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# 25 YEARS OF HOUSING PROGRESS IN RURAL AMERICA

Ronald Bird  
and  
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### ABSTRACT

U.S. housing conditions improved markedly from 1950 to 1975, especially in non-metropolitan areas: nonmetro homeownership increased from 60 to 72 percent; the proportion occupying substandard units declined from 59 to 8 percent; crowded conditions declined from 19 to 6 percent; the percentage occupying centrally heated homes rose from 23 to 58 percent; and those living in single family homes valued at more than \$12,000 (constant dollars) rose from 13 to 29 percent, while those living in homes valued at less than \$4,000 declined from 36 to 15 percent. Several factors played an important role in this improvement; the rise in household incomes, construction of new housing far exceeding net household formations, and activity of Federal, State, and local governments. Despite improvements, 1.9 million households occupied nonmetro substandard units in 1975. The poor, the blacks, and the aged still occupy a large proportion of the poor housing.

Key Words: Metro, nonmetro, tenure, housing conditions, housing construction, Federal financing, poor, aged, blacks.

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## HIGHLIGHTS

The quantity and quality of U.S. housing improved markedly from 1950 to 1975. Housing stocks increased 71 percent while the population grew 42 percent. The number of households occupying substandard units declined from 15.2 million to 3.8 million. Crowded housing (more than one person per room) declined from 6.5 million units to 3.6 million units. The number of single family homes valued at more than \$12,000 (constant 1950 dollars) increased from 3.6 million in 1950 to 16.3 million in 1975.

The improvement in housing was more rapid in nonmetro areas than in metro areas. The number of occupied substandard nonmetro units declined 79 percent, compared with 69 percent in metro areas. In 1975, 8 percent of the nonmetro households lived in substandard housing, compared to 4 percent in metro areas.

An expanding high rate of housing construction contributed to much of this improvement. In nonmetro areas, housing completions averaged about 417,000 annually during the 1950's, climbed to a rate of 474,000 annually during the 1960's, and then jumped to 658,000 annually during the first half of the 1970's. During the 1950's, government housing assistance, mainly through insured or guaranteed loans, was involved in the construction of about 24 percent of the units built in nonmetro areas, about 18 percent during the 1960's, and about 27 percent during the first half of the 1970's.

In 1975, 74 percent of all households lived in single unit structures including mobile homes compared to 66 percent in 1950. Single unit structures are more prevalent in nonmetro than metro areas--89 percent, compared to 66 percent in 1975.

Owner occupancy is increasing. In 1975, 65 percent of the housing was owner-occupied, compared with 55 percent in 1950. Owner occupancy is more common in nonmetro (72 percent) than in metro areas (61 percent).

Despite improvement in nonmetro housing conditions, there were 1.9 million households living in substandard housing in 1975. The poor, the blacks, and the aged occupy a disproportionate share of this poor housing. Households with incomes less than \$2,000 a year (constant 1950 dollars) occupied 57 percent of the substandard housing in nonmetro areas in 1975, compared with 61 percent in 1950. However, the number of these poor in bad housing declined from 5.6 million to 1.1 million households from 1950 to 1975. Black households occupied 28 percent of the nonmetro substandard housing in 1975, compared with 15 percent in 1950. In 1975, 32 percent of the nonmetro housing occupied by blacks was substandard, compared with 6 percent for the whites. Households with a head 65 years of age and older occupied 35 percent of the substandard housing in 1975, compared with 18 percent in 1950.

# 25 YEARS OF HOUSING PROGRESS IN RURAL AMERICA

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and  
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U.S. housing conditions have improved considerably since 1950, especially in non-metropolitan areas. Accelerating home construction accounts for much of this progress. But, the blacks, the poor, and the aged still occupy a disproportionate share of substandard housing. This study, using various selected housing statistics, documents changes in U.S. housing quality since 1950.

A national housing goal of a decent home and a suitable living environment for every American family is set forth in the National Housing Act of 1949, as amended. Specific definitions of what is a decent home and its prevalence were not contained in the Act because of widely varying standards of quality. For example, an adequate home in Florida may be inadequate in Maine; an adequate home for a single person may be inadequate for several persons. For these and other reasons, many characteristics of housing are needed to portray housing adequacy.

Various Federal and State programs have been implemented to help citizens obtain adequate housing. This assistance has been mainly in the form of making credit more readily available through insured or guaranteed loans to private citizens to help improve their housing. The Farmers Home Administration (FmHA) of the U.S. Department of Agriculture has specific credit responsibility in rural areas under Title V of the Housing Act of 1949.

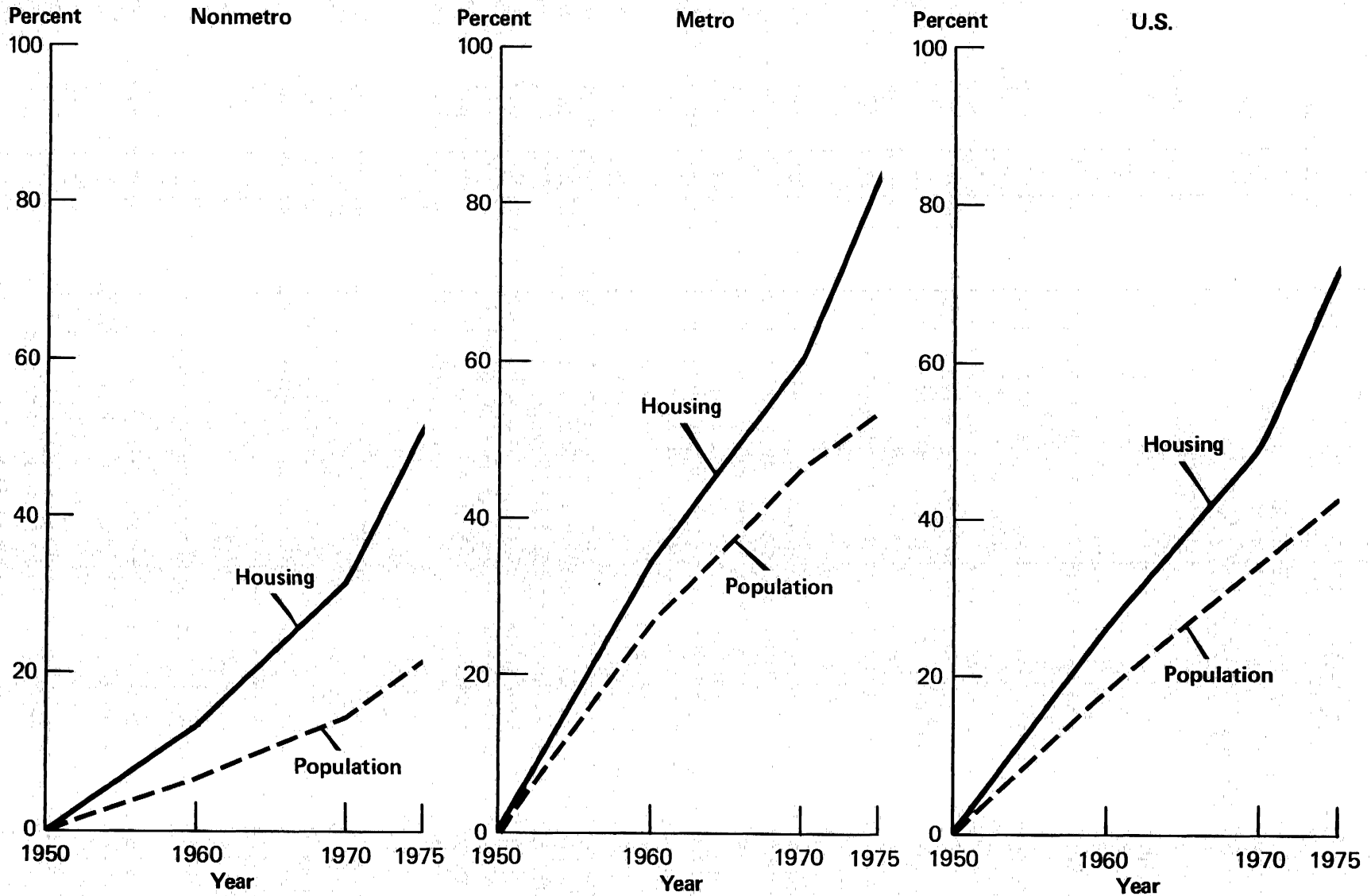
FmHA's authority has evolved as the 1949 Act has been amended. Initially, only farmers could obtain FmHA housing loans; nonfarm rural residents residing in the open country or towns of less than 5,500 persons were included later. Rural, then, was extended to towns of 10,000 population. More recently, the rural definition has been broadened to include most towns of 20,000 population located outside nonmetro areas. Suggestions have been made to further expand FmHA "rural areas" to include all nonmetro areas. In general, a nonmetro area is a county without a city of over 50,000 population. For Federal housing programs, it appears nonmetro areas best define "rural areas."

Basic reference material used in this study came from the decennial censuses of population and housing for the years 1950, 1960, and 1970 and from the 1975 Annual Housing Survey of the Census Bureau and the Department of Housing and Urban Development. Nonmetro-metro boundaries for all years were adjusted to the same boundaries existing in 1970.

## Housing inventory increasing faster than population

The number of housing units in the United States increased more rapidly than population from 1950 to 1975 (fig. 1). The housing stock increased by 71 percent from 1950 to 1975 while population climbed by 42 percent. The differences in the rate of increase in housing stock versus population were more pronounced in nonmetro areas than in metro areas. From 1950 to 1975, the housing stock increased 51 percent in nonmetro areas while population was increasing only 21

**Figure 1**  
**Percentage change in housing and population from 1950.**



Source: See App. Table 1.

percent. A similar comparison for metro areas showed housing stock increased 83 percent while population climbed 53 percent.

The metro housing stock increased more rapidly during the 1950's and 1960's than in nonmetro areas. But during the 1970's, housing stock increased more rapidly in nonmetro areas. Nonmetro housing as a proportion of all housing decreased from 37 percent in 1950 to 33 percent in 1970 and 1975 (App. table 1).

Vacant housing increased more rapidly from 1950 to 1975 than did occupied housing. Nonmetro housing was more apt to be vacant than metro housing. In 1975, nonmetro areas had almost one-half of the vacant housing, but only 32 percent of the occupied housing was located there. Most of the difference in the proportion of vacant housing in nonmetro areas, compared with metro areas, was due to seasonally vacant housing. In 1975, more than half of the nonmetro vacant housing was seasonally vacant, compared with only an eighth of the metro vacant housing.

#### Nonmetro housing construction expanding rapidly

Nonmetro housing completions averaged about 417,000 annually during the 1950's, climbed to 474,000 units per year during the 1960's, and then jumped to 658,000 units annually during the first half of the 1970's (fig. 2 and App. table 2).

During this time, the type of new nonmetro housing shifted dramatically. Mobile home production increased from 5 percent of the total completions in 1950 to 34 percent in 1973. Multiple units rose from 7 percent in 1950 to 16 percent in 1974 before dropping to 12 percent in 1976. Conversely, single conventional units decreased from 88 percent in 1950 to a low of 53 percent in 1973.

Annual fluctuations in completions dramatize the impact business recessions have on housing construction. During the recession of 1956 and 1957, nonmetro housing construction contracted by 7 percent. Housing completions then expanded for another 10 years and then contracted by 14 percent in 1966. From 1966 through 1973, housing production expanded rapidly until it was about double the 1966 level. Then, housing completions declined 42 percent by 1975.

Mobile homes were more adversely affected by the recession in 1974 and 1975 than were conventional single housing or multiples. Mobile home construction declined 63 percent from 1972 through 1975 whereas conventional single housing declined only by 30 percent and multiples by 35 percent. However, mobile home construction expanded more rapidly than conventional housing construction during 1976. Multiple housing construction has continued to stay near the 1975 recession level.

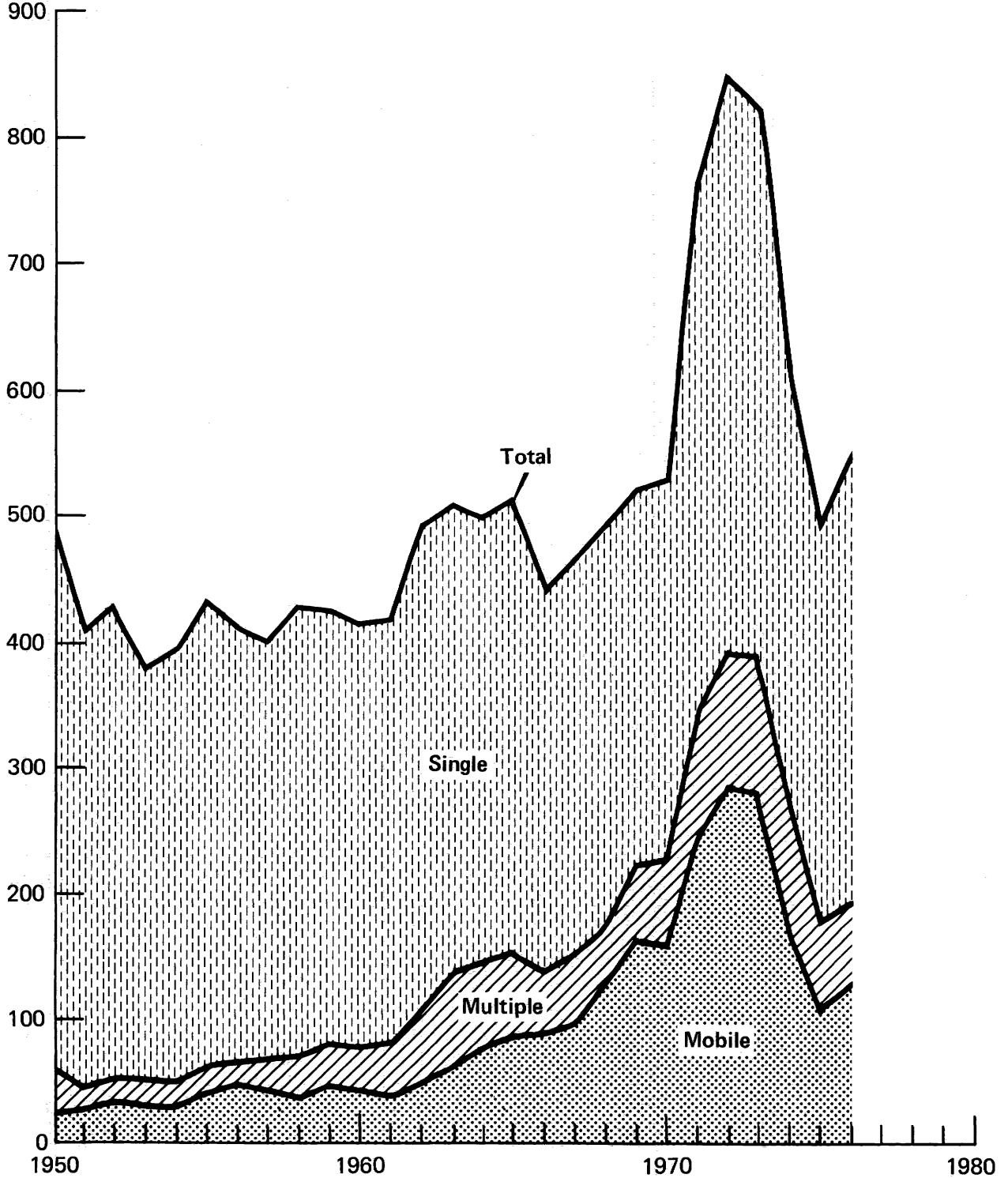
#### Federal financing used in a fourth of nonmetro housing construction

Government assistance in housing construction has been mainly in the form of making credit more readily available through insured or guaranteed loans to private citizens or groups. The extent of such help to improve housing has varied from a low of 12 percent of homes built in nonmetro areas in 1964 to a

Figure 2

**Mobile home construction expanded more rapidly than conventional housing in nonmetro areas during the 60's and early 70's.**

Thousand units



Source: See App. Table 2.



high of 34 percent in 1970 (fig. 3 and App. table 3). During the 1950's, the government helped finance the construction of about 24 percent of the units built in nonmetro areas, about 18 percent during the 1960's, and about 27 percent during the early 1970's.

Housing loans by banks and other lending institutions and insured or guaranteed by the Federal Housing Administration or the Veterans Administration dominated Federal housing assistance to nonmetro residents during the 1950's and 1960's. Farm Credit Administration helped in the construction of about 6,000 farm homes annually from 1950 to 1973. At that time they were authorized to make housing loans to rural nonfarm borrowers in towns of less than 2,500 population. Since then, they have about doubled their number of housing loans. Farmers Home Administration loans were the major source of Federal help during the 1970's.

FmHA's role has changed markedly in 25 years. During the 1950's, when FmHA could make loans only to help farmers improve their housing, it financed construction of only about 2,000 new units annually. During the 1960's, the program was expanded to include rural nonfarm households in the open country and places and towns of less than 5,500 population. It helped in the construction of about 16,000 homes annually. And during the 1970's, with increased lending authority and the adoption of an interest subsidy program, plus the extension of the areas served, FmHA financed the construction of an average of 77,000 homes annually. Types of loans included ownership loans, home repair loans, rural rental housing loans, and farm labor housing loans and grants.

Number of new housing units exceeds the number of new households in nonmetro areas

From 1950 to 1976, the number of new housing units in nonmetro areas exceeded the number of households by about 5.6 million units (table 1). These units probably replaced many of the substandard units occupied in 1950.

During the 1950's, the net increase in new nonmetro households was about 417,000 households per year (table 1). This increased 264,000 per year during the 1960's and expanded to 569,000 units per year during the early 1970's.

Table 1--Nonmetro housing production exceeds increase in households 1/

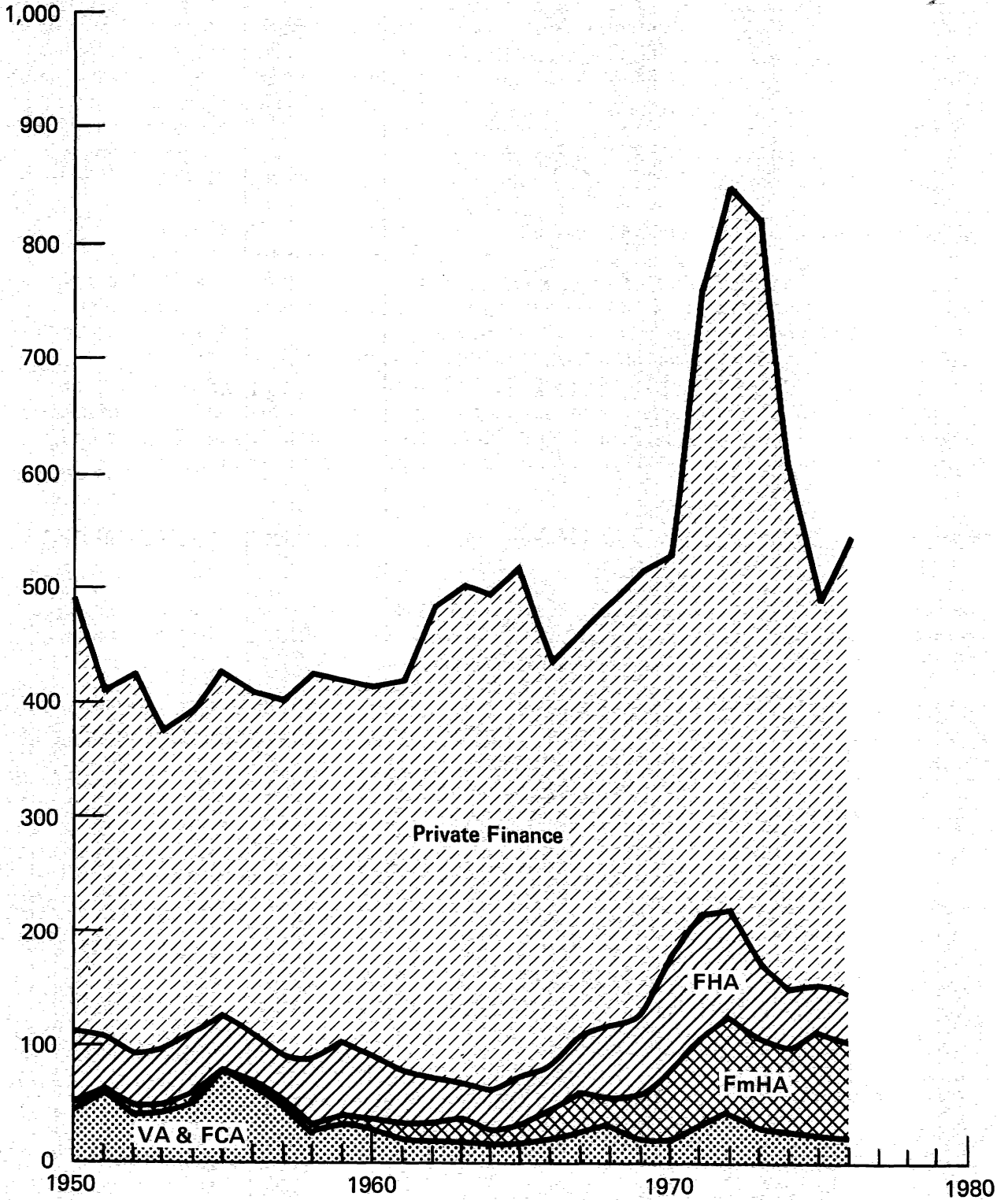
Year	Households	Increase from previous decade in:	
		Households	New housing units
		1,000 units	
1950	15,481		
1960	16,947	1,466	4,171
1970	19,587	2,640	4,741
1976	23,000	3,413	4,159

1/ Nonmetro included 2,667 county equivalents as shown by 1970 Census.

Source: Data derived from Census data.

**Figure 3**  
**Federal help in financing used in only one-fourth units**  
**built in nonmetro areas.**

Thousand units



Source: See App. Table 3.

There were 270,000 more new homes than new households each year during the 1950's. This number of new homes exceeding new households declined to 210,000 units a year during the 1960's, and to 107,000 a year during the 1970's.

Single unit structure is most popular housing unit

In 1975, 74 percent of all households lived in single unit structures (including mobile homes), compared with 66 percent in 1950 (table 2). Their popularity peaked in 1960, declined during the 1960's, and then climbed again during the 1970's, as the multiple units became less popular (App. table 4). Single unit structures are more prevalent in nonmetro than metro areas. In 1975, 89 percent of all nonmetro households lived in single unit structures compared to 66 percent of the metro households. Mobile homes have recently gained popularity, particularly in nonmetro areas (table 2).

Table 2--Single unit structures (including mobile homes) are gaining in popularity

Type of unit	Nonmetro		Metro		Total	
	1950	1975	1950	1975	1950	1975
	Percent					
Single	84	80	54	63	65	69
Mobile	1	9	1	3	1	5
2 to 4	14	7	28	15	23	12
Multiple	1	4	17	19	11	14
Total	100	100	100	100	100	100

Source: See App. table 4.

The proportion of all households living in structures with two to four units has been decreasing in metro and nonmetro areas since 1950 (App. table 4). However, the proportion of all units in structures with five or more units (multiple) increased slightly in both metro and nonmetro areas from 1950 to 1975.

Owner occupancy increasing in nonmetro and metro areas

Owner occupancy continues to increase in both nonmetro and metro areas and is still more prevalent in nonmetro than metro areas (table 3).

Owner occupancy almost totally involves single unit structures in both nonmetro and metro areas. In 1975, 98 percent of the owner-occupied units in nonmetro areas were single unit structures (including mobile units), compared with 92 percent in metro areas (App. table 5).

During the 1950's, about 10 million units were added to the occupied housing stock (App. table 7). Of the increase, over 91 percent were occupied by owners and less than 9 percent by renters. Rentals actually decreased by a half million units in nonmetro areas while ownership increased about 2 million units during this period. Rentals fared better in metro areas, increasing by 1.4

Table 3--Owner occupancy is increasing

Tenure	Nonmetro		Metro		Total	
	1950	1975	1950	1975	1950	1975
	<u>Percent</u>					
Owner	60	72	52	61	55	65
Renter	40	28	48	39	45	35
Total	100	100	100	100	100	100

Source: See App. table 7.

million units while owner-occupied units increased 7.2 million. Another 10 million units were added to the occupied housing stock during the 1960's. About 68 percent of the increase was occupied by owners and 32 percent by renters. From 1970 to 1975, occupied housing units increased 9.1 million; the increase in this 5-year period was nearly as great as the 10-year increases of the 1950's and 1960's. Owners occupied 77 percent of the increase and renters 23 percent.

During the 1970's, renting picked up in nonmetro areas. Rentals represented 18 percent of the nonmetro increase from 1970 to 1975, compared with 7 percent in the 1960's, and an actual decrease in the 1950's.

In metro areas, the trend of the 1970's was toward more home ownership. Of the 5.8-million-unit increase in housing from 1970 to 1975, 74 percent were owner occupied. This compares with 60 percent in the 1960's.

#### Number of occupied substandard units declined dramatically

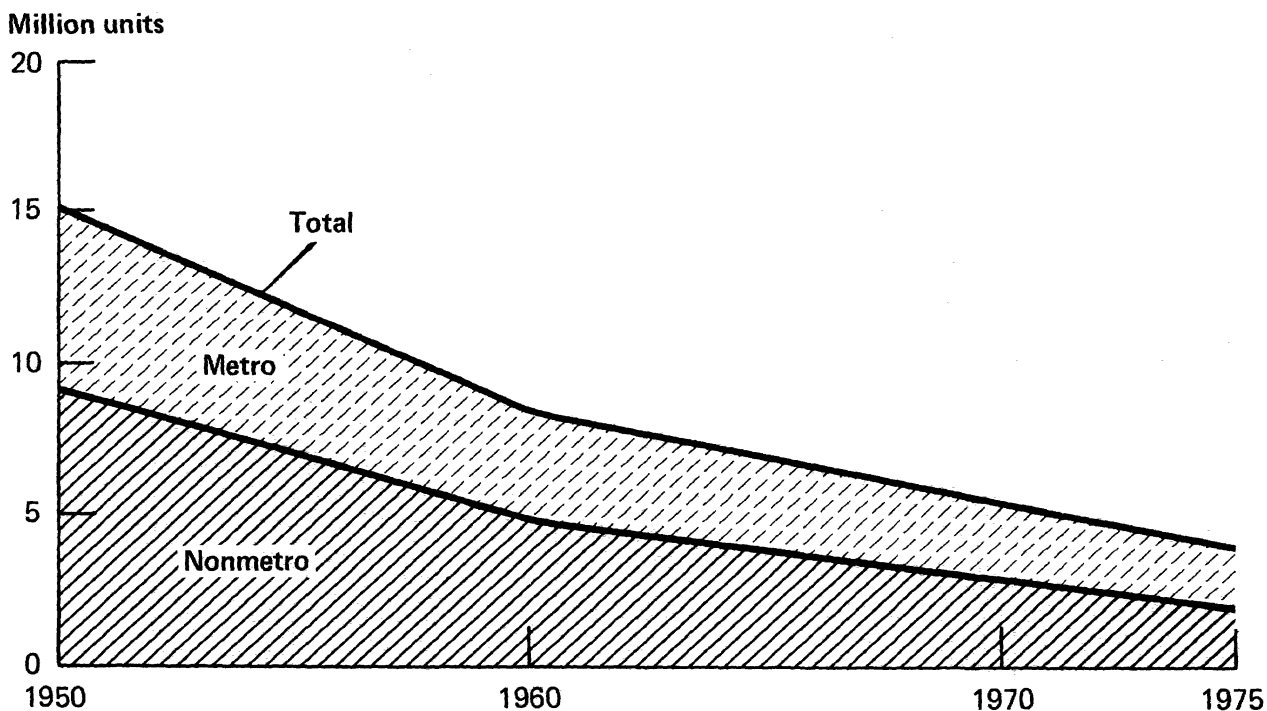
A house should "...provide necessary facilities and furnish protection against the elements and hazards of fire, sickness and accident," according to an Inter-departmental Subcommittee on Housing Adequacy. <sup>1/</sup> The house is classified as substandard if it constitutes a hazard to the health, safety, and welfare of the occupants. The subcommittee classified a unit substandard if it (1) is dilapidated or (2) lacks one or more of the following facilities: hot running water in the structure, flush toilet for private use, bathtub, or shower for private use.

Based on this classification, housing conditions improved markedly from 1950 to 1975. The number of households occupying substandard units declined markedly from 1950 to 1975 (fig. 4), as did the proportion of all households living in substandard units--35 percent in 1950 to 5 percent in 1975.

The number of substandard units declined rapidly in nonmetro areas in the 25-year period, declining from 59 percent of all nonmetro housing in 1950 to 8

<sup>1/</sup> Measuring the Quality of Housing--An Appraisal of Census Statistics and Methods. U.S. Dept. Com., Bur. Census. Working paper 25, p.2.

Figure 4  
**Substandard housing in the United States.**



Source: See App. Table 8.

percent in 1975. Despite this improvement, housing conditions are still worse in nonmetro than in metro areas. About half of the occupied substandard units were located in nonmetro areas in 1975 even though only 32 percent of the households resided there. About 2 million nonmetro households occupied substandard housing. Rental housing in nonmetro areas did not improve as much over the 25 years as did owner-occupied housing; but in metro areas, the renters' proportion of substandard units changed very little (App. table 8).

Housing units becoming less crowded

Crowded housing conditions declined markedly since 1950 when there were 6.5 million housing units with more than one person per room. By 1975, this number had decreased to 3.6 million units (App. table 9).

"Person-per-room" is often used as a measure of the space adequacy of a housing unit. This ratio assumes an equal distribution of persons and rooms without regard to size or type of room, or the age, sex, and relationship of the occupants. Units with more than one person per room are commonly considered crowded.

Crowding declined more rapidly in nonmetro than in metro areas (table 4) and crowding declined more rapidly among renters than for owners in both nonmetro and metro areas.

Table 4--Crowded housing is decreasing

Persons per room	Nonmetro		Metro		Total	
	1950	1975	1950	1975	1950	1975
	Percent					
One or less	81	94	87	95	85	95
More than one	19	6	13	5	15	5
Total	100	100	100	100	100	100

Source: See App. table 9.

Housing values increased more rapidly in nonmetro areas

If home values are assumed to be an indication of housing quality, then housing quality improved markedly from 1950 to 1975 (table 5). 2/

Table 5--Homes increasing in value 1/

Value of home	Nonmetro		Metro		Total	
	1950	1975	1950	1975	1950	1975
	Percent					
Less than \$4,000	36	15	10	5	21	8
\$4,000 to \$7,999	37	30	32	19	34	22
\$8,000 to \$11,999	14	26	27	26	22	26
\$12,000 and over	13	29	31	50	23	44
Total	100	100	100	100	100	100

1/ Based on constant 1950 dollars and owner-occupied housing.

Source: See App. table 10.

The most dramatic change occurred during the 1970's when the proportion valued over \$12,000 increased about 10 percent while the proportion valued less than \$4,000 declined about 4 percent (App. table 10).

2/ In 1950, 72 percent of the single family dwelling units priced under \$4,000 were substandard, while only 2 percent of those priced over \$12,000 were in this condition (U.S. Census of Housing, 1950, Vol. II, Part I, pp. 26 and 36, and Vol. 22, No. 3, p. 56). If price reflects quality, then a projection of the price of homes through time should indicate quality shifts. To eliminate the effect of changes in the pricing level, all values for 1960, 1970, and 1975 were adjusted to 1950 pricing levels through the use of Boeckh indexes on residential property and the Bureau of Census price index on new one-family homes sold (U.S. Dept. of Commerce, Construction Review, Annual Housing Survey, 1975, Series H150-75A, p. 5). Housing values were grouped into four categories (see table 5). The less-than-\$4,000 bracket was used because lower value data were not obtained in 1960 for homes valued less than \$5,000. After making adjustments for changes in the price level, this value approximated the \$5,000 value bracket in 1960.

The number of homes valued at less than \$4,000 (constant dollars) declined by 291,000 from 1950 to 1975. The largest decline occurred from 1970 to 1975 (see App. table 10). Housing values rose more rapidly in nonmetro than metro areas during the 25-year period (table 5) and the number of nonmetro homes valued at less than \$4,000 declined from 1950 to 1975 while the number of under-\$4,000 metro homes increased.

### Central heating becoming more common

The number of homes with central heating has increased substantially in recent years, especially in nonmetro areas (table 6 and App. table 11). <sup>3/</sup> Most homes built between 1970 and 1975 were equipped with central heating. Central heating and built-in electric units account for 95.8 percent of the heating equipment in new homes (App. table 12).

Table 6--Most homes now have central heating

Type of heating equipment	Nonmetro		Metro		Total	
	1950	1975	1950	1975	1950	1975
	<u>Percent</u>					
Central	23	58	66	76	50	70
Noncentral with flue	60	28	22	19	36	22
Noncentral without flue	17	14	12	5	14	8
Total	100	100	100	100	100	100

Source: See App. table 11.

Using new homes as a standard, it appears that the type of heating equipment in most homes may be adequate. There are, no doubt, some homes that continue to be deficient in heating equipment, but the data suggest this situation is being rapidly corrected.

### Poor occupy bad housing, but conditions improving

The number of substandard homes occupied by the nonmetro poor declined considerably from 1950 to 1975.

Nonmetro substandard homes occupied by households with incomes less than \$2,000 a year declined by 4.5 million units from 1950 to 1975 (table 7). <sup>4/</sup> The housing

<sup>3/</sup> Central heating may not always be a good housing quality measure since it may not be the most desirable type of heating for all homes. Some homes are very comfortable with noncentral heating such as built-in electric units or even floor or wall furnaces. Much depends on climatic conditions.

<sup>4/</sup> Incomes were adjusted to make the 1975 situation reflect the same level of purchasing power existing in 1950 (Dept. of Labor, Bureau of Labor Statistics, Consumer Price Index, Economic Report of the President, 1976, p. 220).

Table 7--Poor occupy bad housing but conditions improving in nonmetro areas

Household income <u>1/</u> :	Total units		Substandard units		Proportion substandard	
	1950	1975	1950	1975	1950	1975
	----- Million -----				----- Percent -----	
Less than \$2,000	7.1	5.2	5.6	1.1	79	21
\$2,000 to \$3,999	5.3	5.5	2.7	.5	51	10
\$4,000 and over	3.0	12.2	.8	.3	26	3
Total <u>2/</u>	15.5	22.9	9.1	1.9	59	8

1/ Based on 1950 constant dollars.

2/ Totals do not always add due to rounding.

Source: See App. table 13.

condition of the households with incomes over \$4,000 a year, however, did not show as dramatic a change.

Increases in household incomes during the 25-year period appear to have played an important role in helping the residents in nonmetro areas improve their housing. The number of households with adjusted incomes less than \$2,000 a year declined from 7.1 million in 1950 to 5.2 million in 1975 (App. table 13). In contrast, the number with incomes from \$2,000 to \$3,999 increased from 1950 to 1975 as did those households with adjusted incomes of \$4,000 or greater. Despite this improvement, the poor continue to occupy a large proportion of the bad housing. For example, nonmetro households with incomes less than \$2,000 a year still occupy a large proportion of the substandard housing (App. table 13).

Increases in household income alone, however, do not fully explain the marked improvement in housing conditions in nonmetro areas from 1950 to 1975. In 1950, 79 percent of the households in nonmetro areas with incomes less than \$2,000 a year occupied substandard housing, whereas in 1975, only 21 percent of the households with adjusted incomes this low occupied this type of housing (App. table 13). For the higher income groups, the improvement was even more dramatic. Several factors may account for this marked improvement in housing conditions of the poor: (1) the rapid rise in household incomes, (2) the construction of new housing that far exceeded net household formations, and (3) the financial activity of the Federal, State, and local governments.

#### Housing occupied by blacks improving less rapidly than white-occupied housing

From 1950 to 1975, nonmetro housing occupied by black households did not improve as much as did housing occupied by white households. In fact, black households occupied an increasing proportion of all substandard housing even though they occupied a smaller share of the total nonmetro occupied housing (table 8). Although housing did not improve as much among blacks as it did among whites



Table 8--Nonmetro black housing improvement lags behind white housing

Race	Total nonmetro housing		Proportion of all substandard housing		Substandard housing as a proportion of total housing	
	1950	1975	1950	1975	1950	1975
	Percent					
Black	9	7	15	28	96	32
White	90	92	84	69	55	6
Other	1	1	1	3	95	30
Total	100	100	100	100	59	8

Source: See App. table 14.

during this 25-year period, there was a marked improvement. For example in 1950, 96 percent of the nonmetro housing blacks occupied was substandard, compared to only 32 percent in 1975 (App. table 14).

The number of housing units occupied by blacks in nonmetro areas increased from 1970 to 1975, thus reversing a trend of several decades. During the 1970's, the number of black and white households increased about the same percentage. However, during the past decades, the number of nonmetro black households stayed almost constant (and their share of the total households declined) while the number of white households increased.

#### Aged occupying an increasing proportion of the bad housing

Older households (head of household 65 years or over) are occupying a larger proportion of the total housing and a still larger proportion of substandard housing in both nonmetro and metro areas (table 9 and App. table 15).

The rise in the proportion of substandard housing occupied by older primary individuals (i.e. head of household lives alone or with non-relatives only) was mainly responsible for the increased proportion of bad housing occupied by the older persons (table 9).

And, the large increase in older primary individual households was a primary factor in the marked increase in the number of older households, in metro and nonmetro areas. The proportion of family households in both areas remained constant over the 25-year period (App. table 15). Family households who are aged and living in substandard housing did not show much of an increase in either area over the 25-year period.

Table 9--Aged occupy growing proportion of substandard houses

Family types	Nonmetro		Metro		Total	
	1950	1975	1950	1975	1950	1975
	<u>Percent</u>					
<u>All houses</u>						
Head 65 years old or more:						
Family	13	13	10	10	11	11
Primary individuals	3	10	5	9	4	9
Head under 65 years old	84	77	85	81	85	80
Total	100	100	100	100	100	100
<u>Substandard houses</u>						
Head 65 years old or more:						
Family	14	18	8	11	12	14
Primary individual	4	17	7	22	5	20
Head under 65 years old	82	65	85	67	83	66
Total	100	100	100	100	100	100

Source: See App. table 15.

The increase in the number of aged primary individual households and the concomitant rise in the proportion of substandard housing they occupy is a major housing problem. The solution may be difficult because primary individuals living in bad housing are mainly owners and may not be able to invest the capital needed to improve their property.

Appendix table 1--Housing inventory by 10-year intervals 1/

Item	Nonmetro		Metro		Total	
	: 1,000 : <u>units</u>	: <u>Percent</u>	: 1,000 : <u>units</u>	: <u>Percent</u>	: 1,000 : <u>units</u>	: <u>Percent</u>
Occupied:	:	:	:	:	:	:
1950	:15,481	36.0	27,488	64.0	42,969	100.0
1960	:16,947	32.0	36,077	68.0	53,024	100.0
1970	:19,587	30.9	43,863	69.1	63,450	100.0
1975	:22,857	31.5	49,666	68.5	72,523	100.0
	:	:	:	:	:	:
Vacant:	:	:	:	:	:	:
1950	: 1,749	55.2	1,419	44.8	3,168	100.0
1960	: 2,598	49.0	2,704	51.0	5,302	100.0
1970	: 2,798	53.6	2,424	46.4	5,222	100.0
1975	: 3,200	48.8	3,364	51.2	6,564	100.0
	:	:	:	:	:	:
All housing:	:	:	:	:	:	:
1950	:17,230	37.3	28,907	62.7	46,137	100.0
1960	:19,545	33.5	38,781	66.5	58,326	100.0
1970	:22,384	32.6	46,288	67.4	68,672	100.0
1975	:26,057	32.9	53,030	67.1	79,087	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Census of Housing and Population for 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 2--Estimated nonmetro housing completions 1/

Year	Conventional		Mobile	Total
	Single	Multiple		
	<u>1,000 units</u>			
1950	431	35	23	489
1951	363	20	24	407
1952	374	20	30	424
1953	326	22	28	376
1954	344	22	27	393
1955	369	20	40	429
1956	345	19	44	408
1957	334	24	42	400
1958	356	33	36	425
1959	340	37	43	420
1960	338	34	41	413
1961	337	44	35	416
1962	383	59	46	488
1963	371	75	59	505
1964	359	63	75	497
1965	364	64	84	512
1966	304	50	85	439
1967	313	54	94	461
1968	321	44	124	489
1969	298	57	161	516
1970	302	66	157	525
1971	417	99	244	760
1972	460	105	282	847
1973	434	107	278	819
1974	355	100	161	616
1975	321	68	104	493
1976 Est.	356	63	124	543

1/ Nonmetro areas included 2,667 county equivalents as shown by 1970 Census.

Source: Data derived from reports of U.S. Departments of Commerce and Housing and Urban Development.

Appendix table 3--New nonmetro housing units receiving government financial assistance 1/

Year	Source of government assistance						Total const.	Proportion helped by government
	FHA	VA	FmHA	Farm Credit Admin.	Total	Total		
	-----1,000 units-----						Percent	
1950	66	36	3	5	110	489	22.5	
1951	48	50	2	5	105	407	25.8	
1952	52	33	2	5	92	424	21.7	
1953	51	35	2	6	94	376	25.0	
1954	57	42	1	6	106	393	27.0	
1955	47	66	0	8	121	429	28.2	
1956	43	54	1	8	106	408	26.0	
1957	43	38	2	5	88	400	22.0	
1958	55	16	4	6	81	425	19.1	
1959	66	25	4	6	101	420	24.0	
1960	56	24	5	5	90	413	21.8	
1961	50	18	6	4	78	416	18.8	
1962	40	15	12	5	72	488	14.8	
1963	35	13	14	6	68	505	13.5	
1964	38	10	7	6	61	497	12.3	
1965	40	10	15	7	72	512	14.1	
1966	37	13	22	7	79	439	18.0	
1967	51	23	26	7	107	461	23.2	
1968	67	20	26	5	118	489	24.1	
1969	67	15	33	5	120	516	23.3	
1970	103	13	58	4	178	525	33.9	
1971	107	25	78	5	215	760	28.3	
1972	95	32	84	7	218	847	25.7	
1973	66	17	77	10	170	819	20.8	
1974	50	11	73	14	148	616	24.0	
1975	40	10	88	11	149	493	30.2	
1976	45	10	84	8	147	543	27.1	

1/ Nonmetro areas include 2,667 county equivalents as shown by 1970 Census. Data include mobile homes.

Source: Data derived from reports of U.S. Departments of Commerce, Housing and Urban Development, and Agriculture, and the Farm Credit Administration.

Appendix table 4--Occupied housing by the number of units in each structure 1/

Year and units in structure	Nonmetro		Metro		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
1950:						
Single	:13,035	84.3	14,879	54.1	27,914	65.0
Mobile	: 131	.8	184	.7	315	.7
2 to 4	: 2,110	13.6	7,782	28.3	9,892	23.0
5 or more	: 205	1.3	4,643	16.9	4,848	11.3
Total	:15,481	100.0	27,488	100.0	42,969	100.0
1960:						
Single	:15,264	90.1	24,450	67.7	39,714	74.9
Mobile	: 349	2.1	418	1.2	767	1.4
2 to 4	: 1,056	6.2	5,869	16.3	6,925	13.1
5 or more	: 278	1.6	5,340	14.8	5,618	10.6
Total	:16,947	100.0	36,077	100.0	53,024	100.0
1970:						
Single	:16,042	81.9	27,999	63.8	44,041	69.4
Mobile	: 1,141	5.8	933	2.1	2,074	3.3
2 to 4	: 1,640	8.4	6,739	15.4	8,379	13.2
5 or more	: 764	3.9	8,192	18.7	8,956	14.1
Total	:19,587	100.0	43,863	100.0	63,450	100.0
1975:						
Single	:18,190	79.6	31,564	63.6	49,754	68.6
Mobile	: 2,029	8.9	1,313	2.6	3,342	4.6
2 to 4	: 1,672	7.3	7,238	14.6	8,910	12.3
5 or more	: 966	4.2	9,551	19.2	10,517	14.5
Total	:22,857	100.0	49,666	100.0	72,523	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Census of Housing Population for 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 5--Owner-occupied housing by number of units in each structure 1/

Units in structure :	Nonmetro		Metro		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
1950:	:	:	:	:	:	:
Single	: 8,657	92.4	11,552	81.1	20,209	85.6
Mobile	: 104	1.1	146	1.0	250	1.1
2 to 4	: 586	6.3	2,369	16.6	2,955	12.5
5 or more	: 20	.2	180	1.3	200	.8
Total	: 9,367	100.0	14,247	100.0	23,614	100.0
1960:	:	:	:	:	:	:
Single	:10,748	94.8	19,215	89.6	29,963	91.3
Mobile	: 307	2.7	370	1.7	677	2.1
2 to 4	: 264	2.3	1,635	7.6	1,899	5.8
5 or more	: 28	.2	230	1.1	258	.8
Total	:11,347	100.0	21,450	100.0	32,797	100.0
1970:	:	:	:	:	:	:
Single	:12,375	89.7	23,133	88.7	35,508	89.0
Mobile	: 958	6.9	794	3.0	1,752	4.4
2 to 4	: 411	3.0	1,750	6.7	2,161	5.4
5 or more	: 52	.4	412	1.6	464	1.2
Total	:13,796	100.0	26,089	100.0	39,885	100.0
1975:	:	:	:	:	:	:
Single	:14,441	87.6	26,881	88.5	41,322	88.2
Mobile	: 1,685	10.2	1,137	3.7	2,822	6.0
2 to 4	: 326	2.0	1,812	6.0	2,138	4.6
5 or more	: 32	.2	553	1.8	585	1.2
Total	:16,484	100.0	30,383	100.0	46,867	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Census of Housing and Population for 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 6--Renter-occupied housing by number of units in each structure 1/

Units in structure :	Nonmetro		Metro		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
1950:	:	:	:	:	:	:
Single	4,378	71.7	3,327	25.1	7,705	39.9
Mobile	27	.4	38	.3	65	.3
2 to 4	1,524	24.9	5,413	40.9	6,937	35.8
5 or more	185	3.0	4,463	33.7	4,648	24.0
Total	6,114	100.0	13,241	100.0	19,355	100.0
1960:	:	:	:	:	:	:
Single	4,516	80.6	5,235	35.8	9,751	48.3
Mobile	42	.8	48	.3	90	.4
2 to 4	792	14.1	4,234	29.0	5,026	24.8
5 or more	250	4.5	5,110	34.9	5,360	26.5
Total	5,600	100.0	14,627	100.0	20,227	100.0
1970:	:	:	:	:	:	:
Single	3,667	63.3	4,866	27.4	8,533	36.2
Mobile	183	3.2	139	.8	322	1.4
2 to 4	1,229	21.2	4,989	28.1	6,218	26.4
5 or more	712	12.3	7,780	43.7	8,492	36.0
Total	5,791	100.0	17,774	100.0	23,565	100.0
1975:	:	:	:	:	:	:
Single	3,749	58.8	4,683	24.3	8,432	32.9
Mobile	344	5.4	176	.9	520	2.0
2 to 4	1,346	21.1	5,426	28.1	6,772	26.4
5 or more	934	14.7	8,998	46.7	9,932	38.7
Total	6,373	100.0	19,283	100.0	25,656	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Census of Housing and Population for 1950, 1960, and 1970; Annual Housing Survey for 1975.



Appendix table 7--Housing tenure by 10-year intervals 1/

Area and year	Owner occupied		Renter occupied		Total occupied	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
Nonmetro:	:	:	:	:	:	:
1950	9,367	60.5	6,114	39.5	15,481	100.0
1960	11,347	67.0	5,600	33.0	16,947	100.0
1970	13,796	70.4	5,791	29.6	19,587	100.0
1975	16,484	72.1	6,373	27.9	22,857	100.0
Metro:	:	:	:	:	:	:
1950	14,247	51.8	13,241	48.2	27,488	100.0
1960	21,450	59.5	14,627	40.5	36,077	100.0
1970	26,089	59.5	17,774	40.5	43,863	100.0
1975	30,383	61.2	19,283	38.8	49,666	100.0
Total area:	:	:	:	:	:	:
1950	23,614	55.0	19,355	45.0	42,969	100.0
1960	32,797	61.9	20,227	38.1	53,024	100.0
1970	39,885	62.9	23,565	37.1	63,450	100.0
1975	46,867	64.6	25,656	35.4	72,523	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Census of Housing and Population for 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 8--Substandard housing by tenure <sup>1/</sup>

Tenure and year	Nonmetro		Metro		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
1950:						
Owned	5,120	56.4	2,179	35.4	7,299	47.9
Rented	3,960	43.6	3,973	64.6	7,933	52.1
Total	9,080	100.0	6,152	100.0	15,232	100.0
1960:						
Owned	2,606	53.3	1,124	31.3	3,730	44.0
Rented	2,279	46.7	2,465	68.7	4,744	56.0
Total	4,885	100.0	3,589	100.0	8,474	100.0
1970:						
Owned	1,555	53.9	859	35.5	2,414	45.5
Rented	1,328	46.1	1,558	64.5	2,886	54.5
Total	2,883	100.0	2,417	100.0	5,300	100.0
1975:						
Owned	930	48.3	620	32.8	1,550	40.6
Rented	994	51.7	1,272	67.2	2,266	59.4
Total	1,924	100.0	1,892	100.0	3,816	100.0

<sup>1/</sup> Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Data derived from Census of Housing and Population for 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 9--Persons per room in occupied housing by tenure <sup>1/</sup>

Area, tenure, and year	Persons per room					
	One or less		More than one		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
<u>Nonmetro</u>						
Owners:						
1950	8,121	86.7	1,246	13.3	9,367	100.0
1960	10,190	89.8	1,157	10.2	11,347	100.0
1970	12,811	92.9	985	7.1	13,796	100.0
1975	15,744	95.5	740	4.5	16,484	100.0
Renters:						
1950	4,463	73.0	1,651	27.0	6,114	100.0
1960	4,452	79.5	1,148	20.5	5,600	100.0
1970	5,015	86.6	776	13.4	5,791	100.0
1975	5,835	91.6	538	8.4	6,373	100.0
<u>Metro</u>						
Owners:						
1950	13,036	91.5	1,211	8.5	14,247	100.0
1960	19,798	92.3	1,652	7.7	21,450	100.0
1970	24,506	93.9	1,583	6.1	26,089	100.0
1975	29,245	96.3	1,138	3.7	30,383	100.0
Renters:						
1950	10,844	81.9	2,397	18.1	13,241	100.0
1960	12,550	85.8	2,077	14.2	14,627	100.0
1970	16,055	90.3	1,719	9.7	17,774	100.0
1975	18,100	93.9	1,183	6.1	19,283	100.0
<u>Total</u>						
Owners:						
1950	21,157	89.6	2,457	10.4	23,614	100.0
1960	29,988	91.4	2,809	8.6	32,797	100.0
1970	37,317	93.6	2,568	6.4	39,885	100.0
1975	44,989	96.0	1,878	4.0	46,867	100.0
Renters:						
1950	15,307	79.1	4,048	20.9	19,355	100.0
1960	17,002	84.1	3,225	15.9	20,227	100.0
1970	21,070	89.4	2,495	10.6	23,565	100.0
1975	23,935	93.3	1,721	6.7	25,656	100.0

<sup>1/</sup> Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Census of Housing and Population 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 10--One family homes by home value 1/

Year and value 2/	Nonmetro		Metro		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
1950: <u>3/</u>						
Less than \$4,000	2,259	36.3	953	10.5	3,212	20.9
\$4,000 to \$7,999	2,282	36.7	2,867	31.4	5,149	33.6
\$8,000 to \$11,999	898	14.4	2,477	27.2	3,375	22.0
\$12,000 and over	784	12.6	2,822	30.9	3,606	23.5
Total	6,223	100.0	9,119	100.0	15,342	100.0
1960:						
Less than \$4,000	2,334	26.2	1,086	6.3	3,420	13.1
\$4,000 to \$7,999	3,078	34.6	4,043	23.4	7,121	27.2
\$8,000 to \$11,999	2,053	23.1	5,604	32.5	7,657	29.3
\$12,000 and over	1,439	16.1	6,535	37.8	7,974	30.4
Total	8,904	100.0	17,268	100.0	26,172	100.0
1970:						
Less than \$4,000	2,400	24.8	1,428	6.5	3,828	12.1
\$4,000 to \$7,999	3,535	36.6	5,697	25.8	9,232	29.1
\$8,000 to \$11,999	1,973	20.4	6,089	27.6	8,062	25.4
\$12,000 and over	1,759	18.2	8,845	40.1	10,604	33.4
Total	9,667	100.0	22,059	100.0	31,726	100.0
1975:						
Less than \$4,000	1,704	14.6	1,217	4.7	2,921	7.8
\$4,000 to \$7,999	3,521	30.3	4,772	18.6	8,293	22.2
\$8,000 to \$11,999	2,980	25.6	6,832	26.6	9,812	26.3
\$12,000 and over	3,433	29.5	12,871	50.1	16,304	43.7
Total	11,638	100.0	25,692	100.0	37,330	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

2/ Values in 1960, 1970, and 1975 were adjusted to 1950 pricing level using Boeckh indexes on residential property and Bureau of Census price index on new 1-family homes sold. The price of the home includes the value of the lot which is smaller than 10 acres.

3/ 1950 numbers and values are based on 1-unit dwelling properties which are not farms. This resulted in the inclusion of a few dwellings on units larger than 10 acres that were not classified as farms. These inclusions should have had little effect on the distribution shown for 1950.

Source: Data derived from Census of Housing and Population for 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 11--Type of heating equipment in occupied housing 1/

Area and year	Central heating <u>2/</u>		Noncentral heating with flue <u>3/</u>		Noncentral heating without flue <u>4/</u>		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
Nonmetro:								
1950	3,565	23.0	9,324	60.2	2,592	16.8	15,481	100.0
1960	5,701	33.6	8,808	52.0	2,438	14.4	16,947	100.0
1970	9,852	50.3	6,070	31.0	3,665	18.7	19,587	100.0
1975	13,322	58.3	6,320	27.7	3,215	14.0	22,857	100.0
Metro:								
1950	18,005	65.5	6,102	22.2	3,381	12.3	27,488	100.0
1960	23,667	65.6	9,127	25.3	3,283	9.1	36,077	100.0
1970	30,877	70.4	9,929	22.6	3,057	7.0	43,863	100.0
1975	37,469	75.4	9,632	19.4	2,565	5.2	49,666	100.0
Total:								
1950	21,570	50.2	15,426	35.9	5,973	13.9	42,969	100.0
1960	29,368	55.4	17,935	33.8	5,721	10.8	53,024	100.0
1970	40,729	64.2	15,999	25.2	6,722	10.6	63,450	100.0
1975	50,791	70.0	15,952	22.0	5,780	8.0	72,523	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

2/ Includes warm air, steam, or hot water furnace.

3/ Includes floor, wall, or pipeless furnace, and wall heaters with flue.

4/ Includes room heaters without flue, stoves, fireplaces, portable heaters, or none.

Source: Census of Housing and Population 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 12--Type of heating equipment in occupied housing built between 1970 and 1975

Heating equipment	Nonmetro		Metro		Total	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
Central heating	2,647	75.3	5,502	82.6	8,149	80.0
Built-in electric unit	617	17.5	879	13.2	1,496	14.7
Floor, wall, pipe-lines or other means	248	7.1	241	3.6	489	4.8
None	4	.1	42	.6	46	.5
Total	3,516	100.0	6,664	100.0	10,180	100.0

Source: Annual Housing Survey for 1975.

Appendix table 13--Nonmetro housing: Total occupied units, substandard units proportion of nonmetro housing that was substandard 1/

Type of units and household income <u>2/</u> :	1950		1960		1970		1975	
	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent	1,000 units	Percent
Total units:								
Less than \$2,000	7,105	45.9	5,372	31.7	4,788	24.4	5,189	22.7
\$2,000 to \$3,999	5,338	34.5	4,709	27.8	4,184	21.4	5,478	24.0
\$4,000 to \$5,999	1,996	12.9	3,738	22.1	3,963	20.2	4,497	19.7
\$6,000 and over	1,042	6.7	3,128	18.4	6,652	34.0	7,693	33.6
Total	15,481	100.0	16,947	100.0	19,587	100.0	22,857	100.0
Substandard units:								
Less than \$2,000	5,580	61.5	2,843	58.2	1,541	53.5	1,093	56.8
\$2,000 to \$3,999	2,700	29.7	1,357	27.8	769	26.7	522	27.1
\$4,000 to \$5,999	585	6.4	486	9.9	333	11.5	188	9.8
\$6,000 and over	215	2.4	199	4.1	240	8.3	121	6.3
Total	9,080	100.0	4,885	100.0	2,883	100.0	1,924	100.0
Substandard units as a percent of total units:								
Less than \$2,000		78.5		52.9		32.2		21.1
\$2,000 to \$3,999		50.6		28.8		18.4		9.5
\$4,000 to \$5,999		29.3		13.0		8.4		4.2
\$6,000 and over		20.6		6.4		3.6		1.6
Total		58.7		28.8		14.7		8.4

1/ Same nonmetro boundaries in 1950, 1960, and 1975 as in 1970.

2/ Household incomes were adjusted each year to reflect the same purchasing power of the dollar as existed in 1950.

Source: Data derived from Census of Housing and Population 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 14--Occupied houses, substandard houses, and proportion of housing that was substandard, by race 1/

Type of unit, lo- cation and race:	1950		1960		1970		1975	
	Number : 1,000 : <u>units</u>	: Proportion : Percent	Number : 1,000 : <u>units</u>	: Proportion : Percent	Number : 1,000 : <u>units</u>	: Proportion : Percent	Number : 1,000 : <u>units</u>	: Proportion : Percent
<u>Total units</u>	:	:	:	:	:	:	:	:
Nonmetro:	:	:	:	:	:	:	:	:
Black	: 1,436	9.3	1,406	8.3	1,435	7.3	1,689	7.4
White	: 13,987	90.3	15,455	91.2	17,971	91.8	20,996	91.8
Other	: 58	.4	86	.5	181	.9	172	.8
Total	: 15,481	100.0	16,947	100.0	19,587	100.0	22,857	100.0
Metro:	:	:	:	:	:	:	:	:
Black	: 2,198	8.0	3,385	9.4	4,745	10.8	5,872	11.8
White	: 25,113	91.4	32,425	89.9	38,558	87.9	42,864	86.3
Other	: 177	.6	267	.7	560	1.3	930	1.9
Total	: 27,488	100.0	36,077	100.0	43,863	100.0	49,666	100.0
All units:	:	:	:	:	:	:	:	:
Black	: 3,634	8.5	4,791	9.0	6,180	9.7	7,561	10.4
White	: 39,100	91.0	47,880	90.3	56,529	89.1	63,860	88.1
Other	: 235	.5	353	.7	741	1.2	1,102	1.5
Total	: 42,969	100.0	53,024	100.0	63,450	100.0	72,523	100.0
<u>Substandard units:</u>	:	:	:	:	:	:	:	:
Nonmetro:	:	:	:	:	:	:	:	:
Black	: 1,381	15.2	1,121	22.9	772	26.8	541	28.1
White	: 7,644	84.2	3,698	75.7	2,054	71.2	1,331	69.2
Other	: 55	.6	66	1.4	57	2.0	52	2.7
Total	: 9,080	100.0	4,885	100.0	2,883	100.0	1,924	100.0
Metro:	:	:	:	:	:	:	:	:
Black	: 1,302	21.2	1,041	29.0	655	27.1	584	30.9
White	: 4,797	77.9	2,512	70.0	1,734	71.7	1,285	67.9
Other	: 53	.9	36	1.0	28	1.2	23	1.2
Total	: 6,152	100.0	3,589	100.0	2,417	100.0	1,892	100.0
All units:	:	:	:	:	:	:	:	:
Black	: 2,683	17.6	2,162	25.5	1,427	26.9	1,125	29.5
White	: 12,441	81.7	6,210	73.3	3,788	71.5	2,616	68.5
Other	: 108	.7	102	1.2	85	1.6	75	2.0
Total	: 15,232	100.0	8,474	100.0	5,300	100.0	3,816	100.0
<u>Substandard units:</u>	:	:	:	:	:	:	:	:
<u>as a percent of</u>	:	:	:	:	:	:	:	:
<u>total units</u>	:	:	:	:	:	:	:	:
Nonmetro:	:	:	:	:	:	:	:	:
Black	:	96.2	:	79.7	:	53.8	:	32.0
White	:	54.7	:	23.9	:	11.4	:	6.3
Other	:	94.8	:	76.7	:	31.5	:	30.2
Total	:	58.7	:	28.8	:	14.7	:	8.4
Metro:	:	:	:	:	:	:	:	:
Black	:	59.2	:	30.8	:	13.8	:	9.9
White	:	19.1	:	7.7	:	4.5	:	3.0
Other	:	29.9	:	13.5	:	5.0	:	2.5
Total	:	22.4	:	9.9	:	5.5	:	3.8
All units:	:	:	:	:	:	:	:	:
Black	:	73.8	:	45.1	:	23.1	:	14.9
White	:	31.8	:	13.0	:	6.7	:	4.1
Other	:	46.0	:	28.9	:	11.5	:	6.8
Total	:	35.4	:	16.0	:	8.4	:	5.3

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Data derived from Census of Housing and Population 1950, 1960, and 1970; Annual Housing Survey for 1975.

Appendix table 15--Occupied houses and substandard houses by age of household head 1/

Item	1950		1960		1970		1975	
	Number	Proportion	Number	Proportion	Number	Proportion	Number	Proportion
	1,000	Percent	1,000	Percent	1,000	Percent	1,000	Percent
	units		units		units		units	
<b>Nonmetro</b>								
Head of household under 65 years :	<u>Occupied houses</u>							
Family	12,568	81.2	12,430	73.3	13,163	67.2	15,367	67.2
Primary individual	403	2.6	1,033	6.1	1,870	9.6	2,186	9.6
Head of household 65 years and over :								
Family	2,078	13.4	2,204	13.0	2,671	13.6	2,953	12.9
Primary individual	432	2.8	1,280	7.6	1,883	9.6	2,351	10.3
Total	15,481	100.0	16,947	100.0	19,587	100.0	22,857	100.0
<b>Metro</b>								
Head of household under 65 years :								
Family	20,893	76.0	26,623	73.8	30,707	70.0	32,663	65.7
Primary individual	2,626	9.6	3,692	10.2	5,471	12.5	7,925	16.0
Head of household 65 years and over :								
Family	2,638	9.6	3,770	10.5	4,428	10.1	4,808	9.7
Primary individual	1,331	4.8	1,992	5.5	3,257	7.4	4,270	8.6
Total	27,488	100.0	36,077	100.0	43,863	100.0	49,666	100.0
<b>All units</b>								
Head of household under 65 years :								
Family	33,461	77.9	39,053	73.6	43,870	69.1	48,030	66.3
Primary individual	3,029	7.0	4,725	8.9	7,341	11.6	10,111	13.9
Head of household 65 years and over :								
Family	4,716	11.0	5,974	11.3	7,099	11.2	7,761	10.7
Primary individual	1,763	4.1	3,272	6.2	5,140	8.1	6,621	9.1
Total	42,969	100.0	53,024	100.0	63,450	100.0	72,523	100.0
<b>Nonmetro</b>								
<u>Substandard houses</u>								
Head of household under 65 years :								
Family	7,138	78.6	3,215	65.8	1,531	53.1	988	51.3
Primary individual	289	3.2	429	8.8	415	14.4	263	13.7
Head of household 65 years and over :								
Family	1,327	14.6	713	14.6	476	16.5	340	17.7
Primary individual	326	3.6	528	10.8	461	16.0	333	17.3
Total	9,080	100.0	4,885	100.0	2,883	100.0	1,924	100.0
<b>Metro</b>								
Head of household under 65 years :								
Family	4,103	66.7	1,933	53.8	1,018	42.2	756	40.0
Primary individual	1,082	17.6	875	24.4	629	26.0	517	27.3
Head of household 65 years and over :								
Family	516	8.4	333	9.3	293	12.1	199	10.5
Primary individual	451	7.3	448	12.5	477	19.7	420	22.2
Total	6,152	100.0	3,589	100.0	2,417	100.0	1,892	100.0
<b>All units</b>								
Head of household under 65 years :								
Family	11,241	73.8	5,148	60.8	2,549	48.1	1,744	45.8
Primary individual	1,371	9.0	1,304	15.4	1,044	19.7	780	20.4
Head of household 65 years and over :								
Family	1,843	12.1	1,046	12.3	769	14.5	539	14.1
Primary individual	777	5.1	976	11.5	938	17.7	753	19.7
Total	15,232	100.0	8,474	100.0	5,300	100.0	3,816	100.0

1/ Same nonmetro-metro boundaries in 1950, 1960, and 1975 as in 1970.

Source: Census of Housing and Population 1950, 1960, and 1970; Annual Housing Survey for 1975.