5	25	19	17	755	1 025	- 269	17
18	127	21	18	24	33	31	256	- 225	18
19	100	26	31	32	42	53	286	- 233	19
20	29	28	47	54	21	75	261	- 185	20
21	9	27	59	43	27	73	247	- 173	21
22	-	18	65	68	22	68	249	- 180	22
23	2	46	57	36	17	70	234	- 163	23
24	7	52	91	88	37	143	435	- 292	24
25	-	-	-	-	-	-	26	- 26	25
26	1 982	1 931	1 931	1 931	1 950	1 983	1 962	1 970	26
27	155	130	168	191	104	101	888	- 786	27
28	15	11	3	6	17	7	59	- 53	28
29	16	-	6	9	2	10	45	- 34	29
30	30	16	46	29	7	24	154	- 130	30
31	16	12	8	20	17	19	92	- 73	31
32	17	14	21	19	7	9	85	- 76	32
33	31	63	73	82	28	21	301	- 280	33
34	6	10	-	7	4	-	27	- 27	34
35	25	5	10	20	22	13	125	- 112	35
36	317	141	245	242	164	1 032	2 234	- 1 201	36
37	45	83	107	169	55	604	1 085	- 480	37
38	272	57	138	71	109	428	1 148	- 720	38
39	310	86	169	129	81	250	1 081	- 831	39
40	32	46	38	48	84	440	733	- 293	40
41	147	56	103	93	37	371	852	- 481	41
42	346	80	199	198	74	207	1 142	- 935	42
43	104	44	74	32	51	264	587	- 323	43

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
	Urbanized Areas, 1989						
44	Inside Urbanized Areas.....	64 044	63 287	-	948	908	44
45	In central cities of P(MSA)s.....	33 663	33 182	-	624	604	45
46	Urban Fringe.....	30 382	30 105	-	324	304	46
47	Outside Urbanized Areas.....	41 617	40 342	-	477	373	47
48	Other urban.....	12 366	12 129	-	220	204	48
49	Rural.....	29 250	28 213	-	259	169	49
	Heating and Cooling Degree Day Zone, 1989						
50	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	11 170	10 960	-	206	181	50
51	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	29 561	29 044	-	477	410	51
52	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	24 282	23 886	-	411	387	52
53	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	19 854	19 490	-	211	197	53
54	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 854	12 567	-	75	63	54
55	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 940	7 683	-	45	44	55
	OCCUPIED UNITS						
56	Total, 1989.....	93 832	83 427	-	332	307	56
	Tenure, 1989						
57	Owner occupied.....	59 764	55 211	3 924	168	155	57
58	Percent of all occupied.....	64%	66%	42%	51%	50%	58
59	Renter occupied.....	34 068	28 216	5 315	163	153	59
	Race and Origin, 1989						
60	White.....	79 548	72 592	6 043	248	230	60
61	Non-Hispanic.....	73 948	66 961	6 153	233	215	61
62	Hispanic.....	5 600	4 141	1 381	15	15	62
63	Black.....	10 430	8 420	1 827	43	39	63
64	Other.....	2 683	1 925	718	14	12	64
65	Total Hispanic.....	6 173	4 616	1 468	24	21	65
66	Vacant, URE, or Non-Interview.....	1 171	420	720	28	26	66

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
44	130	108	167	194	119	908	1 666	- 757	44
45	45	83	107	169	55	604	1 085	- 480	45
46	85	25	60	24	63	304	582	- 277	46
47	497	119	247	176	128	373	1 648	- 1 275	47
48	68	47	53	33	23	204	443	- 239	48
49	430	72	194	145	104	169	1 206	- 1 036	49
50	66	22	35	16	47	181	391	- 210	50
51	110	58	104	119	58	410	927	- 517	51
52	111	63	79	53	66	387	784	- 396	52
53	132	28	85	64	41	197	560	- 363	53
54	113	31	53	53	27	63	352	- 287	54
55	96	24	60	66	8	44	302	- 259	55
56	473	97	246	179	143	307	1 472	- 1 166	56
57	385	38	95	37	57	155	783	- 628	57
58	82%	39%	39%	20%	40%	50%	53%	54%	58
59	87	59	151	144	85	153	690	- 537	59
60	438	76	172	92	113	230	1 143	- 912	60
61	425	74	152	66	97	215	1 049	- 834	61
62	14	2	20	27	16	15	93	- 78	62
63	19	6	58	75	21	39	222	- 183	63
64	11	9	8	9	-	12	52	- 39	64
65	14	6	23	27	16	21	108	- 88	65
66	5	6	8	2	8	26	56	- 31	66

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1989	105 661	103 629	-	1 426	1 282	1
	MULTI-UNIT STRUCTURES						
2	Total, 1989	29 078	26 218	-	243	224	2
	Stories in Structure, 1989^{3,4}						
3	1.....	2 937	2 878	-	26	23	3
4	2.....	10 131	10 049	-	65	63	4
5	3.....	7 756	7 667	-	59	52	5
6	4 to 6.....	4 682	4 638	-	24	23	6
7	7 or more.....	2 664	2 641	-	6	6	7
	External Building Conditions, 1989^{4,5,6}						
8	Sagging roof.....	104	3	83	2	1	8
9	Missing roofing material.....	155	11	131	2	2	9
10	Hole in roof.....	33	2	29	2	2	10
11	Could not see roof.....	2 568	510	1 956	6	6	11
12	Missing bricks, siding, other outside wall material.....	536	60	410	9	6	12
13	Sloping outside walls.....	66	5	57	2	2	13
14	Boarded up windows.....	250	55	153	6	6	14
15	Broken windows.....	435	47	346	6	5	15
16	Bars on windows.....	314	66	227	2	2	16
17	Foundation crumbling or has open crack or hole.....	404	38	305	9	6	17
18	Could not see foundation.....	931	114	789	-	-	18
19	None of the Above.....	18 911	12 904	5 786	170	159	19
20	Could not observe or not reported.....	3 244	711	2 413	9	7	20
	Rooms, 1989						
21	1 room.....	1 037	508	457	24	22	21
22	2 rooms.....	1 516	622	771	21	19	22
23	3 rooms.....	10 520	7 404	2 845	69	64	23
24	4 rooms.....	21 450	13 955	6 862	86	79	24
25	5 rooms.....	23 390	13 466	9 491	71	63	25
26	6 rooms.....	20 583	11 004	9 358	61	58	26
27	7 rooms.....	13 228	6 160	6 966	42	38	27
28	8 rooms.....	7 404	3 193	4 167	23	21	28
29	9 rooms.....	3 298	1 171	2 113	6	5	29
30	10 rooms or more.....	2 233	1 095	1 124	21	18	30
31	Not Applicable.....	1 004	896	-	1 004	896	31
32	Median	5.8	5.5	6.2	5.2	5.1	32
	Bedrooms, 1989						
33	None.....	1 826	1 174	523	35	34	33
34	1.....	14 245	12 007	1 890	98	90	34
35	2.....	34 134	29 031	4 287	128	115	35
36	3.....	40 074	34 615	4 932	102	95	36
37	4 or more.....	14 378	11 998	2 277	59	52	37
38	Not Applicable.....	1 004	896	-	1 004	896	38
39	Median	3.1	3.1	3.1	2.6	2.6	39
	Complete Bathrooms, 1989						
40	None.....	1 460	856	460	9	7	40
41	1.....	53 076	48 255	3 543	259	234	41
42	1 and one-half.....	15 709	11 028	4 510	41	39	42
43	2 or more.....	34 413	31 061	3 021	115	106	43
44	Not applicable.....	1 004	896	-	1 004	896	44
45	Median	1.5	1.5	1.7	1.4	1.4	45

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	89 mobile homes moved out	89 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	627	227	414	371	247	1 282	3 315	- 2 033	1
2	3	71	141	131	104	224	691	- 468	2
3	3	6	22	5	22	23	82	- 59	3
4	-	15	28	24	13	63	145	- 81	4
5	-	12	30	18	22	52	142	- 90	5
6	-	2	10	18	13	23	66	- 44	6
7	-	14	-	2	8	6	29	- 23	7
8	-	4	12	1	-	1	19	- 18	8
9	-	-	9	4	-	2	15	- 13	9
10	-	-	-	2	-	2	5	- 2	10
11	-	13	35	42	12	6	108	- 102	11
12	-	5	24	30	5	6	71	- 65	12
13	-	-	-	-	4	2	6	- 4	13
14	-	3	18	21	-	6	48	- 42	14
15	-	5	10	25	-	5	47	- 42	15
16	-	5	8	7	2	2	23	- 21	16
17	-	1	26	23	8	6	67	- 61	17
18	-	11	3	11	4	-	29	- 29	18
19	3	35	56	47	66	159	377	- 219	19
20	-	20	38	47	16	7	128	- 121	20
21	15	16	29	4	8	22	95	- 73	21
22	11	25	52	21	12	19	142	- 123	22
23	51	61	58	59	36	64	335	- 270	23
24	268	48	70	134	105	79	711	- 632	24
25	205	28	92	70	30	63	495	- 432	25
26	43	25	80	41	26	58	279	- 221	26
27	32	12	22	20	14	38	140	- 102	27
28	-	7	9	15	12	21	65	- 45	28
29	3	2	-	6	2	5	18	- 14	29
30	-	4	2	2	2	18	31	- 13	30
31	-	4	4	4	-	896	1 004	- 108	31
32	4.9	4.2	5.0	4.8	4.6	5.1	4.8	4.8	32
33	24	31	53	9	12	34	162	- 128	33
34	49	72	90	83	46	90	439	- 349	34
35	332	71	113	168	119	115	931	- 816	35
36	223	33	139	70	53	95	623	- 527	36
37	-	19	20	40	17	52	156	- 104	37
38	-	19	19	19	-	896	1 004	- 108	38
39	2.7	2.0	2.6	2.6	2.6	2.6	2.6	2.6	39
40	17	41	35	25	27	7	153	- 146	40
41	366	146	295	301	148	234	1 513	- 1 279	41
42	55	18	41	19	37	39	209	- 170	42
43	190	24	44	26	35	106	436	- 330	43
44	190	24	24	24	-	896	1 004	- 108	44
45	1.4	1.3	1.3	1.3	1.3	1.4	1.3	1.3	45

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
46	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1989.....	69 940	67 595	-	162	147	46
	Square Footage of Unit, 1989⁷						
47	Less than 500.....	1 405	1 220	63	13	11	47
48	500 to 749.....	3 682	3 317	115	7	7	48
49	750 to 999.....	6 925	6 442	172	11	10	49
50	1,000 to 1,499.....	16 629	15 921	428	26	22	50
51	1,500 to 1,999.....	13 940	13 509	304	19	16	51
52	2,000 to 2,499.....	9 851	9 538	256	15	14	52
53	2,500 to 2,999.....	5 259	5 087	157	15	13	53
54	3,000 to 3,999.....	4 680	4 543	110	13	13	54
55	4,000 or more.....	2 544	2 497	33	10	8	55
56	Not reported (includes don't know).....	5 024	4 560	271	35	33	56
57	Median.....	1 637	1 653	1 566	1 697	1 719	57
	Lot Size, 1989^{7,8}						
58	Less than one-eighth acre.....	6 081	5 937	-	17	16	58
59	one-eighth up to one-quarter acre.....	12 377	12 297	-	27	25	59
60	one-quarter up to one-half acre.....	9 478	9 420	-	11	11	60
61	one-half up to one acre.....	6 865	6 815	-	6	5	61
62	1 to 4 acres.....	9 853	9 664	-	17	11	62
63	5-9 acres.....	1 587	1 551	-	4	4	63
64	10 acres or more.....	3 708	3 622	-	9	6	64
65	Don't know.....	15 061	14 709	-	53	51	65
66	Not reported.....	4 841	4 440	-	23	20	66
67	Median.....	0.4	0.4	-	0.3	0.2	67

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
46	623	139	264	228	124	147	1 542	- 1 396	46
47	63	5	22	16	13	11	132	- 121	47
48	159	13	29	27	24	7	258	- 251	48
49	191	24	36	44	15	10	320	- 310	49
50	109	28	67	59	10	22	302	- 281	50
51	23	21	47	16	17	16	143	- 127	51
52	4	18	17	10	9	14	72	- 58	52
53	-	-	5	5	3	13	28	- 15	53
54	-	10	10	5	2	13	40	- 27	54
55	-	-	2	4	7	8	22	- 14	55
56	-	-	-	-	25	33	226	- 192	56
57	819	1 313	1 228	1 054	967	1 719	960	936	57
58	97	7	19	17	4	16	159	- 144	58
59	38	9	14	11	6	25	105	- 80	59
60	27	9	13	9	-	11	68	- 57	60
61	19	8	13	7	2	5	55	- 51	61
62	89	11	49	20	16	11	201	- 189	62
63	19	5	2	3	6	4	40	- 36	63
64	38	8	17	12	7	6	92	- 86	64
65	195	28	60	42	25	51	402	- 352	65
66	-	55	77	108	58	20	422	- 401	66
67	0.5	0.7	1.1	0.7	1.5	0.2	0.8	0.9	67

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1989	105 661	103 629	-	1 426	1 282	1
	Equipment, 1989^{6,9}						
2	Lacking complete kitchen facilities.....	3 806	1 299	2 084	52	47	2
3	With complete kitchen.....	100 851	97 084	2 266	371	339	3
4	Kitchen Sink.....	103 542	101 174	538	401	368	4
5	Refrigerator.....	101 766	98 309	1 894	388	354	5
6	Less than 5 years old.....	35 524	19 422	15 594	120	107	6
7	Age not reported.....	2 681	327	2 303	16	15	7
8	Burners and oven.....	101 271	97 275	2 430	377	345	8
9	Less than 5 years old.....	28 479	14 607	13 487	74	67	9
10	Age not reported.....	2 622	317	2 267	16	15	10
11	Burners only.....	198	34	146	6	6	11
12	Less than 5 years old.....	54	9	38	6	6	12
13	Age not reported.....	48	-	43	-	-	13
14	Oven only.....	107	8	92	2	2	14
15	Less than 5 years old.....	56	2	50	-	-	15
16	Age not reported.....	6	2	4	2	2	16
17	Neither burners nor oven.....	2 009	768	928	35	31	17
18	Dishwasher.....	48 898	45 571	3 020	93	84	18
19	Less than 5 years old.....	19 300	10 548	8 614	34	28	19
20	Age not reported.....	1 468	126	1 328	2	2	20
21	Washing machine.....	73 097	66 867	5 399	222	201	21
22	Less than 5 years old.....	27 540	13 897	13 293	84	76	22
23	Age not reported.....	898	70	814	2	2	23
24	Clothes dryer.....	65 902	60 192	4 993	176	159	24
25	Less than 5 years old.....	22 672	10 881	11 463	59	53	25
26	Age not reported.....	880	53	818	-	-	26
27	Disposal in kitchen sink.....	40 237	37 266	2 757	75	74	27
28	Less than 5 years old.....	16 796	8 723	7 974	20	17	28
29	Age not reported.....	1 935	241	1 682	1	2	29
30	Air Conditioning.....	69 651	63 466	5 295	181	170	30
31	Central.....	40 941	38 214	2 299	67	62	31
32	1 room unit.....	18 873	11 770	6 761	61	59	32
33	2 room units.....	7 284	3 967	3 220	42	39	33
34	3 room units or more.....	2 553	1 506	1 025	10	10	34
	Main Heating Equipment, 1989						
35	Warm-air furnace.....	54 556	44 819	8 872	170	153	35
36	Steam or hot water system.....	14 535	12 209	2 169	124	113	36
37	Electric heat pump.....	7 798	4 763	2 967	6	6	37
38	Built-in electric units.....	7 949	4 471	3 385	31	26	38
39	Floor, wall, or other built-in hot air units without ducts.....	5 363	2 577	2 688	33	35	39
40	Room heaters with flue.....	3 787	1 392	2 247	21	19	40
41	Room heaters without flue.....	2 517	1 298	1 073	18	17	41
42	Portable electric heaters.....	845	274	510	4	4	42
43	Stoves.....	3 669	1 915	1 618	2	1	43
44	Fireplaces with inserts.....	667	230	431	-	-	44
45	Fireplaces without inserts.....	494	110	374	-	-	45
46	Other.....	1 240	67	1 154	2	1	46
47	None.....	1 235	564	560	12	11	47
48	Non-Interview.....	1 004	896	-	1 004	896	48
	Plumbing, 1989¹⁰						
49	With all plumbing facilities.....	101 018	96 864	2 394	394	361	49
50	Lacking some plumbing facilities.....	510	214	259	3	2	50
51	No hot piped water.....	112	39	66	2	2	51
52	No bathtub nor shower.....	424	178	211	-	-	52
53	No flush toilet.....	268	130	118	-	-	53
54	No plumbing facilities for exclusive use.....	3 130	604	2 397	26	23	54
55	Not Applicable.....	1 004	896	-	1 004	896	55

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 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	627	227	414	371	247	1 282	3 315	- 2 033	1
2	37	94	125	132	31	47	470	- 423	2
3	590	133	290	239	215	339	1 842	- 1 502	3
4	622	197	381	356	237	368	2 197	- 1 830	4
5	595	142	312	251	224	354	1 915	- 1 561	5
6	201	34	119	59	83	107	615	- 508	6
7	10	8	11	4	17	15	66	- 51	7
8	601	144	310	260	216	345	1 911	- 1 566	8
9	187	16	71	51	53	67	453	- 384	9
10	7	6	11	2	11	15	53	- 39	10
11	-	2	13	2	1	6	25	- 19	11
12	-	-	7	-	-	6	13	- 7	12
13	-	-	3	-	1	-	5	- 5	13
14	2	-	5	-	-	2	9	- 7	14
15	2	-	3	-	-	-	5	- 5	15
16	-	-	-	-	-	2	2	-	16
17	20	75	81	106	26	31	343	- 312	17
18	133	31	55	28	53	84	391	- 307	18
19	70	2	26	9	27	28	167	- 140	19
20	4	2	4	-	4	2	16	- 14	20
21	433	59	121	90	105	201	1 032	- 831	21
22	188	12	57	34	52	76	427	- 351	22
23	7	-	2	4	-	2	15	- 12	23
24	379	54	102	71	88	159	876	- 717	24
25	182	15	43	31	52	53	381	- 328	25
26	5	-	4	-	-	-	9	- 9	26
27	63	35	49	29	39	74	289	- 215	27
28	33	9	25	10	20	17	116	- 99	28
29	2	2	2	3	4	2	14	- 12	29
30	414	104	145	94	121	170	1 062	- 892	30
31	260	37	39	32	56	62	491	- 429	31
32	124	46	79	46	43	59	401	- 342	32
33	31	13	23	9	20	39	137	- 98	33
34	-	9	4	8	2	10	33	- 23	34
35	447	84	111	116	86	153	1 018	- 865	35
36	3	34	26	38	49	113	271	- 159	36
37	39	2	14	11	4	6	74	- 69	37
38	31	16	15	8	21	26	120	- 93	38
39	6	14	38	25	20	35	134	- 99	39
40	30	10	50	28	29	19	167	- 149	40
41	16	23	44	54	8	17	163	- 147	41
42	17	6	28	7	2	4	64	- 60	42
43	24	11	45	47	12	1	139	- 137	43
44	2	2	2	-	-	-	7	- 7	44
45	-	-	5	-	5	-	10	- 10	45
46	5	-	2	9	2	1	20	- 19	46
47	10	25	37	30	10	11	123	- 112	47
48	-	-	-	-	-	896	1 004	- 108	48
49	598	198	364	339	224	361	2 120	- 1 759	49
50	8	10	15	3	3	2	41	- 38	50
51	5	-	2	-	-	2	9	- 7	51
52	5	10	15	3	3	-	36	- 35	52
53	3	8	6	3	1	-	21	- 21	53
54	21	19	37	29	19	23	151	- 128	54
55	-	-	-	-	-	896	1 004	- 108	55

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
	Main House Heating Fuel, 1989						
56	Housing units with heating fuel.....	98 882	93 606	3 814	343	314	56
57	Electricity.....	26 731	21 264	5 051	60	53	57
58	Piped gas.....	47 360	40 032	6 881	183	175	58
59	Bottled gas.....	3 714	2 366	1 187	9	6	59
60	Floor, wall, or other built-in hot air units without ducts.....	13 501	10 435	2 903	79	71	60
61	Kerosene or other liquid fuel.....	1 293	518	692	6	6	61
62	Coal or coke.....	374	258	101	-	-	62
63	Wood.....	5 411	3 077	2 180	2	1	63
64	Solar energy.....	43	13	30	-	-	64
65	Other.....	455	76	358	2	2	65

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
56	543	140	299	261	189	314	1 777	- 1 462	56
57	208	32	81	43	46	53	469	- 416	57
58	117	50	94	106	71	175	622	- 446	58
59	119	6	27	-	5	6	167	- 162	59
60	31	25	24	39	40	71	236	- 164	60
61	35	8	15	16	9	6	88	- 83	61
62	3	3	6	5	-	-	16	- 16	62
63	28	10	50	49	16	1	155	- 154	63
64	-	-	-	-	-	-	-	-	64
65	3	7	2	5	4	2	23	- 21	65

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1989	105 661	103 629	-	1 426	1 282	1
	Selected Amenities, 1989⁶						
2	Porch, deck, balcony, or patio.....	78 263	69 475	7 678	215	196	2
3	Not reported.....	233	8	220	6	6	3
4	Usable fireplace.....	30 959	26 892	3 851	77	69	4
5	Separate dining room.....	42 952	33 040	9 541	143	130	5
	With 2 or more living rooms or recreation rooms, etc.....	31 191	22 661	8 339	108	97	6
7	Garage or carport included with home.....	55 596	50 807	4 524	162	152	7
8	Not included.....	45 085	38 707	5 120	205	184	8
9	Offstreet parking not reported.....	416	8	392	4	4	9
10	Offstreet Parking included.....	34 801	26 494	7 270	141	124	10
11	Garage or carport not reported.....	355	9	328	4	4	11
	Owner or Manager on Property, 1989						
12	Rental, multiunit.....	21 858	17 665	3 950	126	117	12
13	Owner or manager lives on property.....	8 732	4 610	4 042	53	52	13
14	Neither owner nor manager lives on property.....	13 127	8 543	4 420	73	65	14
	Selected Deficiencies, 1987⁶						
15	Holes in floors.....	1 500	237	1 102	9	9	15
16	Open cracks or holes (interior).....	5 944	1 448	4 163	45	40	16
17	Broken plaster or peeling paint (interior).....	5 012	1 159	3 515	33	31	17
18	Exposed wiring.....	2 002	230	1 670	13	11	18
19	No electrical wiring.....	145	76	41	-	-	19
20	Rooms without electrical outlets.....	2 116	347	1 668	4	4	20
	Description of Area Within 300 Feet, 1989⁶						
21	Single-family detached houses.....	8 932	4 826	3 937	117	113	21
	Single-family attached or 1 to 3 story multiunit.....	16 571	11 409	4 951	107	101	22
23	4 to 6 story multiunit.....	3 762	1 953	1 755	18	18	23
24	7 stories or more multiunit.....	1 760	1 146	580	9	9	24
25	Mobile Homes.....	241	72	164	6	4	25
26	Residential parking lots.....	5 976	2 394	3 502	22	21	26
27	Commercial, institutional, or industrial.....	7 233	3 742	3 305	69	65	27
28	Body of water.....	1 170	509	644	2	2	28
29	Open space, park, farm, or ranch.....	4 468	1 546	2 824	47	41	29
30	4+ lane highway, railroad, or airport.....	2 942	999	1 873	24	21	30
31	Other.....	1 028	132	888	13	10	31
32	Not observed or not reported.....	2	-	2	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1989						
33	None.....	20 636	15 707	4 641	154	141	33
34	1 building.....	388	49	332	14	13	34
35	More than 1 building.....	815	153	605	9	9	35
36	No buildings within 300 feet.....	341	37	281	11	7	36
37	Not reported.....	6 898	924	5 881	55	53	37
	Bars on Windows of Buildings, 1989						
38	With other buildings within 300 ft.....	28 766	25 585	2 735	232	216	38
39	No bars on windows.....	19 172	13 867	5 029	149	138	39
40	1 building with bars.....	508	44	436	2	2	40
41	2 or more buildings with bars.....	2 381	1 051	1 274	26	24	41
42	Not reported.....	6 676	884	5 708	55	53	42

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 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	627	227	414	371	247	1 282	3 315	- 2 033	1
2	379	117	250	212	130	196	1 306	- 1 111	2
3	-	-	-	2	2	6	11	- 5	3
4	52	25	51	36	48	69	287	- 218	4
5	88	44	94	79	53	130	501	- 371	5
6	42	25	48	36	29	97	287	- 190	6
7	61	38	66	44	45	152	416	- 265	7
8	505	103	253	207	167	184	1 441	- 1 258	8
9	3	7	3	-	2	4	19	- 15	9
10	444	73	210	158	136	124	1 160	- 1 037	10
11	-	8	3	-	6	4	21	- 18	11
12	3	29	74	72	57	117	361	- 244	12
13	-	14	11	24	31	52	132	- 80	13
14	3	15	64	49	26	65	229	- 163	14
15	26	32	43	54	7	9	169	- 161	15
16	43	42	104	130	9	40	371	- 333	16
17	15	47	120	131	25	31	369	- 339	17
18	13	4	40	35	9	11	113	- 102	18
19	2	7	2	17	-	-	28	- 28	19
20	10	16	31	41	4	4	106	- 101	20
21	3	28	50	53	30	113	281	- 168	21
22	3	28	51	75	48	101	311	- 210	22
23	-	7	21	20	6	18	71	- 53	23
24	-	8	8	5	15	9	45	- 36	24
25	3	-	-	-	-	4	9	- 5	25
26	3	15	12	31	19	21	101	- 80	26
27	-	43	62	56	21	65	251	- 185	27
28	-	5	10	-	2	2	19	- 17	28
29	3	6	42	15	24	41	137	- 96	29
30	-	10	22	31	5	21	91	- 70	30
31	-	-	2	5	-	10	19	- 10	31
32	-	-	-	-	-	-	-	-	32
33	3	43	84	73	71	141	428	- 287	33
34	-	1	-	6	-	13	21	- 8	34
35	-	5	23	27	2	9	66	- 57	35
36	-	-	14	-	5	7	30	- 23	36
37	-	22	19	25	25	53	147	- 93	37
38	3	71	127	131	98	216	662	- 445	38
39	-	33	80	85	67	138	413	- 276	39
40	-	4	18	4	2	2	31	- 29	40
41	3	12	12	22	6	24	79	- 55	41
42	-	22	18	21	23	53	138	- 85	42

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1989.....	93 832	87 358	5 308	332	307	43
	Water Supply Stoppage, 1989						
44	With hot and cold piped water.....	93 470	87 034	5 297	304	282	44
45	No stoppage in last 3 months.....	87 194	77 115	9 067	265	248	45
46	With stoppage in last 3 months.....	4 285	566	3 648	28	24	46
47	No stoppage lasting 6 hours or more.....	1 678	110	1 545	6	6	47
48	1 time lasting 6 hours or more.....	1 750	112	1 610	13	11	48
49	2 times.....	330	10	314	6	6	49
50	3 times.....	92	3	87	-	-	50
51	4 times or more.....	119	1	114	2	1	51
52	Number of times not reported.....	315	2	304	-	-	52
53	Stoppage not reported.....	854	84	742	4	4	53
	Sewage Disposal Breakdowns, 1989						
54	With public sewer.....	71 396	65 321	5 450	256	244	54
55	No breakdowns in last 3 months.....	69 151	62 095	6 468	241	229	55
56	With breakdowns in last 3 months.....	1 371	80	1 273	9	9	56
57	No breakdowns lasting 6 hours or more.....	398	9	389	4	4	57
58	1 time lasting 6 hours or more.....	677	28	639	2	2	58
59	2 times.....	151	2	144	2	2	59
60	3 times.....	59	-	59	-	-	60
61	4 times or more.....	85	3	79	-	-	61
62	With septic tank or cesspool.....	22 197	19 261	2 417	55	44	62
63	No breakdowns in last 3 months.....	21 329	18 231	2 624	54	43	63
64	With breakdowns in last 3 months.....	599	24	541	1	1	64
65	No breakdowns lasting 6 hours or more.....	186	2	176	-	-	65
66	1 time lasting 6 hours or more.....	306	9	282	1	1	66
67	2 times.....	47	-	41	-	-	67
68	3 times.....	36	-	33	-	-	68
69	4 times or more.....	24	-	22	-	-	69
	Heating Problems, 1989						
70	With heating equipment and occupied last winter.....	81 375	70 367	10 060	265	242	70
71	Not uncomfortably cold for 24 hours or more last winter.....	75 611	62 173	12 590	233	212	71
72	Uncomfortably cold for 24 hours or more last winter.....	5 579	1 150	4 332	32	30	72
73	Equipment breakdowns.....	1 921	224	1 670	15	14	73
74	No breakdowns lasting 6 hours or more.....	117	-	117	-	-	74
75	1 time lasting 6 hours or more.....	1 005	38	955	9	8	75
76	2 times.....	315	18	290	2	1	76
77	3 times.....	168	5	159	-	-	77
78	4 times or more.....	214	18	193	-	-	78
79	Number of times not reported.....	102	4	98	4	4	79
80	Other causes.....	3 861	657	3 127	19	19	80
81	Utility interruption.....	742	69	661	2	1	81
82	Inadequate heating capacity.....	1 077	120	945	-	-	82
83	Inadequate insulation.....	651	60	569	2	2	83
84	Other.....	1 236	96	1 115	13	13	84
85	Not reported.....	155	2	148	2	2	85
86	Reason for discomfort not reported.....	78	-	78	-	-	86
87	Discomfort not reported.....	183	-	181	-	-	87

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
43	473	97	246	179	143	307	1 472	- 1 166	43
44	473	95	228	177	143	282	1 422	- 1 140	44
45	432	84	197	164	117	248	1 261	- 1 012	45
46	30	5	16	5	9	24	95	- 70	46
47	14	3	5	-	2	6	30	- 24	47
48	10	2	7	2	5	11	39	- 28	48
49	-	-	2	-	-	6	11	- 6	49
50	2	-	-	-	-	-	2	- 2	50
51	2	-	-	-	-	1	4	- 3	51
52	2	-	2	2	3	-	9	- 9	52
53	5	-	7	6	8	4	31	- 28	53
54	181	64	144	139	85	244	868	- 624	54
55	179	57	127	134	80	229	817	- 588	55
56	-	2	12	2	2	9	27	- 18	56
57	-	-	-	-	-	4	4	-	57
58	-	2	3	2	2	2	12	- 9	58
59	-	-	5	-	-	2	7	- 5	59
60	-	-	-	-	-	-	-	-	60
61	-	-	4	-	-	-	4	- 4	61
62	291	31	85	39	57	44	561	- 517	62
63	272	28	72	36	50	43	515	- 473	63
64	16	2	11	2	3	1	35	- 34	64
65	3	2	-	2	-	-	7	- 7	65
66	5	-	8	-	3	1	17	- 15	66
67	6	-	-	-	-	-	6	- 6	67
68	-	-	3	-	-	-	3	- 3	68
69	3	-	-	-	-	-	3	- 3	69
70	401	84	180	136	120	242	1 190	- 948	70
71	367	77	155	112	113	212	1 060	- 848	71
72	35	7	26	21	7	30	127	- 97	72
73	7	7	4	7	-	14	40	- 26	73
74	-	-	-	-	-	-	-	-	74
75	7	2	-	3	-	8	21	- 13	75
76	-	-	4	2	-	1	8	- 7	76
77	-	4	-	-	-	-	4	- 4	77
78	-	-	-	2	-	-	2	- 2	78
79	-	-	-	-	-	4	4	-	79
80	31	-	22	17	7	19	95	- 76	80
81	2	-	8	2	-	1	14	- 13	81
82	2	-	4	2	5	-	13	- 13	82
83	9	-	2	8	2	2	24	- 21	83
84	18	-	5	3	-	13	38	- 25	84
85	-	-	3	2	-	2	7	- 5	85
86	-	-	-	-	-	-	-	-	86
87	-	-	-	2	-	-	2	- 2	87

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
	Overall Opinion of Structure, 1989						
88	1 (worst).....	677	56	572	9	9	88
89	2.....	404	15	373	-	-	89
90	3.....	734	63	631	6	6	90
91	4.....	1 089	81	977	4	4	91
92	5.....	6 429	1 435	4 810	38	34	92
93	6.....	4 752	556	4 107	19	19	93
94	7.....	10 307	2 192	7 976	36	36	94
95	8.....	21 948	7 224	14 553	66	65	95
96	9.....	13 134	3 278	9 760	28	26	96
97	10 (best).....	32 434	17 679	14 444	97	81	97
98	Not reported.....	753	41	700	2	2	98
	Selected Physical Problems, 1989⁶						
99	Selected physical problems.....	3 141	486	2 587	18	15	99
100	Plumbing.....	2 553	379	2 119	15	13	100
101	Heating.....	381	33	342	-	-	101
102	Electric.....	58	2	53	-	-	102
103	Upkeep.....	236	24	205	2	2	103
104	Hallways.....	9	-	5	-	-	104
105	Moderate physical problems.....	4 460	1 480	2 834	26	24	105
106	Plumbing.....	261	5	242	2	2	106
107	Heating.....	1 955	927	974	11	10	107
108	Upkeep.....	1 856	314	1 477	4	4	108
109	Hallways.....	4	-	4	-	-	109
110	Kitchen.....	680	117	534	9	7	110

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
88	7	2	23	12	5	9	57	- 49	88
89	-	2	-	8	5	-	16	- 16	89
90	16	1	10	12	2	6	46	- 40	90
91	7	-	8	13	2	4	35	- 31	91
92	69	14	53	37	9	34	218	- 184	92
93	40	2	19	17	11	19	107	- 89	93
94	71	21	7	29	8	36	174	- 138	94
95	90	11	24	17	28	65	236	- 171	95
96	30	12	25	9	19	26	122	- 96	96
97	138	27	65	23	43	81	392	- 311	97
98	-	-	6	-	6	2	13	- 11	98
99	12	12	29	8	6	15	83	- 68	99
100	10	8	29	5	1	13	68	- 55	100
101	-	4	-	2	-	-	7	- 7	101
102	2	-	2	-	-	-	4	- 4	102
103	-	-	-	3	4	2	9	- 7	103
104	-	-	4	-	-	-	4	- 4	104
105	24	5	60	40	15	24	168	- 146	105
106	3	-	6	-	5	2	16	- 14	106
107	10	3	18	17	4	10	62	- 53	107
108	6	5	29	20	7	4	69	- 65	108
109	-	-	-	-	-	-	-	-	109
110	5	-	17	5	2	7	37	- 30	110

TABLE 5. Household Composition - Occupied Units (Losses)

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1989	244 732	241 476	-	788	714	1
2	Population in housing units, 1989	92 661	56 160	35 366	304	280	2
	Persons, 1989¹¹						
3	1 person.....	21 945	15 322	6 343	91	89	3
4	2 persons.....	29 777	19 929	9 546	85	74	4
5	3 persons.....	16 081	8 056	7 829	48	44	5
6	4 persons.....	14 525	8 284	6 064	47	42	6
7	5 persons.....	6 544	3 222	3 219	11	11	7
8	6 persons.....	2 345	960	1 342	17	14	8
9	7 persons or more.....	1 442	387	1 022	6	6	9
10	Some URE, some vacant, all non-interview.....	1 171	420	720	28	26	10
11	Median	2.8	2.6	3.2	2.7	2.7	11
	Number of Single Children Under 18 Years Old, 1989						
12	None.....	58 345	48 652	9 091	230	217	12
13	1.....	14 647	6 930	7 477	50	44	13
14	2.....	12 954	7 107	5 686	31	27	14
15	3.....	5 336	2 546	2 684	7	5	15
16	4.....	1 728	674	1 016	13	13	16
17	5.....	486	144	332	-	-	17
18	6 or more.....	336	91	236	2	2	18
19	Median	0.8	0.7	1.6	0.7	0.7	19
	Age of Householder, 1989						
20	Under 25 years.....	4 197	159	3 957	36	33	20
21	25 to 29.....	9 539	216	9 160	34	32	21
22	30 to 34.....	12 182	195	11 815	22	23	22
23	35 to 44.....	20 071	277	19 502	75	67	23
24	45 to 54.....	14 297	110	14 041	42	39	24
25	55 to 64.....	12 399	84	12 191	39	36	25
26	65 to 74.....	11 671	78	11 501	29	24	26
27	75 years and over.....	8 304	230	8 009	30	29	27
28	Vacant, URE, or non-interview.....	1 171	420	720	28	26	28
29	Median	45	35	45	36	36	29
	Years of School Completed by Householder, 1989						
30	No school years completed.....	397	251	138	4	4	30
31	Elementary:	-	-	-	-	-	31
32	less than 8 years.....	4 978	3 483	1 424	15	12	32
33	8 years.....	4 559	3 348	1 141	9	8	33
34	High School:	-	-	-	-	-	34
35	1 to 3 years.....	10 808	7 257	3 279	33	31	35
36	4 years.....	33 041	25 353	7 251	110	104	36
37	College:	-	-	-	-	-	37
38	1 to 3 years.....	17 283	12 010	5 112	57	53	38
39	4 years or more.....	21 594	17 112	4 368	75	70	39
40	Median	12.8	12.8	12.7	12.8	12.8	40
	Year Householder Moved into Unit, 1989						
41	1985 to 1989.....	44 356	25 852	17 769	180	169	41
42	1980 to 1984.....	13 407	10 620	2 612	20	18	42
43	1975 to 1979.....	10 826	9 375	1 366	40	35	43
44	1970 to 1974.....	7 033	6 202	765	17	15	44
45	1960 to 1969.....	8 764	7 852	872	9	8	45
46	1950 to 1959.....	5 104	4 613	476	17	16	46
47	1940 to 1949.....	1 991	1 727	252	13	11	47
48	1939 or earlier.....	990	805	180	6	6	48
49	Born in unit.....	189	132	57	2	2	49
50	Not applicable.....	1 171	420	720	28	26	50
51	Median	1 981	1 984	1 988	1 989	1 989	51

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 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	1 293	191	645	609	360	714	3 909	- 3 183	1
2	468	91	238	177	134	280	1 416	- 1 135	2
3	99	30	85	33	32	89	370	- 280	3
4	132	44	37	39	41	74	376	- 302	4
5	92	5	43	28	26	44	240	- 196	5
6	76	6	40	33	18	42	218	- 176	6
7	57	2	19	12	15	11	116	- 104	7
8	8	2	5	17	4	14	56	- 43	8
9	2	2	11	18	-	6	40	- 33	9
10	5	6	8	2	8	26	56	- 31	10
11	3.0	2.4	2.9	3.6	2.9	2.7	2.9	2.9	11
12	216	83	138	66	86	217	818	- 601	12
13	127	6	51	32	20	44	284	- 241	13
14	70	3	35	23	24	27	186	- 159	14
15	49	2	11	32	10	5	111	- 106	15
16	5	2	7	18	2	13	51	- 38	16
17	3	-	-	7	-	-	11	- 11	17
18	2	-	5	2	-	2	11	- 9	18
19	1.2	0.6	0.9	1.7	0.8	0.7	0.9	1.0	19
20	27	5	16	21	11	33	115	- 81	20
21	98	3	29	13	18	32	194	- 162	21
22	82	9	31	28	21	23	194	- 171	22
23	109	35	53	62	26	67	360	- 292	23
24	53	8	31	22	33	39	185	- 147	24
25	29	20	39	20	13	36	159	- 123	25
26	33	11	31	2	12	24	117	- 93	26
27	38	2	13	8	2	29	93	- 64	27
28	5	6	8	2	8	26	56	- 31	28
29	35	36	36	35	36	36	36	36	29
30	3	-	-	3	2	4	13	- 8	30
31	-	-	-	-	-	-	-	-	31
32	24	3	23	13	6	12	83	- 71	32
33	33	4	6	9	16	8	77	- 69	33
34	-	-	-	-	-	-	-	-	34
35	81	15	94	54	26	31	302	- 272	35
36	209	38	72	64	45	104	541	- 437	36
37	-	-	-	-	-	-	-	-	37
38	82	12	28	9	26	53	215	- 162	38
39	36	21	16	25	13	70	185	- 115	39
40	12.4	12.6	15.9	12.1	12.4	12.8	12.4	12.3	40
41	279	57	150	139	95	169	903	- 735	41
42	111	13	27	16	6	18	192	- 174	42
43	22	12	22	11	13	35	119	- 85	43
44	42	5	9	5	4	15	82	- 67	44
45	13	2	11	2	12	8	49	- 41	45
46	-	-	9	4	3	16	32	- 17	46
47	-	2	7	2	-	11	25	- 13	47
48	-	-	4	-	-	6	10	- 4	48
49	-	-	-	-	-	2	2	-	49
50	5	6	8	2	8	26	56	- 31	50
51	1 989	1 989	1 989	1 988	1 988	1 989	1 989	1 989	51

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1989.....	105 661	103 629	-	1 426	1 282	1
	Monthly Housing Costs, 1989						
2	Less than \$100.....	2 563	877	1 608	4	4	2
3	\$100 to \$199.....	11 013	5 534	5 338	15	13	3
4	\$200 to \$249.....	5 008	1 303	3 646	9	9	4
5	\$250 to \$299.....	3 854	949	2 851	9	8	5
6	\$300 to \$349.....	3 110	595	2 466	13	12	6
7	\$350 to \$399.....	2 866	621	2 200	5	5	7
8	\$400 to \$449.....	2 718	567	2 128	4	4	8
9	\$450 to \$499.....	2 385	468	1 888	11	10	9
10	\$500 to \$599.....	4 298	1 502	2 752	19	19	10
11	\$600 to \$699.....	3 377	1 160	2 201	6	5	11
12	\$700 to \$799.....	2 878	1 046	1 815	11	10	12
13	\$800 to \$999.....	3 696	1 876	1 809	15	14	13
14	\$1,000 to \$1,249.....	2 612	1 229	1 380	9	8	14
15	\$1,250 to \$1,499.....	1 483	584	891	4	4	15
16	\$1,500 or more.....	7 877	3 182	4 645	35	30	16
17	No cash rent.....	2 130	1 175	897	9	6	17
18	Mortgage payment not reported.....	3 431	562	2 845	9	8	18
19	Median (excludes no cash rent).....	\$ 423	\$ 478	\$ 413	\$ 571	\$ 561	19
	Median Monthly Housing Costs for Owners, 1989						
20	Monthly costs including all mortgages plus maintenance costs	\$ 390	\$ 409	\$ 387	\$ 394	\$ 400	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 386	\$ 397	\$ 386	\$ 529	\$ 527	21
	Annual Taxes Paid Per \$1000 Value, 1989						
22	Less than \$5.....	16 719	9 663	6 890	54	49	22
23	\$5 to \$9.....	17 941	8 420	9 362	42	40	23
24	\$10 to \$14.....	11 604	4 541	6 950	28	27	24
25	\$15 to \$19.....	5 888	1 671	4 160	15	12	25
26	\$20 to \$24.....	2 776	738	2 024	5	5	26
27	\$25 or more.....	4 707	1 797	2 794	15	13	27
28	Median.....	\$ 9	\$ 7	\$ 10	\$ 8	\$ 8	28
	Property Value, 1989¹²						
29	Less than \$10,000.....	2 335	943	1 157	7	6	29
30	10,000 to \$19,999.....	2 675	944	1 616	4	4	30
31	20,000 to 29,999.....	3 158	950	2 127	2	2	31
32	30,000 to 39,999.....	4 167	1 375	2 749	6	6	32
33	40,000 to 49,999.....	5 279	1 864	3 369	18	14	33
34	50,000 to 59,999.....	4 782	1 477	3 291	11	11	34
35	60,000 to 69,999.....	5 204	1 627	3 564	2	1	35
36	70,000 to 79,999.....	4 504	1 285	3 205	6	6	36
37	80,000 to 99,999.....	7 056	3 279	3 766	21	21	37
38	100,000 to 119,000.....	3 849	1 264	2 572	9	8	38
39	120,000 to 149,999.....	4 436	1 892	2 536	13	13	39
40	150,000 to 199,999.....	5 022	2 501	2 514	20	19	40
41	200,000 to 249,000.....	2 820	1 047	1 763	15	15	41
42	250,000 to 299,999.....	1 524	550	966	6	6	42
43	300,000 or more.....	2 937	1 873	1 053	17	15	43
44	Median.....	\$ 75 049	\$ 85 921	\$ 70 782	\$ 103 333	\$ 106 250	44

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 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	627	227	414	371	247	1 282	3 315	- 2 033	1
2	57	-	6	2	14	4	82	- 78	2
3	88	15	22	8	4	13	155	- 142	3
4	34	3	14	2	7	9	68	- 60	4
5	26	5	12	10	-	8	61	- 53	5
6	30	2	7	6	2	12	60	- 48	6
7	28	2	11	-	4	5	50	- 45	7
8	22	-	2	-	-	4	28	- 24	8
9	14	-	7	2	5	10	39	- 29	9
10	41	-	2	-	2	19	63	- 46	10
11	7	-	5	-	2	5	21	- 15	11
12	11	-	-	2	3	10	27	- 17	12
13	8	-	-	-	2	14	25	- 11	13
14	-	-	-	-	2	8	11	- 3	14
15	-	-	3	2	3	4	12	- 8	15
16	21	10	7	2	5	30	80	- 50	16
17	14	17	8	12	6	6	64	- 58	17
18	8	6	4	2	2	8	32	- 24	18
19	\$ 273	\$ 253	\$ 277	\$ 277	\$ 353	\$ 561	\$ 317	\$ 278	19
20	\$ 265	\$ 260	\$ 249	\$ 285	\$ 368	\$ 400	\$ 298	\$ 276	20
21	\$ 257	\$ 188	\$ 275	\$ 272	\$ 310	\$ 527	\$ 295	\$ 264	21
22	99	7	24	6	24	49	214	- 165	22
23	82	16	34	11	15	40	199	- 159	23
24	78	5	11	9	7	27	138	- 111	24
25	36	3	11	2	3	12	69	- 57	25
26	7	-	7	-	-	5	19	- 14	26
27	78	6	10	9	9	13	129	- 116	27
28	\$ 11	\$ 9	\$ 9	\$ 11	\$ 7	\$ 8	\$ 9	\$ 10	28
29	188	2	10	17	15	6	241	- 235	29
30	90	6	12	-	6	4	118	- 115	30
31	60	-	15	2	4	2	84	- 82	31
32	19	5	14	4	-	6	49	- 43	32
33	20	7	14	2	-	14	60	- 46	33
34	-	-	7	-	7	11	24	- 13	34
35	-	7	3	2	-	1	14	- 13	35
36	2	-	7	-	5	6	20	- 14	36
37	2	2	2	5	-	21	33	- 12	37
38	3	2	2	2	2	8	20	- 13	38
39	-	-	2	-	5	13	21	- 8	39
40	-	2	-	2	-	19	25	- 6	40
41	-	4	5	-	-	15	24	- 10	41
42	-	-	3	-	4	6	13	- 8	42
43	-	-	-	-	10	15	27	- 12	43
44	\$ 10 440	\$ 47 857	\$ 37 857	\$ 25 000	\$ 55 714	\$ 106 250	\$ 23 176	\$ 16 897	44

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1989.....	93 832	83 427	-	332	307	45
	Household Income, 1989						
46	Less than \$5,000.....	6 080	1 507	4 419	15	13	46
47	\$5,000 to \$9,999.....	9 882	3 484	6 211	35	32	47
48	\$10,000 to \$14,999.....	9 069	2 137	6 774	39	35	48
49	\$15,000 to \$19,999.....	8 167	1 570	6 465	38	35	49
50	\$20,000 to \$24,999.....	8 350	1 470	6 778	28	27	50
51	\$25,000 to \$29,999.....	8 861	1 530	7 226	24	24	51
52	\$30,000 to \$34,999.....	6 803	1 122	5 613	19	16	52
53	\$35,000 to \$39,999.....	5 727	775	4 903	14	15	53
54	\$40,000 to \$49,999.....	9 110	2 070	6 962	30	27	54
55	\$50,000 to \$59,999.....	6 389	1 271	5 071	16	13	55
56	\$60,000 to \$79,999.....	7 145	2 013	5 094	23	22	56
57	\$80,000 to \$99,999.....	3 065	621	2 430	11	10	57
58	\$100,000 to \$119,999.....	2 171	474	1 693	7	7	58
59	\$120,000 or more.....	1 842	577	1 263	9	7	59
60	Median.....	\$ 27 698	\$ 25 465	\$ 28 324	\$ 24 821	\$ 24 907	60
	As percent of poverty level: ¹³						
61	Less than 50 percent.....	4 486	967	3 380	9	7	61
62	50 to 99.....	7 910	2 722	5 015	39	36	62
63	100 to 149.....	9 236	2 496	6 594	33	29	63
64	150 to 199.....	8 548	1 884	6 521	31	30	64
65	200 percent or more.....	62 480	48 636	13 311	194	179	65
	Income Sources of Families and Primary Individuals, 1989						
66	Wages and salaries.....	70 724	58 917	10 959	244	227	66
67	Wages and salaries were majority of income.....	63 370	50 182	12 425	215	203	67
68	2 or more people each earned over 20% of wages and salaries.....	28 473	16 306	11 830	105	96	68
69	Business, farm or ranch.....	11 123	5 802	5 214	43	37	69
70	Social security or pensions.....	27 577	21 902	5 449	87	79	70
71	Interest or dividend(s).....	22 017	13 253	8 685	59	53	71
72	Rental income.....	8 088	4 078	3 945	73	67	72
73	With lodgers.....	880	123	755	9	9	73
74	Welfare or SSI.....	5 940	2 746	3 029	39	32	74
75	Alimony or child support.....	3 943	1 561	2 307	13	11	75
76	Other.....	7 801	1 536	6 174	40	38	76
	Amount of Savings and Investments, 1989						
77	Income of \$25,000 or less.....	45 197	30 919	13 517	170	158	77
78	No savings or investments.....	21 342	11 047	9 771	90	85	78
79	\$20,000 or less.....	15 627	5 692	9 765	58	51	79
80	More than \$20,000.....	4 281	1 303	2 971	11	11	80
81	Not reported.....	3 948	401	3 485	12	11	81
	Foods Stamps, 1989						
82	Income of \$25,000 or less.....	45 197	30 919	13 517	170	158	82
83	Family members received food stamps.....	6 100	2 984	2 927	22	18	83
84	Did not receive food stamps.....	36 552	21 945	14 073	140	131	84
85	Not reported.....	2 545	136	2 369	9	9	85

Components of Inventory Change: 1989-1991

	89 mobile homes moved out	89 units changed to nonresidential use	Units lost through demolition or disaster	Units badly damaged or condemned	Units lost in other ways	Total additions	Total loss	Net change	
45	473	97	246	179	143	307	1 472	- 1 166	45
46	42	5	44	46	16	13	166	- 154	46
47	71	9	52	28	24	32	218	- 186	47
48	63	13	33	31	14	35	192	- 158	48
49	63	17	22	10	17	35	165	- 132	49
50	49	4	26	12	11	27	129	- 102	50
51	45	15	19	10	15	24	129	- 106	51
52	53	1	7	2	1	16	83	- 67	52
53	26	8	4	8	5	15	64	- 50	53
54	23	10	17	16	9	27	104	- 77	54
55	22	-	11	7	3	13	59	- 47	55
56	12	5	2	2	17	22	60	- 39	56
57	-	6	2	2	2	10	24	- 14	57
58	-	-	-	4	-	7	12	- 4	58
59	-	-	-	-	-	7	9	- 2	59
60	\$ 19 531	\$ 23 125	\$ 13 561	\$ 12 419	\$ 18 824	\$ 24 907	\$ 18 967	\$ 17 688	60
61	37	5	41	40	15	7	146	- 139	61
62	56	8	44	43	19	36	209	- 173	62
63	56	11	40	22	14	29	174	- 146	63
64	76	7	23	11	23	30	173	- 144	64
65	242	60	92	61	63	179	713	- 534	65
66	372	66	166	117	106	227	1 075	- 848	66
67	339	58	151	97	103	203	967	- 764	67
68	151	22	73	48	35	96	432	- 336	68
69	55	14	9	13	10	37	144	- 107	69
70	89	20	65	28	17	79	305	- 226	70
71	25	16	13	5	16	53	133	- 79	71
72	19	11	6	14	10	67	133	- 65	72
73	-	-	2	-	-	9	11	- 2	73
74	24	9	44	65	16	32	196	- 164	74
75	45	1	11	9	7	11	84	- 73	75
76	44	4	16	15	12	38	131	- 92	76
77	292	56	189	127	85	158	919	- 762	77
78	197	33	126	100	63	85	608	- 524	78
79	76	17	40	20	11	51	220	- 169	79
80	-	-	4	-	2	11	17	- 6	80
81	20	7	20	6	10	11	74	- 62	81
82	292	56	189	127	85	158	919	- 762	82
83	40	7	46	67	25	18	206	- 188	83
84	241	48	126	56	54	131	664	- 533	84
85	12	2	18	2	6	9	50	- 41	85

Components of Inventory Change: 1989-1991

Tables

Additions to the housing
stock

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1991	101 451	104 591	-	1 422	1 279	
	Occupancy Status, 1991						
2	Vacant.....	5 366	10 742	4 959	19	18	2
3	Occupied.....	85 602	92 611	4 149	29	24	3
4	Type B noninterview.....	1 375	1 238	-	1 375	1 238	4
	Units in Structure, 1991¹						
5	1, detached.....	61 554	63 428	-	164	148	5
6	1, attached.....	5 882	6 104	-	17	16	6
7	2 to 4.....	10 477	10 598	-	200	183	7
8	5 to 9.....	5 134	5 232	-	25	19	8
9	10 to 19.....	4 426	4 571	-	10	13	9
10	20 to 49.....	3 366	3 484	-	6	5	10
11	50 or more.....	3 786	3 856	-	4	4	11
12	Mobile home or trailer.....	5 839	6 427	-	-	-	12
13	Not reported.....	997	891	-	997	891	13
	Year Structure Built, 1991²						
14	1990 to 1994.....	56	2 147	-	-	-	14
15	1985 to 1989.....	8 438	9 377	-	6	6	15
16	1980 to 1984.....	7 739	7 798	-	6	6	16
17	1975 to 1979.....	12 518	12 511	-	819	753	17
18	1970 to 1974.....	11 290	11 379	-	33	31	18
19	1960 to 1969.....	16 123	16 193	-	55	53	19
20	1950 to 1959.....	13 774	13 782	-	83	75	20
21	1940 to 1949.....	8 623	8 616	-	82	73	21
22	1930 to 1939.....	6 733	6 728	-	76	68	22
23	1920 to 1929.....	5 677	5 672	-	75	70	23
24	1919 or earlier.....	10 405	10 388	-	160	142	24
25	Not applicable.....	26	1	-	26	-	25
26	Median	1 967	1 966		1 983	1 983	26
	Duration of Vacancy, 1991						
27	Vacant Units.....	1 928	10 742	8 397	19	18	27
28	Less than 1 month vacant.....	521	2 740	2 129	-	-	28
29	1 month up to 2 months.....	12	655	626	-	-	29
30	2 months up to 6 months.....	250	2 163	1 857	-	-	30
31	6 months up to 1 year.....	88	1 087	957	2	1	31
32	1 year up to 2 years.....	19	699	659	2	2	32
33	2 years or more.....	712	1 646	927	-	-	33
34	Never occupied as a permanent home.....	123	461	188	-	-	34
35	Don't know.....	198	1 292	1 054	15	14	35
	Metro/Nonmetropolitan Area, 1991						
36	Inside metropolitan statistical areas.....	77 989	80 350	-	1 102	1 030	36
37	In central cities.....	32 436	32 910	-	619	603	37
38	Suburbs.....	45 550	47 439	-	483	427	38
39	Outside metropolitan statistical areas.....	23 448	24 241	-	296	249	39
	Regions, 1991						
40	Northeast.....	21 006	21 286	-	484	439	40
41	Midwest.....	24 589	25 283	-	415	370	41
42	South.....	35 543	36 926	-	240	207	42
43	West.....	20 315	21 095	-	283	263	43

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	295	2	2 957	29	4 562	1 422	3 140	1
2	61	1	351	5	436	19	417	2
3	233	1	2 607	24	2 889	29	2 860	3
4	-	-	-	-	1 238	1 375	- 137	4
5	-	1	1 880	9	2 038	164	1 874	5
6	-	-	220	2	238	17	221	6
7	-	-	135	2	320	200	121	7
8	-	-	103	1	123	25	98	8
9	-	-	141	-	154	10	144	9
10	-	-	120	-	125	6	119	10
11	-	-	68	2	74	4	70	11
12	296	-	290	3	588	-	588	12
13	-	-	-	-	891	997	- 107	13
14	-	-	2 053	38	2 091	-	2 091	14
15	66	-	862	11	945	6	939	15
16	48	-	8	3	65	6	59	16
17	43	-	13	3	812	819	- 7	17
18	68	-	11	12	122	33	89	18
19	47	-	11	13	125	55	69	19
20	16	-	-	-	91	83	8	20
21	2	-	-	-	75	82	- 7	21
22	3	-	-	-	71	76	- 5	22
23	-	-	-	-	70	75	- 5	23
24	-	-	-	-	142	160	- 18	24
25	1	-	-	-	1	26	- 25	25
26	1 983	-	1 997	1 978	1 987	1 983	1 998	26
27	61	1	351	5	436	19	417	27
28	25	-	63	2	90	-	90	28
29	6	-	12	-	18	-	18	29
30	15	-	41	-	55	-	55	30
31	9	-	33	2	45	2	43	31
32	4	-	13	4	23	2	21	32
33	-	1	3	3	7	-	7	33
34	-	-	150	-	150	-	150	34
35	2	-	38	2	55	15	41	35
36	137	1	2 287	8	3 464	1 102	2 361	36
37	24	1	466	-	1 093	619	474	37
38	114	1	1 823	8	2 372	483	1 889	38
39	157	1	670	11	1 088	296	793	39
40	9	-	312	4	764	484	280	40
41	64	-	658	17	1 109	415	694	41
42	149	1	1 259	7	1 623	240	1 383	42
43	72	-	727	-	1 063	283	780	43

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
	Urbanized Areas, 1991						
44	Inside Urbanized Areas.....	62 117	63 466	-	933	906	43
45	In central cities of P(MSA)s.....	32 436	32 910	-	619	603	44
46	Urban Fringe.....	29 682	30 556	-	314	303	45
47	Outside Urbanized Areas.....	39 313	41 124	-	464	373	46
48	Other urban.....	11 802	12 134	-	213	204	47
49	Rural.....	27 511	28 990	-	251	169	48
	Heating and Cooling Degree Day Zone, 1991						
50	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	10 667	10 960	-	206	181	49
51	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	28 592	29 146	-	470	409	50
52	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	23 340	24 148	-	404	386	51
53	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	19 115	19 888	-	205	197	52
54	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 218	12 673	-	68	63	53
55	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 497	7 776	-	44	43	54
56	OCCUPIED UNITS Total, 1991.....	89 751	92 611	-	29	24	55
	Tenure, 1991						
57	Owner occupied.....	54 578	60 153	3 299	20	18	56
58	Percent of all occupied.....	67%	65%	41%	69%	72%	57
59	Renter occupied.....	27 198	32 458	4 666	9	7	58
	Race and Origin, 1991						
60	White.....	72 167	79 229	4 573	27	22	59
61	Non-Hispanic.....	66 572	73 602	4 636	23	19	60
62	Hispanic.....	4 111	5 627	1 421	4	3	61
63	Black.....	8 365	10 213	1 650	2	2	62
64	Other.....	1 907	3 116	1 072	-	-	63
65	Total Hispanic.....	4 579	6 350	1 668	4	3	64
66	Vacant, URE, or Non-Interview.....	6	54	13	-	-	65

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
44	54	1	1 319	2	2 282	933	1 349	44
45	24	1	466	-	1 093	619	474	45
46	30	-	853	2	1 188	314	874	46
47	241	1	1 639	21	2 275	464	1 811	47
48	35	-	306	-	545	213	332	48
49	207	1	1 332	21	1 730	251	1 479	49
50	33	-	277	8	498	206	293	50
51	59	-	546	10	1 024	470	555	51
52	62	1	762	-	1 212	404	808	52
53	54	1	726	-	978	205	773	53
54	56	-	400	3	523	68	455	54
55	31	-	246	3	323	44	279	55
56	233	1	2 607	24	2 889	29	2 860	56
57	186	-	2 063	28	2 294	20	2 275	57
58	80%	-	79%	-	79%	69%	79%	58
59	47	1	544	4	603	9	594	59
60	225	1	2 250	18	2 516	27	2 489	60
61	211	1	2 169	18	2 417	23	2 394	61
62	15	-	81	-	99	4	95	62
63	3	-	192	3	200	2	198	63
64	4	-	129	3	136	-	136	64
65	15	-	89	-	107	4	103	65
66	-	-	36	-	36	-	36	66

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1991.....	101 451	104 591	-	1 422	1 279	
	MULTI-UNIT STRUCTURES						
2	Total, 1991.....	26 960	27 525	-	11	9	2
	Stories in Structure, 1991^{3,4}						
3	1.....	2 818	2 877	-	26	23	3
4	2.....	9 687	9 942	-	65	63	4
5	3.....	7 385	7 540	-	59	51	5
6	4 to 6.....	4 499	4 560	-	24	23	6
7	7 or more.....	2 523	2 552	-	6	6	7
	External Building Conditions, 1991^{4,5,6}						
8	Sagging roof.....	2	116	114	-	-	8
9	Missing roofing material.....	9	126	117	-	-	9
10	Hole in roof.....	-	27	27	-	-	10
11	Could not see roof.....	492	2 737	2 221	4	4	11
12	Missing bricks, siding, other outside wall material.....	53	471	418	-	-	12
13	Sloping outside walls.....	3	69	66	-	-	13
14	Boarded up windows.....	49	365	314	-	-	14
15	Broken windows.....	39	424	386	-	-	15
16	Bars on windows.....	66	528	462	2	2	16
17	Foundation crumbling or has open crack or hole.....	32	392	361	-	-	17
18	Could not see foundation.....	110	1 020	907	-	-	18
19	None of the Above.....	12 240	20 173	7 422	6	5	19
20	Could not observe or not reported.....	686	3 517	2 796	4	4	20
	Rooms, 1991						
21	1 room.....	459	882	416	2	2	21
22	2 rooms.....	573	1 295	696	2	1	22
23	3 rooms.....	7 065	9 691	2 437	4	4	23
24	4 rooms.....	13 446	19 998	6 026	9	6	24
25	5 rooms.....	13 154	23 321	9 439	4	3	25
26	6 rooms.....	10 827	20 839	9 351	6	6	26
27	7 rooms.....	6 079	13 317	6 805	2	1	27
28	8 rooms.....	3 155	7 919	4 378	-	-	28
29	9 rooms.....	1 159	3 525	2 186	-	-	29
30	10 rooms or more.....	1 065	2 555	1 343	5	5	30
31	Median.....	5.5	5.8	6.3	5.0	5.3	31
	Bedrooms, 1991						
32	None.....	1 080	1 566	459	2	2	32
33	1.....	11 475	13 541	1 826	11	9	33
34	2.....	28 035	32 860	3 948	9	6	34
35	3.....	34 159	40 376	4 739	10	8	35
36	4 or more.....	11 842	14 999	2 511	4	4	36
37	Not Applicable.....	1 388	1 250	-	1 388	1 250	37
38	Median.....	3.1	3.1	3.1	2.6	2.6	38
	Complete Bathrooms, 1991						
39	None.....	816	1 286	443	-	-	39
40	1.....	46 828	50 519	3 016	17	13	40
41	1 and one-half.....	10 848	14 892	3 819	6	6	41
42	2 or more.....	30 363	36 644	3 931	12	10	42
43	Not applicable.....	1 388	1 250	-	1 388	1 250	43
44	Median.....	1.5	1.5	1.8	1.5	1.6	44

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	295	2	2 957	29	4 562	1 422	3 140	1
2	-	1	567	5	576	11	565	2
3	-	-	62	-	85	26	59	3
4	-	-	254	3	320	65	255	4
5	-	-	161	2	215	59	155	5
6	-	-	61	-	84	24	60	6
7	-	-	29	-	35	6	29	7
8	-	-	-	-	-	-	-	8
9	-	-	-	-	-	-	-	9
10	-	-	-	-	-	-	-	10
11	-	-	24	-	28	4	24	11
12	-	-	-	-	-	-	-	12
13	-	-	-	-	-	-	-	13
14	-	-	-	-	-	-	-	14
15	-	-	-	-	-	-	-	15
16	-	-	-	-	2	2	-	16
17	-	-	-	-	-	-	-	17
18	-	-	3	-	3	-	3	18
19	-	-	512	-	517	6	511	19
20	-	-	35	-	39	4	35	20
21	-	-	7	-	9	2	7	21
22	2	-	23	2	28	2	26	22
23	39	-	144	5	192	4	188	23
24	132	1	382	15	536	9	527	24
25	93	1	633	3	732	4	729	25
26	21	-	641	-	667	6	661	26
27	3	-	430	1	435	2	433	27
28	3	-	377	7	387	-	387	28
29	3	-	176	-	179	-	179	29
30	-	-	145	2	152	5	147	30
31	4.8	5.0	6.5	3.8	6.3	6.5	6.3	31
32	-	-	27	-	29	2	27	32
33	33	-	209	1	251	11	240	33
34	199	1	670	10	886	9	877	34
35	63	-	1 409	8	1 488	10	1 478	35
36	-	-	642	3	649	4	645	36
37	-	-	-	-	1 250	1 388	- 137	37
38	2.6	2.5	3.4	1.5	3.3	1.6	3.3	38
39	5	-	19	3	27	-	27	39
40	185	1	483	10	692	17	675	40
41	17	-	207	1	230	6	224	41
42	90	1	2 249	12	2 362	12	2 350	42
43	-	-	-	-	1 250	1 388	- 137	43
44	1.4	1.5	2.2	0.7	2.2	1.5	2.2	44

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
45	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1991.....	67 278	69 728	-	25	20	45
	Square Footage of Unit, 1991⁷						
46	Less than 500.....	1 149	1 249	64	2	2	46
47	500 to 749.....	3 187	3 306	59	2	1	47
48	750 to 999.....	6 269	6 567	111	2	1	48
49	1,000 to 1,499.....	15 660	16 379	243	4	3	49
50	1,500 to 1,999.....	13 319	14 145	284	2	2	50
51	2,000 to 2,499.....	9 463	10 075	231	4	4	51
52	2,500 to 2,999.....	5 050	5 410	174	3	3	52
53	3,000 to 3,999.....	4 490	4 903	218	2	1	53
54	4,000 or more.....	2 459	2 708	97	2	2	54
55	Not reported (includes don't know).....	4 331	4 986	347	-	-	55
56	Median.....	1 660	1 672	1 964	1 875	2 063	56
	Lot Size, 1991^{7,8}						
57	Less than one-eighth acre.....	5 822	5 972	-	17	16	57
58	one-eighth up to one-quarter acre.....	12 159	12 519	-	27	25	58
59	one-quarter up to one-half acre.....	9 293	9 690	-	11	11	59
60	one-half up to one acre.....	6 732	7 066	-	6	5	60
61	1 to 4 acres.....	9 542	9 996	-	17	11	61
62	5-9 acres.....	1 528	1 640	-	4	4	62
63	10 acres or more.....	3 553	3 688	-	9	6	63
64	Don't know.....	14 505	14 873	-	52	50	64
65	Not reported.....	4 235	4 413	-	23	20	65
66	Median.....	0.4	0.4	-	0.3	0.2	66

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	296	1	2 170	12	2 486	13	2 449	45
46	29	-	6	2	39	2	37	46
47	45	-	16	-	62	2	60	47
48	70	-	104	15	190	2	188	48
49	43	-	421	13	481	4	477	49
50	16	-	517	9	544	2	542	50
51	-	-	380	1	385	4	381	51
52	-	-	186	-	189	3	186	52
53	-	-	196	-	197	2	195	53
54	-	-	152	-	154	2	152	54
55	92	-	192	24	307	-	307	55
56	849	-	1 927	251	1 833	1 278	1 848	56
57	40	-	105	7	167	17	150	57
58	15	-	339	8	387	27	360	58
59	21	-	375	1	407	11	396	59
60	21	-	313	1	340	6	334	60
61	27	-	425	8	470	17	454	61
62	13	-	97	2	116	4	112	62
63	20	-	117	1	143	9	134	63
64	60	-	299	11	420	52	368	64
65	78	-	100	3	201	23	178	65
66	0.6	-	0.6	1.5	0.6	0.7	0.6	66

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1991.....	101 451	104 591	-	1 422	1 279	
	Equipment, 1991^{6,9}						
2	Lacking complete kitchen facilities.....	1 229	3 512	2 143	-	-	2
3	With complete kitchen.....	94 633	99 829	2 066	35	29	3
4	Kitchen Sink.....	98 628	102 443	576	35	29	4
5	Refrigerator.....	95 804	100 585	1 620	35	29	5
6	Less than 5 years old.....	18 952	34 487	13 085	13	10	6
7	Age not reported.....	305	2 662	2 316	4	4	7
8	Burners and oven.....	94 801	99 950	1 971	33	27	8
9	Less than 5 years old.....	14 261	27 299	10 250	13	10	9
10	Age not reported.....	295	2 873	2 548	-	-	10
11	Burners only.....	29	128	97	-	-	11
12	Less than 5 years old.....	3	32	28	-	-	12
13	Age not reported.....	-	28	26	-	-	13
14	Oven only.....	3	76	70	-	-	14
15	Less than 5 years old.....	-	34	31	-	-	15
16	Age not reported.....	-	8	8	-	-	16
17	Neither burners nor oven.....	727	1 905	1 141	-	-	17
18	Dishwasher.....	44 599	50 603	3 522	18	16	18
19	Less than 5 years old.....	10 336	18 896	6 229	10	9	19
20	Age not reported.....	119	1 531	1 386	2	2	20
21	Washing machine.....	65 775	73 909	5 399	23	18	21
22	Less than 5 years old.....	13 625	26 869	11 394	4	4	22
23	Age not reported.....	71	1 087	987	2	1	23
24	Clothes dryer.....	59 254	67 508	5 602	23	18	24
25	Less than 5 years old.....	10 676	22 068	9 623	2	2	25
26	Age not reported.....	52	923	840	2	1	26
27	Disposal in kitchen sink.....	36 360	41 221	2 884	16	15	27
28	Less than 5 years old.....	8 546	16 241	5 779	6	6	28
29	Age not reported.....	225	2 045	1 792	2	2	29
30	Air Conditioning.....	62 011	71 233	6 584	21	18	30
31	Central.....	37 275	43 149	3 555	13	11	31
32	1 room unit.....	11 511	18 369	6 599	6	5	32
33	2 room units.....	3 892	7 180	3 229	2	1	33
34	3 room units or more.....	1 476	2 533	1 052	-	-	34
	Main Heating Equipment, 1991						
35	Warm-air furnace.....	43 895	53 773	7 888	14	12	35
36	Steam or hot water system.....	11 887	14 851	2 837	4	4	36
37	Electric heat pump.....	4 632	8 591	3 263	4	4	37
38	Built-in electric units.....	4 251	7 697	3 192	2	1	38
39	Floor, wall, or other built-in hot air units without ducts.....	2 516	4 753	2 220	2	2	39
40	Room heaters with flue.....	1 338	3 207	1 851	2	2	40
41	Room heaters without flue.....	1 265	2 472	1 193	2	1	41
42	Portable electric heaters.....	268	817	535	-	-	42
43	Stoves.....	1 870	3 440	1 486	2	1	43
44	Fireplaces with inserts.....	224	669	415	-	-	44
45	Fireplaces without inserts.....	107	601	474	-	-	45
46	Other.....	68	1 063	968	2	1	46
47	None.....	520	1 405	860	-	-	47
48	Non-Interview.....	1 388	1 250	-	1 388	1 250	48
	Plumbing, 1991¹⁰						
49	With all plumbing facilities.....	94 439	100 102	2 471	35	29	49
50	Lacking some plumbing facilities.....	209	472	259	-	-	50
51	No hot piped water.....	34	96	59	-	-	51
52	No bathtub nor shower.....	175	403	226	-	-	52
53	No flush toilet.....	129	224	95	-	-	53
54	No plumbing facilities for exclusive use.....	556	2 766	2 136	-	-	54
55	Not Applicable.....	1 388	1 250	-	1 388	1 250	55

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	295	2	2 957	29	4 562	1 422	3 140	1
2	6	-	132	2	140	-	140	2
3	289	2	2 824	21	3 164	35	3 130	3
4	296	2	2 927	20	3 273	35	3 238	4
5	289	2	2 856	21	3 196	35	3 161	5
6	84	1	2 346	22	2 462	13	2 450	6
7	10	-	31	-	44	4	41	7
8	289	2	2 874	19	3 211	33	3 178	8
9	65	-	2 699	26	2 801	13	2 788	9
10	9	-	22	-	31	-	31	10
11	-	-	2	-	2	-	2	11
12	-	-	-	-	-	-	-	12
13	-	-	2	-	2	-	2	13
14	-	-	3	-	3	-	3	14
15	-	-	3	-	3	-	3	15
16	-	-	-	-	-	-	-	16
17	4	-	31	2	37	-	37	17
18	73	1	2 395	15	2 500	18	2 482	18
19	16	-	2 309	7	2 341	10	2 331	19
20	5	-	20	2	29	2	27	20
21	172	1	2 544	23	2 758	23	2 735	21
22	61	-	1 771	17	1 854	4	1 850	22
23	4	-	24	2	31	2	29	23
24	168	1	2 465	23	2 675	23	2 652	24
25	64	-	1 678	26	1 771	2	1 769	25
26	4	-	27	1	33	2	31	26
27	37	1	1 934	6	1 993	16	1 977	27
28	8	-	1 905	3	1 922	6	1 916	28
29	-	-	24	4	30	2	28	29
30	212	1	2 416	13	2 659	21	2 638	30
31	114	1	2 193	13	2 332	13	2 319	31
32	81	-	177	2	265	6	259	32
33	16	-	42	2	60	2	58	33
34	2	-	4	-	6	-	6	34
35	218	1	1 731	42	2 004	14	1 990	35
36	-	-	126	2	131	4	128	36
37	3	-	687	6	700	4	696	37
38	25	-	222	8	256	2	254	38
39	2	-	14	2	20	2	18	39
40	11	-	5	2	20	2	18	40
41	11	-	4	-	16	2	14	41
42	11	-	4	-	15	-	15	42
43	8	-	77	-	86	2	84	43
44	-	-	28	2	30	-	30	44
45	-	-	20	-	20	-	20	45
46	-	-	26	2	29	2	27	46
47	6	-	16	3	25	-	25	47
48	-	-	-	-	1 250	1 388	- 137	48
49	281	2	2 894	21	3 227	35	3 192	49
50	5	-	-	-	5	-	5	50
51	3	-	-	-	3	-	3	51
52	2	-	-	-	2	-	2	52
53	-	-	-	-	-	-	-	53
54	9	-	63	1	73	-	73	54
55	-	-	-	-	1 250	1 388	- 137	55

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
	Main House Heating Fuel, 1991						
56	Housing units with heating fuel.....	91 347	97 354	2 951	33	27	56
57	Electricity.....	20 468	26 758	4 894	9	6	57
58	Piped gas.....	39 381	46 986	6 454	12	11	58
59	Bottled gas.....	2 308	3 862	1 313	6	5	59
60	Floor, wall, or other built-in hot air units without ducts.....	10 209	12 604	2 291	4	4	60
61	Kerosene or other liquid fuel.....	500	1 101	584	-	-	61
62	Coal or coke.....	252	364	110	-	-	62
63	Wood.....	3 013	5 177	2 005	2	1	63
64	Solar energy.....	13	36	23	-	-	64
65	Other.....	62	467	393	-	-	65

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
56	253	2	2 784	22	3 088	33	3 056	56
57	87	1	1 309	3	1 406	9	1 397	57
58	75	1	1 050	26	1 163	12	1 151	58
59	66	-	172	4	247	6	241	59
60	13	-	86	5	108	4	104	60
61	2	-	12	3	17	-	17	61
62	-	-	-	2	2	-	2	62
63	8	-	151	2	162	2	160	63
64	-	-	-	-	-	-	-	64
65	2	-	5	4	11	-	11	65

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1991.....	101 451	104 591	-	1 422	1 279	
	Selected Amenities, 1991⁶						
2	Porch, deck, balcony, or patio.....	67 862	78 367	7 844	25	20	2
3	Not reported.....	2	236	222	-	-	3
4	Usable fireplace.....	26 434	30 933	2 972	16	13	4
5	Separate dining room.....	32 547	45 201	11 075	10	10	5
	With 2 or more living rooms or recreation rooms, etc.....	22 360	31 290	7 708	12	10	6
6	Garage or carport included with home.....	50 038	56 455	4 434	12	10	7
7	Not included.....	37 366	43 203	4 711	19	15	8
8	Offstreet parking not reported.....	-	362	354	-	-	9
9	Offstreet Parking included.....	25 517	33 053	6 477	13	10	10
10	Garage or carport not reported.....	6	252	199	-	-	11
	Owner or Manager on Property, 1991						
12	Rental, multiunit.....	16 903	20 314	3 034	6	5	12
13	Owner or manager lives on property.....	4 345	7 424	2 914	4	3	13
14	Neither owner nor manager lives on property.....	8 213	12 890	4 466	2	2	14
	Selected Deficiencies, 1991⁶						
15	Holes in floors.....	228	1 435	1 202	-	-	15
16	Open cracks or holes (interior).....	1 399	5 454	4 008	-	-	16
17	Broken plaster or peeling paint (interior).....	1 113	4 595	3 465	2	2	17
18	Exposed wiring.....	216	1 759	1 511	-	-	18
19	No electrical wiring.....	76	145	59	-	-	19
20	Rooms without electrical outlets.....	335	1 909	1 538	-	-	20
	Description of Area Within 300 Feet, 1991⁶						
21	Single-family detached houses.....	4 589	9 418	4 698	2	1	21
	Single-family attached or 1 to 3 story multiunit.....	10 861	18 122	6 826	6	6	22
22	4 to 6 story multiunit.....	1 873	4 451	2 523	4	4	23
23	7 stories or more multiunit.....	1 061	2 371	1 284	2	2	24
24	Mobile Homes.....	61	300	230	-	-	25
25	Residential parking lots.....	2 218	6 948	4 515	-	-	26
26	Commercial, institutional, or industrial.....	3 528	8 133	4 497	4	4	27
27	Body of water.....	488	1 310	752	-	-	28
28	Open space, park, farm, or ranch.....	1 462	4 977	3 335	2	1	29
29	4+ lane highway, railroad, or airport.....	929	3 145	2 164	2	2	30
30	Other.....	110	1 231	1 082	-	-	31
31	Not observed or not reported.....	-	2	2	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1991						
33	None.....	14 939	22 597	7 151	11	9	33
34	1 building.....	35	437	397	-	-	34
35	More than 1 building.....	140	818	678	-	-	35
36	No buildings within 300 feet.....	31	395	341	-	-	36
37	Not reported.....	841	3 279	2 401	-	-	37
	Bars on Windows of Buildings, 1991						
38	With other buildings within 300 ft.....	24 477	27 153	2 123	11	9	38
39	No bars on windows.....	13 182	20 245	6 566	6	6	39
40	1 building with bars.....	38	657	616	-	-	40
41	2 or more buildings with bars.....	995	3 143	2 124	4	3	41
42	Not reported.....	809	3 084	2 253	-	-	42

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	295	2	2 957	29	4 562	1 422	3 140	1
2	181	1	2 474	9	2 685	25	2 660	2
3	3	-	9	-	12	-	12	3
4	17	-	1 512	1	1 543	16	1 527	4
5	43	1	1 527	8	1 589	10	1 579	5
6	14	-	1 201	10	1 235	12	1 223	6
7	39	1	1 945	-	1 995	12	1 983	7
8	225	1	885	19	1 145	19	1 126	8
9	-	-	6	3	9	-	9	9
10	209	1	829	22	1 071	13	1 058	10
11	-	-	47	-	47	-	47	11
12	2	-	372	5	384	6	378	12
13	-	-	165	1	169	4	165	13
14	2	-	206	4	214	2	212	14
15	-	-	5	-	5	-	5	15
16	5	-	43	-	47	-	47	16
17	2	-	15	-	19	2	17	17
18	5	-	27	-	32	-	32	18
19	-	-	10	-	10	-	10	19
20	-	-	35	1	36	-	36	20
21	-	-	128	4	132	2	131	21
22	-	-	432	3	441	6	435	22
23	-	-	54	-	58	4	54	23
24	-	-	27	-	29	2	27	24
25	-	-	9	-	9	-	9	25
26	-	-	212	3	215	-	215	26
27	-	-	106	2	112	4	108	27
28	-	-	68	1	69	-	69	28
29	-	-	180	1	182	2	180	29
30	-	-	52	-	54	2	52	30
31	-	-	38	1	39	-	39	31
32	-	-	-	-	-	-	-	32
33	-	1	502	5	517	11	506	33
34	-	-	5	-	5	-	5	34
35	-	-	-	-	-	-	-	35
36	-	-	24	-	24	-	24	36
37	-	-	37	-	37	-	37	37
38	-	1	549	5	563	11	553	38
39	-	1	491	5	503	6	497	39
40	-	-	4	-	4	-	4	40
41	-	-	25	-	28	4	24	41
42	-	-	23	-	23	-	23	42

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1991.....	85 602	92 611	4 149	29	24	43
	Water Supply Stoppage, 1991						
44	With hot and cold piped water.....	85 268	92 360	4 242	29	24	44
45	No stoppage in last 3 months.....	76 675	87 198	7 826	29	24	45
46	With stoppage in last 3 months.....	539	4 173	3 544	-	-	46
47	No stoppage lasting 6 hours or more.....	103	1 605	1 461	-	-	47
48	1 time lasting 6 hours or more.....	101	1 689	1 554	-	-	48
49	2 times.....	5	334	329	-	-	49
50	3 times.....	-	167	162	-	-	50
51	4 times or more.....	-	131	126	-	-	51
52	Number of times not reported.....	2	246	238	-	-	52
53	Stoppage not reported.....	81	935	829	-	-	53
	Sewage Disposal Breakdowns, 1991						
54	With public sewer.....	63 894	70 540	4 791	17	15	54
55	No breakdowns in last 3 months.....	61 703	69 338	5 837	17	15	55
56	With breakdowns in last 3 months.....	71	1 161	1 059	-	-	56
57	No breakdowns lasting 6 hours or more.....	4	395	382	-	-	57
58	1 time lasting 6 hours or more.....	27	577	530	-	-	58
59	2 times.....	-	85	85	-	-	59
60	3 times.....	-	49	49	-	-	60
61	4 times or more.....	3	54	51	-	-	61
62	With septic tank or cesspool.....	18 970	21 904	1 928	12	9	62
63	No breakdowns in last 3 months.....	18 132	21 417	2 294	10	8	63
64	With breakdowns in last 3 months.....	25	473	443	2	1	64
65	No breakdowns lasting 6 hours or more.....	2	148	141	-	-	65
66	1 time lasting 6 hours or more.....	9	272	262	2	1	66
67	2 times.....	-	30	30	-	-	67
68	3 times.....	-	7	7	-	-	68
69	4 times or more.....	-	18	18	-	-	69
	Heating Problems, 1991						
70	With heating equipment and occupied last winter.....	69 958	82 112	10 021	25	21	70
71	Not uncomfortably cold for 24 hours or more last winter.....	61 826	76 339	12 539	23	19	71
72	Uncomfortably cold for 24 hours or more last winter.....	1 120	5 579	4 304	2	2	72
73	Equipment breakdowns.....	213	1 821	1 570	2	2	73
74	No breakdowns lasting 6 hours or more.....	-	96	96	-	-	74
75	1 time lasting 6 hours or more.....	32	1 021	965	2	2	75
76	2 times.....	16	253	230	-	-	76
77	3 times.....	4	135	127	-	-	77
78	4 times or more.....	18	220	203	-	-	78
79	Number of times not reported.....	-	95	92	-	-	79
80	Other causes.....	638	4 039	3 285	-	-	80
81	Utility interruption.....	67	1 099	983	-	-	81
82	Inadequate heating capacity.....	120	901	771	-	-	82
83	Inadequate insulation.....	58	556	491	-	-	83
84	Other.....	82	1 333	1 201	-	-	84
85	Not reported.....	-	149	149	-	-	85
86	Reason for discomfort not reported.....	-	19	19	-	-	86
87	Discomfort not reported.....	-	194	191	-	-	87

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	233	1	2 607	24	2 889	29	2 860	43
44	231	1	2 599	24	2 879	29	2 850	44
45	213	1	2 469	19	2 725	29	2 697	45
46	18	-	69	4	91	-	91	46
47	2	-	38	2	42	-	42	47
48	11	-	24	-	35	-	35	48
49	-	-	-	-	-	-	-	49
50	3	-	-	3	6	-	6	50
51	4	-	2	-	6	-	6	51
52	-	-	6	-	6	-	6	52
53	-	-	25	-	25	-	25	53
54	112	1	1 716	29	1 872	17	1 856	54
55	104	1	1 667	29	1 815	17	1 798	55
56	8	-	24	-	32	-	32	56
57	2	-	8	-	10	-	10	57
58	5	-	16	-	21	-	21	58
59	-	-	-	-	-	-	-	59
60	-	-	-	-	-	-	-	60
61	-	-	-	-	-	-	-	61
62	122	-	882	5	1 017	12	1 005	62
63	122	-	866	5	1 000	10	990	63
64	-	-	7	-	8	2	6	64
65	-	-	5	-	5	-	5	65
66	-	-	2	-	3	2	1	66
67	-	-	-	-	-	-	-	67
68	-	-	-	-	-	-	-	68
69	-	-	-	-	-	-	-	69
70	181	1	1 933	22	2 158	25	2 133	70
71	150	1	1 805	22	1 997	23	1 974	71
72	31	-	125	-	157	2	155	72
73	18	-	21	-	41	2	39	73
74	-	-	-	-	-	-	-	74
75	15	-	10	-	27	2	25	75
76	2	-	5	-	7	-	7	76
77	2	-	3	-	5	-	5	77
78	-	-	-	-	-	-	-	78
79	-	-	3	-	3	-	3	79
80	13	-	104	-	117	-	117	80
81	3	-	46	-	49	-	49	81
82	4	-	7	-	11	-	11	82
83	-	-	6	-	6	-	6	83
84	6	-	44	-	50	-	50	84
85	-	-	-	-	-	-	-	85
86	-	-	-	-	-	-	-	86
87	-	-	3	-	3	-	3	87

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
	Overall Opinion of Structure, 1991						
88	1 (worst).....	49	612	556	2	2	88
89	2.....	17	372	355	-	2	89
90	3.....	56	640	581	-	-	90
91	4.....	77	1 066	982	-	-	91
92	5.....	1 396	6 141	4 663	-	-	92
93	6.....	535	4 570	3 982	-	-	93
94	7.....	2 151	10 454	8 158	-	-	94
95	8.....	7 146	22 395	14 775	6	5	95
96	9.....	3 245	13 696	10 048	4	3	96
97	10 (best).....	17 566	31 910	12 703	14	12	97
98	Not reported.....	37	702	651	-	-	98
	Selected Physical Problems, 1991⁶						
99	Selected physical problems.....	464	2 765	2 236	-	-	99
100	Plumbing.....	359	2 200	1 780	-	-	100
101	Heating.....	33	356	318	-	-	101
102	Electric.....	2	46	44	-	-	102
103	Upkeep.....	22	227	206	-	-	103
104	Hallways.....	-	2	2	-	-	104
105	Moderate physical problems.....	1 441	4 386	2 875	2	1	105
106	Plumbing.....	3	292	275	-	-	106
107	Heating.....	907	1 957	1 040	2	1	107
108	Upkeep.....	310	1 861	1 535	-	-	108
109	Hallways.....	-	4	4	-	-	109
110	Kitchen.....	105	526	391	-	-	110

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
88	-	-	6	-	8	2	6	88
89	-	-	-	-	2	2	-	89
90	-	-	2	-	2	-	2	90
91	3	-	4	-	7	-	7	91
92	19	-	61	2	82	-	82	92
93	22	-	31	-	52	-	52	93
94	34	-	110	2	145	-	145	94
95	61	-	405	8	479	6	474	95
96	24	-	376	5	407	4	403	96
97	70	-	1 566	7	1 655	14	1 641	97
98	2	-	12	-	14	-	14	98
99	11	-	53	1	65	-	65	99
100	10	-	50	1	61	-	61	100
101	2	-	3	-	5	-	5	101
102	-	-	-	-	-	-	-	102
103	-	-	-	-	-	-	-	103
104	-	-	-	-	-	-	-	104
105	14	-	56	-	71	2	69	105
106	3	-	11	-	14	-	14	106
107	7	-	4	-	12	2	10	107
108	3	-	13	-	16	-	16	108
109	-	-	-	-	-	-	-	109
110	2	-	28	-	30	-	30	110

TABLE 5. Household Composition - Occupied Units (Additions)

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1991.....	234 764	242 930	-	68	61	1
2	Population in housing units, 1991.....	55 777	92 557	33 979	29	24	2
	Persons, 1991¹¹						
3	1 person.....	15 192	21 870	6 296	11	10	3
4	2 persons.....	19 806	30 147	9 407	9	6	4
5	3 persons.....	7 991	16 188	7 586	-	-	5
6	4 persons.....	8 231	14 473	5 649	5	5	6
7	5 persons.....	3 201	6 346	2 933	4	4	7
8	6 persons.....	944	2 154	1 146	-	-	8
9	7 persons or more.....	380	1 380	962	-	-	9
10	Some URE, some vacant, all non-interview.....	6	54	13	-	-	10
11	Median.....	2.6	2.8	3.2	2.4	2.4	11
	Number of Single Children Under 18 Years Old, 1991						
12	None.....	47 225	57 728	8 995	19	16	12
13	1.....	6 874	14 455	7 065	3	3	13
14	2.....	7 064	12 929	5 300	2	1	14
15	3.....	2 536	5 228	2 480	4	4	15
16	4.....	659	1 587	875	-	-	16
17	5.....	143	466	322	-	-	17
18	6 or more.....	90	218	122	-	-	18
19	Median.....	0.7	0.8	1.5	0.7	0.8	19
	Age of Householder, 1991						
20	Under 25 years.....	126	4 149	3 858	-	-	20
21	25 to 29.....	188	8 193	7 499	6	6	21
22	30 to 34.....	175	11 519	10 814	2	2	22
23	35 to 44.....	218	21 361	20 428	9	8	23
24	45 to 54.....	75	14 721	14 276	3	3	24
25	55 to 64.....	51	12 107	11 786	2	1	25
26	65 to 74.....	48	11 702	11 472	4	3	26
27	75 years and over.....	204	8 803	8 505	2	1	27
28	Vacant, URE, or non-interview.....	6	54	13	-	-	28
29	Median.....	38	46	46	42	40	29
	Years of School Completed by Householder, 1991						
30	No school years completed.....	240	381	125	-	-	30
31	Elementary:	-	-	-	-	-	31
32	less than 8 years.....	3 464	4 545	1 022	2	1	32
33	8 years.....	3 327	4 142	756	-	-	33
34	High School:	-	-	-	-	-	34
35	1 to 3 years.....	7 209	10 152	2 792	-	-	35
36	4 years.....	25 181	33 015	6 879	11	9	36
37	College:	-	-	-	-	-	37
38	1 to 3 years.....	11 937	17 952	5 400	6	5	38
39	4 years or more.....	17 016	22 370	4 391	10	10	39
40	Median.....	12.8	12.8	12.9	13.8	14.5	40
	Year Householder Moved into Unit, 1991						
41	1990 to 1994.....	9	22 351	20 199	9	7	41
42	1985 to 1989.....	25 610	27 800	1 582	11	9	42
43	1980 to 1984.....	10 558	10 944	342	-	-	43
44	1975 to 1979.....	9 328	9 548	210	3	3	44
45	1970 to 1974.....	6 170	6 355	164	2	2	45
46	1960 to 1969.....	7 821	8 045	211	2	1	46
47	1950 to 1959.....	4 586	4 728	141	-	-	47
48	1940 to 1949.....	1 714	1 760	43	2	1	48
49	1939 or earlier.....	795	832	35	-	-	49
50	Born in unit.....	128	196	67	-	-	50
51	Not applicable.....	6	54	13	-	-	51
52	Median.....	1 984	1 989	1 993	1 988	1 988	52

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	538	2	7 558	14	8 169	3	8 167	1
2	233	1	2 571	-	2 830	29	2 801	2
3	67	-	305	10	393	11	382	3
4	94	1	840	2	943	9	934	4
5	29	-	565	16	610	-	610	5
6	26	-	565	2	598	5	593	6
7	13	-	198	2	216	4	213	7
8	5	-	59	-	64	-	64	8
9	-	-	39	-	39	-	39	9
10	-	-	36	-	36	-	36	10
11	2.5	2.5	3.2	3.0	3.2	3.4	3.2	11
12	145	1	1 350	15	1 527	19	1 509	12
13	47	-	464	5	519	3	516	13
14	27	-	538	1	566	2	564	14
15	10	-	200	2	216	4	212	15
16	5	-	48	-	53	-	53	16
17	-	-	-	-	-	-	-	17
18	-	-	7	-	7	-	7	18
19	0.8	0.5	1.0	-	0.9	1.3	1.0	19
20	19	-	143	3	165	-	165	20
21	33	-	467	7	512	6	506	21
22	42	-	486	3	533	2	531	22
23	44	-	662	9	724	9	715	23
24	28	-	338	4	373	3	370	24
25	24	-	246	1	272	2	270	25
26	20	-	158	5	186	4	182	26
27	25	-	70	1	97	2	95	27
28	-	-	36	-	36	-	36	28
29	40	-	38	70	38	60	38	29
30	6	-	10	-	16	-	16	30
31	-	-	-	-	-	-	-	31
32	12	-	48	-	61	2	59	32
33	23	-	36	-	58	-	58	33
34	-	-	-	-	-	-	-	34
35	20	-	124	8	151	-	151	35
36	129	-	818	9	966	11	955	36
37	-	-	-	-	-	-	-	37
38	32	-	584	-	621	6	615	38
39	13	-	951	-	974	10	964	39
40	12.4	-	14.3	-	13.9	12.5	13.9	40
41	118	1	2 008	19	2 152	9	2 143	41
42	61	-	538	11	619	11	608	42
43	32	-	8	5	44	-	44	43
44	9	-	2	-	14	3	11	44
45	4	-	10	7	23	2	21	45
46	6	-	6	3	16	2	14	46
47	-	-	-	-	-	-	-	47
48	2	-	-	2	5	2	3	48
49	3	-	-	-	3	-	3	49
50	-	-	-	-	-	-	-	50
51	-	-	36	-	36	-	36	51
52	1 995	-	1 993	1 974	1 993	1 994	1 993	52

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
1	Total, 1991.....	101 451	104 591	-	1 422	1 279	
	Monthly Housing Costs, 1991						
2	Less than \$100.....	868	1 852	940	4	4	2
3	\$100 to \$199.....	5 495	9 555	3 875	2	1	3
4	\$200 to \$249.....	1 291	4 617	3 219	-	-	4
5	\$250 to \$299.....	942	3 972	2 931	2	1	5
6	\$300 to \$349.....	584	3 080	2 412	-	-	6
7	\$350 to \$399.....	616	2 699	2 049	-	-	7
8	\$400 to \$449.....	561	2 688	2 063	-	-	8
9	\$450 to \$499.....	457	2 447	1 934	-	-	9
10	\$500 to \$599.....	1 478	4 519	2 893	3	3	10
11	\$600 to \$699.....	1 148	3 868	2 617	-	-	11
12	\$700 to \$799.....	1 030	3 169	1 981	2	1	12
13	\$800 to \$999.....	1 858	4 534	2 455	-	-	13
14	\$1,000 to \$1,249.....	1 216	3 224	1 743	2	2	14
15	\$1,250 to \$1,499.....	579	1 903	1 199	-	-	15
16	\$1,500 or more.....	2 959	8 005	4 452	4	4	16
17	No cash rent.....	1 123	2 072	902	-	-	17
18	Mortgage payment not reported.....	555	3 234	2 478	2	2	18
19	Median (excludes no cash rent).....	\$ 466	\$ 477	\$ 468	\$ 544	\$ 560	19
	Median Monthly Housing Costs for Owners, 1991						
20	Monthly costs including all mortgages plus maintenance costs	\$ 409	\$ 437	\$ 440	\$ 504	\$ 524	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 395	\$ 448	\$ 452	\$ 511	\$ 527	21
	Annual Taxes Paid Per \$1000 Value, 1991						
22	Less than \$5.....	9 499	16 661	6 286	4	4	22
23	\$5 to \$9.....	8 341	16 501	7 522	6	6	23
24	\$10 to \$14.....	4 496	12 376	7 432	5	5	24
25	\$15 to \$19.....	1 655	6 336	4 516	2	1	25
26	\$20 to \$24.....	731	3 360	2 567	-	-	26
27	\$25 or more.....	1 775	4 786	2 925	-	-	27
28	Median.....	\$ 7	\$ 9	\$ 11	\$ 14	\$ 13	28
	Property Value, 1991¹²						
29	Less than \$10,000.....	933	1 972	946	4	4	29
30	10,000 to \$19,999.....	921	2 607	1 449	-	-	30
31	20,000 to 29,999.....	947	2 875	1 834	2	1	31
32	30,000 to 39,999.....	1 362	3 692	2 258	-	-	32
33	40,000 to 49,999.....	1 843	4 703	2 819	-	-	33
34	50,000 to 59,999.....	1 462	4 496	2 968	2	1	34
35	60,000 to 69,999.....	1 603	5 028	3 338	2	1	35
36	70,000 to 70,000.....	1 271	4 523	3 131	-	-	36
37	80,000 to 99,999.....	3 230	7 675	4 202	-	-	37
38	100,000 to 119,000.....	1 246	4 448	2 992	2	2	38
39	120,000 to 149,999.....	1 866	4 956	2 807	-	-	39
40	150,000 to 199,999.....	2 468	5 672	2 878	5	5	40
41	200,000 to 249,000.....	1 020	2 816	1 605	-	-	41
42	250,000 to 299,999.....	543	1 612	1 001	-	-	42
43	300,000 or more.....	1 836	3 076	1 066	2	2	43
44	Median.....	\$ 85 783	\$ 80 467	\$ 76 501	\$ 67 500	\$ 110 000	44

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	295	2	2 957	29	4 562	1 422	3 140	1
2	19	-	23	3	48	4	45	2
3	49	-	133	4	188	2	186	3
4	28	-	79	-	107	-	107	4
5	17	-	83	-	101	2	99	5
6	16	-	66	2	84	-	84	6
7	7	-	26	2	35	-	35	7
8	5	-	52	6	63	-	63	8
9	11	-	43	2	56	-	56	9
10	22	-	117	10	151	3	148	10
11	9	-	92	2	103	-	103	11
12	-	-	156	3	160	2	158	12
13	2	-	215	3	220	-	220	13
14	-	-	263	3	268	2	266	14
15	-	-	125	-	125	-	125	15
16	2	-	589	3	598	4	594	16
17	11	-	32	4	46	-	46	17
18	2	-	197	2	203	2	201	18
19	\$ 242	-	\$ 938	\$ 758	\$ 853	\$ 482	\$ 868	19
20	\$ 273	-	\$ 738	\$ 741	\$ 680	\$ 442	\$ 689	20
21	\$ 261	-	\$ 832	\$ 1 071	\$ 759	\$ 457	\$ 771	21
22	35	-	841	-	880	4	876	22
23	45	-	590	2	643	6	638	23
24	15	-	429	4	453	5	448	24
25	30	-	128	9	167	2	165	25
26	15	-	42	5	61	-	61	26
27	44	-	34	8	86	-	86	27
28	\$ 14	-	\$ 7	-	\$ 7	\$ 19	\$ 7	28
29	82	-	9	2	97	4	93	29
30	76	-	139	21	236	-	236	30
31	11	-	78	7	97	2	95	31
32	-	-	68	4	72	-	72	32
33	2	-	32	7	41	-	41	33
34	7	-	60	-	68	2	66	34
35	2	-	79	7	89	2	87	35
36	-	-	118	3	121	-	121	36
37	3	-	232	8	243	-	243	37
38	-	-	210	-	212	2	210	38
39	-	-	282	1	283	-	283	39
40	-	-	325	-	330	5	325	40
41	-	-	189	2	191	-	191	41
42	-	-	68	-	68	-	68	42
43	2	-	173	-	177	2	175	43
44	\$ 11 364	-	\$ 120 632	\$ 85 000	\$ 111 402	\$ 29 000	\$ 113 679	44

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

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

	Characteristics	Present in 89	Present in 91	Changed in characteristic	89 units affected by conversion /merger	91 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1991.....	89 798	92 611	-	29	24	45
	Household Income, 1991						
46	Less than \$5,000.....	1 488	5 235	3 648	2	2	46
47	\$5,000 to \$9,999.....	3 441	9 303	5 723	2	1	47
48	\$10,000 to \$14,999.....	2 098	8 487	6 242	6	5	48
49	\$15,000 to \$19,999.....	1 532	7 912	6 199	-	-	49
50	\$20,000 to \$24,999.....	1 440	8 066	6 422	-	-	50
51	\$25,000 to \$29,999.....	1 501	8 602	6 850	-	-	51
52	\$30,000 to \$34,999.....	1 113	6 506	5 189	2	1	52
53	\$35,000 to \$39,999.....	758	5 447	4 512	-	-	53
54	\$40,000 to \$49,999.....	2 047	9 297	6 906	8	7	54
55	\$50,000 to \$59,999.....	1 259	7 052	5 512	4	4	55
56	\$60,000 to \$79,999.....	1 986	8 114	5 770	-	-	56
57	\$80,000 to \$99,999.....	612	3 635	2 861	2	2	57
58	\$100,000 to \$119,999.....	459	2 634	2 008	2	2	58
59	\$120,000 or more.....	568	2 266	1 579	-	-	59
60	Median.....	\$ 25 526	\$ 29 229	\$ 29 727	\$ 42 500	\$ 44 286	60
	As percent of poverty level: ¹³						
61	Less than 50 percent.....	957	4 627	3 569	-	-	61
62	50 to 99.....	2 674	7 983	5 172	4	4	62
63	100 to 149.....	2 460	9 475	6 814	-	-	63
64	150 to 199.....	1 846	8 958	6 926	4	3	64
65	200 percent or more.....	48 350	61 514	10 958	20	18	65
	Income Sources of Families and Primary Individuals, 1991						
66	Wages and salaries.....	58 531	69 492	8 506	20	17	66
67	Wages and salaries were majority of income.....	49 836	62 065	9 978	15	12	67
68	2 or more people each earned over 20% of wages and salaries..	16 174	28 723	11 393	4	4	68
69	Business, farm or ranch.....	5 754	10 966	4 837	6	6	69
70	Social security or pensions.....	21 775	28 108	5 844	14	11	70
71	Interest or dividend(s).....	13 168	21 774	7 968	5	5	71
72	Rental income.....	4 007	7 892	3 679	2	1	72
73	With lodgers.....	113	924	775	-	-	73
74	Welfare or SSI.....	2 710	6 284	3 481	4	4	74
75	Alimony or child support.....	1 550	3 950	2 266	2	1	75
76	Other.....	1 499	8 856	7 080	4	4	76
	Amount of Savings and Investments, 1991						
77	Income of \$25,000 or less.....	30 653	42 626	11 121	11	8	77
78	No savings or investments.....	10 922	20 644	9 290	9	6	78
79	\$20,000 or less.....	5 631	13 586	7 732	-	-	79
80	More than \$20,000.....	1 292	4 191	2 824	2	2	80
81	Not reported.....	389	4 205	3 694	-	-	81
	Foods Stamps, 1991						
82	Income of \$25,000 or less.....	30 653	42 626	11 121	11	8	82
83	Family members received food stamps.....	2 954	6 599	3 532	2	1	83
84	Did not receive food stamps.....	21 743	33 340	10 957	9	7	84
85	Not reported.....	121	2 688	2 463	-	-	85

Components of Inventory Change: 1989-1991

	91 mobile homes moved in	91 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	233	1	2 607	24	2 865	29	2 813	45
46	24	-	75	-	101	2	99	46
47	28	-	112	1	141	2	139	47
48	36	-	111	1	152	6	146	48
49	24	-	154	4	182	-	182	49
50	35	-	160	9	204	-	204	50
51	33	-	213	6	251	-	251	51
52	17	-	188	-	206	2	204	52
53	20	-	155	2	177	-	177	53
54	8	-	331	6	352	8	344	54
55	9	-	272	-	285	4	281	55
56	2	-	357	-	359	-	359	56
57	-	-	163	-	165	2	163	57
58	-	-	164	4	170	2	168	58
59	-	-	118	1	119	-	119	59
60	\$ 20 857	-	\$ 43 582	\$ 107 500	\$ 50 686	\$ 29 444	\$ 40 878	60
61	14	-	87	-	101	-	101	61
62	41	-	93	4	141	4	137	62
63	28	-	172	1	201	-	201	63
64	37	-	149	1	190	4	186	64
65	116	1	2 071	20	2 225	20	2 205	65
66	182	1	2 248	28	2 475	20	2 456	66
67	174	1	2 049	30	2 266	15	2 251	67
68	55	-	1 083	18	1 161	4	1 157	68
69	17	-	357	1	381	6	375	69
70	58	-	431	3	503	14	489	70
71	25	-	613	1	643	5	639	71
72	5	-	201	1	208	2	206	72
73	5	-	27	5	37	-	37	73
74	18	-	72	2	96	4	92	74
75	12	-	116	7	135	2	134	75
76	13	-	258	6	281	4	277	76
77	156	1	684	13	862	11	851	77
78	107	1	321	5	440	9	431	78
79	35	-	185	4	223	-	223	79
80	11	-	62	2	77	2	75	80
81	5	-	115	2	122	-	122	81
82	156	1	684	13	862	11	851	82
83	19	-	93	2	115	2	113	83
84	133	1	494	14	650	9	641	84
85	5	-	96	3	104	-	104	85

Components of Inventory Change: 1989-1991

Appendices

Endnotes

Cautions

Definitions

Algorithm Description

Weighting Description

Appendix: Endnotes

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

Appendix: Cautions

Notes on the items described in the text

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

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

Cautions

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

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

General Data Issues

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

Number of units estimates

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

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

Financial information

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

Appendix: Definitions

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

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

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

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

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

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

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

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

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

Description of area within 300 feet.

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

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

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

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

Equipment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regions

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

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

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

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

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

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

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

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

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

Selected amenities:

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

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

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

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

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

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

Selected deficiencies:

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

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

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

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

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

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

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

Selected Physical Problems:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Years of school completed by householder.

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

Appendix: Algorithm

Introduction

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

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

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

The Base Year Concept

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

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

FIRST YEAR AS BASE YEAR -- Losses

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

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

Present in [later year]: This column indicates the number of housing units present in the later survey year that still have the characteristic they had in the earlier year. In other words, this column shows how many units are unchanged in both status and characteristic between the two years. *Example: A unit that was renter-occupied in the later year was also renter-occupied in the earlier year. Because this group is a subset of “Present in [early year],” this number will be less than the “Present in [earlier year]” total.*

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for losses:

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

SECOND YEAR AS BASE YEAR -- Additions

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

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

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

Changed in Characteristic: A unit is considered to have changed in characteristic if the unit is present in both years of the survey, and a given characteristic has changed between the two years. *Example: A unit will be listed as changing in characteristic if it was owner-occupied in the*

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for additions:

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

Appendix: Weighting

Introduction

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

Pure Weight

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

Adjusted weight

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