

American Housing Survey

Components of Inventory Change: 1991-1993

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and Urban Development
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Results for the 1991-1993 CINCH

Introduction

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

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

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

Findings

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

Table 1:

Occupancy Status. Between 1991 to 1993, the number of occupied units increased slightly while the number of vacant units decreased slightly more. The two-year period saw a net increase in the number of occupied units.

Units in Structure. The number of units of all types increased from 1991 to 1993 with the greatest increase being seen in the number of single-family, detached units. Proportionately, however, the greatest increase per type of structure was in the single-family, attached units.

Race and Hispanic Origin. While Whites represent over 80 percent of the country's population, they account for only approximately 70 percent of the units lost between 1991 and 1993. Housing units occupied by Black and Hispanic households were lost from the housing stock proportionally more than those occupied by non-Hispanic Whites, the main cause being damage or condemnation. Whites occupy nearly twenty times more newly-constructed units than do Blacks.

Tenure. The 1991-1993 period shows both a loss in the number of rental units and a gain in the number of owner-occupied units. Renter-occupied units were removed from the housing stock at a faster rate than owner-occupied units.

Region. The Northeast, Midwest, and West saw an increase in the number of units between 1991 to 1993, but the South saw a decrease in its number of units. The loss can be attributed to a large loss of units to demolition or disaster, damage or condemnation, and through other ways. The new construction in the South could not offset these losses.

Table 2:

Complete Bathrooms. Between 1991 and 1993, the number of housing units reporting at least one and one-half bathrooms increased while the number of units reporting less than one full bathroom decreased. Most of the new units reporting 2 or more bathrooms were added to the stock through new construction.

External Building Conditions. The vast majority of units reporting problems with external building conditions in 1991—such as a sagging roof, a hole in roof, missing bricks or other outside wall material, broken or boarded up windows, or crumbling foundation—had changed by 1993. A portion of the change was due to the unit being removed from the housing stock, but the majority of the change was due to the unit being repaired. Approximately three-fourths of units reporting no problems with external building conditions in 1991

were also without problems in 1993. It is important to note that for these items, data were collected based on observations of the external condition by the interviewer.

Rooms. Units added to the housing stock tended to have more rooms than units removed from the stock. Units added to the stock between 1991 and 1993 had a median of 6.3 rooms, in contrast to the median of 4.9 rooms for units removed from the stock.

Square footage of unit. Between 1991 and 1993, units that were added to the housing stock tended to be larger. More units reported 1,500 square feet or more while fewer units reported less than that in 1993. Units removed from the housing stock tended to be smaller units than the average existing in the housing stock.

Table 3:

Main Heating Equipment. While new construction contributed additional units with all types of heating equipment except for room heaters with flues, those with warm-air furnaces were added at three-times the rate of electric heat pumps, the second-most popular heating equipment in new construction.

Plumbing. Between 1991 and 1993 the number of housing units reporting no plumbing facilities for exclusive use declined by over one-third, and the number of housing units reporting all plumbing facilities increased by over two million units.

Main House Heating Fuel. The use of electricity, piped gas, and "other fuels" noticeably increased between 1991 and 1993 – due primarily to new construction. Piped gas is still the most popular heating fuel in 1993 with electricity and fuel oil following behind. However, of units added through new construction between 1991 and 1993, the most common main house heating fuel was electricity.

Table 4:

Owner or Manager on Property. Among existing 1991 rental units in multiunit structures, approximately two-thirds did not have an owner or manager living on the property. Among newly

constructed units, however, the majority did have an owner or manager on the property.

Heating Problems. In 1993, more occupied housing units reported the presence of heating equipment than in 1991. However, the number of households reporting that they were uncomfortably cold last year for more than 24 hours increased at a faster pace than those reporting no heating problems. The number of households reporting a heating equipment breakdown decreased from 1991 to 1993.

Overall Opinion of Structure. Respondents had a higher opinion, overall, of their homes in 1993 than they did in 1991. Households reported with greater frequency an overall opinion of eight or more, while those ratings of less than eight – except for the rating of three – declined.

Selected Physical Problems. Most units with physical problems in 1991 were without those problems in 1993. Some of the change is due to losses in the housing stock, but most units simply were repaired. In addition, there were approximately one million fewer units with severe physical problems in 1993 than in 1991.

Table 5:

Persons. The median household size of households occupying units added to the housing stock was 3.0 as compared with the 2.8 overall household size. The median number of people in a household of units removed from the stock was the same as the overall housing stock.

Years of School Completed by Householder. Units lost through demolition or disaster tended to have householders who had completed less than the average amount of school years. Conversely, units added through new construction tended to have householders who had completed more than the average number of school years.

Table 6:

Please see the Appendix for cautions about interpreting financial information.

Monthly Housing Costs. Units lost from the housing stock generally had lower than average

monthly housing costs. Additions, however, generally had higher than average monthly housing costs.

Annual Taxes Paid per \$1000 Value. Although the most common amount of taxes paid in both survey years was less than \$5 per \$1000 value, more units paid this amount in 1993 than in 1991.

Property Value. The property value of individual units changed quite a bit between the two survey years. In fact, less than half of the units fell into the same property value category in both years. For all units, these changes are primarily because of changes in property value – not because units were lost from the housing stock. For units with lower property values, however, losses to the housing stock were more common than for units with higher property values.

Household Income. Losses to the housing stock tended to come from units with low household incomes. In contrast, additions to the stock were more frequently from units with higher household incomes.

Income Sources of Families and Primary Individuals. Almost twice as many households reported interest or dividend income in 1993 as reported this type of income in 1991. In addition, approximately 40 percent more households reported rental income in 1993 than in 1991. Of these households, over four times as many reported lodgers in 1993 as in 1991.

Food Stamps. Of those families receiving food stamps in 1991, approximately half no longer received food stamps in 1993.

Data Availability

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

HUD User (1-800-245-2691 or 202-708-3178)

P.O. Box 23268

Washington, DC 20026-3268

<http://www.huduser.org>

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At ICF, Gregory J. Watson managed the production of the reports. ICF staff assisting in the development of the reports include: 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: 1991-1993

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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1991.....	104 591	102 742	-	1 387	1 431	1
	Occupancy Status, 1991						
2	Vacant.....	10 273	5 239	4 358	87	74	2
3	Occupied.....	93 298	86 542	5 541	281	281	3
4	Type B noninterview.....	1 019	1 077	-	1 019	1 075	4
	Units in Structure, 1991¹						
5	1, detached.....	62 023	61 431	-	97	106	5
6	1, attached.....	5 776	5 724	-	20	18	6
7	2 to 4.....	10 766	10 522	-	179	179	7
8	5 to 9.....	5 414	5 323	-	16	16	8
9	10 to 19.....	4 863	4 797	-	4	2	9
10	20 to 49.....	3 737	3 703	-	2	2	10
11	50 or more.....	3 908	3 887	-	2	2	11
12	Mobile home or trailer.....	6 954	6 152	-	10	6	12
13	Not reported.....	1 151	1 196	-	1 056	1 100	13
	Year Structure Built, 1991²						
14	1990 to 1994.....	2 311	2 273	-	-	-	14
15	1985 to 1989.....	8 910	8 796	-	12	15	15
16	1980 to 1984.....	8 217	8 024	-	14	11	16
17	1975 to 1979.....	12 224	11 968	-	522	548	17
18	1970 to 1974.....	11 472	11 228	-	44	45	18
19	1960 to 1969.....	16 028	15 762	-	76	78	19
20	1950 to 1959.....	13 666	13 516	-	103	106	20
21	1940 to 1949.....	8 613	8 462	-	112	115	21
22	1930 to 1939.....	6 883	6 718	-	111	115	22
23	1920 to 1929.....	5 752	5 664	-	131	129	23
24	1919 or earlier.....	10 505	10 288	-	262	271	24
25	Not applicable.....	10	-	-	-	-	25
26	Median.....	1 966	1 966	-	1 953	1 952	26
	Duration of Vacancy, 1991						
27	Vacant Units.....	10 273	2 132	7 464	87	74	27
28	Less than 1 month vacant.....	2 508	663	1 767	6	9	28
29	1 month up to 2 months.....	600	15	573	-	-	29
30	2 months up to 6 months.....	2 016	223	1 699	22	20	30
31	6 months up to 1 year.....	997	87	842	12	11	31
32	1 year up to 2 years.....	668	25	567	9	10	32
33	2 years or more.....	1 742	810	654	15	15	33
34	Never occupied as a permanent home.....	491	98	373	-	-	34
35	Don't know.....	1 252	206	990	24	11	35
	Metro/Nonmetropolitan Area, 1991						
36	Inside metropolitan statistical areas.....	79 749	78 529	2	1 138	1 146	36
37	In central cities.....	33 040	32 542	2	657	622	37
38	Suburbs.....	46 709	45 986	-	480	523	38
39	Outside metropolitan statistical areas.....	24 842	24 168	-	250	284	39
	Regions, 1991						
40	Northeast.....	21 335	21 118	-	564	572	40
41	Midwest.....	25 052	24 703	-	391	407	41
42	South.....	36 964	35 950	-	172	182	42
43	West.....	21 240	20 927	-	259	269	43

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	661	166	286	385	393	1 431	3 279	- 1 849	1
2	140	92	111	217	118	74	751	- 677	2
3	521	74	174	168	277	281	1 496	- 1 215	3
4	-	-	-	-	- 2	1 075	1 017	58	4
5	36	62	172	189	133	106	698	- 592	5
6	-	11	12	19	9	18	70	- 52	6
7	2	36	44	80	82	179	423	- 244	7
8	-	12	22	25	34	16	107	- 91	8
9	-	5	2	33	24	2	68	- 66	9
10	-	7	5	17	5	2	36	- 34	10
11	-	5	-	6	10	2	23	- 21	11
12	624	29	31	17	99	6	808	- 802	12
13	-	-	-	-	- 2	1 100	1 054	46	13
14	27	-	-	-	10	-	38	- 38	14
15	86	-	4	14	13	15	129	- 114	15
16	114	10	21	13	36	11	204	- 193	16
17	135	9	28	19	66	548	804	- 256	17
18	166	10	13	17	39	45	289	- 245	18
19	104	32	32	52	47	78	345	- 266	19
20	19	27	29	38	38	106	255	- 150	20
21	4	24	52	36	36	115	266	- 151	21
22	2	10	41	71	42	115	280	- 165	22
23	-	10	17	35	24	129	216	- 87	23
24	2	36	50	91	38	271	488	- 217	24
25	4	-	-	-	5	-	10	- 10	25
26	1 983	1 959	1 943	1 931	1 966	1 952	1 966	1 964	26
27	140	92	111	217	118	74	751	- 677	27
28	27	11	10	14	16	9	86	- 77	28
29	5	2	-	5	-	-	12	- 12	29
30	24	11	25	15	20	20	114	- 94	30
31	10	8	10	29	12	11	79	- 68	31
32	13	7	18	26	13	10	86	- 76	32
33	46	46	39	104	44	15	292	- 277	33
34	4	4	-	9	3	-	20	- 20	34
35	14	4	10	16	12	11	66	- 55	35
36	354	105	195	272	291	1 146	2 363	- 1 218	36
37	45	54	83	197	117	622	1 118	- 496	37
38	310	50	113	74	175	523	1 246	- 723	38
39	306	61	90	113	104	284	958	- 674	39
40	45	30	27	36	80	572	789	- 217	40
41	98	41	74	108	28	407	755	- 349	41
42	397	60	148	205	204	182	1 196	- 1 014	42
43	122	36	38	37	81	269	582	- 313	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
	Urbanized Areas, 1991						
44	Inside Urbanized Areas.....	63 059	62 319	-	984	951	44
45	In central cities of P(MSA)s.....	33 040	32 542	2	657	622	45
46	Urban Fringe.....	30 018	29 773	-	328	329	46
47	Outside Urbanized Areas.....	41 532	40 380	-	403	478	47
48	Other urban.....	12 192	11 988	-	211	205	48
49	Rural.....	29 339	28 390	-	192	273	49
	Heating and Cooling Degree Day Zone, 1991						
50	Coldest: Over 7,00 heating degree days and under 2,000 cooling degree days.....	11 018	10 874	-	206	228	50
51	Cold: 5,500-7,000 heating degree days and under 2,000..... cooling degree days.....	29 194	28 792	-	504	522	51
52	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	24 002	23 635	-	431	422	52
53	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	19 695	19 269	-	160	172	53
54	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 579	12 232	-	50	50	54
55	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	8 101	7 897	-	37	37	55
	OCCUPIED UNITS						
56	Total, 1991.....	93 298	92 083	-	281	281	56
	Tenure, 1991						
57	Owner occupied.....	59 580	55 198	3 661	150	154	57
58	Percent of all occupied.....	63%	66%	41%	66%	67%	58
59	Renter occupied.....	33 717	27 763	5 460	131	127	59
	Race and Origin, 1991						
60	White.....	78 177	71 204	6 007	199	202	60
61	Non-Hispanic.....	72 661	65 682	6 103	184	187	61
62	Hispanic.....	5 516	4 185	1 241	15	15	62
63	Black.....	10 724	8 665	1 875	38	36	63
64	Other.....	3 119	2 250	835	11	9	64
65	Total Hispanic.....	6 244	4 817	1 324	17	17	65
66	Vacant, URE, or Non-Interview.....	1 278	416	833	33	35	66

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	108	76	126	237	193	951	1 690	- 740	44
45	45	54	83	197	117	622	1 118	- 496	45
46	63	22	44	40	77	329	574	- 246	46
47	553	89	159	149	202	478	1 631	- 1 152	47
48	78	29	43	16	39	205	409	- 204	48
49	475	60	118	133	163	273	1 223	- 950	49
50	50	21	43	20	11	228	371	- 144	50
51	118	46	56	105	77	522	924	- 402	51
52	139	43	41	77	68	422	789	- 367	52
53	165	30	62	56	113	172	599	- 427	53
54	110	19	52	85	81	50	397	- 348	54
55	79	8	31	42	45	37	241	- 204	55
56	521	74	174	168	277	281	1 496	- 1 215	56
57	467	23	68	38	125	154	875	- 721	57
58	80%	31%	32%	20%	32%	67%	50%	50%	58
59	53	51	106	131	153	127	622	- 495	59
60	466	66	129	77	227	202	1 167	- 965	60
61	452	60	109	59	194	187	1 062	- 875	61
62	14	5	21	18	33	15	105	- 90	62
63	26	3	35	83	38	36	220	- 184	63
64	12	3	7	5	8	9	44	- 35	64
65	14	5	23	24	38	17	120	- 103	65
66	17	2	4	2	5	35	64	- 30	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1991.....	104 591	102 742	-	1 387	1 431	1
	MULTI-UNIT STRUCTURES						
2	Total, 1991.....	28 408	26 105	-	201	199	2
	Stories in Structure, 1991						
3	1.....	2 763	2 707	-	14	15	3
4	2.....	10 400	10 268	-	55	58	4
5	3.....	8 050	7 952	-	88	87	5
6	4 to 6.....	4 571	4 476	-	28	22	6
7	7 or more.....	2 625	2 609	-	2	2	7
	External Building Conditions, 1991						
8	Sagging roof.....	134	11	114	-	-	8
9	Missing roofing material.....	150	20	119	6	6	9
10	Hole in roof.....	30	-	25	-	-	10
11	Could not see roof.....	2 805	777	1 954	26	28	11
12	Missing bricks, siding, other outside wall material.....	500	60	410	5	6	12
13	Sloping outside walls.....	73	6	59	-	-	13
14	Boarded up windows.....	383	69	261	2	2	14
15	Broken windows.....	435	52	333	6	5	15
16	Bars on windows.....	557	84	460	2	2	16
17	Foundation crumbling or has open crack or hole.....	406	48	335	3	5	17
18	Could not see foundation.....	1 054	129	889	14	15	18
19	None of the Above.....	20 848	15 523	5 081	144	140	19
20	Could not observe or not reported.....	3 605	1 049	2 459	30	32	20
	Rooms, 1991						
21	1 room.....	981	498	424	11	9	21
22	2 rooms.....	1 472	631	756	10	11	22
23	3 rooms.....	9 945	7 026	2 649	59	58	23
24	4 rooms.....	20 593	13 661	6 343	62	57	24
25	5 rooms.....	23 303	13 277	9 501	57	58	25
26	6 rooms.....	20 660	11 093	9 327	42	44	26
27	7 rooms.....	12 946	6 130	6 763	25	28	27
28	8 rooms.....	7 689	3 335	4 310	27	26	28
29	9 rooms.....	3 438	1 175	2 242	15	16	29
30	10 rooms or more.....	2 501	1 105	1 389	17	18	30
31	Not Applicable.....	1 062	1 104	-	1 062	1 107	31
32	Median.....	5.8	5.5	6.2	5.3	5.5	32
	Bedrooms, 1991						
33	None.....	1 762	1 121	553	15	13	33
34	1.....	13 967	11 715	1 915	91	93	34
35	2.....	33 441	28 495	4 049	91	85	35
36	3.....	39 720	34 438	4 800	78	82	36
37	4 or more.....	14 639	12 328	2 222	50	51	37
38	Not Applicable.....	1 062	1 104	-	1 062	1 107	38
39	Median.....	3.1	3.1	3.1	2.6	2.7	39
	Complete Bathrooms, 1991						
40	None.....	1 413	793	464	12	11	40
41	1.....	51 158	46 641	3 329	205	200	41
42	1 and one-half.....	14 801	10 659	4 012	21	21	42
43	2 or more.....	36 155	32 478	3 259	86	92	43
44	Not applicable.....	1 062	1 104	-	1 062	1 107	44
45	Median.....	1.5	1.5	1.7	1.4	1.4	45

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	91 mobile homes moved out	91 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	661	166	286	385	393	1 431	3 279	- 1 849	1
2	2	64	71	159	155	199	653	- 454	2
3	-	5	11	14	30	15	72	- 57	3
4	2	22	19	50	43	58	190	- 133	4
5	-	14	28	37	19	87	184	- 98	5
6	-	5	3	38	44	22	117	- 95	6
7	-	5	-	6	5	2	19	- 16	7
8	-	-	-	9	-	-	9	- 9	8
9	-	-	-	10	2	6	18	- 11	9
10	-	-	2	3	-	-	5	- 5	10
11	-	10	11	43	12	28	102	- 74	11
12	2	2	5	16	7	6	37	- 30	12
13	-	2	2	4	-	-	8	- 8	13
14	-	-	2	41	9	2	53	- 51	14
15	-	2	4	34	9	5	55	- 50	15
16	-	-	-	13	-	2	15	- 13	16
17	-	2	5	15	2	5	28	- 23	17
18	-	5	2	27	5	15	51	- 37	18
19	-	36	38	49	119	140	384	- 244	19
20	-	12	15	58	14	32	129	- 97	20
21	4	11	2	29	12	9	67	- 58	21
22	18	9	3	13	44	11	96	- 85	22
23	73	38	45	61	52	58	330	- 271	23
24	254	38	85	95	114	57	648	- 590	24
25	211	55	77	97	84	58	582	- 525	25
26	84	11	45	44	58	44	282	- 239	26
27	10	-	7	22	16	28	79	- 52	27
28	4	3	17	7	14	26	70	- 45	28
29	3	-	5	14	-	16	37	- 21	29
30	-	2	2	2	2	18	25	- 7	30
31	-	-	-	-	- 2	1 107	1 060	43	31
32	4.9	4.7	5.1	4.9	4.8	5.5	4.9	4.9	32
33	4	18	2	33	30	13	101	- 88	33
34	89	39	48	73	91	93	430	- 337	34
35	327	90	143	162	171	85	983	- 898	35
36	234	15	67	87	81	82	563	- 481	36
37	7	5	27	30	22	51	140	- 88	37
38	-	-	-	-	- 2	1 107	1 060	43	38
39	2.7	2.3	2.7	2.5	2.4	2.7	2.6	2.6	39
40	9	29	24	59	34	11	166	- 155	40
41	394	101	201	259	228	200	1 388	- 1 188	41
42	42	6	15	31	39	21	152	- 131	42
43	216	31	47	37	95	92	511	- 419	43
44	-	-	-	-	- 2	1 107	1 060	43	44
45	1.4	1.3	1.3	1.3	1.4	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
46	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1991.....	69 010	66 731	-	104	108	46
	Square Footage of Unit, 1991						
47	Less than 500.....	1 289	1 107	65	-	1	47
48	500 to 749.....	3 403	3 093	93	6	6	48
49	750 to 999.....	6 732	6 219	143	8	6	49
50	1,000 to 1,499.....	16 193	15 599	327	16	18	50
51	1,500 to 1,999.....	13 725	13 364	295	14	15	51
52	2,000 to 2,499.....	9 788	9 501	234	12	13	52
53	2,500 to 2,999.....	5 273	5 139	117	6	6	53
54	3,000 to 3,999.....	4 683	4 573	93	6	5	54
55	4,000 or more.....	2 624	2 577	38	9	11	55
56	Not reported (includes don't know).....	5 298	4 782	264	28	27	56
57	Median.....	1 654	1 671	1 626	1 804	1 817	57
	Lot Size, 1991						
58	Less than one-eighth acre.....	6 117	5 941	-	5	5	58
59	one-eighth up to one-quarter acre.....	11 665	11 586	-	35	35	59
60	one-quarter up to one-half acre.....	9 470	9 424	-	9	11	60
61	one-half up to one acre.....	6 880	6 806	-	4	4	61
62	1 to 4 acres.....	10 297	10 128	-	12	13	62
63	5-9 acres.....	1 576	1 540	-	3	4	63
64	10 acres or more.....	3 581	3 503	-	3	4	64
65	Don't know.....	14 784	14 432	-	32	29	65
66	Not reported.....	4 606	4 232	-	5	7	66
67	Median.....	0.4	0.4	-	0.2	0.2	67

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	659	91	202	206	231	108	1 494	- 1 386	46
47	67	7	14	7	22	1	117	- 117	47
48	110	22	23	34	30	6	224	- 217	48
49	227	20	47	42	33	6	375	- 369	49
50	115	15	54	36	51	18	286	- 268	50
51	11	2	21	16	18	15	81	- 66	51
52	11	2	18	10	12	13	65	- 52	52
53	-	-	2	18	-	6	26	- 19	53
54	2	2	2	3	7	5	22	- 17	54
55	-	2	-	-	8	11	20	- 9	55
56	117	19	22	43	51	27	278	- 251	56
57	854	838	1 064	1 000	1 058	1 817	928	908	57
58	118	9	21	4	24	5	181	- 176	58
59	42	2	12	8	14	35	113	- 77	59
60	17	6	11	7	6	11	56	- 46	60
61	37	5	2	16	14	4	79	- 74	61
62	101	11	26	10	24	13	182	- 169	62
63	20	1	10	5	3	4	41	- 37	63
64	48	5	9	4	15	4	83	- 79	64
65	183	14	49	34	70	29	380	- 351	65
66	95	39	63	119	60	7	381	- 374	66
67	0.7	0.8	0.9	0.8	0.7	0.2	0.6	0.7	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1991	104 591	102 742	-	1 387	1 431	1
	Equipment, 1991^{6,9}						
2	Lacking complete kitchen facilities.....	3 578	1 316	1 857	28	24	2
3	With complete kitchen.....	99 950	96 132	2 331	297	301	3
4	Kitchen Sink.....	102 497	100 129	595	312	314	4
5	Refrigerator.....	100 792	97 345	1 900	300	303	5
6	Less than 5 years old.....	34 518	19 043	15 035	95	98	6
7	Age not reported.....	2 750	268	2 398	6	6	7
8	Burners and oven.....	100 069	96 130	2 386	306	308	8
9	Less than 5 years old.....	27 157	14 226	12 590	88	90	9
10	Age not reported.....	2 991	286	2 626	10	11	10
11	Burners only.....	123	37	73	2	2	11
12	Less than 5 years old.....	29	3	21	-	-	12
13	Age not reported.....	26	9	15	2	2	13
14	Oven only.....	96	4	84	-	-	14
15	Less than 5 years old.....	46	-	43	-	-	15
16	Age not reported.....	11	-	11	-	-	16
17	Neither burners nor oven.....	1 973	759	915	17	15	17
18	Dishwasher.....	50 120	46 534	3 201	84	88	18
19	Less than 5 years old.....	18 469	10 188	8 156	46	48	19
20	Age not reported.....	1 598	139	1 433	-	-	20
21	Washing machine.....	73 146	67 377	4 913	167	173	21
22	Less than 5 years old.....	26 618	13 611	12 633	83	88	22
23	Age not reported.....	1 107	35	1 047	2	2	23
24	Clothes dryer.....	66 631	61 221	4 680	144	149	24
25	Less than 5 years old.....	21 828	10 839	10 685	56	59	25
26	Age not reported.....	941	31	887	-	-	26
27	Disposal in kitchen sink.....	40 841	37 918	2 669	60	60	27
28	Less than 5 years old.....	15 884	8 084	7 703	28	29	28
29	Age not reported.....	2 153	233	1 892	-	-	29
30	Air Conditioning.....	71 030	64 612	5 421	152	150	30
31	Central.....	42 791	40 064	2 185	42	44	31
32	1 room unit.....	18 543	11 463	6 763	63	60	32
33	2 room units.....	7 207	3 905	3 179	24	23	33
34	3 room units or more.....	2 489	1 516	958	23	24	34
	Main Heating Equipment, 1991						
35	Warm-air furnace.....	53 490	44 997	7 672	145	143	35
36	Steam or hot water system.....	14 950	12 496	2 282	109	105	36
37	Electric heat pump.....	8 613	5 438	3 048	12	13	37
38	Built-in electric units.....	7 855	4 550	3 174	23	24	38
39	Floor, wall, or other built-in hot air units without ducts.....	4 707	2 674	1 957	16	17	39
40	Room heaters with flue.....	3 207	941	2 167	6	8	40
41	Room heaters without flue.....	2 503	976	1 387	-	-	41
42	Portable electric heaters.....	871	276	535	-	-	42
43	Stoves.....	3 512	1 873	1 543	6	6	43
44	Fireplaces with inserts.....	690	232	446	-	-	44
45	Fireplaces without inserts.....	619	125	482	1	2	45
46	Other.....	1 043	91	916	6	5	46
47	None.....	1 472	569	786	3	3	47
48	Non-Interview.....	1 062	1 104	-	1 062	1 107	48
	Plumbing, 1991¹⁰						
49	With all plumbing facilities.....	100 156	97 093	1 381	304	303	49
50	Lacking some plumbing facilities.....	504	168	299	8	7	50
51	No hot piped water.....	105	38	59	1	2	51
52	No bathtub nor shower.....	436	137	271	8	7	52
53	No flush toilet.....	253	97	131	6	4	53
54	No plumbing facilities for exclusive use.....	2 868	522	2 171	14	15	54
55	Not Applicable.....	1 062	1 104	-	1 062	1 107	55

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	661	166	286	385	393	1 431	3 279	- 1 849	1
2	50	62	72	153	64	24	430	- 406	2
3	611	104	214	232	331	301	1 789	- 1 487	3
4	659	141	270	343	361	314	2 087	- 1 773	4
5	618	116	232	250	337	303	1 851	- 1 548	5
6	171	29	79	62	102	98	539	- 441	6
7	27	10	11	12	25	6	89	- 83	7
8	626	122	217	258	331	308	1 859	- 1 552	8
9	141	17	50	55	80	90	432	- 342	9
10	18	16	8	13	26	11	89	- 78	10
11	5	-	2	3	3	2	15	- 13	11
12	2	-	-	3	-	-	5	- 5	12
13	2	-	-	-	-	2	5	- 2	13
14	-	-	2	2	4	-	8	- 8	14
15	-	-	-	2	1	-	3	- 3	15
16	-	-	-	-	-	-	-	-	16
17	26	41	61	117	52	15	314	- 299	17
18	142	35	61	53	98	88	473	- 385	18
19	29	12	25	23	40	48	172	- 125	19
20	4	10	7	5	2	-	27	- 27	20
21	425	40	135	74	188	173	1 028	- 855	21
22	185	12	63	36	85	88	463	- 375	22
23	14	-	2	5	6	2	29	- 27	23
24	378	32	109	55	159	149	877	- 729	24
25	163	11	55	20	57	59	363	- 304	25
26	10	-	2	5	6	-	23	- 23	26
27	49	34	38	54	80	60	316	- 254	27
28	14	15	22	22	25	29	126	- 97	28
29	2	5	7	9	6	-	28	- 28	29
30	466	65	121	102	241	150	1 147	- 997	30
31	268	32	67	62	113	44	584	- 541	31
32	131	19	44	34	87	60	377	- 317	32
33	64	8	10	4	36	23	146	- 124	33
34	3	7	-	2	4	24	40	- 16	34
35	441	49	96	99	134	143	963	- 821	35
36	2	29	20	45	71	105	275	- 170	36
37	29	15	22	34	31	13	141	- 128	37
38	51	21	9	25	27	24	153	- 130	38
39	16	6	18	14	23	17	92	- 75	39
40	22	13	14	37	14	8	106	- 99	40
41	36	-	34	32	38	-	140	- 140	41
42	14	3	11	22	11	-	60	- 60	42
43	19	6	28	38	6	6	102	- 96	43
44	-	2	2	2	6	-	13	- 13	44
45	2	2	2	6	-	2	13	- 11	45
46	9	-	8	7	10	5	40	- 35	46
47	21	22	24	27	25	3	120	- 117	47
48	-	-	-	-	- 2	1 107	1 060	43	48
49	633	132	254	305	356	303	1 985	- 1 682	49
50	2	8	5	20	-	7	44	- 37	50
51	2	-	5	2	-	2	11	- 9	51
52	-	8	1	18	-	7	35	- 28	52
53	-	8	-	16	-	4	30	- 26	53
54	27	26	26	60	38	15	190	- 175	54
55	-	-	-	-	- 2	1 107	1 060	43	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
	Main House Heating Fuel, 1991						
56	Housing units with heating fuel.....	97 739	92 427	3 830	272	274	56
57	Electricity.....	27 259	21 801	4 899	50	50	57
58	Piped gas.....	46 749	39 450	6 916	141	136	58
59	Bottled gas.....	3 929	2 400	1 391	7	10	59
60	Floor, wall, or other built-in hot air units without ducts.....	12 520	9 774	2 574	64	67	60
61	Kerosene or other liquid fuel.....	1 138	482	581	-	-	61
62	Coal or coke.....	357	239	112	-	-	62
63	Wood.....	5 254	2 909	2 209	9	11	63
64	Solar energy.....	37	12	24	-	-	64
65	Other.....	496	100	383	1	2	65

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	583	112	202	265	322	274	1 755	- 1 482	56
57	248	43	46	89	133	50	608	- 558	57
58	93	21	79	79	107	136	519	- 383	58
59	107	5	16	2	11	10	147	- 138	59
60	58	29	17	22	50	67	239	- 172	60
61	42	-	14	18	2	-	75	- 75	61
62	-	2	-	2	2	-	7	- 7	62
63	27	11	32	54	15	11	147	- 136	63
64	-	-	-	-	-	-	-	-	64
65	9	2	-	-	2	2	15	- 13	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1991	104 591	102 742	-	1 387	1 431	1
	Selected Amenities, 1991⁶						
2	Porch, deck, balcony, or patio.....	77 965	69 470	7 326	205	212	2
3	Not reported.....	253	-	250	-	-	3
4	Usable fireplace.....	30 406	26 873	3 321	50	54	4
5	Separate dining room.....	44 559	33 754	10 332	145	144	5
	With 2 or more living rooms or recreation rooms, etc.....	30 569	22 665	7 733	90	99	6
7	Garage or carport included with home.....	55 449	50 453	4 635	148	151	7
8	Not included.....	44 427	37 865	5 335	163	160	8
9	Offstreet parking not reported.....	400	6	386	6	4	9
10	Offstreet Parking included.....	34 004	25 991	7 078	108	110	10
11	Garage or carport not reported.....	306	10	292	2	2	11
	Owner or Manager on Property, 1991						
12	Rental, multiunit.....	21 402	17 352	3 786	90	85	12
13	Owner or manager lives on property.....	7 960	4 443	3 446	32	28	13
14	Neither owner nor manager lives on property.....	13 443	8 605	4 640	59	58	14
	Selected Deficiencies, 1991⁶						
15	Holes in floors.....	1 505	227	1 138	10	9	15
16	Open cracks or holes (interior).....	5 610	1 352	3 925	27	26	16
17	Broken plaster or peeling paint (interior).....	4 679	1 001	3 432	34	32	17
18	Exposed wiring.....	1 810	240	1 492	9	8	18
19	No electrical wiring.....	185	85	75	-	-	19
20	Rooms without electrical outlets.....	1 977	337	1 539	12	10	20
	Description of Area Within 300 Feet, 1991⁶						
21	Single-family detached houses.....	9 781	5 715	3 857	142	137	21
	Single-family attached or 1 to 3 story multiunit.....	18 718	13 849	4 611	91	85	22
23	4 to 6 story multiunit.....	4 546	2 601	1 888	12	9	23
24	7 stories or more multiunit.....	2 392	1 548	825	2	2	24
25	Mobile Homes.....	319	100	218	4	6	25
26	Residential parking lots.....	7 280	3 331	3 875	12	10	26
27	Commercial, institutional, or industrial.....	8 358	4 367	3 794	50	48	27
28	Body of water.....	1 368	610	744	9	11	28
29	Open space, park, farm, or ranch.....	5 114	1 877	3 160	24	30	29
30	4+ lane highway, railroad, or airport.....	3 272	1 005	2 223	17	15	30
31	Other.....	1 267	161	1 077	15	15	31
32	Not observed or not reported.....	2	2	-	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1991						
33	None.....	23 336	19 022	3 984	153	150	33
34	1 building.....	442	37	388	9	8	34
35	More than 1 building.....	840	233	558	11	11	35
36	No buildings within 300 feet.....	423	50	369	1	2	36
37	Not reported.....	3 368	425	2 888	27	29	37
	Bars on Windows of Buildings, 1991						
38	With other buildings within 300 ft.....	28 012	25 329	2 233	200	197	38
39	No bars on windows.....	20 984	16 379	4 322	165	165	39
40	1 building with bars.....	667	48	604	4	3	40
41	2 or more buildings with bars.....	3 183	1 670	1 420	13	11	41
42	Not reported.....	3 153	373	2 720	18	18	42

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	661	166	286	385	393	1 431	3 279	- 1 849	1
2	422	81	199	219	249	212	1 381	- 1 169	2
3	-	2	2	-	-	-	#VALUE!	#VALUE!	3
4	44	17	47	56	50	54	267	- 213	4
5	112	46	97	116	103	144	617	- 473	5
6	28	19	27	39	59	99	270	- 171	6
7	72	22	84	46	137	151	512	- 360	7
8	541	98	142	229	218	160	1 387	- 1 227	8
9	-	-	3	-	3	4	12	- 8	9
10	471	68	108	150	140	110	1 044	- 934	10
11	2	-	-	2	-	2	7	- 5	11
12	2	27	39	85	112	85	350	- 264	12
13	-	7	7	20	34	28	99	- 71	13
14	2	21	33	64	78	58	256	- 198	14
15	33	2	35	54	16	9	150	- 142	15
16	36	35	79	130	52	26	358	- 333	16
17	11	27	54	120	33	32	278	- 247	17
18	11	2	26	21	18	8	85	- 78	18
19	-	2	2	10	11	-	24	- 24	19
20	11	12	32	25	21	10	112	- 102	20
21	2	23	28	66	86	137	346	- 209	21
22	-	21	46	102	85	85	345	- 259	22
23	-	11	3	14	26	9	65	- 57	23
24	-	8	-	9	3	2	22	- 20	24
25	-	-	-	2	1	6	7	- 1	25
26	-	16	19	22	17	10	84	- 74	26
27	-	33	35	79	47	48	243	- 195	27
28	-	-	-	9	7	11	26	- 15	28
29	2	9	9	37	26	30	106	- 76	29
30	-	12	4	17	10	15	59	- 45	30
31	-	7	6	9	6	15	44	- 29	31
32	-	-	-	-	-	-	-	-	32
33	2	39	56	108	122	150	480	- 330	33
34	-	2	-	8	6	8	25	- 17	34
35	-	7	5	28	8	11	59	- 49	35
36	-	3	-	-	2	2	7	- 4	36
37	-	15	10	15	18	29	83	- 55	37
38	2	61	71	159	152	197	648	- 451	38
39	2	30	57	83	110	165	448	- 282	39
40	-	3	-	8	3	3	19	- 16	40
41	-	14	4	50	24	11	104	- 93	41
42	-	15	10	19	16	18	76	- 59	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
	OCCUPIED UNITS						
43	Total, 1991.....	93 298	86 543	5 541	281	281	43
	Water Supply Stoppage, 1991						
44	With hot and cold piped water.....	92 992	86 245	5 552	249	247	44
45	No stoppage in last 3 months.....	86 792	77 187	8 549	228	227	45
46	With stoppage in last 3 months.....	4 022	548	3 390	10	9	46
47	No stoppage lasting 6 hours or more.....	1 558	95	1 436	6	5	47
48	1 time lasting 6 hours or more.....	1 626	104	1 488	2	2	48
49	2 times.....	319	-	312	-	-	49
50	3 times.....	150	15	130	-	-	50
51	4 times or more.....	126	11	110	1	2	51
52	Number of times not reported.....	243	-	238	-	-	52
53	Stoppage not reported.....	941	55	861	4	4	53
	Sewage Disposal Breakdowns, 1991						
54	With public sewer.....	70 882	64 551	5 597	212	203	54
55	No breakdowns in last 3 months.....	68 827	61 626	6 497	203	194	55
56	With breakdowns in last 3 months.....	1 135	68	1 053	2	2	56
57	No breakdowns lasting 6 hours or more.....	364	8	350	-	-	57
58	1 time lasting 6 hours or more.....	565	11	551	2	2	58
59	2 times.....	90	-	90	-	-	59
60	3 times.....	53	-	53	-	-	60
61	4 times or more.....	60	-	58	-	-	61
62	With septic tank or cesspool.....	22 198	19 419	2 310	43	50	62
63	No breakdowns in last 3 months.....	21 396	18 354	2 600	43	50	63
64	With breakdowns in last 3 months.....	485	29	440	-	-	64
65	No breakdowns lasting 6 hours or more.....	148	5	135	-	-	65
66	1 time lasting 6 hours or more.....	276	9	261	-	-	66
67	2 times.....	38	-	38	-	-	67
68	3 times.....	7	-	5	-	-	68
69	4 times or more.....	16	2	14	-	-	69
	Heating Problems, 1991						
70	With heating equipment and occupied last winter.....	81 004	70 896	9 097	211	209	70
71	Not uncomfortably cold for 24 hours or more last winter.....	75 288	62 470	11 897	203	199	71
72	Uncomfortably cold for 24 hours or more last winter.....	5 536	1 122	4 326	8	11	72
73	Equipment breakdowns.....	1 795	176	1 581	1	2	73
74	No breakdowns lasting 6 hours or more.....	100	2	95	-	-	74
75	1 time lasting 6 hours or more.....	1 008	40	945	-	-	75
76	2 times.....	267	9	253	-	-	76
77	3 times.....	125	4	119	1	2	77
78	4 times or more.....	202	10	187	-	-	78
79	Number of times not reported.....	93	3	90	-	-	79
80	Other causes.....	4 026	733	3 234	6	9	80
81	Utility interruption.....	1 063	83	969	3	4	81
82	Inadequate heating capacity.....	919	105	795	1	2	82
83	Inadequate insulation.....	572	53	508	-	-	83
84	Other.....	1 332	109	1 207	2	2	84
85	Not reported.....	139	-	137	-	-	85
86	Reason for discomfort not reported.....	18	-	18	-	-	86
87	Discomfort not reported.....	181	2	176	-	-	87

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	521	74	174	168	277	281	1 496	- 1 214	43
44	519	74	163	161	275	247	1 441	- 1 194	44
45	451	69	146	131	257	227	1 282	- 1 055	45
46	50	2	8	13	12	9	94	- 85	46
47	18	-	3	5	2	5	34	- 29	47
48	19	2	3	2	7	2	37	- 34	48
49	3	-	2	2	-	-	7	- 7	49
50	2	-	-	4	-	-	6	- 6	50
51	5	-	-	-	-	2	7	- 5	51
52	3	-	-	-	2	-	5	- 5	52
53	3	-	5	15	1	4	28	- 24	53
54	208	55	110	140	222	203	938	- 735	54
55	203	53	101	134	213	194	898	- 704	55
56	1	-	4	3	4	2	15	- 13	56
57	-	-	2	3	2	-	8	- 8	57
58	1	-	2	-	-	2	5	- 3	58
59	-	-	-	-	-	-	-	-	59
60	-	-	-	-	-	-	-	-	60
61	-	-	-	-	2	-	2	- 2	61
62	313	18	58	25	55	50	519	- 469	62
63	297	18	52	22	53	50	492	- 443	63
64	5	-	6	4	3	-	17	- 17	64
65	2	-	2	4	-	-	8	- 8	65
66	-	-	4	-	3	-	6	- 6	66
67	-	-	-	-	-	-	-	-	67
68	3	-	-	-	-	-	3	- 3	68
69	-	-	-	-	-	-	-	-	69
70	463	45	129	133	241	209	1 220	- 1 011	70
71	435	32	119	106	226	199	1 119	- 921	71
72	29	12	8	26	16	11	99	- 88	72
73	12	5	2	15	4	2	40	- 38	73
74	-	2	-	-	-	-	2	- 2	74
75	12	3	-	9	-	-	24	- 24	75
76	-	-	-	3	2	-	5	- 5	76
77	-	-	-	-	2	2	4	- 1	77
78	-	-	2	2	-	-	5	- 5	78
79	-	-	-	-	-	-	-	-	79
80	17	7	6	17	14	9	67	- 59	80
81	3	-	2	2	5	4	15	- 11	81
82	-	7	2	6	4	2	21	- 19	82
83	5	-	2	5	-	-	12	- 12	83
84	9	-	-	4	3	2	18	- 16	84
85	-	-	-	-	2	-	2	- 2	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
	Overall Opinion of Structure, 1991						
88	1 (worst).....	627	60	525	-	-	88
89	2.....	374	16	349	-	-	89
90	3.....	654	50	571	2	2	90
91	4.....	1 066	54	985	4	4	91
92	5.....	6 243	1 338	4 750	11	11	92
93	6.....	4 629	556	3 984	11	13	93
94	7.....	10 569	2 258	8 148	29	26	94
95	8.....	22 191	7 467	14 483	70	70	95
96	9.....	13 457	3 723	9 646	29	29	96
97	10 (best).....	31 524	17 726	13 480	90	91	97
98	Not reported.....	683	43	620	2	1	98
	Selected Physical Problems, 1991⁶						
99	Selected physical problems.....	2 832	415	2 327	15	17	99
100	Plumbing.....	2 279	344	1 868	14	15	100
101	Heating.....	326	21	300	1	2	101
102	Electric.....	54	-	47	-	-	102
103	Upkeep.....	237	27	190	-	-	103
104	Hallways.....	3	-	3	-	-	104
105	Moderate physical problems.....	4 541	1 260	3 146	4	4	105
106	Plumbing.....	296	7	282	-	-	106
107	Heating.....	2 001	743	1 193	-	-	107
108	Upkeep.....	1 921	262	1 597	4	4	108
109	Hallways.....	4	-	2	-	-	109
110	Kitchen.....	578	94	457	-	-	110

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	9	-	10	18	6	-	42	- 42	88
89	2	-	-	3	4	-	9	- 9	89
90	11	7	4	2	9	2	35	- 33	90
91	5	-	9	3	9	4	31	- 26	91
92	70	7	20	35	24	11	166	- 154	92
93	31	7	22	17	13	13	101	- 88	93
94	76	8	24	24	29	26	190	- 164	94
95	136	22	22	21	41	70	311	- 241	95
96	45	2	10	13	20	29	117	- 89	96
97	118	16	44	26	116	91	409	- 319	97
98	4	2	8	5	2	1	23	- 22	98
99	22	8	24	30	9	17	107	- 90	99
100	19	6	19	21	5	15	81	- 66	100
101	-	-	2	2	2	2	8	- 6	101
102	2	-	2	3	-	-	7	- 7	102
103	3	2	5	7	3	-	20	- 20	103
104	-	-	-	-	-	-	-	-	104
105	30	-	31	40	36	4	140	- 136	105
106	-	-	5	-	2	-	7	- 7	106
107	17	-	20	7	22	-	65	- 65	107
108	11	-	14	25	11	4	65	- 61	108
109	-	-	-	2	-	-	2	- 2	109
110	5	-	5	10	7	-	27	- 27	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Population Total, 1991.....	240 195	140 507	-	687	685	1
2	Population in housing units, 1991.....	92 019	57 571	33 262	248	247	2
	Persons, 1991¹¹						
3	1 person.....	21 973	15 486	6 205	69	69	3
4	2 persons.....	30 157	20 763	9 072	65	61	4
5	3 persons.....	16 141	8 317	7 592	35	36	5
6	4 persons.....	14 067	8 298	5 580	32	32	6
7	5 persons.....	6 222	3 332	2 795	33	35	7
8	6 persons.....	2 106	935	1 133	4	4	8
9	7 persons or more.....	1 353	441	884	10	9	9
10	Some URE, some vacant, all non-interview.....	1 278	419	833	33	35	10
11	Median.....	2.8	2.6	3.2	2.8	2.9	11
	Number of Single Children Under 18 Years Old, 1991						
12	None.....	58 882	49 140	9 078	185	183	12
13	1.....	14 419	7 196	6 982	24	26	13
14	2.....	12 645	7 291	5 191	37	37	14
15	3.....	5 156	2 687	2 369	23	25	15
16	4.....	1 532	682	815	9	7	16
17	5.....	447	193	246	-	-	17
18	6 or more.....	218	112	97	4	4	18
19	Median.....	0.8	0.7	1.5	0.8	0.8	19
	Age of Householder, 1991						
20	Under 25 years.....	4 856	186	4 548	14	13	20
21	25 to 29.....	8 579	209	8 254	41	42	21
22	30 to 34.....	11 176	200	10 741	47	49	22
23	35 to 44.....	20 644	226	20 160	35	37	23
24	45 to 54.....	14 527	105	14 255	53	51	24
25	55 to 64.....	12 013	52	11 845	21	21	25
26	65 to 74.....	11 502	82	11 332	22	20	26
27	75 years and over.....	8 723	243	8 397	17	15	27
28	Vacant, URE, or non-interview.....	1 278	419	833	33	35	28
29	Median.....	46	38	46	42	41	29
	Years of School Completed by Householder, 1991						
30	No school years completed.....	369	193	168	-	-	30
31	Elementary:	-	-	-	-	-	31
32	less than 8 years.....	4 536	3 169	1 288	18	16	32
33	8 years.....	4 132	3 059	991	4	4	33
34	High School:	-	-	-	-	-	34
35	1 to 3 years.....	10 169	7 146	2 810	26	26	35
36	4 years.....	33 086	25 515	7 036	117	118	36
37	College:	-	-	-	-	-	37
38	1 to 3 years.....	17 764	12 568	5 030	40	41	38
39	4 years or more.....	21 966	17 762	4 096	45	42	39
40	Median.....	12.8	12.8	12.8	12.7	12.7	40
	Year Householder Moved into Unit, 1991						
41	1990 to 1994.....	24 322	20 415	3 455	97	93	41
42	1985 to 1989.....	26 501	19 230	6 895	81	80	42
43	1980 to 1984.....	10 493	8 607	1 741	11	13	43
44	1975 to 1979.....	9 319	8 179	1 034	23	21	44
45	1970 to 1974.....	6 183	5 569	575	10	11	45
46	1960 to 1969.....	7 855	7 117	699	10	11	46
47	1950 to 1959.....	4 614	4 138	457	6	5	47
48	1940 to 1949.....	1 717	1 478	233	4	5	48
49	1939 or earlier.....	832	664	164	4	4	49
50	Born in unit.....	184	140	43	1	2	50
51	Not applicable.....	1 278	419	833	33	35	51
52	Median.....	1 989	1 990	1 988	1 987	1 987	52

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	1 425	174	510	510	664	685	3 977	- 3 287	1
2	505	71	170	165	272	247	1 433	- 1 186	2
3	87	26	40	46	83	69	351	- 281	3
4	136	25	41	32	85	61	383	- 322	4
5	139	2	28	17	49	36	267	- 232	5
6	77	12	28	38	33	32	220	- 188	6
7	52	5	20	15	6	35	131	- 95	7
8	11	-	8	6	13	4	43	- 39	8
9	2	3	7	13	4	9	39	- 30	9
10	17	2	4	2	5	35	62	- 28	10
11	3.2	2.4	3.2	3.3	2.6	2.9	3.0	3.0	11
12	248	48	91	88	187	183	847	- 663	12
13	149	7	32	14	41	26	265	- 240	13
14	66	14	24	31	26	37	198	- 161	14
15	50	2	21	19	8	25	123	- 99	15
16	7	-	7	7	13	7	42	- 35	16
17	2	-	-	6	-	-	8	- 8	17
18	-	3	-	5	2	4	14	- 9	18
19	1.1	0.8	1.0	1.0	0.7	0.8	0.9	0.9	19
20	62	7	18	14	19	13	135	- 122	20
21	54	16	13	17	19	42	158	- 118	21
22	107	12	33	38	49	49	283	- 236	22
23	110	12	40	48	51	37	295	- 259	23
24	86	7	16	24	32	51	220	- 168	24
25	46	2	24	14	32	21	137	- 115	25
26	21	4	18	4	39	20	107	- 87	26
27	18	12	10	7	33	15	97	- 82	27
28	17	2	4	2	5	35	62	- 28	28
29	38	36	41	38	45	41	40	40	29
30	-	-	3	2	2	-	7	- 7	30
31	-	-	-	-	-	-	-	-	31
32	18	2	17	19	20	16	94	- 77	32
33	41	10	11	6	12	4	84	- 80	33
34	-	-	-	-	-	-	-	-	34
35	96	13	25	44	37	26	239	- 213	35
36	262	13	76	61	123	118	652	- 535	36
37	-	-	-	-	-	-	-	-	37
38	60	14	22	18	53	41	207	- 166	38
39	27	19	18	15	26	42	150	- 108	39
40	12.4	12.8	12.4	12.2	12.5	12.7	12.4	12.4	40
41	159	38	62	81	108	93	546	- 452	41
42	196	19	39	55	66	80	456	- 376	42
43	63	2	34	13	37	13	159	- 146	43
44	44	7	21	9	24	21	127	- 106	44
45	18	4	4	-	13	11	50	- 39	45
46	17	-	7	-	17	11	50	- 40	46
47	7	-	2	2	6	5	24	- 19	47
48	-	-	2	2	2	5	11	- 6	48
49	-	-	-	2	-	4	7	- 2	49
50	-	2	-	-	-	2	4	- 2	50
51	17	2	4	2	5	35	62	- 28	51
52	1 987	1 995	1 988	1 985	1 987	1 987	1 987	1 987	52

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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1991.....	104 591	102 742	-	1 387	1 431	1
	Monthly Housing Costs, 1991						
2	Less than \$100.....	1 910	651	1 207	4	2	2
3	\$100 to \$199.....	9 515	4 694	4 656	14	14	3
4	\$200 to \$249.....	4 640	1 308	3 242	3	3	4
5	\$250 to \$299.....	3 949	930	2 951	2	2	5
6	\$300 to \$349.....	3 019	660	2 310	8	7	6
7	\$350 to \$399.....	2 690	574	2 074	11	11	7
8	\$400 to \$449.....	2 603	562	1 993	5	5	8
9	\$450 to \$499.....	2 413	527	1 858	5	5	9
10	\$500 to \$599.....	4 354	1 520	2 786	17	19	10
11	\$600 to \$699.....	3 757	1 161	2 568	16	17	11
12	\$700 to \$799.....	3 111	973	2 125	6	7	12
13	\$800 to \$999.....	4 365	2 014	2 347	8	9	13
14	\$1,000 to \$1,249.....	3 089	1 324	1 750	4	4	14
15	\$1,250 to \$1,499.....	1 859	716	1 136	6	6	15
16	\$1,500 or more.....	8 278	3 792	4 430	42	43	16
17	No cash rent.....	2 186	1 238	889	7	9	17
18	Mortgage payment not reported.....	3 162	646	2 503	9	9	18
19	Median (excludes no cash rent).....	\$ 475	\$ 547	\$ 453	\$ 634	\$ 646	19
	Median Monthly Housing Costs for Owners, 1991						
20	Monthly costs including all mortgages plus maintenance costs	\$ 434	\$ 479	\$ 422	\$ 457	\$ 472	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 440	\$ 361	\$ 394	\$ 495	\$ 512	21
	Annual Taxes Paid Per \$1000 Value, 1991						
22	Less than \$5.....	16 676	10 326	6 108	47	45	22
23	\$5 to \$9.....	16 327	7 893	8 290	25	29	23
24	\$10 to \$14.....	12 185	5 157	6 934	23	21	24
25	\$15 to \$19.....	6 197	1 817	4 316	29	31	25
26	\$20 to \$24.....	3 271	804	2 434	4	4	26
27	\$25 or more.....	4 774	1 728	2 914	9	11	27
28	Median.....	\$ 9	\$ 7	\$ 11	\$ 14	\$ 14	28
	Property Value, 1991¹²						
29	Less than \$10,000.....	2 182	863	1 086	4	2	29
30	10,000 to \$19,999.....	2 687	903	1 585	2	2	30
31	20,000 to 29,999.....	2 934	912	1 923	5	5	31
32	30,000 to 39,999.....	3 622	1 209	2 385	11	13	32
33	40,000 to 49,999.....	4 572	1 539	2 998	14	14	33
34	50,000 to 59,999.....	4 434	1 291	3 124	2	2	34
35	60,000 to 69,999.....	4 960	1 566	3 370	13	14	35
36	70,000 to 79,999.....	4 428	1 387	3 029	6	6	36
37	80,000 to 99,999.....	7 517	3 558	3 944	8	9	37
38	100,000 to 119,999.....	4 384	1 700	2 674	18	17	38
39	120,000 to 149,999.....	4 841	2 348	2 485	15	16	39
40	150,000 to 199,999.....	5 561	2 994	2 557	26	26	40
41	200,000 to 249,999.....	2 764	1 123	1 627	11	12	41
42	250,000 to 299,999.....	1 623	559	1 063	-	-	42
43	300,000 or more.....	3 056	1 918	1 128	2	2	43
44	Median.....	\$ 79 917	\$ 92 730	\$ 73 361	\$ 103 889	\$ 103 529	44

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	661	166	286	385	393	1 431	3 279	- 1 849	1
2	27	5	5	2	12	2	53	- 51	2
3	107	8	20	8	22	14	179	- 165	3
4	69	4	7	2	7	3	93	- 90	4
5	46	2	6	2	12	2	70	- 68	5
6	35	-	-	4	11	7	56	- 50	6
7	36	-	2	-	5	11	53	- 43	7
8	42	-	-	-	7	5	53	- 48	8
9	15	-	2	4	8	5	34	- 28	9
10	34	-	9	-	8	19	67	- 49	10
11	24	-	5	-	-	17	44	- 27	11
12	8	2	-	1	2	7	20	- 13	12
13	-	-	-	-	6	9	14	- 5	13
14	2	-	-	7	5	4	19	- 15	14
15	-	-	2	-	6	6	14	- 8	15
16	25	2	10	7	15	43	99	- 56	16
17	7	3	24	8	20	9	67	- 58	17
18	5	2	5	2	1	9	23	- 14	18
19	\$ 281	\$ 179	\$ 264	\$ 452	\$ 342	\$ 646	\$ 331	\$ 284	19
20	\$ 294	\$ 267	\$ 229	\$ 277	\$ 401	\$ 472	\$ 319	\$ 296	20
21	\$ 292	\$ 178	\$ 226	\$ 340	\$ 318	\$ 569	\$ 313	\$ 282	21
22	146	11	19	17	48	45	287	- 243	22
23	92	5	20	5	27	29	172	- 145	23
24	48	3	11	7	25	21	116	- 95	24
25	42	2	12	4	7	31	95	- 65	25
26	26	-	5	-	3	4	38	- 34	26
27	112	2	2	5	13	11	144	- 133	27
28	\$ 15	\$ 11	\$ 14	\$ 12	\$ 13	\$ 14	\$ 14	\$ 14	28
29	210	5	2	4	11	2	235	- 233	29
30	158	-	22	-	17	2	200	- 198	30
31	55	5	6	7	25	5	104	- 99	31
32	13	-	2	4	11	13	41	- 28	32
33	7	3	8	-	18	14	50	- 36	33
34	6	-	9	4	1	2	22	- 20	34
35	10	2	3	4	5	14	37	- 23	35
36	1	2	4	3	3	6	19	- 12	36
37	2	2	2	-	9	9	24	- 15	37
38	3	-	2	2	3	17	27	- 10	38
39	-	-	5	-	4	16	23	- 8	39
40	2	2	-	-	6	26	36	- 11	40
41	-	2	-	7	7	12	27	- 16	41
42	-	-	-	-	-	-	-	-	42
43	-	-	5	3	4	2	13	- 11	43
44	\$ 11 500	\$ 45 000	\$ 43 750	\$ 60 000	\$ 38 182	\$ 103 529	\$ 19 629	\$ 16 375	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1991	93 298	82 962	-	281	281	45
	Household Income, 1991						
46	Less than \$5,000.....	5 414	1 273	4 004	8	9	46
47	\$5,000 to \$9,999.....	9 448	3 539	5 726	24	24	47
48	\$10,000 to \$14,999.....	8 596	2 269	6 172	23	21	48
49	\$15,000 to \$19,999.....	8 037	1 650	6 264	22	22	49
50	\$20,000 to \$24,999.....	8 009	1 495	6 393	25	24	50
51	\$25,000 to \$29,999.....	8 527	1 515	6 890	23	22	51
52	\$30,000 to \$34,999.....	6 470	979	5 391	14	15	52
53	\$35,000 to \$39,999.....	5 354	689	4 619	17	17	53
54	\$40,000 to \$49,999.....	9 097	2 085	6 932	27	29	54
55	\$50,000 to \$59,999.....	6 882	1 360	5 473	15	15	55
56	\$60,000 to \$79,999.....	7 939	2 350	5 552	14	15	56
57	\$80,000 to \$99,999.....	3 518	832	2 665	17	17	57
58	\$100,000 to \$119,999.....	2 553	649	1 893	16	15	58
59	\$120,000 or more.....	2 176	647	1 526	4	4	59
60	Median	\$ 28 815	\$ 26 451	\$ 29 492	\$ 29 891	\$ 30 833	60
	As percent of poverty level: ¹³						
61	Less than 50 percent.....	4 784	1 131	3 527	10	12	61
62	50 to 99.....	8 106	2 715	5 182	19	16	62
63	100 to 149.....	9 556	2 774	6 617	30	28	63
64	150 to 199.....	9 024	1 964	6 918	20	20	64
65	200 percent or more.....	60 549	46 775	13 229	170	170	65
	Income Sources of Families and Primary Individuals, 1991						
66	Wages and salaries.....	68 924	55 883	12 181	188	188	66
67	Wages and salaries were majority of income.....	61 559	47 490	13 291	172	171	67
68	2 or more people each earned over 20% of wages and salaries.....	28 377	16 023	11 985	69	68	68
69	Business, farm or ranch.....	10 770	5 798	4 867	43	46	69
70	Social security or pensions.....	27 816	22 159	5 413	61	58	70
71	Interest or dividend(s).....	21 329	16 463	4 764	34	34	71
72	Rental income.....	7 880	4 256	3 564	60	60	72
73	With lodgers.....	935	328	598	5	5	73
74	Welfare or SSI.....	6 406	2 480	3 754	27	27	74
75	Alimony or child support.....	3 972	1 622	2 307	15	16	75
76	Other.....	8 833	1 720	6 944	26	27	76
	Amount of Savings and Investments, 1991						
77	Income of \$25,000 or less.....	43 236	29 473	12 996	107	106	77
78	No savings or investments.....	21 209	11 574	9 089	64	59	78
79	\$20,000 or less.....	13 602	4 400	9 072	29	34	79
80	More than \$20,000.....	4 188	1 076	3 076	9	9	80
81	Not reported.....	4 237	467	3 715	6	4	81
	Foods Stamps, 1991						
82	Income of \$25,000 or less.....	43 236	29 473	12 996	107	106	82
83	Family members received food stamps.....	6 764	3 385	3 185	20	19	83
84	Did not receive food stamps.....	33 723	20 077	13 111	86	85	84
85	Not reported.....	2 749	140	2 573	2	2	85

Components of Inventory Change: 1991-1993

	91 mobile homes moved out	91 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	521	74	174	168	277	281	1 496	- 1 214	45
46	42	5	27	34	31	9	147	- 138	46
47	52	7	41	49	34	24	207	- 183	47
48	55	15	11	19	53	21	176	- 155	48
49	54	5	14	14	37	22	145	- 123	49
50	73	4	19	3	20	24	145	- 122	50
51	58	14	9	11	28	22	143	- 122	51
52	45	7	12	8	31	15	115	- 100	52
53	19	5	12	-	10	17	62	- 46	53
54	52	3	6	9	11	29	108	- 79	54
55	26	2	4	6	10	15	63	- 49	55
56	13	5	9	8	3	15	51	- 37	56
57	11	-	7	-	3	17	38	- 20	57
58	3	-	-	5	2	15	27	- 12	58
59	-	-	-	2	2	4	8	- 4	59
60	\$ 23 277	\$ 25 000	\$ 17 321	\$ 10 263	\$ 17 568	\$ 30 833	\$ 21 473	\$ 19 798	60
61	40	3	25	43	20	12	139	- 127	61
62	68	17	42	45	37	16	226	- 210	62
63	66	8	23	14	51	28	192	- 164	63
64	69	7	16	12	39	20	162	- 142	64
65	261	38	65	53	127	170	715	- 545	65
66	405	43	115	106	191	188	1 048	- 859	66
67	370	39	108	88	171	171	948	- 776	67
68	184	17	63	39	64	68	437	- 368	68
69	48	12	14	20	14	46	150	- 105	69
70	70	22	41	24	86	58	304	- 245	70
71	39	8	9	6	44	34	137	- 103	71
72	15	12	15	2	17	60	121	- 60	72
73	-	-	8	-	2	5	15	- 10	73
74	50	11	35	52	24	27	199	- 172	74
75	20	2	4	13	6	16	60	- 45	75
76	84	12	22	24	29	27	196	- 169	76
77	301	41	111	122	191	106	873	- 766	77
78	221	29	82	102	108	59	606	- 546	78
79	41	12	24	10	49	34	163	- 130	79
80	11	-	2	2	20	9	45	- 36	80
81	28	-	2	9	15	4	59	- 54	81
82	301	41	111	122	191	106	873	- 766	82
83	61	10	35	66	21	19	213	- 194	83
84	221	31	71	51	162	85	622	- 536	84
85	19	-	5	5	8	2	39	- 37	85

Components of Inventory Change: 1991-1993

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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1993.....	103 339	106 610	-	1 383	1 430	1
	Occupancy Status, 1993						
2	Vacant.....	5 126	11 046	5 491	27	32	2
3	Occupied.....	86 972	94 182	4 405	13	15	3
4	Type B noninterview.....	1 344	1 382	-	1 344	1 382	4
	Units in Structure, 1993¹						
5	1, detached.....	62 055	63 905	-	97	106	5
6	1, attached.....	5 812	6 038	-	20	18	6
7	2 to 4.....	10 675	10 752	-	179	179	7
8	5 to 9.....	5 381	5 462	-	16	16	8
9	10 to 19.....	4 841	4 906	-	4	2	9
10	20 to 49.....	3 725	3 773	-	2	2	10
11	50 or more.....	3 953	3 994	-	2	2	11
12	Mobile home or trailer.....	5 844	6 682	-	10	6	12
13	Not reported.....	1 053	1 099	-	1 053	1 099	13
	Year Structure Built, 1993²						
14	1990 to 1994.....	2 360	4 954	-	-	2	14
15	1985 to 1989.....	8 802	8 926	-	12	15	15
16	1980 to 1984.....	7 996	8 089	-	14	11	16
17	1975 to 1979.....	11 942	12 086	-	520	546	17
18	1970 to 1974.....	11 213	11 349	-	43	44	18
19	1960 to 1969.....	15 870	15 952	-	76	78	19
20	1950 to 1959.....	13 654	13 685	-	103	106	20
21	1940 to 1949.....	8 533	8 551	-	112	115	21
22	1930 to 1939.....	6 816	6 828	-	111	115	22
23	1920 to 1929.....	5 724	5 738	-	130	128	23
24	1919 or earlier.....	10 428	10 450	-	262	271	24
25	Not applicable.....	1	2	-	-	-	25
26	Median.....	1 966	1 965	-	1 953	1 952	26
	Duration of Vacancy, 1993						
27	Vacant Units.....	2 036	11 046	8 581	27	32	27
28	Less than 1 month vacant.....	646	3 084	2 342	4	4	28
29	1 month up to 2 months.....	15	698	673	-	-	29
30	2 months up to 6 months.....	199	2 120	1 868	-	-	30
31	6 months up to 1 year.....	68	920	830	-	-	31
32	1 year up to 2 years.....	16	717	690	-	-	32
33	2 years or more.....	791	1 835	1 015	-	-	33
34	Never occupied as a permanent home.....	98	511	257	-	-	34
35	Don't know.....	205	1 160	906	24	28	35
	Metro/Nonmetropolitan Area, 1993						
36	Inside metropolitan statistical areas.....	79 357	81 590	3	1 122	1 146	36
37	In central cities.....	32 993	33 456	1	643	624	37
38	Suburbs.....	46 363	48 134	2	479	521	38
39	Outside metropolitan statistical areas.....	23 964	25 020	1	248	283	39
	Regions, 1993						
40	Northeast.....	21 382	21 754	-	563	571	40
41	Midwest.....	24 783	25 509	-	390	408	41
42	South.....	36 040	37 497	-	172	182	42
43	West.....	21 133	21 849	-	259	269	43

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	406	96	2 668	56	4 654	1 383	3 271	1
2	105	41	273	3	455	27	428	2
3	301	53	2 394	54	2 818	13	2 805	3
4	-	-	-	-	1 382	1 344	39	4
5	-	47	1 795	-	1 947	97	1 850	5
6	-	7	221	-	246	20	226	6
7	-	9	69	-	256	179	77	7
8	-	3	78	-	97	16	81	8
9	-	7	60	-	69	4	65	9
10	-	5	42	-	50	2	48	10
11	-	10	31	-	42	2	40	11
12	406	7	372	56	848	10	838	12
13	-	-	-	-	1 099	1 053	45	13
14	2	5	2 586	-	2 595	-	2 595	14
15	90	5	20	7	136	12	124	15
16	74	3	9	11	107	14	93	16
17	85	6	16	12	664	520	144	17
18	85	9	31	11	180	43	136	18
19	50	14	7	9	158	76	82	19
20	9	11	-	7	133	103	31	20
21	6	9	-	-	129	112	18	21
22	4	4	-	-	122	111	12	22
23	-	17	-	-	144	130	14	23
24	-	14	-	-	284	262	23	24
25	1	-	-	-	1	-	1	25
26	1 979	1 956	1 995	1 984	1 999	1 953	1 996	26
27	105	41	273	3	455	27	428	27
28	44	2	49	-	101	4	97	28
29	3	1	5	-	10	-	10	29
30	20	2	32	-	52	-	52	30
31	8	1	10	3	22	-	22	31
32	4	5	3	-	11	-	11	32
33	4	19	6	-	30	-	30	33
34	2	4	151	-	157	-	157	34
35	20	8	17	-	72	24	48	35
36	184	62	1 908	51	3 352	1 122	2 230	36
37	25	41	403	11	1 105	643	462	37
38	158	22	1 506	40	2 248	479	1 769	38
39	223	33	759	5	1 302	248	1 054	39
40	22	26	311	7	935	563	372	40
41	68	14	614	14	1 117	390	727	41
42	232	38	1 158	20	1 629	172	1 457	42
43	86	20	584	17	974	259	716	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
	Urbanized Areas, 1993						
44	Inside Urbanized Areas.....	63 148	64 312	1	969	952	44
45	In central cities of P(MSA)s.....	32 993	33 456	1	643	624	45
46	Urban Fringe.....	30 154	30 856	2	327	328	46
47	Outside Urbanized Areas.....	40 175	42 299	1	400	477	47
48	Other urban.....	12 005	12 329	1	210	204	48
49	Rural.....	28 171	29 970	-	191	272	49
	Heating and Cooling Degree Day Zone, 1993						
50	Coldest: Over 7,000 heating degree days and under 2,000 cooling degree days.....	10 804	11 177	-	205	230	50
51	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	29 007	29 729	2	501	520	51
52	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	23 824	24 556	-	419	421	52
53	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	19 509	20 189	-	160	174	53
54	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	12 307	12 777	-	49	49	54
55	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	7 872	8 183	-	35	37	55
	OCCUPIED UNITS						
56	Total, 1993.....	91 377	94 182	-	13	15	56
	Tenure, 1993						
57	Owner occupied.....	55 484	61 308	3 468	7	9	57
58	Percent of all occupied.....	66%	64%	44%	73%	73%	58
59	Renter occupied.....	27 764	32 874	4 661	6	6	59
	Race and Origin, 1993						
60	White.....	70 681	79 088	5 892	11	13	60
61	Non-Hispanic.....	65 198	73 293	5 701	11	13	61
62	Hispanic.....	4 154	5 795	1 519	-	-	62
63	Black.....	8 600	10 791	2 041	1	2	63
64	Other.....	2 230	3 522	1 204	-	-	64
65	Total Hispanic.....	4 781	6 665	1 746	-	-	65
66	Vacant, URE, or Non-Interview.....	254	782	476	-	-	66

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
44	68	53	1 042	17	2 132	969	1 163	44
45	25	41	403	11	1 105	643	462	45
46	42	12	639	5	1 027	327	700	46
47	339	41	1 626	40	2 524	400	2 124	47
48	48	16	264	2	533	210	323	48
49	290	27	1 362	38	1 989	191	1 799	49
50	38	9	300	2	579	205	373	50
51	54	19	614	14	1 220	501	720	51
52	89	23	600	18	1 150	419	732	52
53	86	21	547	13	840	160	680	53
54	51	13	403	5	520	49	471	54
55	88	12	203	5	346	35	311	55
56	301	53	2 394	54	2 818	13	2 805	56
57	208	18	2 079	48	2 363	7	2 356	57
58	74%	25%	69%	84%	70%	73%	70%	58
59	92	37	314	5	454	6	448	59
60	263	38	2 162	51	2 526	11	2 516	60
61	253	37	2 054	49	2 405	11	2 394	61
62	10	1	109	2	121	-	121	62
63	17	10	122	-	151	1	150	63
64	2	4	79	3	87	-	87	64
65	11	1	124	2	138	-	138	65
66	21	2	30	-	52	-	52	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1993.....	103 339	106 610	-	1 383	1 430	1
	MULTI-UNIT STRUCTURES						
2	Total, 1993.....	28 377	28 690	-	4	4	2
	Stories in Structure, 1993^{3,4}						
3	1.....	2 717	2 778	-	14	15	3
4	2.....	10 343	10 482	-	55	58	4
5	3.....	8 058	8 127	-	88	87	5
6	4 to 6.....	4 547	4 565	-	28	22	6
7	7 or more.....	2 648	2 668	-	2	2	7
	External Building Conditions, 1993^{4,5,6}						
8	Sagging roof.....	11	122	112	-	-	8
9	Missing roofing material.....	13	196	183	-	-	9
10	Hole in roof.....	-	37	37	-	-	10
11	Could not see roof.....	728	3 425	2 691	-	-	11
12	Missing bricks, siding, other outside wall material.....	52	563	506	-	-	12
13	Sloping outside walls.....	6	78	72	-	-	13
14	Boarded up windows.....	68	286	216	-	-	14
15	Broken windows.....	47	392	344	-	-	15
16	Bars on windows.....	80	579	498	-	-	16
17	Foundation crumbling or has open crack or hole.....	42	419	376	-	-	17
18	Could not see foundation.....	113	1 266	1 150	-	-	18
19	None of the Above.....	15 124	21 973	6 569	4	4	19
20	Could not observe or not reported.....	991	4 054	3 044	-	-	20
	Rooms, 1993						
21	1 room.....	479	918	424	-	-	21
22	2 rooms.....	602	1 370	749	-	-	22
23	3 rooms.....	6 845	9 687	2 711	2	2	23
24	4 rooms.....	13 338	20 704	6 787	2	2	24
25	5 rooms.....	13 064	23 320	9 540	5	6	25
26	6 rooms.....	10 956	21 204	9 596	6	6	26
27	7 rooms.....	6 045	13 576	7 014	-	-	27
28	8 rooms.....	3 287	7 975	4 399	-	-	28
29	9 rooms.....	1 150	3 851	2 516	1	2	29
30	10 rooms or more.....	1 077	2 594	1 393	-	-	30
31	Median.....	5.5	5.9	6.2	5.8	5.8	31
	Bedrooms, 1993						
32	None.....	1 077	1 591	486	-	-	32
33	1.....	11 418	13 626	2 024	2	2	33
34	2.....	27 923	33 469	4 653	6	6	34
35	3.....	34 060	40 969	5 362	7	9	35
36	4 or more.....	12 168	15 546	2 799	1	2	36
37	Not Applicable.....	1 367	1 410	-	1 367	1 410	37
38	Median.....	3.1	3.1	3.1	3.0	3.2	38
	Complete Bathrooms, 1993						
39	None.....	765	1 228	439	-	-	39
40	1.....	45 795	50 317	3 882	11	13	40
41	1 and one-half.....	10 533	15 104	4 239	2	2	41
42	2 or more.....	31 977	38 550	4 340	4	4	42
43	Not applicable.....	1 367	1 410	-	1 367	1 410	43
44	Median.....	1.5	1.5	1.8	1.4	1.4	44

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	406	96	2 668	56	4 654	1 383	3 271	1
2	-	34	279	-	317	4	313	2
3	-	3	58	-	75	14	61	3
4	-	8	128	-	194	55	139	4
5	-	7	63	-	157	88	69	5
6	-	3	21	-	45	28	18	6
7	-	10	9	-	22	2	20	7
8	-	-	-	-	-	-	-	8
9	-	-	-	-	-	-	-	9
10	-	-	-	-	-	-	-	10
11	-	6	-	-	6	-	6	11
12	-	1	3	-	4	-	4	12
13	-	-	-	-	-	-	-	13
14	-	2	-	-	2	-	2	14
15	-	1	-	-	1	-	1	15
16	-	1	-	-	1	-	1	16
17	-	-	-	-	-	-	-	17
18	-	3	-	-	3	-	3	18
19	-	20	259	-	283	4	279	19
20	-	9	11	-	19	-	19	20
21	-	14	-	2	16	-	16	21
22	6	4	9	-	19	-	19	22
23	35	24	68	5	133	2	131	23
24	217	14	338	10	582	2	580	24
25	104	17	575	19	721	5	716	25
26	35	7	602	6	658	6	652	26
27	6	7	493	12	517	-	517	27
28	1	3	281	3	289	-	289	28
29	-	3	182	-	187	1	186	29
30	2	3	119	-	123	-	123	30
31	4.7	4.4	6.6	5.6	6.2	5.8	6.2	31
32	-	18	8	2	28	-	28	32
33	49	27	103	5	186	2	184	33
34	244	32	598	19	898	6	893	34
35	111	13	1 394	27	1 554	7	1 547	35
36	1	7	564	5	580	1	579	36
37	-	-	-	-	1 410	1 367	42	37
38	2.6	2.0	3.4	3.1	3.3	3.0	3.3	38
39	5	11	6	2	24	-	24	39
40	214	55	347	21	651	11	640	40
41	61	10	261	-	334	2	332	41
42	125	19	2 054	34	2 236	4	2 232	42
43	-	-	-	-	1 410	1 367	42	43
44	1.5	1.3	2.2	2.1	2.1	1.4	2.1	44

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

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

	Characteristics	Present in 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
45	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1993.....	67 801	70 488	-	10	13	45
	Square Footage of Unit, 1993⁷						
46	Less than 500.....	1 082	1 187	63	-	-	46
47	500 to 749.....	3 000	3 176	89	1	2	47
48	750 to 999.....	6 100	6 530	199	2	2	48
49	1,000 to 1,499.....	15 415	16 307	440	3	4	49
50	1,500 to 1,999.....	13 220	14 176	474	-	-	50
51	2,000 to 2,499.....	9 428	10 161	340	2	2	51
52	2,500 to 2,999.....	5 096	5 567	234	-	-	52
53	3,000 to 3,999.....	4 540	4 969	242	1	2	53
54	4,000 or more.....	2 544	2 857	148	-	-	54
55	Not reported (includes don't know).....	4 597	5 559	552	-	-	55
56	Median.....	1 674	1 686	1 841	1 250	1 250	56
	Lot Size, 1993^{7,8}						
57	Less than one-eighth acre.....	5 942	6 116	-	5	5	57
58	one-eighth up to one-quarter acre.....	11 684	12 070	-	35	35	58
59	one-quarter up to one-half acre.....	9 520	9 932	-	9	11	59
60	one-half up to one acre.....	6 829	7 076	-	4	4	60
61	1 to 4 acres.....	10 160	10 652	-	12	13	61
62	5-9 acres.....	1 542	1 621	-	3	4	62
63	10 acres or more.....	3 469	3 609	-	3	4	63
64	Don't know.....	14 598	15 172	-	32	29	64
65	Not reported.....	4 154	4 340	-	5	7	65
66	Median.....	0.4	0.4	-	0.2	0.2	66

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	406	54	2167	56	2697	10	2687	45
46	21	6	14	2	41	-	41	46
47	66	5	9	5	88	1	87	47
48	105	9	106	11	232	2	230	48
49	48	7	388	7	454	3	451	49
50	21	-	450	12	483	-	483	50
51	-	8	381	6	396	2	394	51
52	-	2	233	2	237	-	237	52
53	-	1	186	-	189	1	188	53
54	1	-	162	2	165	-	165	54
55	144	17	239	11	411	-	411	55
56	855	972	1 997	1 393	1 838	1 250	1 840	56
57	59	2	101	11	179	5	174	57
58	16	6	362	2	421	35	386	58
59	4	3	404	-	421	9	412	59
60	15	3	227	2	251	4	247	60
61	29	1	444	17	504	12	492	61
62	17	2	57	3	82	3	79	62
63	39	5	82	12	142	3	139	63
64	151	8	410	10	605	32	574	64
65	78	27	80	-	191	5	186	65
66	0.9	0.5	0.5	1.5	0.5	0.2	0.5	66

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

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

	Characteristics	Present in 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1993.....	103 339	106 610	-	1 383	1 430	1
	Equipment, 1993^{6,9}						
2	Lacking complete kitchen facilities.....	1 275	3 783	2 366	-	-	2
3	With complete kitchen.....	94 578	101 418	3 755	16	19	3
4	Kitchen Sink.....	98 519	104 206	2 491	16	19	4
5	Refrigerator.....	95 769	102 268	3 392	16	19	5
6	Less than 5 years old.....	18 704	34 980	13 973	4	4	6
7	Age not reported.....	253	2 372	2 081	-	-	7
8	Burners and oven.....	94 564	101 601	3 932	16	19	8
9	Less than 5 years old.....	13 947	27 704	11 225	2	2	9
10	Age not reported.....	271	2 457	2 146	-	-	10
11	Burners only.....	35	205	170	-	-	11
12	Less than 5 years old.....	3	40	39	-	-	12
13	Age not reported.....	7	50	42	-	-	13
14	Oven only.....	4	104	95	-	-	14
15	Less than 5 years old.....	-	52	47	-	-	15
16	Age not reported.....	-	2	2	-	-	16
17	Neither burners nor oven.....	736	1 947	1 152	-	-	17
18	Dishwasher.....	45 885	52 540	4 380	6	6	18
19	Less than 5 years old.....	9 991	18 904	6 782	2	2	19
20	Age not reported.....	133	1 436	1 276	-	-	20
21	Washing machine.....	66 551	75 699	6 487	9	11	21
22	Less than 5 years old.....	13 371	27 217	12 192	-	-	22
23	Age not reported.....	30	960	877	-	-	23
24	Clothes dryer.....	60 495	69 710	6 633	7	9	24
25	Less than 5 years old.....	10 645	22 712	10 444	-	-	25
26	Age not reported.....	28	880	800	-	-	26
27	Disposal in kitchen sink.....	37 418	43 121	3 936	6	6	27
28	Less than 5 years old.....	7 969	16 233	6 579	-	-	28
29	Age not reported.....	224	1 943	1 693	-	-	29
30	Air Conditioning.....	63 646	73 394	7 231	14	17	30
31	Central.....	39 473	45 685	4 024	9	11	31
32	1 room unit.....	11 277	17 967	6 448	5	6	32
33	2 room units.....	3 849	7 136	3 217	-	-	33
34	3 room units or more.....	1 478	2 606	1 111	-	-	34
	Main Heating Equipment, 1993						
35	Warm-air furnace.....	44 353	55 085	8 781	7	9	35
36	Steam or hot water system.....	12 291	14 913	2 473	2	2	36
37	Electric heat pump.....	5 351	9 508	3 518	-	-	37
38	Built-in electric units.....	4 444	7 885	3 223	4	4	38
39	Floor, wall, or other built-in hot air units without ducts.....	2 636	5 586	2 893	-	-	39
40	Room heaters with flue.....	919	2 135	1 199	-	-	40
41	Room heaters without flue.....	970	1 855	866	-	-	41
42	Portable electric heaters.....	272	784	497	-	-	42
43	Stoves.....	1 828	3 411	1 534	3	4	43
44	Fireplaces with inserts.....	231	636	393	-	-	44
45	Fireplaces without inserts.....	119	425	295	-	-	45
46	Other.....	82	1 432	1 307	-	-	46
47	None.....	552	1 546	944	-	-	47
48	Non-Interview.....	1 367	1 410	-	1 367	1 410	48
	Plumbing, 1993¹⁰						
49	With all plumbing facilities.....	95 535	102 968	4 249	16	19	49
50	Lacking some plumbing facilities.....	157	427	259	-	-	50
51	No hot piped water.....	31	145	115	-	-	51
52	No bathtub nor shower.....	124	332	196	-	-	52
53	No flush toilet.....	92	218	122	-	-	53
54	No plumbing facilities for exclusive use.....	491	1 807	1 282	-	-	54
55	Not Applicable.....	1 367	1 410	-	1 367	1 410	55

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	406	96	2 668	56	4 654	1 383	3 271	1
2	8	24	110	2	143	-	143	2
3	399	71	2 558	54	3 101	16	3 085	3
4	406	89	2 642	56	3 212	16	3 196	4
5	399	73	2 577	54	3 123	16	3 107	5
6	77	27	2 159	40	2 307	4	2 303	6
7	29	1	8	-	39	-	39	7
8	395	69	2 583	54	3 120	16	3 104	8
9	77	28	2 397	30	2 533	2	2 531	9
10	25	-	16	-	40	-	40	10
11	1	-	-	-	1	-	1	11
12	-	-	-	-	-	-	-	12
13	1	-	-	-	1	-	1	13
14	-	-	5	-	5	-	5	14
15	-	-	5	-	5	-	5	15
16	-	-	-	-	-	-	-	16
17	2	22	36	-	59	-	59	17
18	67	25	2 154	30	2 282	6	2 276	18
19	22	16	2 065	27	2 133	2	2 131	19
20	8	-	19	-	27	-	27	20
21	261	33	2 316	50	2 670	9	2 661	21
22	94	17	1 519	24	1 655	-	1 655	22
23	20	2	32	-	53	-	53	23
24	234	30	2 270	47	2 590	7	2 583	24
25	78	13	1 507	26	1 623	-	1 623	25
26	18	-	35	-	52	-	52	26
27	36	26	1 696	8	1 772	6	1 766	27
28	13	17	1 648	8	1 684	-	1 684	28
29	5	-	21	-	26	-	26	29
30	301	56	2 110	46	2 530	14	2 517	30
31	178	29	1 946	34	2 197	9	2 188	31
32	95	15	119	11	247	5	242	32
33	25	4	39	2	70	-	70	33
34	3	8	6	-	18	-	18	34
35	232	36	1 646	36	1 958	7	1 951	35
36	-	13	134	3	151	2	149	36
37	42	7	584	5	639	-	639	37
38	28	6	184	-	222	4	218	38
39	23	7	29	-	57	-	57	39
40	17	-	-	-	17	-	17	40
41	8	8	5	-	20	-	20	41
42	6	5	3	2	16	-	16	42
43	24	-	16	7	51	3	48	43
44	-	-	12	-	12	-	12	44
45	-	-	10	-	10	-	10	45
46	11	7	22	2	42	-	42	46
47	16	8	24	2	50	-	50	47
48	-	-	-	-	1 410	1 367	42	48
49	397	82	2 647	54	3 200	16	3 184	49
50	5	6	1	-	11	-	11	50
51	-	-	-	-	-	-	-	51
52	5	6	-	-	11	-	11	52
53	-	3	1	-	4	-	4	53
54	4	8	19	2	34	-	34	54
55	-	-	-	-	1 410	1 367	42	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
	Main House Heating Fuel, 1993						
56	Housing units with heating fuel.....	91 053	98 983	4 916	14	17	56
57	Electricity.....	21 357	28 486	5 830	4	4	57
58	Piped gas.....	39 042	47 368	7 189	6	6	58
59	Bottled gas.....	2 361	3 946	1 275	1	2	59
60	Floor, wall, or other built-in hot air units without ducts.....	9 608	12 253	2 532	-	-	60
61	Kerosene or other liquid fuel.....	467	1 107	582	-	-	61
62	Coal or coke.....	238	324	83	-	-	62
63	Wood.....	2 852	4 864	1 938	3	4	63
64	Solar energy.....	12	24	11	-	-	64
65	Other.....	85	611	505	-	-	65

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
56	345	69	2 542	54	3 028	14	3 014	56
57	117	26	1 146	10	1 303	4	1 299	57
58	97	23	999	17	1 142	6	1 136	58
59	66	3	235	6	312	1	311	59
60	16	12	80	5	113	-	113	60
61	11	4	39	5	58	-	58	61
62	-	-	3	-	3	-	3	62
63	26	-	39	7	77	3	74	63
64	-	-	-	-	-	-	-	64
65	12	1	3	6	21	-	21	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1993.....	103 339	106 610	-	1 383	1 430	1
	Selected Amenities, 1993⁶						
2	Porch, deck, balcony, or patio.....	68 439	80 217	9 151	16	19	2
3	Not reported.....	-	198	198	-	-	3
4	Usable fireplace.....	26 570	32 016	4 117	5	6	4
5	Separate dining room.....	33 350	46 478	11 571	6	9	5
6	With 2 or more living rooms or recreation rooms, etc.....	22 404	31 892	8 299	2	2	6
7	Garage or carport included with home.....	49 943	57 503	5 661	13	15	7
8	Not included.....	37 048	43 803	5 600	4	4	8
9	Offstreet parking not reported.....	2	218	187	-	-	9
10	Offstreet Parking included.....	25 383	33 705	7 308	4	4	10
11	Garage or carport not reported.....	7	311	243	-	-	11
	Owner or Manager on Property, 1993						
12	Rental, multiunit.....	17 005	20 889	3 666	2	2	12
13	Owner or manager lives on property.....	4 340	7 960	3 491	-	-	13
14	Neither owner nor manager lives on property.....	8 442	12 928	4 397	2	2	14
	Selected Deficiencies, 1993⁶						
15	Holes in floors.....	215	1 518	1 273	-	-	15
16	Open cracks or holes (interior).....	1 314	5 431	4 052	-	-	16
17	Broken plaster or peeling paint (interior).....	965	4 442	3 442	-	-	17
18	Exposed wiring.....	220	2 030	1 776	-	-	18
19	No electrical wiring.....	84	142	54	-	-	19
20	Rooms without electrical outlets.....	326	2 086	1 723	-	-	20
	Description of Area Within 300 Feet, 1993⁶						
21	Single-family detached houses.....	5 504	10 151	4 553	2	2	21
22	Single-family attached or 1 to 3 story multiunit.....	13 548	19 657	5 893	2	2	22
23	4 to 6 story multiunit.....	2 535	4 827	2 263	-	-	23
24	7 stories or more multiunit.....	1 508	2 412	897	-	-	24
25	Mobile Homes.....	91	252	154	-	-	25
26	Residential parking lots.....	3 224	8 215	4 897	-	-	26
27	Commercial, institutional, or industrial.....	4 227	8 373	4 076	-	-	27
28	Body of water.....	581	1 475	875	-	-	28
29	Open space, park, farm, or ranch.....	1 820	5 288	3 361	-	-	29
30	4+ lane highway, railroad, or airport.....	971	2 998	2 009	-	-	30
31	Other.....	143	1 498	1 315	-	-	31
32	Not observed or not reported.....	2	1 839	1 823	-	-	32
	Other Buildings Vandalized or With Interior Exposed, 1993						
33	None.....	18 539	24 417	5 596	4	4	33
34	1 building.....	29	507	479	-	-	34
35	More than 1 building.....	221	1 023	794	-	-	35
36	No buildings within 300 feet.....	46	500	448	-	-	36
37	Not reported.....	387	2 242	1 836	-	-	37
	Bars on Windows of Buildings, 1993						
38	With other buildings within 300 ft.....	24 718	28 198	3 172	4	4	38
39	No bars on windows.....	15 914	21 845	5 654	4	4	39
40	1 building with bars.....	44	606	562	-	-	40
41	2 or more buildings with bars.....	1 642	3 757	2 100	-	-	41
42	Not reported.....	347	1 983	1 620	-	-	42

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	406	96	2 668	56	4 654	1 383	3 271	1
2	235	51	2 290	48	2 643	16	2 627	2
3	-	-	-	-	-	-	-	3
4	22	16	1 283	7	1 334	5	1 329	4
5	82	34	1 417	23	1 564	6	1 558	5
6	12	18	1 145	13	1 191	2	1 189	6
7	63	23	1 794	18	1 912	13	1 900	7
8	280	53	783	39	1 159	4	1 155	8
9	2	-	28	-	30	-	30	9
10	255	32	696	32	1 018	4	1 014	10
11	7	1	53	-	61	-	61	11
12	-	20	198	-	220	2	218	12
13	-	8	121	-	129	-	129	13
14	-	12	76	-	91	2	89	14
15	18	4	8	-	31	-	31	15
16	20	12	32	2	65	-	65	16
17	12	17	6	-	36	-	36	17
18	8	6	19	-	34	-	34	18
19	-	1	3	-	4	-	4	19
20	1	11	26	-	38	-	38	20
21	-	6	87	-	96	2	94	21
22	-	15	202	-	218	2	216	22
23	-	6	23	-	29	-	29	23
24	-	7	-	-	7	-	7	24
25	-	-	7	-	7	-	7	25
26	-	6	87	-	94	-	94	26
27	-	19	50	-	70	-	70	27
28	-	2	18	-	20	-	20	28
29	-	3	105	-	108	-	108	29
30	-	3	15	-	18	-	18	30
31	-	3	38	-	39	-	39	31
32	-	4	11	-	15	-	15	32
33	-	25	256	-	285	4	281	33
34	-	-	-	-	-	-	-	34
35	-	3	5	-	8	-	8	35
36	-	2	4	-	5	-	5	36
37	-	4	15	-	19	-	19	37
38	-	33	275	-	312	4	308	38
39	-	19	257	-	280	4	276	39
40	-	-	-	-	-	-	-	40
41	-	9	6	-	15	-	15	41
42	-	4	13	-	17	-	17	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
43	OCCUPIED UNITS						
	Total, 1993.....	86 972	94 182	4 405	13	15	43
	Water Supply Stoppage, 1993						
44	With hot and cold piped water.....	85 201	93 954	5 950	13	15	44
45	No stoppage in last 3 months.....	76 619	88 581	9 360	13	15	45
46	With stoppage in last 3 months.....	528	4 078	3 415	-	-	46
47	No stoppage lasting 6 hours or more.....	84	1 588	1 438	-	-	47
48	1 time lasting 6 hours or more.....	97	1 709	1 567	-	-	48
49	2 times.....	-	314	307	-	-	49
50	3 times.....	16	134	117	-	-	50
51	4 times or more.....	9	132	111	-	-	51
52	Number of times not reported.....	-	200	197	-	-	52
53	Stoppage not reported.....	51	525	461	-	-	53
	Sewage Disposal Breakdowns, 1993						
54	With public sewer.....	63 775	71 678	6 217	10	11	54
55	No breakdowns in last 3 months.....	61 217	69 882	7 028	10	11	55
56	With breakdowns in last 3 months.....	66	1 292	1 198	-	-	56
57	No breakdowns lasting 6 hours or more.....	8	389	368	-	-	57
58	1 time lasting 6 hours or more.....	9	688	663	-	-	58
59	2 times.....	-	131	131	-	-	59
60	3 times.....	-	40	40	-	-	60
61	4 times or more.....	-	43	43	-	-	61
62	With septic tank or cesspool.....	19 160	22 382	2 106	3	4	62
63	No breakdowns in last 3 months.....	18 174	21 521	2 296	3	4	63
64	With breakdowns in last 3 months.....	29	588	526	-	-	64
65	No breakdowns lasting 6 hours or more.....	4	175	162	-	-	65
66	1 time lasting 6 hours or more.....	10	368	336	-	-	66
67	2 times.....	-	24	22	-	-	67
68	3 times.....	-	3	3	-	-	68
69	4 times or more.....	2	19	16	-	-	69
	Heating Problems, 1993						
70	With heating equipment and occupied last winter.....	70 403	84 536	11 935	11	13	70
71	Not uncomfortably cold for 24 hours or more last winter.....	62 019	78 386	14 331	11	13	71
72	Uncomfortably cold for 24 hours or more last winter.....	1 098	6 002	4 743	-	-	72
73	Equipment breakdowns.....	165	1 748	1 536	-	-	73
74	No breakdowns lasting 6 hours or more.....	2	102	92	-	-	74
75	1 time lasting 6 hours or more.....	35	967	912	-	-	75
76	2 times.....	5	303	282	-	-	76
77	3 times.....	2	114	108	-	-	77
78	4 times or more.....	10	163	154	-	-	78
79	Number of times not reported.....	3	101	98	-	-	79
80	Other causes.....	713	4 484	3 645	-	-	80
81	Utility interruption.....	74	1 738	1 593	-	-	81
82	Inadequate heating capacity.....	104	837	722	-	-	82
83	Inadequate insulation.....	48	493	435	-	-	83
84	Other.....	107	1 274	1 137	-	-	84
85	Not reported.....	-	143	138	-	-	85
86	Reason for discomfort not reported.....	-	29	29	-	-	86
87	Discomfort not reported.....	3	149	145	-	-	87

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
43	301	53	2 394	54	2 818	13	2 805	43
44	301	53	2 394	52	2 816	13	2 803	44
45	262	48	2 241	47	2 614	13	2 601	45
46	18	3	111	4	135	-	135	46
47	10	-	52	2	65	-	65	47
48	-	2	41	2	45	-	45	48
49	1	1	5	-	7	-	7	49
50	1	-	-	-	1	-	1	50
51	4	-	9	-	13	-	13	51
52	1	-	3	-	4	-	4	52
53	1	-	12	-	13	-	13	53
54	133	47	1 488	17	1 696	10	1 686	54
55	123	46	1 450	17	1 647	10	1 637	55
56	6	-	23	-	29	-	29	56
57	4	-	9	-	13	-	13	57
58	2	-	14	-	16	-	16	58
59	-	-	-	-	-	-	-	59
60	-	-	-	-	-	-	-	60
61	-	-	-	-	-	-	-	61
62	167	7	905	36	1 119	3	1 116	62
63	150	5	858	36	1 053	3	1 050	63
64	1	-	33	-	34	-	34	64
65	-	-	9	-	9	-	9	65
66	1	-	22	-	23	-	23	66
67	-	-	3	-	3	-	3	67
68	-	-	-	-	-	-	-	68
69	-	-	-	-	-	-	-	69
70	237	46	1 877	36	2 209	11	2 198	70
71	207	42	1 753	31	2 047	11	2 036	71
72	29	4	124	5	161	-	161	72
73	6	1	36	5	47	-	47	73
74	3	-	5	-	8	-	8	74
75	3	-	14	2	20	-	20	75
76	-	-	14	2	16	-	16	76
77	-	1	3	-	4	-	4	77
78	-	-	-	-	-	-	-	78
79	-	-	-	-	-	-	-	79
80	26	3	94	5	126	-	126	80
81	9	-	58	2	70	-	70	81
82	3	1	8	-	12	-	12	82
83	4	-	3	2	9	-	9	83
84	8	-	22	-	30	-	30	84
85	2	1	3	-	6	-	6	85
86	-	-	-	-	-	-	-	86
87	1	-	-	-	1	-	1	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
	Overall Opinion of Structure, 1993						
88	1 (worst).....	59	539	474	-	-	88
89	2.....	16	327	310	-	-	89
90	3.....	47	695	636	-	-	90
91	4.....	45	945	882	-	-	91
92	5.....	1 297	5 920	4 541	-	-	92
93	6.....	539	4 494	3 909	-	-	93
94	7.....	2 223	10 504	8 144	-	-	94
95	8.....	7 364	22 392	14 572	4	4	95
96	9.....	3 682	14 499	10 345	6	6	96
97	10 (best).....	17 540	32 339	13 295	4	4	97
98	Not reported.....	41	746	685	-	-	98
	Selected Physical Problems, 1993⁶						
99	Selected physical problems.....	384	1 862	1 444	-	-	99
100	Plumbing.....	315	1 379	1 037	-	-	100
101	Heating.....	19	276	254	-	-	101
102	Electric.....	-	57	56	-	-	102
103	Upkeep.....	27	212	185	-	-	103
104	Hallways.....	-	6	6	-	-	104
105	Moderate physical problems.....	1 250	4 132	2 827	-	-	105
106	Plumbing.....	7	270	263	-	-	106
107	Heating.....	738	1 514	761	-	-	107
108	Upkeep.....	257	1 861	1 583	-	-	108
109	Hallways.....	-	13	13	-	-	109
110	Kitchen.....	92	694	582	-	-	110

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
88	4	1	-	-	6	-	6	88
89	-	-	-	-	-	-	-	89
90	6	-	6	-	12	-	12	90
91	14	2	-	2	18	-	18	91
92	49	4	15	14	82	-	82	92
93	14	4	29	-	46	-	46	93
94	39	10	84	2	136	-	136	94
95	52	7	390	6	459	4	455	95
96	34	9	427	3	479	6	473	96
97	62	14	1 400	27	1 508	4	1 504	97
98	6	-	14	-	20	-	20	98
99	6	7	19	2	34	-	34	99
100	3	6	17	2	28	-	28	100
101	-	1	3	-	4	-	4	101
102	1	-	-	-	1	-	1	102
103	1	-	-	-	1	-	1	103
104	-	-	-	-	-	-	-	104
105	21	5	30	-	55	-	55	105
106	-	-	-	-	-	-	-	106
107	5	4	5	-	14	-	14	107
108	12	-	10	-	22	-	22	108
109	-	-	-	-	-	-	-	109
110	3	1	15	-	20	-	20	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Population Total, 1993.....	139 399	242 831	-	31	36	1
2	Population in housing units, 1993.....	57 041	93 400	33 607	13	15	2
	Persons, 1993¹¹						
3	1 person.....	15 361	22 419	6 668	2	2	3
4	2 persons.....	20 589	30 966	9 430	6	6	4
5	3 persons.....	8 241	16 061	7 218	4	4	5
6	4 persons.....	8 220	14 230	5 458	-	-	6
7	5 persons.....	3 276	6 261	2 800	1	2	7
8	6 persons.....	926	2 167	1 191	-	-	8
9	7 persons or more.....	430	1 295	842	-	-	9
10	Some URE, some vacant, all non-interview.....	254	782	476	-	-	10
11	Median.....	2.6	2.8	3.1	2.8	2.8	11
	Number of Single Children Under 18 Years Old, 1993						
12	None.....	49 345	59 341	8 513	9	11	12
13	1.....	7 133	14 386	6 683	2	2	13
14	2.....	7 214	13 038	5 293	-	-	14
15	3.....	2 643	5 176	2 367	1	2	15
16	4.....	671	1 582	864	-	-	16
17	5.....	194	447	246	-	-	17
18	6 or more.....	107	213	106	-	-	18
19	Median.....	0.7	0.8	1.5	0.7	0.7	19
	Age of Householder, 1993						
20	Under 25 years.....	163	4 450	4 123	-	-	20
21	25 to 29.....	152	7 852	7 289	4	4	21
22	30 to 34.....	133	10 533	9 953	2	2	22
23	35 to 44.....	153	21 362	20 475	1	2	23
24	45 to 54.....	41	16 095	15 638	-	-	24
25	55 to 64.....	33	12 208	11 925	5	6	25
26	65 to 74.....	55	11 747	11 482	-	-	26
27	75 years and over.....	227	9 154	8 803	-	-	27
28	Vacant, URE, or non-interview.....	254	782	476	-	-	28
29	Median.....	37	47	47	35	40	29
	Years of School Completed by Householder, 1993						
30	No school years completed.....	193	318	125	-	-	30
	Elementary:						
31	less than 8 years.....	3 142	4 234	1 036	-	-	31
32	8 years.....	3 043	3 844	731	-	-	32
	High School:						
33	1 to 3 years.....	7 082	9 920	2 683	-	-	33
34	4 years.....	25 261	33 172	6 969	9	11	34
	College:						
35	1 to 3 years.....	12 459	18 581	5 462	2	2	35
36	4 years or more.....	17 661	23 333	4 805	2	2	36
37	Median.....	12.8	12.9	12.9	12.7	12.7	37
	Year Householder Moved into Unit, 1993						
38	1990 to 1994.....	20 165	36 286	13 525	8	9	38
39	1985 to 1989.....	19 063	19 935	796	4	4	39
40	1980 to 1984.....	8 557	8 966	367	1	2	40
41	1975 to 1979.....	8 131	8 443	289	-	-	41
42	1970 to 1974.....	5 539	5 754	204	-	-	42
43	1960 to 1969.....	7 085	7 332	242	-	-	43
44	1950 to 1959.....	4 121	4 255	134	-	-	44
45	1940 to 1949.....	1 469	1 535	66	-	-	45
46	1939 or earlier.....	659	702	43	-	-	46
47	Born in unit.....	137	193	55	-	-	47
48	Not applicable.....	254	782	476	-	-	48
49	Median.....	1 990	1 988	1 993	1 994	1 994	49

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	695	121	6 723	154	7 720	31	7 689	1
2	280	51	2 364	54	2 764	13	2 752	2
3	65	17	301	6	392	2	390	3
4	111	17	801	19	954	6	948	4
5	45	8	537	12	606	4	602	5
6	37	4	503	9	552	-	552	6
7	14	4	159	8	187	1	186	7
8	5	2	44	-	50	-	50	8
9	4	-	20	-	23	-	23	9
10	21	2	30	-	52	-	52	10
11	2.7	2.5	3.1	3.2	3.1	2.8	3.1	11
12	192	37	1 228	25	1 492	9	1 483	12
13	50	8	497	14	572	2	570	13
14	39	6	481	7	531	-	531	14
15	14	3	141	8	168	1	167	15
16	5	-	41	-	46	-	46	16
17	2	-	6	-	8	-	8	17
18	-	-	-	-	-	-	-	18
19	0.8	0.7	1.0	1.1	0.9	0.7	0.9	19
20	44	7	108	4	164	-	164	20
21	29	3	369	9	415	4	411	21
22	39	12	385	11	449	2	447	22
23	51	12	652	19	735	1	734	23
24	29	7	375	6	416	-	416	24
25	33	5	209	2	255	5	250	25
26	34	1	171	3	209	-	209	26
27	22	5	97	-	124	-	124	27
28	21	2	30	-	52	-	52	28
29	40	38	40	37	40	35	40	29
30	-	-	-	-	-	-	-	30
31	17	-	40	-	57	-	57	31
32	33	3	36	-	70	-	70	32
33	44	2	107	2	155	-	155	33
34	116	24	764	37	951	9	942	34
35	53	7	589	11	662	2	660	35
36	17	16	828	5	869	2	867	36
37	12.4	12.9	14.2	12.7	13.7	12.7	13.7	37
38	190	51	2 318	36	2 603	8	2 596	38
39	54	-	14	7	80	4	76	39
40	20	-	14	7	42	1	41	40
41	10	-	11	2	23	-	23	41
42	4	-	5	2	11	-	11	42
43	3	-	2	-	5	-	5	43
44	-	-	-	-	-	-	-	44
45	-	-	-	-	-	-	-	45
46	-	-	-	-	-	-	-	46
47	-	-	-	-	-	-	-	47
48	21	2	30	-	52	-	52	48
49	1 994	1 993	1 993	1 994	1 993	1 994	1 993	49

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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
1	Total, 1993.....	103 339	106 610	-	1 383	1 430	1
	Monthly Housing Costs, 1993						
2	Less than \$100.....	639	1 387	721	-	-	2
3	\$100 to \$199.....	4 652	8 299	3 433	1	2	3
4	\$200 to \$249.....	1 299	4 583	3 216	-	-	4
5	\$250 to \$299.....	913	3 791	2 828	-	-	5
6	\$300 to \$349.....	648	3 283	2 527	-	-	6
7	\$350 to \$399.....	543	2 644	2 030	-	-	7
8	\$400 to \$449.....	555	2 614	1 974	-	-	8
9	\$450 to \$499.....	505	2 403	1 840	-	-	9
10	\$500 to \$599.....	1 494	4 734	3 127	-	-	10
11	\$600 to \$699.....	1 132	4 038	2 695	-	-	11
12	\$700 to \$799.....	959	3 525	2 403	-	-	12
13	\$800 to \$999.....	1 987	5 118	2 871	4	4	13
14	\$1,000 to \$1,249.....	1 316	3 779	2 176	-	-	14
15	\$1,250 to \$1,499.....	703	2 213	1 350	-	-	15
16	\$1,500 or more.....	3 852	8 888	4 556	2	2	16
17	No cash rent.....	1 206	2 077	817	-	-	17
18	Mortgage payment not reported.....	630	3 637	2 832	-	-	18
19	Median (excludes no cash rent).....	\$ 549	\$ 528	\$ 503	\$ 913	\$ 889	19
	Median Monthly Housing Costs for Owners, 1993						
20	Monthly costs including all mortgages plus maintenance costs	\$ 479	\$ 470	\$ 461	\$ 765	\$ 740	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	\$ 495	\$ 488	\$ 476	\$ 1 111	\$ 987	21
	Annual Taxes Paid Per \$1000 Value, 1993						
22	Less than \$5.....	10 196	17 689	6 647	1	2	22
23	\$5 to \$9.....	7 811	15 851	7 390	1	2	23
24	\$10 to \$14.....	5 091	13 282	7 675	-	-	24
25	\$15 to \$19.....	1 767	6 365	4 438	-	-	25
26	\$20 to \$24.....	794	3 520	2 658	2	2	26
27	\$25 or more.....	1 691	4 487	2 683	2	2	27
28	Median.....	\$ 7	\$ 9	\$ 11	\$ 23	\$ 10	28
	Property Value, 1993¹²						
29	Less than \$10,000.....	827	1 801	867	-	-	29
30	10,000 to \$19,999.....	884	2 422	1 407	-	-	30
31	20,000 to 29,999.....	899	2 679	1 606	-	-	31
32	30,000 to 39,999.....	1 186	3 360	2 069	-	-	32
33	40,000 to 49,999.....	1 514	4 189	2 594	-	-	33
34	50,000 to 59,999.....	1 281	4 104	2 779	2	2	34
35	60,000 to 69,999.....	1 541	4 779	3 186	1	2	35
36	70,000 to 79,999.....	1 356	4 685	3 176	-	-	36
37	80,000 to 89,999.....	3 535	8 015	4 157	4	4	37
38	100,000 to 119,999.....	1 666	5 200	3 306	-	-	38
39	120,000 to 149,999.....	2 316	5 932	3 343	-	-	39
40	150,000 to 199,999.....	2 953	6 309	3 048	-	-	40
41	200,000 to 249,999.....	1 101	2 989	1 698	-	-	41
42	250,000 to 299,999.....	556	1 750	1 120	-	-	42
43	300,000 or more.....	1 903	3 093	1 075	-	-	43
44	Median.....	\$ 92 724	\$ 86 576	\$ 80 152	\$ 82 500	\$ 70 000	44

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	406	96	2 668	56	4 654	1 383	3 271	1
2	10	2	12	5	28	-	28	2
3	60	3	146	3	215	1	214	3
4	23	-	45	-	68	-	68	4
5	5	1	39	5	50	-	50	5
6	21	-	86	2	108	-	108	6
7	26	1	37	8	71	-	71	7
8	3	-	83	-	86	-	86	8
9	7	3	40	8	58	-	58	9
10	15	-	99	-	114	-	114	10
11	13	-	194	5	210	-	210	11
12	1	-	159	2	163	-	163	12
13	2	-	250	8	264	4	260	13
14	1	2	284	-	287	-	287	14
15	-	-	158	2	161	-	161	15
16	23	6	447	3	481	2	479	16
17	16	4	34	-	53	-	53	17
18	6	3	164	3	176	-	176	18
19	\$ 311	\$ 477	\$ 869	\$ 460	\$ 798	\$ 913	\$ 797	19
20	\$ 310	\$ 399	\$ 733	\$ 513	\$ 662	\$ 765	\$ 662	20
21	\$ 264	\$ 453	\$ 787	\$ 504	\$ 723	\$ 1 111	\$ 721	21
22	48	7	777	14	847	1	846	22
23	46	2	590	10	651	1	650	23
24	40	6	459	10	515	-	515	24
25	9	-	146	5	160	-	160	25
26	15	-	50	3	70	2	68	26
27	46	4	56	6	115	2	113	27
28	\$ 11	\$ 10	\$ 7	\$ 10	\$ 8	\$ 23	\$ 8	28
29	81	4	11	11	107	-	107	29
30	51	-	75	4	131	-	131	30
31	41	2	128	-	173	-	173	31
32	20	1	81	2	105	-	105	32
33	1	-	78	3	82	-	82	33
34	4	-	39	-	45	2	43	34
35	1	-	48	3	53	1	52	35
36	2	3	139	9	153	-	153	36
37	3	2	313	4	326	4	322	37
38	2	-	222	4	228	-	228	38
39	2	4	263	5	272	-	272	39
40	-	-	306	2	308	-	308	40
41	-	1	187	2	191	-	191	41
42	-	-	75	-	75	-	75	42
43	-	-	115	-	115	-	115	43
44	\$ 14 519	\$ 75 000	\$ 111 422	\$ 71 667	\$ 100 606	\$ 82 500	\$ 100 952	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 91	Present in 93	Changed in characteristic	91 units affected by conversion /merger	93 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1993.....	83 355	94 182	-	13	15	45
	Household Income, 1993						
46	Less than \$5,000.....	1 261	5 352	4 034	-	-	46
47	\$5,000 to \$9,999.....	3 502	9 272	5 599	-	-	47
48	\$10,000 to \$14,999.....	2 232	8 528	6 164	-	-	48
49	\$15,000 to \$19,999.....	1 615	7 546	5 727	1	2	49
50	\$20,000 to \$24,999.....	1 455	7 723	6 121	2	2	50
51	\$25,000 to \$29,999.....	1 475	8 706	7 033	-	-	51
52	\$30,000 to \$34,999.....	960	6 318	5 147	-	-	52
53	\$35,000 to \$39,999.....	656	5 436	4 552	4	4	53
54	\$40,000 to \$49,999.....	2 035	9 286	6 913	-	-	54
55	\$50,000 to \$59,999.....	1 333	7 093	5 512	-	-	55
56	\$60,000 to \$79,999.....	2 311	8 640	5 930	2	2	56
57	\$80,000 to \$99,999.....	814	4 100	3 111	2	2	57
58	\$100,000 to \$119,999.....	634	2 963	2 213	1	2	58
59	\$120,000 or more.....	641	2 439	1 668	-	-	59
60	Median.....	\$ 26 432	\$ 29 755	\$ 30 178	\$ 38 750	\$ 38 750	60
	As percent of poverty level: ¹³						
61	Less than 50 percent.....	1 116	5 430	4 257	-	-	61
62	50 to 99.....	2 686	8 223	5 357	-	-	62
63	100 to 149.....	2 723	9 893	6 968	-	-	63
64	150 to 199.....	1 933	8 937	6 808	4	4	64
65	200 percent or more.....	46 393	60 918	12 407	9	11	65
	Income Sources of Families and Primary Individuals, 1993						
66	Wages and salaries.....	55 437	67 615	9 888	11	13	66
67	Wages and salaries were majority of income.....	47 092	60 322	11 130	10	11	67
68	2 or more people each earned over 20% of wages and salaries.....	15 857	27 957	11 031	8	9	68
69	Business, farm or ranch.....	5 716	11 366	5 302	1	2	69
70	Social security or pensions.....	22 008	28 584	6 030	1	2	70
71	Interest or dividend(s).....	16 347	42 155	24 476	11	13	71
72	Rental income.....	4 171	11 153	6 681	6	6	72
73	With lodgers.....	314	4 123	3 702	2	2	73
74	Welfare or SSI.....	2 445	5 843	3 298	-	-	74
75	Alimony or child support.....	1 597	4 184	2 434	-	-	75
76	Other.....	1 679	9 715	7 781	2	2	76
	Amount of Savings and Investments, 1993						
77	Income of \$25,000 or less.....	29 216	41 938	11 933	4	4	77
78	No savings or investments.....	11 452	22 816	10 947	-	-	78
79	\$20,000 or less.....	4 331	11 608	7 062	2	2	79
80	More than \$20,000.....	1 060	3 182	2 084	1	2	80
81	Not reported.....	458	4 332	3 754	-	-	81
	Foods Stamps, 1993						
82	Income of \$25,000 or less.....	29 216	41 938	11 933	4	4	82
83	Family members received food stamps.....	3 354	7 158	3 671	-	-	83
84	Did not receive food stamps.....	19 872	32 289	11 855	4	4	84
85	Not reported.....	136	2 490	2 261	-	-	85

Components of Inventory Change

	93 mobile homes moved in	93 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	301	53	2 394	54	2 818	13	2 805	45
46	16	2	39	-	57	-	57	46
47	41	6	121	2	171	-	171	47
48	57	6	65	4	132	-	132	48
49	45	4	151	2	204	1	203	49
50	33	4	105	4	148	2	146	50
51	23	11	157	7	197	-	197	51
52	12	1	195	2	211	-	211	52
53	19	2	196	10	232	4	228	53
54	25	5	300	9	339	-	339	54
55	7	4	232	5	248	-	248	55
56	2	-	387	10	401	2	399	56
57	2	1	172	-	178	2	176	57
58	-	3	112	-	116	1	116	58
59	-	2	128	-	130	-	130	59
60	\$ 17 880	\$ 26 591	\$ 45 000	\$ 38 250	\$ 40 860	\$ 38 750	\$ 40 889	60
61	21	2	35	-	57	-	57	61
62	50	4	123	2	180	-	180	62
63	58	9	129	6	201	-	201	63
64	32	7	154	2	199	4	195	64
65	119	31	1 922	43	2 128	9	2 119	65
66	191	39	2 009	50	2 301	11	2 291	66
67	174	37	1 846	45	2 111	10	2 101	67
68	57	17	966	30	1 077	8	1 069	68
69	28	7	304	7	349	1	348	69
70	93	10	434	7	547	1	546	70
71	50	21	1 242	18	1 343	11	1 332	71
72	22	6	266	7	307	6	301	72
73	12	3	88	5	109	2	107	73
74	30	5	66	-	101	-	101	74
75	9	4	137	3	153	-	153	75
76	33	3	213	7	257	2	255	76
77	204	27	539	19	793	4	789	77
78	149	17	248	4	418	-	418	78
79	46	6	152	11	216	2	214	79
80	5	3	26	2	39	1	38	80
81	4	1	114	2	120	-	120	81
82	204	27	539	19	793	4	789	82
83	50	2	82	-	133	-	133	83
84	151	22	369	19	566	4	562	84
85	3	3	87	-	93	-	93	85

Components of Inventory Change: 1991-1993

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, even if also used to 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 the 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 utilizes indoor and outdoor coils, a compressor, and a refrigerant to pump heat 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 (except as described in the section on group quarters). 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. For example, in return for in-kind services or because the renter is a relative.

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.

There was a questionnaire change in 1997; respondents were asked different questions regarding rent reductions.

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.

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

Years of school completed by householder.

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

Appendix: Algorithm

Introduction

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

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

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

The Base Year Concept

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

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

FIRST YEAR AS BASE YEAR -- Losses

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for losses:

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

SECOND YEAR AS BASE YEAR -- Additions

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

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

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for additions:

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

Appendix: Weighting

Introduction

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

Pure Weight

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

Adjusted weight

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