

HOUSING: 2005

Since 1973, the U.S. Department of Housing and Urban Development (HUD) has used the American Housing Survey (AHS) to gather information on occupancy, housing costs, fuel usage, water quality, repairs, improvements, and many other housing related topics.¹ This information helps determine the number of people in inadequate housing and how many may need housing assistance.

¹ The U.S. Census Bureau collects the AHS data for HUD and also collects data on housing through its Housing Vacancy Survey, a monthly supplement to the Current Population Survey, the American Community Survey, the decennial census, and other surveys. (For further information, see <www.census.gov/hhes/www/housing.html>.) Estimates in this chapter are calculated using sample data from the 2005 AHS, weighted by housing unit controls based on Census 2000.

Types of Structures

In 2005, there were 124.4 million housing units in the United States. Most units, 77.7 million, were single-family detached structures. Another 7.0 million were single-family attached units, such as townhouses. Manufactured or mobile homes accounted for 8.6 million units. The remaining 31.0 million units were in

These controls were adjusted for additions and losses to the housing inventory. As a result, these estimates will differ from housing unit estimates computed from either the intercensal estimates program or Census 2000. All comparative statements have undergone statistical testing and are significant at the 90-percent confidence level unless otherwise noted. For further information about the sources and accuracy of the estimates, see Appendix A.

Words That Count

A housing unit is a house, apartment, group of rooms, or single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other people in the building and which have direct access from the outside of the building or through a common hallway.

Occupied units are those occupied by at least one person who usually lives in the unit. By definition, the number of occupied housing units is the same as the number of households.

Year-round housing units include all occupied and unoccupied units, regardless of design, that are intended for occupancy at all times of the year.

A single-family detached unit is a single-unit housing structure with open space on all four sides.

A single-family attached unit is a single-unit housing structure that has one or more unbroken walls extending from ground to roof separating it from adjoining structures, such as a townhouse.

Multifamily units are housing units contained in multiunit structures, such as apartment buildings.

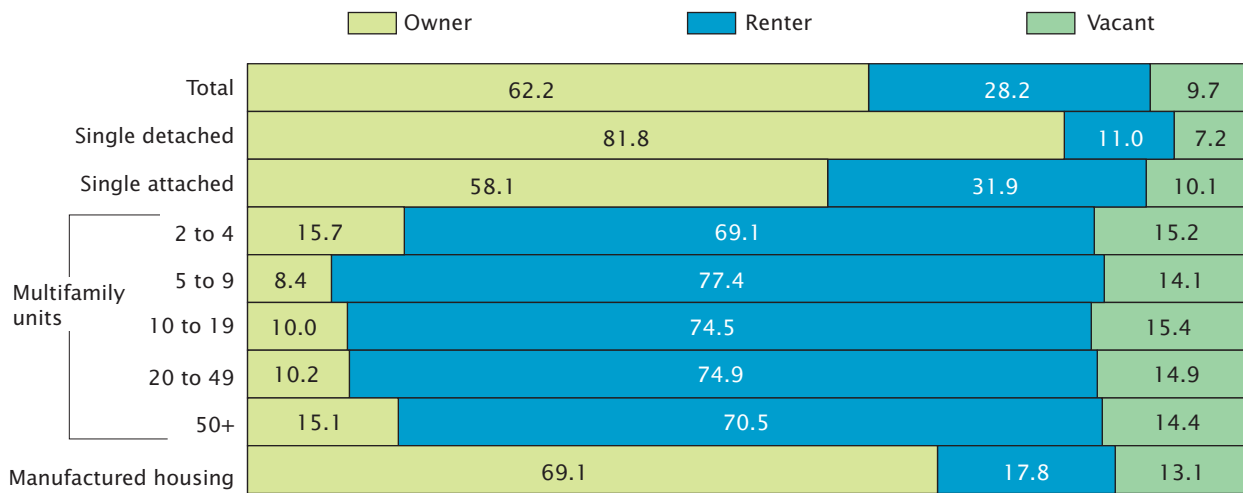
Manufactured homes are defined as housing units that were originally constructed to be towed on their own chassis. They may have permanent rooms attached or other structural modifications at their

present sites. 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 trailers or mobile homes in the same sense as manufactured homes.

Moderate to severe physical problems include at least 1 of the following 8 physical problems: 1) all flush toilets were broken down at the same time for 6 hours or more on at least 3 occasions during the last 3 months; 2) unvented gas, oil, or kerosene heaters as primary heating equipment; 3) lacking a kitchen sink, refrigerator, or cooking equipment inside the structure for the exclusive use of the unit; 4) having at least 3 of the following problems in public areas in multiunit buildings: no working light fixtures, loose or missing steps, loose or missing railings, or no working elevator; 5) having at least 3 of the following upkeep problems: water leaks from the outside, such as from the roof, basement, windows, or doors; leaks from inside the 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 in the last 90 days; 6) lacking complete plumbing facilities for exclusive use; 7) having 3 or more heating equipment breakdowns last winter resulting in uncomfortable home temperatures; and 8) lacking electricity or having exposed wiring and room(s) without outlets and blown fuses at least 3 times in the last 90 days.

Figure 1.
**Year-Round Housing Units by Occupancy Status, Type, and
 Number of Units in Structure: 2005**

(Percent distribution)



Source: U.S. Census Bureau, American Housing Survey, 2005

multifamily structures. While 10.1 million of these units were located in structures with two to four units, 4.8 million were located in structures with 50 units or more.

Of the 120.5 million units that were meant for year-round use, 74.9 million (62 percent) were owner occupied, 33.9 million (28 percent) were renter occupied, and 11.7 million (10 percent) were unoccupied. Another 3.8 million units were unoccupied seasonal units, not meant for year-round occupancy.

Occupancy

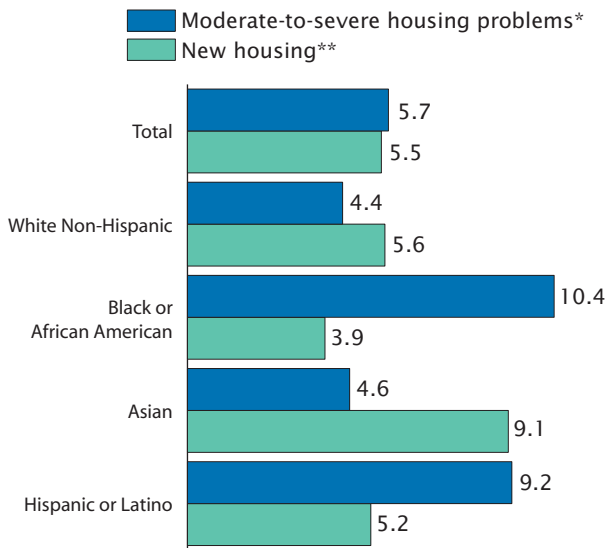
Among year-round units, 82 percent of single-family detached units and 58 percent of single-family attached units were owner occupied, as shown in Figure 1. The proportion of owner-occupied manufactured homes was 69 percent. Regardless of the number of units in the structures, owner occupancy rates were much lower among multifamily units, averaging 12 percent.

Among year-round units, the percentage unoccupied was lowest for single-family detached units at 7 percent. Ten percent of single-family attached units were unoccupied, as were 13 percent of manufactured homes and 15 percent of multifamily units.

Housing Elements

The 2005 AHS found that important housing elements were sometimes missing in both owner-occupied and renter-occupied housing, but owner-occupied housing was more likely to be fully equipped than renter housing. For instance, the occupants believed their water was not safe to drink in 7 percent of owned units and 14 percent of rented units. One percent of owners and 2 percent of renters lacked some or all plumbing facilities, including hot piped water, bathtub and shower, or flush toilet. While less than 1 percent of owner households lacked complete kitchen facilities for exclusive use (including sink, refrigerator, and oven or burners), 4 percent of renter households were without these amenities.

Figure 2.
Selected Housing Characteristics by Race and Hispanic Origin of Householder: 2005
 (In percent)



* See definition of moderate to severe housing problems at the beginning of this chapter.

** Built within 4 years prior to the 2005 survey.

Note: Data are for single-race householders.

Source: U.S. Census Bureau, American Housing Survey, 2005.

Housing by Race and Hispanic Origin

In 2005, 69 percent of all households (occupied housing units) owned their own home, but homeownership rates varied among the racial and Hispanic-origin groups.² Seventy-six percent of non-Hispanic White

² The race or origin of the household is based on the race or origin of the householder, regardless of the race or origin of the other household members. The data in this chapter are for single-race populations. Use of single-race populations in this chapter does not imply that it is the preferred method of presenting or analyzing data. The Census Bureau uses a variety of approaches.

Because Hispanics may be any race, data for Hispanics overlap with data for the Black and Asian populations. Based on the total households surveyed in the 2005 AHS, 3.0 percent of Black households and 2.0 percent of Asian households were also Hispanic (not statistically different). Data on American Indians and Alaska Natives, Native Hawaiians and Other Pacific Islanders, and people of two or more races have not been shown because of their small sample size in the 2005 AHS.

households owned their own home, compared with 61 percent of Asian households and 48 percent of Black households. Forty-nine percent of Hispanic householders were homeowners.³

More than 5 percent of all occupied housing units were built in the 4 years prior to the 2005 AHS (Figure 2). Among the race and Hispanic-origin groups shown, the rate for Asians (9 percent) was the only one higher than the national rate, and the rate for Blacks (4 percent) was the only one lower than the national rate.

In 2005, 6 percent of all occupied housing units had moderate to severe physical problems that ranged from rats and holes in the floors to the lack of kitchen equipment, including a sink, refrigerator, or cooking equipment for exclusive use. About 4 to 5 percent of both non-Hispanic White households and Asian households had these problems.⁴ Black households (10 percent) and Hispanic households (9 percent) were most likely to have moderate to severe problems.⁵

³ The percentage of owner-occupied housing units was not statistically different for Black and Hispanic households.

⁴ The percentage of Asian households with moderate to severe problems is not statistically different from the national rate.

⁵ The percentage of Black and Hispanic households with moderate to severe housing problems were not statistically different.

The Census Bureau Can Tell You More

Consult the following Census Bureau Current Housing Report: *American Housing Survey for the United States: 2005* (H150/05).

Look for complete reports and detailed tables on the Census Bureau's Web site <www.census.gov>. Click on "Subjects A to Z," then click on "A" for the "American Housing Survey" or "H" for "Housing data" and select any entry.

Contact the Census Bureau's Demographic Call Center (toll-free) at 1-866-758-1060.

E-mail <ask.census.gov>.

See Appendix A for information on the accuracy of the estimates.