

American Housing Survey

Components of Inventory Change: 1995-1997

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Results for the 1995-1997 CINCH

Introduction

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

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

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

Findings

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

Table 1:

Units in Structure. Between 1995 and 1997, the number of units of all types increased, with single-family, detached units experiencing the greatest increase. In fact, single-family, detached units were more than half of all of the new units added to the housing stock. Most of these units were added through new construction. In contrast, only about a third of the units lost to the stock were single-family detached. Nearly 10% of the mobile home

housing stock was removed in this two year period.

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

Tenure. The number of owner-occupied units increased from 1995 to 1997 by more than a million units. The proportion of owner-occupied units versus renter-occupied units also increased over this time period – from about 66 percent owner-occupied in 1995 to 68 percent in 1997. This increase can be partially attributed to new construction. The homeownership rate in new construction is approximately 84%. Among units lost from the housing stock, the ownership rate was below the stock as a whole.

Table 2:

Stories in Structure. The most common structure type added for multiunit housing was a two storey structure. However, three-storey structures had the greatest growth rate given the existing housing stock. Three-storey structures were the most common type lost from the housing stock.

External Building Conditions. Between 1995 and 1997, the number of housing units in multiunit buildings reporting undesirable external building conditions decreased. Most of the units reporting such conditions in 1997 did not report the same conditions in 1995.

Rooms. The median number of rooms for a unit lost from the housing stock was 5.0 rooms. In contrast, the median number of rooms for a unit added to the housing stock was 6.1 rooms. This size increase is driven primarily by newly constructed units, which had a median size of 6.1 rooms. The median unit lost from the housing stock had fewer rooms than the overall housing stock while the median unit added to the housing stock had more rooms than the existing housing stock.

Square Footage of Units. The change in the square footage of units is similar to the change

in number of rooms. Units added to the stock tended to be slightly larger with more square footage than units removed from the housing stock. Units added to the stock had a median square footage of 1,797 square feet, while units removed from the stock had a median size of 981 square feet. Units present and unchanged in both years had a median size of approximately 1,700 square feet.

Lot size. The median single-family unit added to the housing stock was on a lot of less than half an acre, while in contrast, the median lot size of a single-family unit removed from the stock was nearly an acre.

Table 3:

Equipment. Between 1995 and 1997, the number of housing units lacking complete kitchen facilities increased by nearly 2 million units. However, this number may be affected by the change in data collection in the AHS. Approximately 1 million units without adequate kitchen facilities in 1995 still did not have adequate kitchen facilities by 1997.

Air Conditioning. Slightly over 80% of the units added to the housing stock between 1995 and 1997 had air conditioning, with over 90% of those units having central air conditioning as opposed to room air conditioners.

Main Heating Equipment. Between 1995 and 1997, two-thirds of the newly constructed housing units had warm-air furnaces as their main heating equipment. In contrast, only 44% of the units removed from the stock used warm-air furnaces. There was also noticeable loss of units that used stoves as their main heating equipment or did not have any main heating equipment.

Main Housing Heating Fuel. More units using fuel oil, kerosene, or wood were removed from the housing stock than added to it. There were overall net declines in the number of units using these sources as their primary fuel. Electricity was the most common fuel used in newly constructed units followed closely by piped natural gas.

Table 4:

Selected Amenities. Of units added through new construction, the majority included porches,

garages (or carports), and approximately one-half included working fireplaces. In contrast, only about one third of existing units had fireplaces. Of the units lost, however, approximately two-thirds had porches, and less than one-sixth had working fireplaces.

Selected Physical Problems. Overall, the number of units with moderate physical problems remained approximately constant over the two year period. However, nearly three-quarters of the units that had physical problems in 1995 no longer had them in 1997. As would be expected, very few units added to the housing stock had any deficiencies. However, over half of the newly constructed units with moderate physical problems had problems with their kitchens.

Table 5:

Number of Single Children Under 18 Years Old. Between 1995 and 1997, the number of housing units reporting children under 18 years old remained approximately the same. The median number of children under 18 years old from units lost from the housing stock was 0.9, while in contrast the median number of children residing in units added to the stock was 0.8.

Number of Persons in Household. Households in units added to the housing stock had a median number of people of 2.9. Most households consisted of one, two, or three persons, remaining unchanged between 1995 and 1997.

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

Table 6:

Please see the Appendix for cautions about interpreting financial information.

Monthly Housing Costs. Overall, housing units reported higher monthly housing costs in 1997 than in 1995. Units lost from the housing stock generally had lower than average monthly

housing costs while those added reported higher costs. The median monthly housing cost was \$524 in 1995 and \$557 in 1997.

Property Value. The median property value increased dramatically between 1995 and 1997. The median value in 1995 was approximately \$90,000 while the median value in 1997 was approximately \$99,000. Part of this change may be due to general inflation and house price appreciation. The contrast in value between units gained and lost to the housing stock is also dramatic. The median value of a unit removed from the stock was approximately \$25,000, while the median value of a unit added to the housing stock was approximately \$130,000.

Note about 1995-1997 report

This report uses data from the 1995 and 1997 national surveys of the AHS. In 1997, HUD and the Census Bureau switched to using Computer Assisted Personal Interviewing (CAPI). As a result of this change, the interviewing protocols and question flow changed somewhat. In addition, some of the questions and data processing changed. This may mean that there are some inconsistencies between some of the years. More detail about changes in the 1997 AHS can be found in the "Documentation of Changes in the 1997 American Housing Survey" available from HUD USER.

Data Availability

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

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

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

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

Components of Inventory Change: 1995-1997

Tables

Losses from the housing
stock

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total.....	109 457	107 565	-	294	416	1
	Occupancy Status, 1995						
2	Vacant.....	10 844	5 645	4 473	100	104	2
3	Occupied.....	98 565	90 058	7 238	146	161	3
4	Type B interview.....	47	151	-	47	151	4
	Units in Structure, 1995						
5	1, detached.....	65 889	65 107	-	36	37	5
6	1, attached.....	6 408	6 331	-	9	11	6
7	2 to 4.....	10 431	10 244	-	110	115	7
8	5 to 9.....	5 537	5 454	-	3	4	8
9	10 to 19.....	4 900	4 872	-	13	15	9
10	20 to 49.....	3 706	3 677	-	2	2	10
11	50 or more.....	4 001	3 969	-	13	14	11
12	Mobile home or trailer.....	8 419	7 637	-	-	-	12
13	Not reported.....	166	276	-	109	218	13
	Year Structure Built, 1995						
14	1995 to 1999	1 213	1 002	-	8	8	14
15	1990 to 1994	7 804	7 638	-	4	8	15
16	1985 to 1989	9 099	8 996	-	-	2	16
17	1980 to 1984	8 357	8 304	-	13	28	17
18	1975 to 1979	11 234	11 027	-	13	18	18
19	1970 to 1974	11 453	11 311	-	14	23	19
20	1960 to 1969	15 796	15 601	-	38	46	20
21	1950 to 1959	13 632	13 487	-	27	36	21
22	1940 to 1949	8 449	8 264	-	31	37	22
23	1930 to 1939	6 750	6 652	-	41	79	23
24	1920 to 1929	5 583	5 463	-	29	39	24
25	1919 or earlier	10 047	9 819	-	76	93	25
26	Unknown	39	-	-	-	-	26
27	Median.....	1 963	1 963		1 949	1 930	27
	Duration of Vacancy, 1995						
28	Less than 1 month vacant.....	2 644	542	2 026	7	7	28
29	1 month up to 2 months.....	671	43	611	-	-	29
30	2 months up to 6 months.....	2 127	266	1 798	9	9	30
31	6 months up to 1 year.....	1 080	159	864	4	4	31
32	1 year up to 2 years.....	637	49	508	18	20	32
33	2 years or more.....	1 741	715	753	9	11	33
34	Never occupied as a permanent home.....	505	103	343	-	-	34
35	Don't know.....	1 438	143	1 193	52	53	35
	Metro/Nonmetropolitan Area, 1995						
36	Inside metropolitan statistical areas.....	82 399	81 331	-	238	360	36
37	In central cities.....	32 982	32 620	-	154	269	37
38	Suburbs.....	49 417	48 712	-	84	91	38
39	Outside metropolitan statistical areas.....	27 058	26 234	-	56	56	39
	Regions, 1995						
40	Northeast.....	20 977	20 750	-	82	118	40
41	Midwest.....	26 117	25 723	-	62	93	41
42	South.....	39 953	38 972	-	103	142	42
43	West.....	22 410	22 120	-	47	63	43

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see Appendix.)

	95 mobile homes moved out	95 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	664	221	331	358	440	416	2 308	- 1 891	1
2	156	114	148	200	111	104	830	- 726	2
3	508	107	183	157	328	161	1 430	- 1 269	3
4	-	-	-	-	-	151	47	104	4
5	33	122	206	197	226	37	819	- 783	5
6	1	18	19	18	21	11	88	- 77	6
7	-	27	40	66	60	115	303	- 188	7
8	5	15	22	19	23	4	87	- 83	8
9	-	7	6	12	6	15	43	- 28	9
10	-	5	3	15	6	2	31	- 29	10
11	-	2	4	1	26	14	46	- 32	11
12	625	25	31	30	71	-	782	- 782	12
13	-	-	-	-	-	218	109	110	13
14	204	-	-	-	6	8	218	- 211	14
15	88	4	4	-	73	8	173	- 165	15
16	55	4	3	4	39	2	106	- 104	16
17	38	-	11	3	16	28	81	- 53	17
18	93	28	17	25	47	18	224	- 206	18
19	57	19	22	32	20	23	164	- 141	19
20	80	20	33	24	45	46	241	- 195	20
21	15	23	51	35	31	36	181	- 145	21
22	11	33	55	57	34	37	222	- 185	22
23	11	15	31	40	38	79	177	- 98	23
24	4	15	27	58	25	39	159	- 120	24
25	-	42	68	81	54	93	321	- 228	25
26	7	16	7	-	9	-	39	- 39	26
27	1 988	1 941	1 943	1 949	1 963	1 930	1 966	1 962	27
28	22	8	17	10	19	7	84	- 77	28
29	3	3	6	2	3	-	16	- 16	29
30	14	13	8	25	4	9	73	- 64	30
31	22	9	10	12	3	4	61	- 57	31
32	5	24	19	26	8	20	100	- 81	32
33	25	38	67	105	38	11	282	- 272	33
34	30	9	-	4	15	-	59	- 59	34
35	35	9	20	18	21	53	155	- 102	35
36	309	138	235	237	270	360	1 427	- 1 067	36
37	21	57	103	159	138	269	631	- 362	37
38	288	82	132	78	133	91	797	- 705	38
39	355	82	96	121	170	56	880	- 824	39
40	42	27	55	56	83	118	345	- 228	40
41	134	40	80	82	89	93	487	- 394	41
42	380	124	159	181	175	142	1 123	- 980	42
43	108	30	36	39	92	63	353	- 290	43

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
	Urbanized Areas, 1995						
44	Inside Urbanized Areas.....	77 346	75 858	688	265	387	44
45	In central cities of P(MSA)s.....	32 982	32 620		154	269	45
46	Urban Fringe.....	35 218	34 236	688	64	72	46
47	Other urban.....	9 146	9 003		47	47	47
48	Outside Urbanized Areas.....	32 111	31 019		29	29	48
	Heating and Cooling Degree Day Zone, 1995 ¹⁴						
49	Coldest: Over 7,000 heating degree days and under 2,000 cooling degree days.....	11 357	11 132	35	22	24	49
50	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	29 846	29 376	47	79	113	50
51	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	24 501	24 068	-	79	124	51
52	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	21 610	21 140	-	51	76	52
53	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	13 803	13 530	43	33	46	53
54	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	8 338	8 086	7	31	33	54
	Tenure, 1995						
55	Owner occupied.....	63 314	58 016	4 544	50	58	55
56	Percentage owner occupied.....	65%	68%	41%	37%	38%	56
57	Renter occupied.....	33 947	26 894	6 562	86	93	57
58	Vacant or non-interview.....	1 304	9	1 270	11	11	58
	Race and Origin, 1995						
59	White.....	81 374	73 043	7 345	93	97	59
60	Non-Hispanic.....	74 825	66 710	7 205	84	88	60
61	Hispanic.....	6 549	4 912	1 562	9	9	61
62	Black.....	11 663	9 319	2 129	10	13	62
63	Other.....	4 202	2 998	1 155	9	13	63
64	Total Hispanic.....	7 811	6 055	1 666	16	20	64
65	Vacant, URE, or Non-Interview.....	1 327	37	1 270	34	38	65

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see Appendix.)

	95 mobile homes moved out	95 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	133	122	212	229	227	387	1 187	- 800	44
45	21	57	103	159	138	269	631	- 362	45
46	70	36	73	44	80	72	367	- 295	46
47	42	29	37	26	9	47	190	- 143	47
48	531	99	119	129	213	29	1 121	- 1 092	48
49	62	20	45	16	48	24	213	- 189	49
50	118	46	76	107	89	113	515	- 402	50
51	157	69	69	57	83	124	513	- 389	51
52	163	45	59	67	143	76	528	- 452	52
53	81	18	46	56	29	46	263	- 217	53
54	84	22	37	55	47	33	276	- 243	54
55	405	34	80	48	195	58	811	- 754	55
56	81%	33%	43%	31%	61%	38%	58%	61%	56
57	95	68	104	107	125	93	584	- 491	57
58	8	5	-	3	9	11	35	- 24	58
59	444	75	120	81	269	97	1 082	- 985	59
60	425	69	110	63	248	88	998	- 911	60
61	19	6	10	18	22	9	84	- 75	61
62	33	22	53	66	44	13	228	- 215	62
63	23	5	11	8	7	13	62	- 49	63
64	25	11	10	23	24	20	109	- 89	64
65	8	5	-	3	9	38	58	- 19	65

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1995.....	109 457	107 565	-	294	416	1
MULTI-UNIT STRUCTURES							
2	Total, 1995.....	29 137	27 174	1 603	138	148	2
Stories in Structure							
3	1	3 751	3 701	-	25	28	3
4	2	12 056	11 963	-	40	43	4
5	3	7 130	7 009	-	45	47	5
6	4 to 6.....	5 611	5 540	-	28	31	6
7	7 or more.....	26	2	-	2	2	7
External Building Conditions, 1995							
8	Sagging roof.....	125	11	107	-	-	8
9	Missing roofing material.....	183	17	157	3	3	9
10	Hole in roof.....	34	4	28	-	-	10
11	Could not see roof.....	3 353	16	3 264	18	19	11
12	Missing bricks, siding, other outside wall material.....	554	93	432	6	6	12
13	Sloping outside walls.....	84	5	79	1	1	13
14	Boarded up windows.....	248	2	199	2	2	14
15	Broken windows.....	365	72	251	2	2	15
16	Bars on windows.....	582	236	330	2	2	16
17	Foundation crumbling or has open crack or hole.....	363	26	314	2	2	17
18	Could not see foundation.....	903	6	856	7	7	18
19	None of the Above.....	22 295	15 961	6 126	107	115	19
20	Could not observe or not reported.....	4 369	23	4 246	25	26	20
Rooms, 1995							
21	1 room.....	884	166	654	2	2	21
22	2 rooms.....	1 420	431	918	10	10	22
23	3 rooms.....	10 001	7 539	2 232	50	56	23
24	4 rooms.....	20 979	14 399	5 954	49	50	24
25	5 rooms.....	24 596	12 783	11 281	30	32	25
26	6 rooms.....	21 995	10 305	11 410	20	20	26
27	7 rooms.....	14 173	5 675	8 383	7	9	27
28	8 rooms.....	8 275	3 036	5 196	6	8	28
29	9 rooms.....	4 037	1 127	2 895	2	2	29
30	10 rooms or more.....	2 980	1 191	1 763	4	4	30
31	Not Applicable.....	114	224	-	114	224	31
32	Median.....	5.9	5.5	6.4	4.6	4.6	32
Bedrooms, 1995							
33	None.....	1 506	239	1 174	4	4	33
34	1	14 192	11 906	1 976	72	78	34
35	2	34 445	28 355	5 215	72	77	35
36	3	43 098	35 886	6 644	21	21	36
37	4 or more.....	16 102	13 328	2 618	12	13	37
38	Not Applicable.....	114	224	-	114	224	38
39	Median.....	3.1	3.1	3.1	2.2	2.2	39
Complete Bathrooms, 1995							
40	None.....	1 229	628	436	2	2	40
41	1	50 720	45 943	3 632	129	138	41
42	1 and one-half.....	15 002	9 817	5 018	7	9	42
43	2 or more.....	42 391	36 681	5 187	41	44	43
44	Not applicable.....	114	224	-	114	224	44
45	Median.....	1.6	1.5	1.8	1.3	1.3	45

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	95 mobile homes moved out	95 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	664	221	331	358	440	416	2 308	- 1 891	1
2	5	55	75	113	121	148	508	- 359	2
3	5	15	8	8	18	28	79	- 51	3
4	-	23	22	29	20	43	135	- 92	4
5	-	13	25	40	46	47	169	- 122	5
6	-	2	15	35	21	31	102	- 71	6
7	-	2	4	1	16	2	26	- 24	7
8	-	-	2	4	1	-	7	- 7	8
9	2	3	3	-	2	3	13	- 10	9
10	2	-	-	-	-	-	2	- 2	10
11	-	9	15	31	19	19	92	- 73	11
12	-	-	10	11	8	6	35	- 28	12
13	-	-	-	-	-	1	1	-	13
14	2	-	9	30	5	2	49	- 47	14
15	-	-	6	27	9	2	44	- 42	15
16	-	1	2	12	-	2	18	- 16	16
17	-	3	4	16	-	2	26	- 24	17
18	2	4	10	15	10	7	48	- 41	18
19	3	33	41	48	92	115	324	- 208	19
20	2	13	21	42	24	26	127	- 100	20
21	7	9	-	17	31	2	66	- 64	21
22	15	15	6	20	15	10	80	- 71	22
23	77	36	57	23	43	56	286	- 230	23
24	267	70	74	114	103	50	677	- 626	24
25	227	35	85	99	89	32	565	- 532	25
26	49	24	54	60	92	20	299	- 279	26
27	14	7	39	14	42	9	124	- 115	27
28	3	9	6	5	21	8	50	- 43	28
29	4	2	2	2	4	2	17	- 15	29
30	-	14	7	4	1	4	30	- 26	30
31	-	-	-	-	-	224	114	110	31
32	4.9	4.7	5.3	5.1	5.3	4.6	5.0	5.0	32
33	12	19	2	23	39	4	98	- 93	33
34	88	48	63	56	61	78	388	- 310	34
35	349	99	133	150	149	77	952	- 875	35
36	202	26	90	109	141	21	589	- 568	36
37	14	29	44	20	50	13	167	- 155	37
38	-	-	-	-	-	224	114	110	38
39	2.7	2.4	2.8	2.7	2.8	2.2	2.6	2.7	39
40	23	26	22	49	45	2	168	- 166	40
41	326	129	235	265	198	138	1 283	- 1 145	41
42	75	10	24	25	34	9	176	- 167	42
43	240	55	50	19	162	44	567	- 523	43
44	-	-	-	-	-	224	114	110	44
45	1.5	1.3	1.3	1.2	1.4	1.3	1.4	1.4	45

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
46	Single detached and mobile homes Square Footage of Unit, 1995	74 117	72 219	334	30	31	46
47	Less than 500.....	1 305	1 164	40	2	2	47
48	500 to 749.....	3 446	3 122	100	4	4	48
49	750 to 999.....	6 834	6 342	123	2	2	49
50	1,000 to 1,499.....	16 953	16 463	155	-	-	50
51	1,500 to 1,999.....	14 664	14 334	175	-	-	51
52	2,000 to 2,499.....	10 369	10 177	125	-	-	52
53	2,500 to 2,999.....	5 780	5 659	78	-	-	53
54	3,000 to 3,999.....	5 234	5 151	52	-	-	54
55	4,000 or more.....	2 952	2 932	10	-	-	55
56	Not reported (includes don't know).....	6 580	17	6 334	22	23	56
57	Median.....	1 678	1 694	1 531	625	625	57
	Lot Size, 1995						
58	Less than one-eighth acre.....	10 377	10 284	-	5	6	58
59	one-eighth up to one-quarter acre.....	19 795	19 685	-	4	4	59
60	one-quarter up to one-half acre.....	14 317	14 232	-	2	2	60
61	one-half up to one acre.....	9 353	9 266	-	2	2	61
62	1 to 4 acres.....	13 182	12 943	-	2	2	62
63	5-9 acres.....	1 945	1 902	-	3	3	63
64	10 acres or more.....	4 006	3 932	-	2	2	64
65	Don't Know.....	400	12	-	12	12	65
66	Not reported	449	2	-	2	2	66
67	Median.....	0.4	0.4	-	0.4	0.3	67

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	658	147	237	227	297	31	1 596	- 1 565	46
47	68	9	10	10	5	2	104	- 102	47
48	125	18	37	29	16	4	228	- 223	48
49	186	23	36	54	70	2	372	- 370	49
50	137	23	71	52	53	-	335	- 335	50
51	24	16	20	28	66	-	154	- 154	51
52	8	4	20	6	29	-	68	- 68	52
53	6	22	2	8	4	-	42	- 42	53
54	2	5	9	10	5	-	31	- 31	54
55	2	5	-	2	2	-	11	- 11	55
56	100	23	32	28	48	23	252	- 229	56
57	865	1 271	1 137	1 062	1 320	625	978	981	57
58	61	2	14	13	4	6	99	-93	58
59	40	6	16	11	36	4	114	-109	59
60	38	11	10	9	17	2	88	-85	60
61	29	7	25	12	13	2	89	-87	61
62	94	21	47	4	73	2	241	-239	62
63	22	2	7	-	12	3	46	-42	63
64	40	-	6	8	20	2	76	-74	64
65	207	39	39	42	61	12	400	-388	65
66	127	60	73	127	60	2	449	-447	66
67	0.9	0.9	1.0	0.4	1.7	0.3	0.9	0.9	67

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1995.....	109 457	107 565	-	294	416	1
	Equipment, 1995						
2	Lacking complete kitchen facilities.....	3 524	1 165	1 938	33	33	2
3	With complete kitchen.....	105 819	100 047	4 192	147	160	3
4	Not Applicable.....	114	224	-	114	224	4
5	Kitchen Sink.....	108 261	105 765	614	172	184	5
6	Refrigerator.....	106 739	102 941	2 179	152	164	6
7	Burners and oven.....	106 260	102 130	2 486	160	173	7
8	Burners only.....	155	-	141	-	-	8
9	Oven only.....	129	16	105	-	-	9
10	Neither burners nor oven.....	1 841	623	886	20	20	10
11	Dishwasher.....	55 894	49 846	5 624	35	36	11
12	Washing machine.....	79 181	70 324	7 798	49	53	12
13	Clothes dryer.....	73 879	66 047	6 882	43	47	13
14	Disposal in kitchen sink.....	45 708	39 614	5 825	34	39	14
15	Air Conditioning.....	80 009	72 831	6 111	96	100	15
16	Central.....	50 799	46 901	3 319	46	47	16
17	1 room unit.....	18 676	11 024	7 315	30	31	17
18	2 room units.....	7 766	3 942	3 693	16	17	18
19	3 room units or more.....	2 768	1 630	1 117	4	4	19
	Main Heating Equipment, 1995						
20	Warm-air furnace.....	57 785	48 663	8 176	71	74	20
21	Steam or hot water system.....	14 491	10 882	3 447	52	57	21
22	Electric heat pump.....	10 822	6 790	3 921	13	13	22
23	Built-in electric units.....	8 299	3 077	5 126	9	9	23
24	Floor, wall, or other built-in hot air.....	5 578	2 241	3 242	7	9	24
25	Room heaters with flue.....	2 145	494	1 581	8	9	25
26	Room heaters without flue.....	1 945	786	1 075	4	4	26
27	Portable electric heaters.....	1 058	274	727	5	6	27
28	Stoves.....	2 903	849	1 926	-	-	28
29	Fireplaces with inserts.....	627	51	571	-	-	29
30	Fireplaces without inserts.....	436	29	395	2	2	30
31	Other.....	1 441	58	1 313	4	4	31
32	None.....	1 814	343	1 307	4	4	32
33	Non-Interview.....	114	224	-	114	224	33
	Plumbing, 1995						
34	With all plumbing facilities.....	106 789	102 958	2 020	172	183	34
35	Lacking some plumbing facilities.....	421	210	163	2	2	35
36	No plumbing facilities for exclusive use.....	2 132	6	1 986	6	7	36
37	Not Applicable.....	114	224	-	114	224	37
38	No hot piped water.....	135	46	67	-	-	38
39	No bathtub nor shower.....	308	142	131	2	2	39
40	No flush toilet.....	205	100	81	2	2	40
	Main House Heating Fuel, 1995						
41	Housing units with heating fuel.....	102 622	96 365	4 723	136	146	41
42	Electricity.....	31 152	24 922	5 724	40	41	42
43	Piped gas.....	48 524	40 202	7 888	64	72	43
44	Bottled gas.....	4 380	2 928	1 320	2	2	44
45	Fuel oil.....	11 948	8 703	3 069	28	28	45
46	Kerosene or other liquid fuel.....	1 241	362	810	-	-	46
47	Coal or coke.....	253	164	80	-	-	47
48	Wood.....	4 342	1 584	2 605	-	-	48
49	Solar energy.....	21	8	13	-	-	49
50	Other.....	760	37	668	2	2	50

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	664	221	331	358	440	416	2 308	- 1 891	1
2	25	47	105	155	89	33	454	- 421	2
3	639	174	226	202	351	160	1 739	- 1 580	3
4	-	-	-	-	-	224	114	110	4
5	657	205	313	327	393	184	2 067	- 1 883	5
6	641	182	240	208	361	164	1 783	- 1 619	6
7	647	175	239	229	365	173	1 816	- 1 644	7
8	-	4	-	9	2	-	14	- 14	8
9	-	-	5	-	4	-	8	- 8	9
10	14	41	87	120	69	20	352	- 332	10
11	135	62	67	17	144	36	460	- 424	11
12	483	93	140	83	264	53	1 113	- 1 060	12
13	440	87	118	68	239	47	996	- 949	13
14	71	53	41	19	89	39	309	- 269	14
15	457	116	151	98	248	100	1 167	- 1 067	15
16	276	65	62	28	148	47	625	- 578	16
17	154	22	57	44	62	31	368	- 337	17
18	26	19	24	24	38	17	148	- 131	18
19	2	10	7	2	1	4	25	- 21	19
20	409	101	124	88	227	74	1 020	- 946	20
21	5	20	29	55	57	57	219	- 162	21
22	54	6	12	13	26	13	124	- 111	22
23	32	26	12	8	18	9	105	- 96	23
24	23	6	25	21	21	9	104	- 95	24
25	17	11	20	22	2	9	80	- 70	25
26	13	6	25	26	13	4	88	- 84	26
27	14	6	18	9	12	6	64	- 57	27
28	31	9	34	36	19	-	128	- 128	28
29	-	-	-	5	-	-	5	- 5	29
30	5	-	5	3	-	2	15	- 13	30
31	37	10	2	4	16	4	74	- 70	31
32	24	19	25	69	28	4	168	- 164	32
33	-	-	-	-	-	224	114	110	33
34	639	188	301	302	392	183	1 995	- 1 812	34
35	6	11	7	17	7	2	50	- 48	35
36	19	21	23	39	41	7	148	- 141	36
37	-	-	-	-	-	224	114	110	37
38	6	-	4	6	5	-	21	- 21	38
39	2	11	5	9	7	2	37	- 35	39
40	4	5	2	11	2	2	26	- 24	40
41	602	154	237	203	348	146	1 680	- 1 534	41
42	251	55	56	42	104	41	547	- 506	42
43	128	56	69	70	121	72	507	- 434	43
44	73	4	15	2	38	2	135	- 133	44
45	45	13	43	30	45	28	204	- 176	45
46	28	14	11	11	5	-	69	- 69	46
47	2	2	2	-	2	-	9	- 9	47
48	40	8	39	43	23	-	153	- 153	48
49	-	-	-	-	-	-	-	-	49
50	36	1	4	4	10	2	57	- 55	50

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1995	109 457	107 565	-	294	416	1
	Selected Amenities, 1995						
2	Porch, deck, balcony, or patio.....	83 590	72 796	9 495	97	106	2
3	Not reported.....	359	-	345	1	1	3
4	Usable fireplace.....	33 392	28 556	4 625	17	19	4
5	Separate dining room.....	49 391	31 619	17 252	57	60	5
6	With 2 or more living rooms or recreation.....	30 444	7 974	22 267	21	23	6
7	Garage or carport included with home.....	59 165	53 627	5 180	51	55	7
8	Not included.....	45 798	40 112	4 401	101	110	8
9	Garage or carport not reported.....	466	-	439	-	-	9
10	Offstreet Parking included.....	35 188	28 355	5 827	69	72	10
11	Rental, multiunit	21 440	17 859	3 406	64	69	11
	Owners or Manager on Property, 1995						
12	Owner or manager lives on property.....	7 601	2 855	4 711	35	37	12
13	Neither owner nor manager lives on property.....	13 839	9 409	4 290	30	32	13
	Selected Deficiencies, 1995						
14	Holes in floors.....	1 492	192	1 121	4	4	14
15	Open cracks or holes (interior).....	5 597	1 324	3 882	12	13	15
16	Broken plaster or peeling paint (interi.....	4 629	746	3 576	15	15	16
17	Exposed wiring.....	2 156	67	1 989	2	2	17
18	No electrical wiring.....	167	68	73	-	-	18
19	Rooms without electrical outlets.....	2 240	317	1 797	6	6	19
	Description of Area Within 300 Feet, 1995						
20	Single family detached houses.....	10 102	7 783	2 153	92	98	20
21	Single family attached or 1 to 3 story.....	20 501	5 159	15 113	72	79	21
22	4 to 6 story multiunit.....	4 605	2 608	1 953	21	23	22
23	7 stories or more multiunit.....	2 204	1 460	712	7	7	23
24	Mobile Homes.....	287	113	164	-	-	24
25	Residential parking lots.....	7 905	5 777	2 067	17	18	25
26	Commercial, institutional, or industria.....	8 224	6 054	2 039	50	54	26
27	Body of water.....	1 454	1 019	430	7	7	27
28	Open space, park, farm, or ranch.....	4 866	2 447	2 347	27	29	28
29	4+ lane highway, railroad, or airport.....	2 903	1 287	1 596	7	7	29
	Other Buildings Vandalized or with Interior Exposed, 1995						
30	None.....	25 289	21 147	3 886	117	125	30
31	1 building.....	554	62	469	7	7	31
32	More than 1 building.....	779	219	506	1	2	32
33	No buildings within 300 feet.....	483	36	442	9	9	33
34	Not reported.....	2 032	3	2 009	5	5	34
	Bars on Windows of Buildings, 1995						
35	With other buildings within 300 ft.....	28 664	25 027	3 284	130	139	35
36	No bars on windows.....	22 842	17 679	4 894	93	95	36
37	1 building with bars.....	612	37	567	7	9	37
38	2 or more buildings with bars.....	3 384	1 595	1 731	22	29	38
39	Not reported.....	1 815	40	1 758	7	7	39

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	664	221	331	358	440	416	2 308	- 1 891	1
2	426	159	218	202	303	106	1 405	- 1 298	2
3	1	1	4	2	5	1	15	- 14	3
4	38	22	43	17	92	19	230	- 211	4
5	90	72	106	103	152	60	581	- 520	5
6	38	35	42	27	62	23	226	- 203	6
7	73	38	72	49	130	55	413	- 358	7
8	538	120	190	184	260	110	1 395	- 1 285	8
9	11	2	13	2	-	-	28	- 28	9
10	462	102	153	122	171	72	1 079	- 1 006	10
11	5	24	26	57	68	69	245	- 175	11
12	5	7	7	2	15	37	72	- 35	12
13	-	17	19	54	53	32	173	- 141	13
14	18	4	47	77	33	4	183	- 179	14
15	47	22	112	133	77	13	403	- 390	15
16	25	29	99	116	38	15	322	- 307	16
17	10	14	13	39	23	2	102	- 99	17
18	11	2	4	6	3	-	25	- 25	18
19	6	9	29	60	23	6	133	- 126	19
20	2	20	17	67	66	98	264	- 167	20
21	-	32	51	86	68	79	308	- 229	21
22	-	7	5	16	19	23	67	- 44	22
23	-	2	4	7	19	7	40	- 32	23
24	5	2	-	-	3	-	11	- 11	24
25	3	13	8	19	19	18	79	- 61	25
26	-	20	30	27	57	54	185	- 131	26
27	-	2	2	1	-	7	12	- 5	27
28	-	8	20	27	19	29	101	- 73	28
29	3	2	4	3	9	7	28	- 21	29
30	3	47	54	58	103	125	381	- 256	30
31	-	3	2	12	6	7	31	- 24	31
32	2	2	12	35	5	2	57	- 54	32
33	-	-	4	1	-	9	14	- 6	33
34	-	3	3	6	8	5	25	- 20	34
35	5	55	71	112	121	139	493	- 354	35
36	5	44	52	73	97	95	364	- 269	36
37	-	2	2	2	3	9	17	- 9	37
38	-	6	13	30	15	29	87	- 58	38
39	-	3	3	6	5	7	25	- 18	39

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
40	OCCUPIED UNITS						
	Total, 1995	98 565	90 058	7 238	146	161	40
	Water Supply Stoppage, 1995						
41	With hot and cold piped water.....	98 346	89 721	7 373	123	133	41
42	No stoppage in last 3 months.....	92 380	81 092	10 151	109	117	42
43	With stoppage in last 3 months.....	3 814	462	3 277	4	5	43
44	Stoppage not reported.....	853	- 1	836	-	-	44
45	No stoppage lasting 6 hours or more.....	1 424	106	1 294	2	2	45
46	1 time lasting 6 hours or more.....	1 583	69	1 471	2	3	46
47	2 times.....	327	17	310	-	-	47
48	3 times.....	158	14	144	-	-	48
49	4 times or more.....	151	-	147	-	-	49
50	Number of times not reported.....	172	-	168	-	-	50
	Sewage Disposal Breakdowns, 1995						
51	With public sewer.....	74 956	67 198	7 071	107	117	51
52	No breakdowns in last 3 months.....	72 860	65 039	7 168	99	109	52
53	With breakdowns in last 3 months.....	1 139	27	1 092	-	-	53
54	Breakdowns not reported.....	958	8	935	8	8	54
55	No breakdowns lasting 6 hours or more.....	360	1	357	-	-	55
56	1 time lasting 6 hours or more.....	579	6	563	-	-	56
57	2 times.....	92	2	84	-	-	57
58	3 times.....	46	-	46	-	-	58
59	4 times or more.....	62	-	59	-	-	59
60	With septic tank or cesspool.....	23 457	19 534	3 344	16	16	60
61	No breakdowns in last 3 months.....	22 659	18 785	3 311	14	14	61
62	With breakdowns in last 3 months.....	458	9	442	-	-	62
63	Breakdowns not reported.....	340	2	330	2	2	63
64	No breakdowns lasting 6 hours or more.....	119	-	117	-	-	64
65	1 time lasting 6 hours or more.....	291	2	287	-	-	65
66	2 times.....	25	-	22	-	-	66
67	3 times.....	8	-	8	-	-	67
68	4 times or more.....	15	-	15	-	-	68
	Heating Problems, 1995						
69	With heating equipment and occupied last winter.....	86 441	73 196	12 194	97	105	69
70	Not uncomfortably cold for 24 hours or more last winter.....	81 416	64 092	16 389	92	99	70
71	Uncomfortably cold for 24 hours or more last winter.....	4 786	1 113	3 565	5	6	71
72	Discomfort not reported.....	238	-	231	-	-	72
73	Equipment breakdowns.....	86 441	73 196	12 194	97	105	73
74	No breakdowns lasting 6 hours or more.....	91	-	89	-	-	74
75	1 time lasting 6 hours or more.....	962	44	903	-	-	75
76	2 times.....	269	13	252	-	-	76
77	3 times.....	127	2	126	1	2	77
78	4 times or more.....	213	6	205	-	-	78
79	Number of times not reported.....	100	7	91	-	-	79

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	
40	508	107	183	157	328	161	1 430	- 1 269	40
41	504	107	179	156	315	133	1 384	- 1 251	41
42	444	99	166	142	294	117	1 254	- 1 137	42
43	43	2	9	11	11	5	80	- 74	43
44	10	-	4	-	4	-	18	- 18	44
45	18	-	-	3	3	2	25	- 23	45
46	19	2	7	8	7	3	46	- 43	46
47	-	-	-	-	-	-	-	-	47
48	-	-	-	-	-	-	-	-	48
49	2	-	2	-	-	-	4	- 4	49
50	4	-	-	-	-	-	4	- 4	50
51	224	74	104	122	173	117	804	- 687	51
52	222	69	99	111	161	109	761	- 652	52
53	-	-	5	8	6	-	20	- 20	53
54	2	5	-	3	6	8	24	- 15	54
55	-	-	-	3	-	-	3	- 3	55
56	-	-	-	2	6	-	9	- 9	56
57	-	-	5	-	-	-	5	- 5	57
58	-	-	-	-	-	-	-	-	58
59	-	-	-	3	-	-	3	- 3	59
60	280	33	75	35	156	16	594	- 578	60
61	271	33	73	35	151	14	577	- 563	61
62	3	-	2	-	2	-	7	- 7	62
63	6	-	-	-	3	2	11	- 9	63
64	-	-	2	-	-	-	2	- 2	64
65	-	-	-	-	2	-	2	- 2	65
66	3	-	-	-	-	-	3	- 3	66
67	-	-	-	-	-	-	-	-	67
68	-	-	-	-	-	-	-	-	68
69	425	77	163	107	288	105	1 156	- 1 051	69
70	392	75	137	82	256	99	1 034	- 935	70
71	31	2	23	24	29	6	116	- 109	71
72	2	-	2	-	2	-	7	- 7	72
73	425	77	163	107	288	105	1 156	- 1 051	73
74	-	-	-	-	3	-	3	- 3	74
75	-	2	2	5	6	-	16	- 16	75
76	-	-	3	-	-	-	3	- 3	76
77	-	-	-	-	-	2	1	1	77
78	-	-	-	-	2	-	2	- 2	78
79	-	-	-	2	-	-	2	- 2	79

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
	Overall Opinion of Structure, 1995						
80	1 (worst).....	542	31	477	1	1	80
81	2.....	377	14	341	-	-	81
82	3.....	775	42	696	4	4	82
83	4.....	1 097	57	991	4	4	83
84	5.....	5 797	1 075	4 570	10	13	84
85	6.....	4 750	598	4 074	11	13	85
86	7.....	10 828	2 460	8 230	15	15	86
87	8.....	24 290	8 043	15 956	27	27	87
88	9.....	15 125	3 154	11 885	13	17	88
89	10 (best).....	32 690	14 447	17 890	27	28	89
90	Not reported.....	967	- 1	960	-	-	90
	Selected Physical Problems, 1995						
91	Selected physical problems.....	2 020	247	1 729	7	10	91
92	Plumbing.....	1 505	207	1 267	6	7	92
93	Heating.....	340	19	321	1	2	93
94	Electric.....	47	-	45	-	-	94
95	Upkeep.....	179	7	157	-	-	95
96	Hallways.....	3	-	3	-	-	96
97	Moderate physical problems.....	4 393	1 060	3 187	13	13	97
98	Plumbing.....	294	5	285	2	2	98
99	Heating.....	1 638	633	950	-	-	99
100	Upkeep.....	1 873	175	1 630	4	4	100
101	Hallways.....	11	-	11	-	-	101
102	Kitchen.....	800	109	657	6	6	102

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	
80	5	-	10	10	9	1	35	- 34	80
81	9	-	4	7	2	-	22	- 22	81
82	14	4	5	3	11	4	41	- 37	82
83	25	5	6	10	3	4	53	- 49	83
84	43	16	33	22	39	13	164	- 152	84
85	26	4	17	19	15	13	92	- 79	85
86	65	5	23	13	33	15	153	- 138	86
87	124	32	23	41	71	27	318	- 292	87
88	30	2	9	10	38	17	103	- 86	88
89	153	32	53	19	97	28	381	- 353	89
90	6	-	-	-	2	-	9	- 9	90
91	4	-	13	1	29	10	54	- 45	91
92	4	-	6	1	21	7	38	- 31	92
93	-	-	-	-	2	2	3	- 1	93
94	-	-	-	-	3	-	3	- 3	94
95	-	-	7	-	8	-	15	- 15	95
96	-	-	-	-	-	-	-	-	96
97	28	11	43	38	26	13	159	- 146	97
98	2	-	-	-	2	2	7	- 4	98
99	13	5	19	7	12	-	56	- 56	99
100	15	4	26	18	5	4	73	- 68	100
101	-	-	-	-	-	-	-	-	101
102	-	4	7	13	11	6	41	- 34	102

Table 5. Household Composition - Occupied Units (Losses)

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1995	253 062	144 000	105 686	252	282	1
2	Population in housing units.....	97 238	59 356	36 633	113	123	2
	Persons, 1995						
3	1 person.....	23 732	16 791	6 639	45	47	3
4	2 persons.....	31 764	20 931	10 480	33	37	4
5	3 persons.....	16 518	8 048	8 237	15	15	5
6	4 persons.....	14 923	8 643	6 052	8	10	6
7	5 persons.....	6 565	3 453	3 051	5	6	7
8	6 persons.....	2 421	1 064	1 298	3	3	8
9	7 persons or more.....	1 315	426	875	3	4	9
10	Some URE, some vacant, all non-interview.....	1 327	37	1 270	34	38	10
11	Median	2.8	2.6	3.1	2.3	2.4	11
	Number of Single Children Under 18 Years Old, 1995						
12	None.....	61 240	50 766	9 767	115	127	12
13	1.....	15 662	5 086	10 366	16	17	13
14	2.....	13 689	5 128	8 347	8	10	14
15	3.....	5 577	1 629	3 862	4	4	15
16	4.....	1 693	312	1 335	-	-	16
17	5.....	444	75	364	3	3	17
18	6 or more.....	260	57	203	-	-	18
19	Median	0.8	0.6	1.7	0.6	0.6	19
	Age of Householder, 1995						
20	Under 25 years.....	5 046	144	4 821	9	11	20
21	25 to 29.....	8 239	287	7 796	16	17	21
22	30 to 34.....	11 155	218	10 732	14	15	22
23	35 to 44.....	22 212	379	21 540	33	35	23
24	45 to 54.....	17 499	192	17 133	17	18	24
25	55 to 64.....	11 977	103	11 693	10	11	25
26	65 to 74.....	11 520	111	11 329	9	9	26
27	75 years and over.....	9 589	155	9 357	5	6	27
28	Vacant, URE, or non-interview.....	1 327	37	1 270	34	38	28
29	Median	46	38	46	40	40	29
	Years of School Completed by Householder						
30	No school years completed.....	371	212	158	1	2	30
	Elementary.....						
31	less than 8 years.....	2 892	1 897	933	2	2	31
32	8 years.....	4 552	3 089	1 375	2	2	32
	High School.....						
33	1 to 3 years.....	11 254	7 436	3 592	14	15	33
34	4 years.....	33 364	24 716	8 165	37	41	34
	College.....						
35	1 to 3 years.....	22 191	15 302	6 630	30	31	35
36	4 or more years.....	22 614	17 705	4 776	27	28	36
37	Median	11.9	11.9	11.8	9.1	13.0	37
	Year Householder Moved into Unit, 1995						
38	1995 to 1999.....	13 899	11 671	1 962	21	21	38
39	1990 to 1994.....	35 844	23 589	11 646	53	57	39
40	1985 to 1989.....	15 329	12 223	2 934	18	20	40
41	1980 to 1984.....	7 468	6 222	1 195	6	9	41
42	1975 to 1979.....	7 329	6 402	867	3	3	42
43	1970 to 1974.....	5 139	4 522	592	3	4	43
44	1960 to 1969.....	6 365	5 628	706	4	4	44
45	1950 to 1959.....	3 825	3 326	476	2	2	45
46	1940 to 1949.....	1 344	1 084	252	1	2	46
47	1939 or earlier.....	590	458	130	-	-	47
48	Median	1 990	1 981	1 989	1 988	1 989	48

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	1 297	229	543	487	843	282	3 663	- 3 373	1
2	500	102	183	155	320	123	1 372	- 1 249	2
3	115	37	34	36	82	47	348	- 301	3
4	169	27	55	24	82	37	390	- 353	4
5	96	16	27	28	66	15	249	- 233	5
6	78	17	38	36	59	10	237	- 227	6
7	15	2	10	10	25	6	67	- 60	7
8	20	2	17	15	4	3	62	- 59	8
9	7	-	2	5	2	4	19	- 15	9
10	8	5	-	3	9	38	58	- 19	10
11	2.8	2.5	3.1	3.6	3.0	2.4	2.9	2.9	11
12	297	73	98	63	190	127	835	- 708	12
13	91	13	21	23	63	17	227	- 210	13
14	80	17	32	39	50	10	225	- 215	14
15	15	4	25	18	22	4	90	- 85	15
16	22	-	7	12	4	-	46	- 46	16
17	2	-	-	3	-	3	8	- 5	17
18	-	-	-	-	-	-	-	-	18
19	0.9	0.7	0.9	1.7	0.9	0.6	0.9	0.9	19
20	39	3	8	18	15	11	92	- 81	20
21	81	11	18	22	26	17	174	- 157	21
22	99	14	27	29	37	15	220	- 205	22
23	106	31	59	23	77	35	329	- 293	23
24	68	19	14	26	47	18	191	- 174	24
25	54	12	14	31	73	11	193	- 182	25
26	29	7	23	4	18	9	89	- 80	26
27	24	5	20	2	27	6	83	- 77	27
28	8	5	-	3	9	38	58	- 19	28
29	38	42	41	38	46	40	40	41	29
30	-	-	-	-	2	2	3	- 1	30
31	17	12	9	13	11	2	64	- 62	31
32	32	9	13	11	21	2	89	- 87	32
33	53	6	48	47	73	15	241	- 226	33
34	226	34	68	60	100	41	524	- 483	34
35	125	23	35	19	59	31	290	- 258	35
36	47	18	10	5	54	28	160	- 132	36
37	12.7	12.7	12.3	12.1	12.5	13.0	12.6	12.5	37
38	111	24	23	49	58	21	288	- 266	38
39	236	59	80	69	170	57	666	- 609	39
40	86	3	29	21	35	20	191	- 171	40
41	23	1	9	-	19	9	59	- 51	41
42	24	7	14	7	9	3	63	- 60	42
43	11	4	2	2	7	4	29	- 25	43
44	4	-	11	5	11	4	35	- 31	44
45	-	3	16	2	2	2	26	- 24	45
46	4	-	-	-	5	2	10	- 8	46
47	-	-	-	-	2	-	2	- 2	47
48	1 988	1 987	1 989	1 987	1 988	1 989	1 988	1 988	48

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1995.....	109 457	107 565	-	294	416	1
	Monthly Housing Costs, 1995						
2	Less than \$100.....	1 453	289	1 112	2	2	2
3	\$100 to \$199.....	8 056	2 939	4 948	-	-	3
4	\$200 to \$249.....	4 771	943	3 774	3	4	4
5	\$250 to \$299.....	4 052	738	3 249	2	2	5
6	\$300 to \$349.....	3 493	501	2 916	4	4	6
7	\$350 to \$399.....	3 157	441	2 691	3	3	7
8	\$400 to \$449.....	2 724	372	2 324	-	-	8
9	\$450 to \$499.....	2 692	314	2 316	9	9	9
10	\$500 to \$599.....	5 106	1 102	3 942	2	2	10
11	\$600 to \$699.....	4 630	887	3 703	-	-	11
12	\$700 to \$799.....	4 372	939	3 389	2	2	12
13	\$800 to \$999.....	6 355	2 204	4 112	3	3	13
14	\$1,000 to \$1,249.....	4 896	1 802	3 077	8	9	14
15	\$1,250 to \$1,499.....	2 997	1 044	1 944	1	2	15
16	\$1,500 or more.....	4 549	2 929	1 610	11	15	16
17	No cash rent.....	2 057	845	1 154	9	11	17
18	Mortgage payment not reported.....	24 600	19 024	5 222	21	25	18
19	Median (excludes no cash rent).....	524	721	483	599	833	19
	Median Monthly Housing Costs for Owners, 1995						
20	Monthly costs including all mortgages plus maintenance costs	515	604	482	486	495	20
21	Monthly costs excluding 2nd and subsequent mortgages and maintenance costs	547	731	507	512	537	21
	Annual Taxes Paid Per \$1000 Value, 1995						
22	Less than \$5.....	8 028	3 608	4 310	3	4	22
23	\$5 to \$9.....	16 152	6 968	8 997	5	6	23
24	\$10 to \$14.....	13 972	5 304	8 529	12	12	24
25	\$15 to \$19.....	7 028	2 123	4 843	14	15	25
26	\$20 to \$24.....	2 979	622	2 327	-	-	26
27	\$25 or more.....	4 009	1 518	2 365	2	2	27
28	Median.....	11	9	11	13	13	28
	Property Value, 1995						
29	Less than \$10,000.....	1 864	737	946	-	-	29
30	10,000 to \$19,999.....	2 219	611	1 485	-	-	30
31	20,000 to 29,999.....	2 514	604	1 769	-	-	31
32	30,000 to 39,999.....	3 212	757	2 407	-	-	32
33	40,000 to 49,999.....	3 518	866	2 605	9	11	33
34	50,000 to 59,999.....	3 897	930	2 946	7	7	34
35	60,000 to 69,999.....	4 890	1 333	3 538	3	4	35
36	70,000 to 79,999.....	4 517	1 172	3 315	2	2	36
37	80,000 to 99,999.....	8 833	3 764	5 005	2	2	37
38	100,000 to 119,999.....	5 598	1 984	3 596	7	7	38
39	120,000 to 149,999.....	6 978	3 136	3 811	4	4	39
40	150,000 to 199,999.....	7 027	3 592	3 416	3	4	40
41	200,000 to 249,000.....	3 233	1 458	1 770	4	5	41
42	250,000 to 299,999.....	1 702	616	1 083	-	-	42
43	300,000 or more.....	3 303	2 163	1 135	-	-	43
44	Median.....	90 801	110 962	81 608	77 499	75 000	44

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	664	221	331	358	440	416	2 308	- 1 891	1
2	32	3	10	2	4	2	54	- 52	2
3	105	6	21	12	24	-	168	- 168	3
4	43	2	4	2	2	4	57	- 53	4
5	39	4	4	9	9	2	68	- 66	5
6	52	2	6	-	16	4	80	- 76	6
7	7	3	5	2	8	3	28	- 25	7
8	12	-	9	-	8	-	29	- 29	8
9	33	3	-	2	25	9	71	- 63	9
10	48	-	-	1	13	2	65	- 62	10
11	11	2	5	2	20	-	40	- 40	11
12	11	-	4	-	28	2	46	- 44	12
13	5	-	5	9	20	3	42	- 39	13
14	-	2	2	2	12	9	26	- 17	14
15	2	2	6	-	-	2	11	- 9	15
16	2	3	-	2	6	15	25	- 10	16
17	10	13	15	14	8	11	69	- 58	17
18	210	21	54	17	55	25	378	- 354	18
19	276	325	312	285	511	833	336	324	19
20	313	392	325	296	468	495	367	352	20
21	296	362	316	285	532	537	343	336	21
22	49	5	26	2	29	4	114	- 110	22
23	95	2	9	11	71	6	193	- 187	23
24	62	5	11	12	50	12	152	- 140	24
25	34	6	14	5	7	15	78	- 63	25
26	14	-	-	2	14	-	30	- 29	26
27	83	9	4	12	18	2	128	- 126	27
28	12	16	8	13	9	13	11	11	28
29	152	6	4	5	13	-	181	- 181	29
30	100	-	7	5	12	-	124	- 124	30
31	100	2	7	9	21	-	141	- 141	31
32	20	4	7	2	15	-	48	- 48	32
33	22	3	10	5	10	11	59	- 48	33
34	-	-	4	2	14	7	27	- 21	34
35	5	4	2	2	6	4	23	- 19	35
36	2	3	7	-	18	2	33	- 30	36
37	-	3	9	10	42	2	66	- 64	37
38	3	1	3	-	11	7	24	- 18	38
39	-	4	6	4	17	4	35	- 31	39
40	-	2	7	3	7	4	23	- 19	40
41	-	-	3	-	2	5	10	- 4	41
42	-	-	-	-	3	-	3	- 3	42
43	-	-	2	-	3	-	5	- 5	43
44	15 000	62 500	59 999	45 000	73 333	75 000	26 808	25 177	44

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1995	98 565	90 058	7 238	146	161	45
	Household Income, 1995						
46	Less than \$5,000.....	5 910	914	4 885	9	9	46
47	\$5,000 to \$9,999.....	8 730	2 759	5 813	12	13	47
48	\$10,000 to \$14,999.....	8 291	1 852	6 323	9	9	48
49	\$15,000 to \$19,999.....	7 197	1 149	5 914	15	15	49
50	\$20,000 to \$24,999.....	7 930	1 294	6 520	13	13	50
51	\$25,000 to \$29,999.....	9 225	1 041	8 080	11	14	51
52	\$30,000 to \$34,999.....	6 423	909	5 411	9	9	52
53	\$35,000 to \$39,999.....	5 441	626	4 735	14	16	53
54	\$40,000 to \$49,999.....	9 593	1 922	7 551	9	9	54
55	\$50,000 to \$59,999.....	7 445	1 328	6 034	5	6	55
56	\$60,000 to \$79,999.....	9 454	2 720	6 673	4	7	56
57	\$80,000 to \$99,999.....	4 581	1 022	3 528	-	-	57
58	\$100,000 to \$119,999.....	3 744	906	2 818	-	-	58
59	\$120,000 or more.....	3 275	1 144	2 118	4	4	59
60	Median.....	31 040	34 312	30 616	24 614	26 071	60
	As percent of poverty level						
61	Less than 50 percent.....	6 444	3	6 315	9	9	61
62	50 to 99.....	8 652	3	8 496	9	11	62
63	100 to 149.....	9 619	9	9 425	17	18	63
64	150 to 199.....	9 103	3	8 957	11	11	64
65	200 percent or more.....	63 419	17	62 761	67	75	65
66	Vacant, URE, or Non-Interview.....	1 327	541	766	34	38	66
	Income Sources of Families and Primary Individuals, 1995						
67	Wages and salaries.....	71 656	54 330	16 433	88	96	67
68	Wages and salaries were majority of income.....	63 606	36 924	25 876	77	85	68
69	2 or more people each earned over 20% of wages and salaries.....	f 29857	17 738	11 724	40	46	69
70	Business, farm or ranch.....	11 998	5 222	6 624	15	16	70
71	Social security or pensions.....	28 906	21 360	7 266	23	24	71
72	Interest or dividend(s).....	41 937	23 406	18 279	25	27	72
73	Rental income.....	8 037	3 327	4 628	15	18	73
74	Welfare or SSI.....	5 971	2 078	3 722	7	7	74
75	Alimony or child support.....	4 589	1 663	2 849	2	2	75
76	Other.....	9 531	1 036	8 365	6	6	76
	Amount of Savings and Investments, 1995						
77	Income of \$25,000 or less.....	42 015	26 130	15 194	62	64	77
78	No savings or investments.....	22 921	12 417	9 989	43	45	78
79	\$20,000 or less.....	10 497	2 485	7 900	15	15	79
80	More than \$20,000.....	3 327	831	2 478	-	-	80
81	Not reported.....	5 270	-	5 223	4	4	81
	Food Stamps, 1995						
82	Family members received food stamps.....	7 163	2 840	4 106	6	6	82
83	Did not receive food stamps.....	31 375	17 722	13 207	51	54	83
84	Not reported.....	3 477	1	3 447	4	4	84

Components of Inventory Change: 1995-1997

	95 mobile homes moved out	95 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	508	107	183	157	328	161	1 430	- 1 269	45
46	19	11	24	34	22	9	119	- 111	46
47	49	14	24	27	46	13	171	- 158	47
48	45	11	29	13	19	9	125	- 117	48
49	64	10	22	9	28	15	149	- 134	49
50	57	11	5	24	18	13	128	- 115	50
51	51	7	15	17	18	14	118	- 104	51
52	46	8	20	5	25	9	112	- 103	52
53	42	2	13	2	24	16	97	- 81	53
54	58	9	4	13	37	9	129	- 121	54
55	25	7	15	5	32	6	89	- 83	55
56	27	9	2	6	18	7	67	- 60	56
57	5	2	7	-	17	-	31	- 31	57
58	9	-	4	-	6	-	19	- 19	58
59	3	-	-	-	10	4	17	- 13	59
60	26 568	22 045	18 408	16 944	31 800	26 071	24 745	24 564	60
61	27	11	28	36	24	9	135	- 126	61
62	47	12	19	29	47	11	164	- 153	62
63	71	25	35	22	34	18	203	- 185	63
64	71	5	30	20	19	11	155	- 144	64
65	285	49	71	48	196	75	716	- 641	65
66	8	5	-	3	9	38	58	- 19	66
67	383	78	113	89	238	96	989	- 893	67
68	346	68	97	80	224	85	892	- 806	68
69	186	20	37	33	124	46	440	- 394	69
70	73	18	14	5	44	16	168	- 152	70
71	122	16	57	16	70	24	304	- 280	71
72	111	16	28	18	81	27	280	- 253	72
73	15	7	17	3	43	18	100	- 82	73
74	32	6	37	57	40	7	179	- 172	74
75	32	7	11	15	12	2	79	- 77	75
76	45	3	16	26	40	6	136	- 130	76
77	257	64	113	112	148	64	756	- 692	77
78	164	55	94	93	111	45	560	- 514	78
79	65	7	11	14	15	15	128	- 113	79
80	5	-	-	-	12	-	17	- 17	80
81	23	2	7	5	11	4	52	- 48	81
82	59	13	38	60	48	6	223	- 217	82
83	180	52	73	50	94	54	500	- 446	83
84	18	-	2	2	6	4	33	- 29	84

Components of Inventory Change: 1995-1997

Tables

Additions to the housing
stock

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1997	108 487	112 357	-	294	416	1
	Occupancy Status, 1997						
2	Vacant.....	5 508	12 340	6 421	4	4	2
3	Occupied.....	91 406	98 713	4 020	23	25	3
4	Type B interview.....	277	1 304	855	266	387	4
	Units in Structure, 1997						
5	1, detached.....	65 852	67 962	-	35	37	5
6	1, attached.....	6 430	6 701	-	9	11	6
7	2 to 4.....	10 334	10 507	-	110	115	7
8	5 to 9.....	5 520	5 647	-	3	4	8
9	10 to 19.....	4 921	5 029	-	13	15	9
10	20 to 49.....	3 705	3 818	-	2	2	10
11	50 or more.....	4 065	4 105	-	13	14	11
12	Mobile home or trailer.....	7 554	8 370	-	-	-	12
13	Not reported.....	108	218	-	108	218	13
	Year Structure Built, 1997						
14	1995 to 1999.....	1 050	4 465	-	7	7	14
15	1990 to 1994.....	7 646	7 708	-	4	8	15
16	1985 to 1989.....	9 044	9 091	-	-	2	16
17	1980 to 1984.....	8 317	8 355	-	13	28	17
18	1975 to 1979.....	11 266	11 332	-	13	18	18
19	1970 to 1974.....	11 379	11 420	-	14	22	19
20	1960 to 1969.....	15 774	15 815	-	38	46	20
21	1950 to 1959.....	13 607	13 631	-	27	36	21
22	1940 to 1949.....	8 312	8 332	-	31	37	22
23	1930 to 1939.....	6 680	6 734	-	41	79	23
24	1920 to 1929.....	5 529	5 544	-	29	39	24
25	1919 or earlier.....	9 886	9 927	-	76	93	25
26	Unknown.....	-	-	-	-	-	26
27	Median	1 963	1 962		1 949	1 930	27
	Duration of Vacancy, 1997						
28	Less than 1 month vacant.....	529	3 075	2 485	-	-	28
29	1 month up to 2 months.....	40	1 381	1 322	-	-	29
30	2 months up to 6 months.....	253	2 729	2 401	2	2	30
31	6 months up to 1 year.....	152	1 466	1 277	-	-	31
32	1 year up to 2 years.....	27	912	857	-	-	32
33	2 years or more.....	693	2 250	1 504	-	-	33
34	Never occupied as a permanent home.....	103	501	274	-	-	34
35	Don't know.....	301	1 331	846	268	389	35
	Metro/Nonmetropolitan Area, 1997						
36	Inside metropolitan statistical areas.....	82 359	85 160	-	237	332	36
37	In central cities.....	33 111	33 694	-	153	215	37
38	Suburbs.....	49 248	51 466	-	84	117	38
39	Outside metropolitan statistical areas.....	26 129	27 197	-	56	84	39
	Regions, 1997						
40	Northeast.....	20 816	21 182	-	82	118	40
41	Midwest.....	25 969	26 764	-	62	93	41
42	South.....	39 253	41 096	-	103	142	42
43	West.....	22 449	23 316	-	47	63	43

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	26	134	3 587	-	4 162	294	3 869	1
2	7	43	360	-	414	4	410	2
3	18	85	3 183	-	3 310	23	3 287	3
4	1	6	44	-	438	266	172	4
5	-	77	2 032	-	2 146	35	2 110	5
6	-	6	263	-	280	9	271	6
7	-	18	150	-	283	110	173	7
8	-	10	115	-	130	3	127	8
9	-	4	102	-	121	13	109	9
10	-	3	110	-	115	2	113	10
11	-	6	33	-	53	13	40	11
12	26	8	781	-	816	-	816	12
13	-	-	-	-	218	108	110	13
14	-	5	3 411	-	3 423	7	3 416	14
15	1	11	45	-	66	4	62	15
16	-	9	37	-	48	-	48	16
17	3	4	17	-	51	13	38	17
18	4	20	37	-	80	13	67	18
19	10	10	13	-	55	14	42	19
20	4	15	15	-	80	38	42	20
21	3	9	2	-	51	27	24	21
22	-	11	3	-	51	31	20	22
23	-	9	7	-	95	41	54	23
24	-	6	-	-	45	29	15	24
25	-	25	-	-	118	76	42	25
26	-	-	-	-	-	-	-	26
27	1 972	1 965	1 997	-	1 997	1 949	1 997	27
28	-	4	57	-	60	-	60	28
29	-	1	18	-	19	-	19	29
30	1	3	71	-	77	2	75	30
31	3	-	35	-	37	-	37	31
32	-	3	25	-	28	-	28	32
33	2	30	22	-	53	-	53	33
34	2	3	120	-	124	-	124	34
35	1	6	57	-	453	268	185	35
36	14	100	2 593	-	3 038	237	2 801	36
37	-	45	476	-	736	153	582	37
38	14	54	2 117	-	2 302	84	2 219	38
39	13	34	993	-	1 124	56	1 068	39
40	4	30	296	-	447	82	365	40
41	4	21	739	-	856	62	795	41
42	15	65	1 724	-	1 945	103	1 842	42
43	4	18	828	-	913	47	866	43

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
	Urbanized Areas, 1997						
44	Inside Urbanized Areas.....	76 819	78 809	-	265	357	44
45	In central cities of P(MSA)s.....	33 111	33 694	-	153	215	45
46	Urban Fringe.....	34 698	35 900	-	64	89	46
47	Other urban.....	9 009	9 215	-	47	53	47
48	Outside Urbanized Areas.....	30 966	33 547	703	29	59	48
	Heating and Cooling Degree Day Zone, 1997¹⁴						
49	Coldest: Over 7,000 heating degree days and under 2,000 cooling degree days.....	11 130	11 568	48	22	24	49
50	Cold: 5,500-7,000 heating degree days and under 2,000 cooling degree days.....	29 673	30 450	32	79	113	50
51	Cool: 4,000-5,500 heating degree days and under 2,000 cooling degree days.....	24 290	25 105	-	79	124	51
52	Mild: Under 4,000 heating degree days and under 2,000 cooling degree days.....	21 454	22 390	9	51	76	52
53	Mixed: 2,000-4,000 heating degree days and over 2,000 cooling degree days.....	13 657	14 244	-	33	46	53
54	Hot: Under 2,000 heating degree days and over 2,000 cooling degree days.....	8 152	8 600	42	31	33	54
	Tenure, 1997						
55	Owner occupied.....	58 827	65 715	4 174	11	11	55
56	Percentage owner-occupied.....	68%	67%	45%	46%	44%	56
57	Renter occupied.....	27 366	32 998	5 059	13	14	57
	Race and Origin, 1997						
58	White.....	72 793	81 945	6 322	15	16	58
59	Non-Hispanic.....	66 481	75 284	6 147	15	16	59
60	Hispanic.....	4 890	6 661	1 597	-	-	60
61	Black.....	9 283	11 749	2 162	6	6	61
62	Other.....	2 977	5 019	1 889	2	2	62
63	Total Hispanic.....	6 019	8 277	2 050	-	-	63

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
44	7	80	1 811	-	2 255	265	1 990	44
45	-	45	476	-	736	153	582	45
46	4	21	1 153	-	1 266	64	1 202	46
47	4	13	183	-	253	47	206	47
48	19	54	1 776	-	1 907	29	1 878	48
49	5	15	368	-	413	22	391	49
50	3	23	685	-	823	79	744	50
51	-	35	733	-	893	79	814	51
52	13	20	869	-	978	51	927	52
53	2	34	538	-	619	33	587	53
54	4	6	394	-	436	31	406	54
55	13	26	2 674	-	2 724	11	2 713	55
56	72%	31%	84%	-	82%	46%	83%	56
57	5	58	509	-	586	13	573	57
58	17	68	2 744	-	2 845	15	2 830	58
59	14	65	2 575	-	2 671	15	2 656	59
60	2	3	169	-	174	-	174	60
61	1	6	296	-	310	6	304	61
62	-	10	143	-	155	2	153	62
63	2	4	202	-	208	-	208	63

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1997	108 487	112 357	-	294	416	1
2	Multi-unit Structures	26 598	28 975	1 824	18	19	2
	Stories in Structure, 1997						
3	1	3 754	3 829	-	25	28	3
4	2	12 094	12 322	-	40	43	4
5	3	7 052	7 257	-	45	47	5
6	4 to 6.....	5 641	5 697	-	28	31	6
7	7 or more.....	2	2	-	2	2	7
	External Building Conditions, 1997						
8	Sagging roof.....	8	516	501	-	-	8
9	Missing roofing material.....	9	1 166	1 141	-	-	9
10	Hole in roof.....	2	601	592	-	-	10
11	Missing bricks, siding, other outside w.....	85	813	717	-	-	11
12	Sloping outside walls.....	4	379	375	-	-	12
13	Broken windows.....	67	1 093	1 024	-	-	13
14	Bars on windows.....	230	2 381	2 145	2	2	14
15	Foundation crumbling or has open crack.....	22	584	551	-	-	15
16	None of the Above.....	15 591	21 445	5 363	14	15	16
	Rooms, 1997						
17	1 room.....	160	356	190	-	-	17
18	2 rooms.....	405	1 401	988	-	-	18
19	3 rooms.....	7 312	11 507	4 003	6	7	19
20	4 rooms.....	14 034	23 372	8 814	9	9	20
21	5 rooms.....	12 562	24 480	10 832	9	9	21
22	6 rooms.....	10 180	21 374	10 480	2	2	22
23	7 rooms.....	5 620	13 853	7 761	2	2	23
24	8 rooms.....	2 994	8 378	4 992	-	-	24
25	9 rooms.....	1 111	4 220	2 895	-	-	25
26	10 rooms or more.....	1 178	3 029	1 711	-	-	26
27	Not Applicable.....	266	387	-	266	387	27
28	Median	5.5	5.8	6.1	4.9	4.8	28
	Bedrooms, 1997						
29	None.....	231	491	253	-	-	29
30	1.....	11 585	14 834	3 016	6	7	30
31	2.....	27 785	34 529	5 934	15	15	31
32	3.....	35 529	43 905	6 500	6	6	32
33	4 or more.....	13 196	18 212	4 193	-	-	33
34	Not Applicable.....	266	387	-	266	387	34
35	Median	3.1	3.1	3.1	2.5	2.5	35
	Complete Bathrooms, 1997						
36	None.....	583	1 542	939	-	-	36
37	1.....	45 113	51 287	5 638	15	16	37
38	1 and one-half.....	9 719	14 934	5 019	2	2	38
39	2 or more.....	36 207	44 207	5 003	11	11	39
40	Not applicable.....	266	387	-	266	387	40
41	Median	1.5	1.6	1.7	1.5	1.5	41

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	26	134	3 587	-	4 162	294	3 869	1
2	-	42	510	-	571	18	553	2
3	-	2	70	-	100	25	75	3
4	-	18	207	-	268	40	227	4
5	-	12	190	-	249	45	204	5
6	-	11	43	-	84	28	56	6
7	-	-	-	-	2	2	-	7
8	-	2	4	-	6	-	6	8
9	-	2	14	-	16	-	16	9
10	-	2	5	-	7	-	7	10
11	-	3	8	-	11	-	11	11
12	-	1	-	-	1	-	1	12
13	-	2	-	-	2	-	2	13
14	-	6	-	-	8	2	6	14
15	-	2	7	-	10	-	10	15
16	-	28	462	-	505	14	491	16
17	-	4	3	-	6	-	6	17
18	-	3	5	-	8	-	8	18
19	3	20	167	-	198	6	192	19
20	14	32	477	-	532	9	523	20
21	9	27	1 049	-	1 094	9	1 086	21
22	-	20	695	-	716	2	714	22
23	-	15	457	-	473	2	471	23
24	-	11	382	-	393	-	393	24
25	-	1	213	-	214	-	214	25
26	-	1	139	-	141	-	141	26
27	-	-	-	-	387	266	121	27
28	4.7	5.3	6.1	-	6.1	4.9	6.1	28
29	-	4	3	-	6	-	6	29
30	3	22	207	-	239	6	233	30
31	14	55	740	-	825	15	810	31
32	9	44	1 823	-	1 882	6	1 876	32
33	-	9	814	-	823	-	823	33
34	-	-	-	-	387	266	121	34
35	2.7	2.7	3.5	-	3.4	2.5	3.4	35
36	-	8	13	-	20	-	20	36
37	12	72	450	-	550	15	535	37
38	4	6	185	-	197	2	195	38
39	10	48	2 939	-	3 008	11	2 997	39
40	-	-	-	-	387	266	121	40
41	1.6	1.4	2.4	-	2.4	1.5	2.4	41

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
42	SINGLE DETACHED AND MOBILE HOMES						
	Total, 1997.....	71 342	76 301	2 034	5	5	42
	Square Footage of the Unit, 1997						
43	Less than 500.....	1 092	1 229	49	-	-	43
44	500 to 749.....	3 032	3 199	62	-	-	44
45	750 to 999.....	6 256	6 540	108	3	3	45
46	1,000 to 1,499.....	16 309	17 268	348	-	-	46
47	1,500 to 1,999.....	14 197	15 132	338	-	-	47
48	2,000 to 2,499.....	10 092	10 789	268	-	-	48
49	2,500 to 2,999.....	5 618	5 984	162	2	2	49
50	3,000 to 3,999.....	5 121	5 588	178	-	-	50
51	4,000 or more.....	2 903	3 203	130	-	-	51
52	Median.....	1 698	1 705	1 876	958	958	52
	Lot Size, 1997						
53	Less than one-eighth acre.....	10 314	10 587	-	5	6	53
54	one-eighth up to one-quarter acre.....	19 858	20 497	-	4	4	54
55	one-quarter up to one-half acre.....	14 389	14 947	-	2	2	55
56	one-half up to one acre.....	9 334	9 694	-	2	2	56
57	1 to 4 acres.....	13 114	13 803	-	2	2	57
58	5-9 acres.....	1 937	2 042	-	3	3	58
59	10 acres or more.....	3 955	4 081	-	2	2	59
60	Don't Know.....	12	105	-	12	12	60
61	Not reported.....	2	33	-	2	2	61
62	Median.....	0.4	0.4	-	0.4	0.3	62

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
42	26	85	2 813	-	2 930	5	2 925	42
43	3	18	68	-	88	-	88	43
44	3	5	95	-	104	-	104	44
45	9	2	165	-	179	3	176	45
46	2	12	598	-	611	-	611	46
47	1	15	581	-	597	-	597	47
48	-	7	423	-	430	-	430	48
49	-	1	203	-	206	2	204	49
50	-	-	289	-	289	-	289	50
51	-	9	161	-	170	-	170	51
52	833	1 395	1 814	-	1 797	-	1 797	52
53	14	11	247	-	278	5	273	53
54	5	33	602	-	644	4	640	54
55	-	16	543	-	560	2	558	55
56	1	7	351	-	361	2	359	56
57	7	15	667	-	691	2	689	57
58	-	1	104	-	108	3	105	58
59	-	3	124	-	129	2	126	59
60	-	-	93	-	105	12	93	60
61	-	-	31	-	33	2	31	61
62	0.1	0.2	0.5	-	0.5	0.4	0.5	62

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1997.....	108 487	112 357	-	294	416	1
	Equipment, 1997						
2	Lacking complete kitchen facilities.....	1 072	5 631	4 403	-	-	2
3	With complete kitchen.....	98 555	106 339	4 192	28	29	3
4	Not Applicable.....	266	387	-	266	387	4
5	Kitchen Sink.....	104 166	110 952	3 070	28	29	5
6	Refrigerator.....	101 396	108 867	3 832	28	29	6
7	Burners and oven.....	100 599	108 492	4 224	28	29	7
8	Oven only.....	12	419	396	-	-	8
9	Neither burners nor oven.....	580	2 794	2 153	-	-	9
10	Dishwasher.....	49 199	57 652	5 463	13	13	10
11	Washing machine.....	69 592	79 943	7 122	20	20	11
12	Clothes dryer.....	65 350	76 314	7 789	18	18	12
13	Disposal in kitchen sink.....	39 054	45 901	4 587	12	13	13
14	Air conditioning.....	71 835	83 263	8 276	20	20	14
15	Central.....	46 255	54 936	5 735	18	18	15
16	1 room unit.....	10 824	20 243	9 248	-	-	16
17	2 room units.....	3 896	7 659	3 718	2	2	17
18	3 room units or more.....	1 614	2 972	1 348	-	-	18
	Main Heating Equipment, 1997						
19	Warm-air furnace.....	48 050	66 783	16 181	9	9	19
20	Steam or hot water system.....	10 744	13 622	2 743	6	6	20
21	Electric heat pump.....	6 655	12 916	5 388	12	12	21
22	Built-in electric units.....	3 017	5 017	1 927	-	-	22
23	Floor, wall, or other built-in hot air.....	2 216	6 053	3 781	1	2	23
24	Room heaters with flue.....	476	1 754	1 272	-	-	24
25	Room heaters without flue.....	771	2 002	1 225	-	-	25
26	Portable electric heaters.....	260	839	570	-	-	26
27	Stoves.....	840	1 353	495	-	-	27
28	Fireplaces with inserts.....	50	158	108	-	-	28
29	Fireplaces without inserts.....	25	116	91	-	-	29
30	Other.....	52	632	570	-	-	30
31	None.....	338	598	252	-	-	31
32	Cooking Stove.....	-	127	127	-	-	32
	Plumbing, 1997						
33	Total.....	101 589	111 970	6 633	28	29	33
34	With all plumbing facilities.....	101 403	109 187	4 105	26	27	34
35	Lacking some plumbing facilities.....	186	2 783	2 528	2	2	35
36	No hot piped water.....	36	1 167	1 111	-	-	36
37	No bathtub nor shower.....	125	874	739	-	-	37
38	No flush toilet.....	88	765	666	-	-	38
39	Housing units with heating fuel.....	95 396	104 643	5 680	26	27	39
	Main House Heating Fuel, 1997						
40	Electricity.....	24 395	34 181	8 174	16	16	40
41	Piped gas.....	40 030	50 647	9 119	5	6	41
42	Bottled gas.....	2 904	5 385	2 176	-	-	42
43	Fuel oil.....	8 592	10 650	1 963	4	4	43
44	Kerosene or other liquid fuel.....	359	867	494	-	-	44
45	Coal or coke.....	164	216	53	-	-	45
46	Wood.....	1 546	2 213	641	-	-	46
47	Solar energy.....	8	33	24	-	-	47
48	Other.....	35	452	399	-	-	48

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	26	134	3 587	-	4 162	294	3 869	1
2	4	22	130	-	157	-	157	2
3	22	112	3 456	-	3 619	28	3 592	3
4	-	-	-	-	387	266	121	4
5	26	127	3 561	-	3 744	28	3 716	5
6	23	118	3 497	-	3 667	28	3 639	6
7	26	116	3 526	-	3 696	28	3 668	7
8	-	1	9	-	10	-	10	8
9	1	17	43	-	61	-	61	9
10	5	58	2 927	-	3 003	13	2 990	10
11	15	61	3 154	-	3 250	20	3 229	11
12	14	60	3 102	-	3 194	18	3 176	12
13	3	41	2 215	-	2 271	12	2 260	13
14	18	84	3 051	-	3 173	20	3 152	14
15	13	55	2 879	-	2 965	18	2 947	15
16	2	19	151	-	171	-	171	16
17	1	6	39	-	48	2	46	17
18	2	5	3	-	11	-	11	18
19	19	63	2 470	-	2 561	9	2 552	19
20	-	23	112	-	142	6	135	20
21	1	23	849	-	885	12	873	21
22	-	3	71	-	74	-	74	22
23	-	10	45	-	57	1	56	23
24	1	2	2	-	6	-	6	24
25	-	4	2	-	6	-	6	25
26	1	3	5	-	9	-	9	26
27	-	1	17	-	18	-	18	27
28	-	-	-	-	-	-	-	28
29	-	-	-	-	-	-	-	29
30	2	1	8	-	11	-	11	30
31	1	1	5	-	8	-	8	31
32	-	-	-	-	-	-	-	32
33	26	134	3 587	-	3 776	28	3 748	33
34	25	126	3 527	-	3 705	26	3 680	34
35	1	8	59	-	71	2	68	35
36	-	7	13	-	20	-	20	36
37	-	4	8	-	11	-	11	37
38	-	4	7	-	11	-	11	38
39	21	108	3 437	-	3 593	26	3 567	39
40	11	46	1 555	-	1 628	16	1 612	40
41	3	38	1 455	-	1 503	5	1 497	41
42	5	4	296	-	305	-	305	42
43	-	16	78	-	99	4	94	43
44	2	3	9	-	14	-	14	44
45	-	-	-	-	-	-	-	45
46	-	1	26	-	27	-	27	46
47	-	-	-	-	-	-	-	47
48	-	-	17	-	17	-	17	48

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1997	108 487	112 357	-	294	416	1
	Selected Amenities, 1997						
2	Porch, deck, balcony, or patio.....	71 705	84 595	9 864	18	18	2
3	Usable fireplace.....	28 243	34 002	4 019	11	11	3
4	Separate dining room.....	31 320	41 815	8 983	9	9	4
5	With 2 or more living rooms or recreation rooms.....	7 899	12 835	4 475	2	2	5
6	Garage or carport included with home.....	53 218	62 529	6 966	12	13	6
7	Not included.....	39 310	49 204	8 494	16	16	7
8	Offstreet Parking included.....	27 773	40 038	10 993	14	14	8
	Owners or Manager on Property, 1997						
9	Rental, multiunit.....	17 760	20 967	2 863	9	11	9
10	Owner or manager lives on property.....	2 814	5 799	2 893	5	6	10
11	Neither *** lives on property.....	9 351	15 167	5 565	4	4	11
	Selected Deficiencies, 1997						
12	Holes in floors.....	180	1 559	1 340	-	-	12
13	Open cracks or holes (interior).....	1 271	6 729	5 369	-	-	13
14	Broken plaster or peeling paint (interi.....	721	3 537	2 790	-	-	14
15	Exposed wiring.....	56	900	820	-	-	15
16	No electrical wiring.....	66	164	95	-	-	16
17	Rooms without electrical outlets.....	298	2 460	2 116	-	-	17
18	Single family detached houses.....	7 572	17 313	9 433	12	13	18
19	Single family attached or 1 to 3 story.....	5 016	7 065	1 910	3	4	19
20	4 to 6 story multiunit.....	2 495	17 958	15 102	7	9	20
21	7 stories or more multiunit.....	1 428	2 986	1 550	6	6	21
22	Mobile Homes.....	110	829	697	-	-	22
23	Residential parking lots.....	5 605	16 393	10 427	16	17	23
24	Commercial, institutional, or industria.....	5 876	15 234	9 166	7	9	24
25	Body of water.....	967	4 481	3 385	4	4	25
26	Open space, park, farm, or ranch.....	2 355	9 241	6 619	3	4	26
27	4+ lane highway, railroad, or airport.....	1 258	6 385	5 001	2	2	27
	Other Buildings Vandalized or with Interior Exposed, 1997						
28	None.....	20 693	25 398	4 199	16	17	28
29	1 building.....	52	857	795	-	-	29
30	More than 1 building.....	215	1 216	999	2	2	30
31	No buildings within 300 feet.....	26	646	597	-	-	31
32	Not reported.....	-	44	44	-	-	32
	Bars on Windows of Buildings, 1997						
33	With other buildings within 300 ft.....	24 492	27 128	2 109	18	19	33
34	No bars on windows.....	17 300	22 382	4 581	18	19	34
35	1 building with bars.....	27	533	505	-	-	35
36	2 or more buildings with bars.....	1 546	3 787	2 227	-	-	36
37	Not reported.....	33	411	368	-	-	37

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	26	134	3 587	-	4 162	294	3 869	1
2	14	70	2 942	-	3 045	18	3 027	2
3	-	24	1 716	-	1 750	11	1 740	3
4	-	43	1 469	-	1 520	9	1 511	4
5	-	14	447	-	463	2	461	5
6	2	40	2 303	-	2 357	12	2 346	6
7	25	92	1 282	-	1 415	16	1 399	7
8	18	65	1 190	-	1 287	14	1 273	8
9	-	24	318	-	353	9	343	9
10	-	2	89	-	97	5	92	10
11	-	21	230	-	255	4	251	11
12	2	11	25	-	38	-	38	12
13	3	16	69	-	89	-	89	13
14	1	13	12	-	26	-	26	14
15	1	5	18	-	24	-	24	15
16	3	1	-	-	4	-	4	16
17	1	7	38	-	46	-	46	17
18	-	20	288	-	320	12	309	18
19	-	9	129	-	142	3	139	19
20	-	24	336	-	368	7	361	20
21	-	5	3	-	14	6	8	21
22	-	1	20	-	22	-	22	22
23	-	25	334	-	377	16	361	23
24	-	30	161	-	200	7	193	24
25	-	6	124	-	133	4	129	25
26	-	13	252	-	270	3	267	26
27	-	10	117	-	129	2	127	27
28	-	35	470	-	522	16	506	28
29	-	1	8	-	9	-	9	29
30	-	2	-	-	4	2	2	30
31	-	1	22	-	23	-	23	31
32	-	-	-	-	-	-	-	32
33	-	39	486	-	545	18	527	33
34	-	31	468	-	519	18	500	34
35	-	1	-	-	1	-	1	35
36	-	6	8	-	14	-	14	36
37	-	1	8	-	10	-	10	37

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

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

	Characteristics	Present	Present	Changed in	95 units affected by conversion	97 units resulting from conversion	
	OCCUPIED UNITS						
38	Total, 1997	91 406	98 713	4 020	23	25	38
	Water Supply Stoppage, 1997						
39	With hot and cold piped water.....	89 185	98 374	5 909	23	25	39
40	No stoppage in last 3 months.....	80 797	93 215	9 419	23	25	40
41	With stoppage in last 3 months.....	447	5 158	4 431	-	-	41
42	No stoppage lasting 6 hours or more.....	101	1 573	1 392	-	-	42
43	1 time lasting 6 hours or more.....	63	1 572	1 410	-	-	43
44	2 times.....	16	503	458	-	-	44
45	3 times.....	13	203	175	-	-	45
46	4 times or more.....	-	134	113	-	-	46
47	Number of times not reported.....	- 3	1 174	1 141	-	-	47
	Sewage Disposal Breakdowns, 1997						
48	With public sewer.....	66 768	75 804	6 845	18	19	48
49	No breakdowns in last 3 months.....	64 803	74 951	7 963	18	19	49
50	With breakdowns in last 3 months.....	26	853	822	-	-	50
51	No breakdowns lasting 6 hours or more.....	-	368	365	-	-	51
52	1 time lasting 6 hours or more.....	6	381	372	-	-	52
53	2 times.....	2	52	51	-	-	53
54	3 times.....	-	5	5	-	-	54
55	4 times or more.....	-	21	21	-	-	55
56	Number of times not reported.....	-	26	26	-	-	56
57	With septic tank or cesspool.....	19 427	22 815	2 298	5	5	57
58	No breakdowns in last 3 months.....	18 718	22 415	2 642	5	5	58
59	With breakdowns in last 3 months.....	8	400	358	-	-	59
60	No breakdowns lasting 6 hours or more.....	-	110	105	-	-	60
61	1 time lasting 6 hours or more.....	1	246	225	-	-	61
62	2 times.....	-	13	7	-	-	62
63	3 times.....	-	5	5	-	-	63
64	4 times or more.....	-	15	10	-	-	64
65	Number of times not reported.....	-	12	12	-	-	65
	Heating Problems, 1997						
66	With heating equipment and occupied last winter.....	72 928	86 534	11 205	21	22	66
67	Not uncomfortably cold for 24 hours or more last winter.....	63 849	78 983	12 906	19	20	67
68	Uncomfortably cold for 24 hours or more last winter.....	1 090	7 551	6 288	2	2	68
69	Equipment breakdowns.....	72 928	86 534	11 205	21	22	69
70	No breakdowns lasting 6 hours or more.....	-	152	146	-	-	70
71	1 time lasting 6 hours or more.....	41	1 094	1 028	-	-	71
72	2 times.....	12	404	385	-	-	72
73	3 times.....	-	166	163	-	-	73
74	4 times or more.....	6	115	106	-	-	74
75	Number of times not reported.....	7	168	157	-	-	75
76	Other causes.....	- 15	5 516	5 405	2	2	76
77	Utility interruption.....	- 5	2 171	2 101	2	2	77
78	Inadequate heating capacity.....	- 2	876	870	-	-	78
79	Inadequate insulation.....	- 2	815	813	-	-	79
80	Other.....	- 5	1 654	1 620	-	-	80

Components of Inventory Change: 1995-1997

	97 mobile homes	97 units derived from nonresidential	Units added through new	Units added through other	Total	Total	Net	
38	18	85	3 183	-	3 310	23	3 287	38
39	18	83	3 177	-	3 303	23	3 280	39
40	14	79	2 905	-	3 022	23	2 999	40
41	4	4	272	-	280	-	280	41
42	2	-	78	-	79	-	79	42
43	1	-	98	-	99	-	99	43
44	-	1	28	-	29	-	29	44
45	1	-	14	-	15	-	15	45
46	-	1	21	-	22	-	22	46
47	-	1	35	-	36	-	36	47
48	13	67	2 110	-	2 209	18	2 191	48
49	13	66	2 106	-	2 204	18	2 186	49
50	-	1	4	-	5	-	5	50
51	-	-	2	-	2	-	2	51
52	-	1	2	-	3	-	3	52
53	-	-	-	-	-	-	-	53
54	-	-	-	-	-	-	-	54
55	-	-	-	-	-	-	-	55
56	-	-	-	-	-	-	-	56
57	5	18	1 067	-	1 095	5	1 090	57
58	5	18	1 033	-	1 061	5	1 055	58
59	-	-	35	-	35	-	35	59
60	-	-	5	-	5	-	5	60
61	-	-	19	-	19	-	19	61
62	-	-	5	-	5	-	5	62
63	-	-	-	-	-	-	-	63
64	-	-	5	-	5	-	5	64
65	-	-	-	-	-	-	-	65
66	15	61	2 323	-	2 422	21	2 400	66
67	13	55	2 159	-	2 247	19	2 228	67
68	2	6	165	-	175	2	173	68
69	15	61	2 323	-	2 422	21	2 400	69
70	-	-	7	-	7	-	7	70
71	-	-	24	-	24	-	24	71
72	1	1	4	-	7	-	7	72
73	-	1	2	-	4	-	4	73
74	-	-	2	-	2	-	2	74
75	-	-	4	-	4	-	4	75
76	1	3	122	-	128	2	126	76
77	-	3	73	-	77	2	75	77
78	1	-	7	-	8	-	8	78
79	-	-	4	-	4	-	4	79
80	-	-	39	-	39	-	39	80

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

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

Characteristics		Present	Present	Changed in	95 units affected by conversion	97 units resulting from conversion	
Overall Opinion of Structure, 1997							
81	1 (worst).....	29	550	515	-	-	81
82	2	13	320	304	-	-	82
83	3	36	870	826	-	-	83
84	4	50	1 295	1 236	-	-	84
85	5	1 053	6 623	5 479	4	4	85
86	6	572	5 700	5 049	3	4	86
87	7	2 422	13 741	11 058	5	5	87
88	8	7 964	26 254	17 578	6	6	88
89	9	3 107	13 588	9 903	4	4	89
90	10 (best).....	14 354	26 840	11 037	-	-	90
Selected Physical Problems, 1997							
91	Selected physical problems.....	234	1 489	1 241	-	-	91
92	Plumbing.....	197	1 101	896	-	-	92
93	Heating.....	16	281	259	-	-	93
94	Electric.....	-	10	9	-	-	94
95	Upkeep.....	7	122	115	-	-	95
96	Hallways.....	-	14	14	-	-	96
97	Moderate physical problems.....	1 033	4 885	3 777	-	-	97
98	Plumbing.....	3	173	158	-	-	98
99	Heating.....	625	1 660	1 034	-	-	99
100	Upkeep.....	165	1 357	1 171	-	-	100
101	Hallways.....	-	56	56	-	-	101
102	Kitchen.....	98	1 850	1 713	-	-	102

Components of Inventory Change: 1995-1997

	97 mobile homes	97 units derived from nonresidential	Units added through new	Units added through other	Total	Total	Net	
81	-	-	7	-	7	-	7	81
82	-	-	2	-	2	-	2	82
83	1	1	5	-	8	-	8	83
84	1	1	6	-	8	-	8	84
85	5	13	73	-	95	4	91	85
86	1	4	74	-	83	3	80	86
87	2	18	241	-	266	5	261	87
88	1	16	695	-	718	6	712	88
89	3	6	569	-	583	4	578	89
90	3	22	1 424	-	1 448	-	1 448	90
91	1	3	10	-	14	-	14	91
92	1	1	6	-	8	-	8	92
93	-	1	4	-	6	-	6	93
94	1	-	-	-	1	-	1	94
95	-	-	-	-	-	-	-	95
96	-	-	-	-	-	-	-	96
97	2	6	67	-	75	-	75	97
98	-	2	11	-	12	-	12	98
99	-	1	-	-	1	-	1	99
100	2	1	19	-	22	-	22	100
101	-	-	-	-	-	-	-	101
102	-	2	37	-	39	-	39	102

Table 5. Household Composition - Occupied Units (Additions)

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1997	143 217	254 181	102 090	38	39	1
2	Population in housing units	59 046	98 713	36 381	23	25	2
	Persons, 1997						
3	1 person.....	16 703	25 185	7 896	12	13	3
4	2 persons.....	20 832	32 119	10 089	10	10	4
5	3 persons.....	8 000	16 352	7 732	2	2	5
6	4 persons.....	8 600	14 824	5 690	-	-	6
7	5 persons.....	3 435	6 449	2 775	-	-	7
8	6 persons.....	1 057	2 334	1 208	-	-	8
9	7 persons or more.....	419	1 451	991	-	-	9
10	Median	2.6	2.8	3.0	2.0	2.0	10
	Number of Single Children Under 18 Years Old, 1997						
11	None.....	51 675	68 366	14 704	21	22	11
12	1.....	5 045	14 130	8 466	2	2	12
13	2.....	5 092	10 934	5 379	-	-	13
14	3.....	1 619	3 859	2 073	-	-	14
15	4.....	311	1 024	681	-	-	15
16	5.....	72	281	195	-	-	16
17	6 or more.....	57	119	60	-	-	17
18	Median	0.6	0.7	1.1	0.5	0.5	18
	Age of Householder, 1997						
19	Under 25 years.....	124	4 936	4 613	-	-	19
20	25 to 29.....	251	8 012	7 281	5	5	20
21	30 to 34.....	184	10 102	9 439	4	4	21
22	35 to 44.....	288	22 750	21 509	5	6	22
23	45 to 54.....	140	19 000	18 323	4	4	23
24	55 to 64.....	58	12 632	12 251	2	2	24
25	65 to 74.....	78	11 107	10 823	-	-	25
26	75 years and over.....	126	10 173	9 939	2	2	26
27	Median	37	47	47	39	39	27
	Years of School Completed By Householder, 1997						
28	No school years completed.....	209	359	149	-	-	28
	Elementary:						
29	less than 8 years.....	1 889	2 717	802	-	-	29
30	8 years.....	3 073	4 293	1 146	-	-	30
	High School:						
31	1 to 3 years.....	7 398	11 107	3 465	-	-	31
32	4 years.....	24 606	32 835	7 282	6	6	32
	College:						
33	1 to 3 years.....	15 238	23 162	7 060	10	10	33
34	4 or more years.....	17 637	24 239	5 472	7	9	34
35	Median	12.9	12.9	13.0	14.7	15.0	35
	Year Householder Moved Into Unit, 1997						
36	1995 to 1999.....	11 551	32 220	17 435	10	10	36
37	1990 to 1994.....	23 498	24 794	1 274	4	4	37
38	1985 to 1989.....	12 186	12 769	567	4	4	38
39	1980 to 1984.....	6 202	6 556	346	1	2	39
40	1975 to 1979.....	6 387	6 730	339	-	-	40
41	1970 to 1974.....	4 512	4 685	172	4	4	41
42	1960 to 1969.....	5 609	5 855	246	-	-	42
43	1950 to 1959.....	3 317	3 467	150	-	-	43
44	1940 to 1949.....	1 080	1 133	53	-	-	44
45	1939 or earlier.....	457	504	46	-	-	45
46	Median	1 981	1 988	1 993	1 987	1 991	46

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	37	186	8 643	-	8 913	38	8 876	1
2	18	85	3 183	-	3 310	23	3 287	2
3	8	27	550	-	597	12	586	3
4	5	32	1 161	-	1 208	10	1 198	4
5	2	14	603	-	622	2	620	5
6	-	8	526	-	534	-	534	6
7	-	3	235	-	238	-	238	7
8	1	1	66	-	69	-	69	8
9	1	-	41	-	42	-	42	9
10	2.1	2.5	2.9	-	2.9	2.0	2.9	10
11	13	59	1 915	-	2 009	21	1 988	11
12	1	17	601	-	622	2	620	12
13	1	5	457	-	464	-	464	13
14	1	4	162	-	167	-	167	14
15	-	-	32	-	32	-	32	15
16	1	-	13	-	14	-	14	16
17	-	-	2	-	2	-	2	17
18	0.7	0.7	0.8	-	0.8	0.5	0.8	18
19	1	9	189	-	199	-	199	19
20	1	16	462	-	485	5	480	20
21	10	17	453	-	484	4	480	21
22	1	17	935	-	959	5	953	22
23	-	11	526	-	542	4	538	23
24	-	9	314	-	326	2	323	24
25	3	6	198	-	206	-	206	25
26	2	-	106	-	110	2	108	26
27	33	35	40	-	40	39	40	27
28	-	1	-	-	1	-	1	28
29	1	-	25	-	26	-	26	29
30	4	-	70	-	74	-	74	30
31	1	6	237	-	244	-	244	31
32	6	19	922	-	954	6	947	32
33	4	28	833	-	874	10	864	33
34	2	30	1 097	-	1 138	7	1 130	34
35	12.5	14.7	14.2	-	14.2	14.7	14.2	35
36	13	67	3 154	-	3 154	10	3 235	36
37	2	5	14	-	14	4	21	37
38	1	4	12	-	12	4	17	38
39	1	2	3	-	3	1	8	39
40	-	4	-	-	-	-	4	40
41	-	1	-	-	-	4	1	41
42	-	-	-	-	-	-	-	42
43	-	-	-	-	-	-	-	43
44	-	-	-	-	-	-	-	44
45	-	-	-	-	-	-	-	45
46	1 996	1 996	1 996	-	1 996	1 992	1 996	46

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
1	Total, 1997	108 487	112 357	-	294	416	1
	Monthly Housing Costs, 1997						
2	Less than \$100.....	285	961	640	-	-	2
3	\$100 to \$199.....	2 926	6 586	3 461	-	-	3
4	\$200 to \$249.....	930	4 863	3 842	-	-	4
5	\$250 to \$299.....	724	4 719	3 891	-	-	5
6	\$300 to \$349.....	491	3 850	3 267	2	2	6
7	\$350 to \$399.....	431	3 540	3 031	-	-	7
8	\$400 to \$449.....	366	3 072	2 603	2	2	8
9	\$450 to \$499.....	301	2 512	2 147	2	2	9
10	\$500 to \$599.....	1 084	4 807	3 527	-	-	10
11	\$600 to \$699.....	858	4 369	3 348	2	2	11
12	\$700 to \$799.....	927	4 312	3 245	-	-	12
13	\$800 to \$999.....	2 187	6 758	4 223	-	-	13
14	\$1,000 to \$1,249.....	1 780	5 599	3 491	-	-	14
15	\$1,250 to \$1,499.....	1 035	3 699	2 419	-	-	15
16	\$1,500 or more.....	2 979	6 068	2 561	2	2	16
17	No cash rent.....	837	1 858	997	3	3	17
18	Mortgage payment not reported.....	19 380	29 922	9 901	4	4	18
19	Median (excludes no cash rent)	727	557	498	475	475	19
	Median Monthly Housing Costs for Owners, 1 997						
20	Monthly housing costs including all mortgages plus maintenance costs	605	542	502	483	487	20
21	Monthly housing costs excluding 2nd and subsequent mortgages and maintenance costs	734	559	503	475	475	21
	Annual Taxes Paid Per \$1000 Value, 1997						
22	Less than \$5.....	3 565	11 099	6 758	-	-	22
23	\$5 to \$9.....	6 923	15 305	7 737	4	4	23
24	\$10 to \$14.....	5 258	14 454	8 636	-	-	24
25	\$15 to \$19.....	2 086	8 459	6 131	-	-	25
26	\$20 to \$24.....	611	5 064	4 321	2	2	26
27	\$25 or more.....	1 501	8 253	6 514	4	4	27
28	Median	9	11	13	22	22	28
	Property Value, 1997						
29	Less than \$10,000.....	733	2 104	1 295	-	-	29
30	10,000 to \$19,999.....	603	1 773	1 087	-	-	30
31	20,000 to 29,999.....	598	2 138	1 391	-	-	31
32	30,000 to 39,999.....	753	2 567	1 673	-	-	32
33	40,000 to 49,999.....	850	3 066	2 114	2	2	33
34	50,000 to 59,999.....	911	3 605	2 616	2	2	34
35	60,000 to 69,999.....	1 319	4 336	2 939	2	2	35
36	70,000 to 70,000.....	1 152	4 791	3 571	-	-	36
37	80,000 to 99,999.....	3 732	9 123	5 152	2	2	37
38	100,000 to 119,000.....	1 962	6 562	4 392	2	2	38
39	120,000 to 149,999.....	3 111	8 151	4 647	-	-	39
40	150,000 to 199,999.....	3 568	8 026	3 942	-	-	40
41	200,000 to 249,000.....	1 446	3 798	2 113	-	-	41
42	250,000 to 299,999.....	612	2 031	1 254	-	-	42
43	300,000 or more.....	2 157	3 645	1 308	-	-	43
44	Median	111 238	98 585	91 882	65 000	65 000	44

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
1	26	134	3 587	-	4 162	294	3 869	1
2	3	-	33	-	36	-	36	2
3	1	-	198	-	199	-	199	3
4	1	1	88	-	90	-	90	4
5	-	-	104	-	104	-	104	5
6	3	-	89	-	94	2	92	6
7	-	1	77	-	78	-	78	7
8	-	1	101	-	105	2	103	8
9	2	1	61	-	66	2	64	9
10	1	2	192	-	196	-	196	10
11	-	1	161	-	164	2	162	11
12	-	-	141	-	141	-	141.0	12
13	1	4	342	-	347	-	347	13
14	-	8	320	-	328	-	328	14
15	-	6	240	-	246	-	246	15
16	-	-	528	-	530	2	528	16
17	1	-	23	-	27	3	24	17
18	8	8	625	-	644	4	640	18
19	316	1 047	854	-	851	475	853	19
20	333	617	800	-	791	483	794	20
21	316	1 047	855	-	853	475	854	21
22	6	7	763	-	776	-	776	22
23	3	2	640	-	649	4	645	23
24	-	7	553	-	559	-	559	24
25	1	3	238	-	242	-	242	25
26	3	1	128	-	134	2	132	26
27	-	2	235	-	242	4	238	27
28	6	11	8	-	8	22	8	28
29	6	-	70	-	76	-	76	29
30	1	-	81	-	83	-	83	30
31	4	-	145	-	149	-	149	31
32	-	1	140	-	141	-	141	32
33	-	-	102	-	104	2	102	33
34	-	1	77	-	80	2	78	34
35	-	-	78	-	80	2	78	35
36	-	-	68	-	68	-	68	36
37	1	5	233	-	241	2	239	37
38	-	9	199	-	209	2	207	38
39	-	3	390	-	393	-	393	39
40	-	-	516	-	516	-	516	40
41	-	6	234	-	239	-	239	41
42	-	-	165	-	165	-	165	42
43	-	1	179	-	180	-	180	43
44	10 000	113 333	131 192	-	130 000	65 000	130 381	44

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

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

	Characteristics	Present in 95	Present in 97	Changed in characteristic	95 units affected by conversion /merger	97 units resulting from conversion /merger	
45	OCCUPIED UNITS						
	Total, 1997	91 406	98 713	4 020	23	25	45
	Household Income, 1997						
46	Less than \$5,000.....	884	6 197	5 186	-	-	46
47	\$5,000 to \$9,999.....	2 725	8 067	5 248	3	3	47
48	\$10,000 to \$14,999.....	1 829	7 939	5 881	4	4	48
49	\$15,000 to \$19,999.....	1 122	7 193	5 907	2	2	49
50	\$20,000 to \$24,999.....	1 266	7 336	5 891	-	-	50
51	\$25,000 to \$29,999.....	1 020	6 404	5 189	2	2	51
52	\$30,000 to \$34,999.....	889	6 370	5 303	4	4	52
53	\$35,000 to \$39,999.....	599	5 673	4 903	-	-	53
54	\$40,000 to \$49,999.....	1 892	10 020	7 752	2	2	54
55	\$50,000 to \$59,999.....	1 306	7 991	6 383	2	2	55
56	\$60,000 to \$79,999.....	2 686	11 035	7 829	3	4	56
57	\$80,000 to \$99,999.....	1 010	5 726	4 446	-	-	57
58	\$100,000 to \$119,999.....	895	4 419	3 271	-	-	58
59	\$120,000 or more.....	1 131	4 342	2 982	-	-	59
60	Median	34 392	34 881	34 509	29 999	30 625	60
	As percent of poverty level						
61	Vacant, URE, or Non-Interview	1 891	98 713	93 535	23	25	61
	Income Sources of Families and Primary Individuals, 1997						
62	Wages and salaries.....	54 121	67 762	11 067	21	22	62
63	Wages and salaries were majority of income.....	36 772	49 042	10 401	19	20	63
64	2 or more people each earned over 20% of wages and salaries.....	17 625	33 374	14 408	10	10	64
65	Business, farm or ranch.....	5 190	10 582	4 962	2	2	65
66	Social security or pensions.....	21 276	27 663	5 850	2	2	66
67	Interest or dividend(s).....	23 316	35 789	11 208	4	5	67
68	Rental income.....	3 301	6 367	2 830	2	2	68
69	With lodgers.....	-	84	82	-	-	69
70	Welfare or SSI.....	2 058	5 512	3 340	-	-	70
71	Alimony or child support.....	1 651	4 243	2 439	-	-	71
72	Other.....	1 024	5 287	4 092	-	-	72
	Amount of Savings and Investments, 1997						
73	Income of \$25,000 or less.....	25 986	40 301	13 411	10	10	73
74	No savings or investments.....	12 304	26 743	13 857	4	4	74
75	\$20,000 or less.....	2 461	8 612	5 924	5	5	75
76	More than \$20,000.....	824	3 839	2 940	-	-	76
	Food Stamps, 1997						
77	Family members received food stamps.....	2 822	5 553	2 635	-	-	77
78	Did not receive food stamps.....	17 595	34 748	16 345	10	10	78

Components of Inventory Change: 1995-1997

	97 mobile homes moved in	97 units derived from nonresidential use	Units added through new construction	Units added through other sources	Total additions	Total loss	Net change	
45	18	85	3 183	-	3 310	23	3 287	45
46	2	7	117	-	126	-	126	46
47	5	6	82	-	97	3	93	47
48	1	12	216	-	233	4	229	48
49	3	4	157	-	166	2	164	49
50	2	2	175	-	179	-	179	50
51	-	10	185	-	197	2	195	51
52	1	8	169	-	182	4	178	52
53	-	3	169	-	172	-	172	53
54	-	7	369	-	378	2	376	54
55	-	12	290	-	304	2	302	55
56	1	3	515	-	523	3	520	56
57	-	6	265	-	270	-	270	57
58	1	6	246	-	253	-	253	58
59	-	-	229	-	229	-	229	59
60	14 999	31 250	48 725	-	48 002	29 999	48 164	60
61	18	85	3 183	-	3 310	23	3 287	61
62	10	73	2 489	-	2 594	21	2 573	62
63	6	50	1 811	-	1 888	19	1 869	63
64	4	34	1 302	-	1 350	10	1 340	64
65	1	21	408	-	433	2	430	65
66	6	9	523	-	539	2	537	66
67	1	15	1 249	-	1 270	4	1 266	67
68	-	3	233	-	237	2	235	68
69	-	-	2	-	2	-	2	69
70	2	1	110	-	113	-	113	70
71	2	5	146	-	153	-	153	71
72	-	8	163	-	172	-	172	72
73	14	38	851	-	913	10	904	73
74	11	28	543	-	586	4	582	74
75	2	8	216	-	232	5	227	75
76	-	3	73	-	76	-	76	76
77	2	4	89	-	96	-	96	77
78	12	35	762	-	818	10	808	78

Components of Inventory Change: 1995-1997

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.
14. Data correction by Census causes this apparent shift in degree days.

Appendix: Cautions

Notes on the items described in the text

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

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

Cautions

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

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

General Data Issues

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

Number of units estimates

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

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

Financial information

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

Appendix: Definitions

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

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

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

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

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

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

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

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

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

Description of area within 300 feet.

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

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

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

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

Equipment

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

Complete kitchen facilities. A housing unit is considered to have complete kitchen facilities when it has all of the following for the exclusive use of the occupants of the unit: (1) an installed kitchen sink, (2) burners and (3) a mechanical refrigerator. Quarters with only portable cooking equipment are not considered as having a range

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

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

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

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

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

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

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

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

Dishwasher. All mechanical dishwashers are included except counter-top dishwashers. The data show whether the equipment is less than five years old.

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

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

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

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

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

Roof. A "sagging roof" is a defect indicating continuous neglect, or deep or serious damage to the structure. Only roofs with substantial sagging were included. "Missing roofing material" includes rotted, broken, loose, or missing shingles, tiles, slate, shake, tin, etc., caused by extensive damage from fire, storm, or serious neglect. "Hole in roof" occurs when the missing roof materials expose the interior of the unit directly to the elements. Holes caused by construction activity were not counted unless the construction had been abandoned. "Could not see roof" occurs when possible situations such as a high tree,

evening interviews, or a flat roof prevent the roof from being visible.

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

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

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

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

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

Married couples related to the householder of a family are included in the family and are not considered as separate families unless they reside in separate living quarters. A lodger, servant, or other person unrelated to the householder is considered a member of the household, but not of the family.

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

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

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

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

Room heaters with flue include non-portable room heaters in the wall or free standing heaters that burn liquid fuel, and which are connected to a flue, vent, or chimney to remove smoke and fumes. Room heaters without flue include any room heater that burns kerosene, gas, or oil, which does not connect to a flue, vent, or chimney. Portable electric heaters include heat-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Although since 1993 the definition of a bathroom has required hot and cold piped water, a sink, a flush toilet, and a bathtub or shower, this definition was not read to the respondent. Also, nothing in the question required the bathroom to be only for the use of the occupants of the sample unit (exclusive use). It is probable that since 1993 the AHS counted a significant number of units as having complete plumbing for exclusive use that did not, because respondents for these units reported having a bathroom when, in fact, either the bathroom did not contain all plumbing facilities or they were shared by persons living in another unit. Based on previous years' AHS data, it is likely that "completeness" was more of a problem than "exclusive use."

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

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

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

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

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

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

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

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

Race and Origin. The classification of "race" refers to the race of the householder occupying the housing unit. The concept of race as used by the Census Bureau does not denote a clear-cut scientific definition of biological stock. Race was determined on the basis of a question that asked for self-identification of a person's race. For respondents who refused to answer, the interviewer decided on a race only for people she or he saw; others are imputed by computer. For mixed race answers, respondents are asked for the race most closely identified with, for the mother's race, or the first race mentioned is used, in that order of priority.

Hispanic. The classification "Hispanic" refers to the origin of the householder occupying the housing unit. Hispanic origin was determined on the basis of a question that asked for self-identification of person living in the unit who were

Hispanic or Spanish American. Hispanic persons may be of any race. Hispanic is considered an ethnic origin rather than a race and is tallied separately. Most Hispanics counted themselves as White, but some counted themselves as Blacks or other categories.

Regions

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

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

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

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

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

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

A housing unit is classified as being subsidized if under certain programs the respondent pays a lower rent because a Federal, State, or local government program pays part of the cost of construction, building mortgage, or operating expenses. These programs include (1) the rental assistance program where part of the rent for low-income families occupying the rental housing units is paid by the Department of Housing and

Urban Development (HUD), (2) the FHA interest subsidy programs for rental and cooperative housing for low-income families, (3) the rent supplement program where part of the rent for low-income families occupying certain types of HUD-assisted rental housing projects is paid by the FHA, and (4) the direct loan program of HUD for housing the elderly. Units requiring income verification as a condition of determining rent are subsidized units.

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

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

Selected amenities:

Porch, deck, balcony, or patio. The porch, deck, balcony, or patio must be attached to the sample unit, not just to the building or free standing. Porches may be enclosed or open.

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

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

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

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

Selected deficiencies:

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

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

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

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

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

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

Selected Physical Problems:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Years of school completed by householder.

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

Appendix: Algorithm

Introduction

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

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

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

The Base Year Concept

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

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

FIRST YEAR AS BASE YEAR -- Losses

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for losses:

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

SECOND YEAR AS BASE YEAR -- Additions

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

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

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

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

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

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

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

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

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

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

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

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

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

Formula summary

How columns total for additions:

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

Appendix: Weighting

Introduction

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

Pure Weight

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

Adjusted weight

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

Weighting procedure

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

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

From the base year perspective, for tables measuring losses:

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

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

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

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

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

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

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

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

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

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

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