

*IDENTIFYING SPECIAL SUBUNIVERSES OF THE HOUSING  
INVENTORY*

Arthur F. Young and staff of the Housing Division

*INTRODUCTION*

Historically, the Census Bureau classified the places people live in two ways - housing units and group quarters. As discussed in the *Definitions* issue paper, housing units in 1980 are houses, apartments, groups of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from other persons in the building. The separate living quarters also have direct access from the outside or through a common hall.

Group quarters are any living quarters not classified as housing units. There are two types of group quarters: 1) institutional, and 2) noninstitutional. Institutional group quarters are living quarters occupied by one or more persons under care or custody. Noninstitutional group quarters include living quarters such as college-owned and/or operated dormitories, fraternity and sorority houses, other similar quarters and living quarters (without care or custody) occupied by nine or more persons unrelated to the householder, or by ten or more unrelated persons.

The housing inventory has many special subuniverses that may be of concern to data users. In the following section, several recognized subuniverses are discussed that have been identified in previous censuses. Should the 1990 census expand or decrease the identification of these subuniverses?

*SPECIAL SUBUNIVERSES*

A. HOUSING WHERE OCCUPANCY IS RESTRICTED BY:

1. *INCOME.* Some housing units are available for occupancy only for people with less than a certain income. The housing for these lower-income residents may take the form of a public housing project or may be scattered throughout the area. The occupants may live in units having lower rents because they are owned by local housing authorities or because they are subsidized by an agency of the government. In other areas, the household may receive a voucher directly from an agency of the government and then choose its own housing.

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Arthur F. Young is Chief, Housing Division, U.S. Bureau of Census.

Census statistics on renter-occupied housing units include those households living in publicly-owned housing, subsidized or assisted housing. Does this inclusion affect the use of the data?

Is there a need for separate identification of public, subsidized and assisted housing?

For what housing programs?

At what geographic level?

How can we identify: 1) public housing, 2) subsidized housing, 3) assisted housing?

Should the type of subsidy be identified?

2. *AGE*. Some housing units are available for occupancy only for persons over a certain age. These may be in public housing and, accordingly, have income limits or they may be privately owned. For example, a development like Leisure World is available for those over 52. In some of these projects, the households live and eat separately from other households in housing units. In other cases, occupants live in pseudo-housing units (See *Definitions* issue paper.)

Is there a need for identification of housing restricted to the elderly? Why?

Are data on any specific characteristics needed?

For what housing programs?

At what geographic level?

How do we identify this type of housing?

3. *OCCUPATION*. There are some subsets of the housing inventory that are used by specific populations because of their occupation. These subsets, while a small proportion nationally, may be important in specific areas of the country. These include military housing, staff quarters within institutions, company housing, park or forest rangers' cabins and caretakers quarters. These units are not available to the general public.

Do we need to identify these or any of these units separately?

Do we need to identify these units type by type?

How should we do it?

For what housing programs are these data needed?

At what geographic level?

B. COOPERATIVES AND CONDOMINIUMS.

Because of the increase in condominium and cooperative forms of housing ownership in the 60s, the Bureau included in the 1970 census a category identifying "owned cooperative of condominium" under the tenure question.

In 1980, the Bureau wanted data on all cooperative and condominium units, both owned and rented. However, pretest studies before the 1980 census showed that respondents did not understand the cooperative ownership concept. Thus, in the 1980 census, a separate question asked if the apartment (house) was part of a condominium, but no attempt was made to separately identify cooperatives. Approximately 2 1/2 percent of the total year-around housing units in the nation in 1980 were condominium housing units. It is roughly estimated that there were 400,000 cooperative housing units in the country at that time.

1. Is there a need to continue identifying condominiums separately?
2. For what housing programs?
3. What characteristics of condominium housing units are needed for your work?
4. At what geographic level?
5. Do we need to try to obtain data on cooperatives separately?
6. How should cooperatives be defined?
7. How can we identify cooperative properties? Are there lists of cooperative properties available?
8. For what housing programs is this identification needed?
9. At what geographic level?
10. Are data on shelter costs needed for condominium housing units? For cooperative housing units? If so, which costs?
11. Is there any need to identify separately condominium units that were previously part of a rental property?
12. What is feasible recall period for this conversion?
13. Who is a knowledgeable respondent?

### C. MANUFACTURED HOUSING

An increasingly important subuniverse of the housing inventory is that of manufactured housing. As discussed in the *Definitions* issue paper, since the 1950 Census of Housing, the Bureau has been concerned with the enumeration of elements in this subuniverse; namely, mobile homes and trailers. Coverage of these types of manufactured housing has varied through the censuses depending on the definitions being used at the time of each census.

In past censuses, various other types of factory-built manufactured housing have not been identified. However, if this type of housing will become more significant in the 80s, should the separate identification of this subuniverse be attempted?

1. Do projections of the housing inventory for 1990 show the need for separate identification of factory-built manufactured housing in addition to mobile homes and trailers?
2. If so, can we assume that respondents living in that type of housing are sufficiently knowledgeable to identify their homes as factory-built?
3. For what housing programs is this identification of factory-built housing needed?
4. At what geographic level?
5. What characteristics should be collected?
6. Are we correct in continuing to use the addition of one or more conventionally constructed rooms to a trailer or mobile home as the *only* criterion for its reclassification to "house, apartment or flat"? Or should we consider the mobility or lack of mobility of the trailer based on its foundation?
7. Should we identify those housing units classified as "house, apartment or flat" that were converted from "mobile home or trailer" by a permanent addition of a room or rooms?
8. What programs require these data?
9. Should occupancy costs for mobile homes be collected; that is, mortgage payments on the structure, mortgage payments on site, real estate or personal property taxes, insurance premiums, site rent, mobile home park fees, hook-up charges, utility costs, etc.?

10. What data items and tabulations for this type of housing will be helpful to you in your job?
11. At what geographic level?

#### D. RESORT HOUSING

Some concerns were expressed in the *Definitions* issue paper regarding the difficulties identifying seasonal and year-around vacant housing units. The census enumerates people in a *de jure* basis; that is, based on where their usual place of residence is. Thus, in resort areas, persons that are occupying a housing at the time of the census, but whose primary residence is located elsewhere, are considered to have usual home elsewhere or UHE. The housing unit they occupy temporarily is classified as vacant. Further, the vacancy status of the units is considered to be "seasonal" or "year-round for occasional use" depending on the pattern of use. In reality, these "vacant" units are occupied secondary residences or second home housing. Localities where they are concentrated have to include these temporary occupants in their planning for water supply, sewer, utilities and streets, etc.

1. Are we producing a distorted picture of the housing inventory with the "vacancy" treatment of these units?
2. Would it be better to identify them as "resort homes" and produce separate tabulations for them and for their occupants?
3. Time sharing is quite predominant in the resort housing universe. Should we try to identify time-shared units?
4. What data are needed on these types of housing?
5. At what geographic level?

#### E. NON-NEW UNITS

Changes in housing markets or policy may result in more intensive use of the standing stock. This may be reflected in: 1) Rehabilitation of older buildings, 2) Conversion of fewer housing units to more units; and 3) Conversions of non-residential structures to residential use, for example, the modifications of lofts or warehouse buildings to apartment houses. Should we attempt to measure how much of the housing inventory is involved in or stems from these types of activities?

1. How do we define "rehabilitated"?
2. How recently should the rehabilitation have taken place to be included?
3. Do occupants of "converted" units know they are

converted?

4. How recently should the conversion have taken place to be included?
5. What programs need these types of data?
6. At what geographic level?
7. Are topics of this type better suited to sample surveys like the Components of Inventory Change?

#### F. OUT-OF-HOUSING-STOCK STRUCTURES

Housing units are lost from the housing inventory for a variety of reasons. Some are demolished and "gone for good". Others are converted to nonresidential use. Still others are vacant and considered lost from the housing inventory because they are exposed to the elements, condemned or scheduled for demolition. These vacants are not "gone for good" because they constitute a universe of potential housing units.

1. Do we need to identify these out-of-housing-stock structures?
2. By type?
3. At what geographic level?
4. How?

#### *CONCLUSION*

A series of specific subuniverses of the housing inventory have been described. To identify each of these would be a challenge and produce many new and interesting analyses of housing data. But how important would they be? Considering the amount of money and effort it would take to refine procedures, are we justified in attempting to make these identifications in a decennial census? Should we consider some of them or any of them? Are they topics for the sample questionnaire, a smaller follow-on survey or perhaps the American Housing Survey? If you had to select the most important subuniverses to identify, which would they be? How would you rank them?