

UNITED STATES DEPARTMENT OF COMMERCE

JESSE H. JONES, Secretary

BUREAU OF THE CENSUS

J. C. CAPT, Director (Appointed May 22, 1941)

WILLIAM LANE AUSTIN, Director (Retired January 31, 1941)

PHILIP M. HAUSER, Assistant Director



SIXTEENTH CENSUS OF THE UNITED STATES : 1940

HOUSING

Volume III

CHARACTERISTICS BY MONTHLY
RENT OR VALUE

PART 1: UNITED STATES SUMMARY

*Bureau of the Census
Library*

Prepared under the supervision of
Dr. LEON E. TRUESDELL
Chief Statistician for Population

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SIXTEENTH CENSUS OF THE UNITED STATES: 1940

REPORTS ON HOUSING

Volume

- I** Data for Small Areas, by States.
Supplement: Block Statistics for Cities.
 - II** General Characteristics of Housing, by States.
 - III** Characteristics by Monthly Rent or Value, by States.
 - IV** Mortgages on Owner-Occupied Nonfarm Homes, by States.
- Special Reports.

REPORTS ON POPULATION

- I** Number of Inhabitants, by States.
 - II** Characteristics of the Population, by States.
 - III** The Labor Force—Occupation, Industry, Employment, and Income, by States.
 - IV** Characteristics by Age—Marital Status, Relationship, Education, and Citizenship, by States.
- Statistics for Census Tracts (Including Housing Data).
- Additional Reports—Internal Migration, Families (Including Housing Data), Fertility, Parentage, Mother Tongue, Further Statistics on The Labor Force, etc.
- Special Reports.

HOUSING VOLUME III

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United States Summary.

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Arkansas.
California.
Colorado.
Connecticut.
Delaware.
District of Columbia.
Florida.
Georgia.
Idaho.
Illinois.
Indiana.
Iowa.
Kansas.

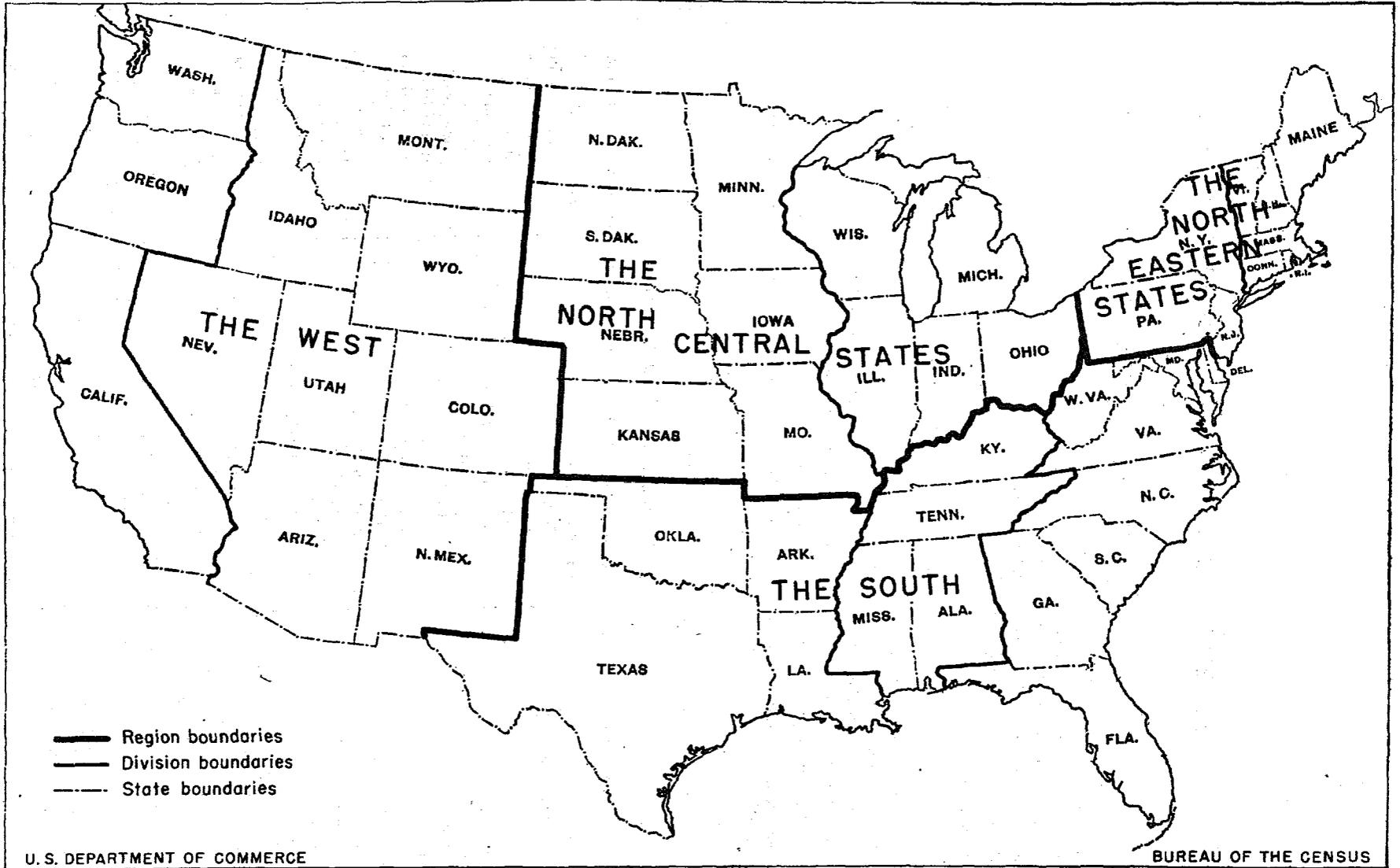
Part 2—Continued.
Kentucky.
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Massachusetts.
Michigan.
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Virginia.
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MAP OF THE UNITED STATES SHOWING REGIONS, DIVISIONS, AND STATES

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LETTER OF TRANSMITTAL

DEPARTMENT OF COMMERCE,
BUREAU OF THE CENSUS,
Washington, D. C., June 5, 1943.

SIR:

I transmit herewith Volume III of the Reports on Housing, based on data from the Census of Housing taken as of April 1, 1940. The Census of Housing was authorized by Act of Congress on August 11, 1939, which provided that it be taken "in conjunction with, at the same time, and as part of the population inquiry of the sixteenth decennial census..."

This volume, which is printed in three parts, presents cross-classifications of the housing data with monthly rent or value of home. Part 1 constitutes a summary for the United States. Part 2 presents statistics for the several States, arranged alphabetically, from Alabama to New Hampshire, and Part 3, from New Jersey to Wyoming.

The collection and compilation of these statistics and the preparation of this volume were under the supervision of Dr. Leon E. Truesdell, Chief Statistician for Population, and Dr. A. Ross Eckler, Assistant Chief Statistician, assisted by Howard G. Brunsman, Chief of the Housing Statistics Unit, and Edward P. Staudt, Dorothy S. Martin, Claire F. Cahill, and Ralph Mullendore, members of this unit. The Advisory Committee to the Director on the Housing Census of 1940 rendered most helpful guidance and counsel in determining the content of the Housing schedules and in formulating tabulation plans. Special acknowledgement is made to Dr. Ernest M. Fisher for his effective work as chairman of the Committee, and to his successor, Warren J. Vinton.

Respectfully,

J. C. CAPT,
Director of the Census.

HON. JESSE H. JONES,
Secretary of Commerce.

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nonfarm areas of the United States inside principal metropolitan districts, etc.

The standard table titles are shown below. The page on which each table is to be found for any given area is indicated in the tabular presentation with the prefix letter assigned to the tables for that area.

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A series of standard tables present the statistics for regions. Corresponding tables have the same number throughout, with all tables for a given area having a common prefix letter. Thus, for a given region, "A" has been assigned to tables for the region as a whole, "B" to tables for the urban and rural-nonfarm areas inside principal metropolitan districts, etc.

For the South, statistics for nonwhite households are presented in three supplementary tables (tables 5a, 10, and 11).

The standard table titles are shown below. The page on which each table is to be found for any given area is indicated in the tabular presentation with the prefix letter assigned to the tables for that area.

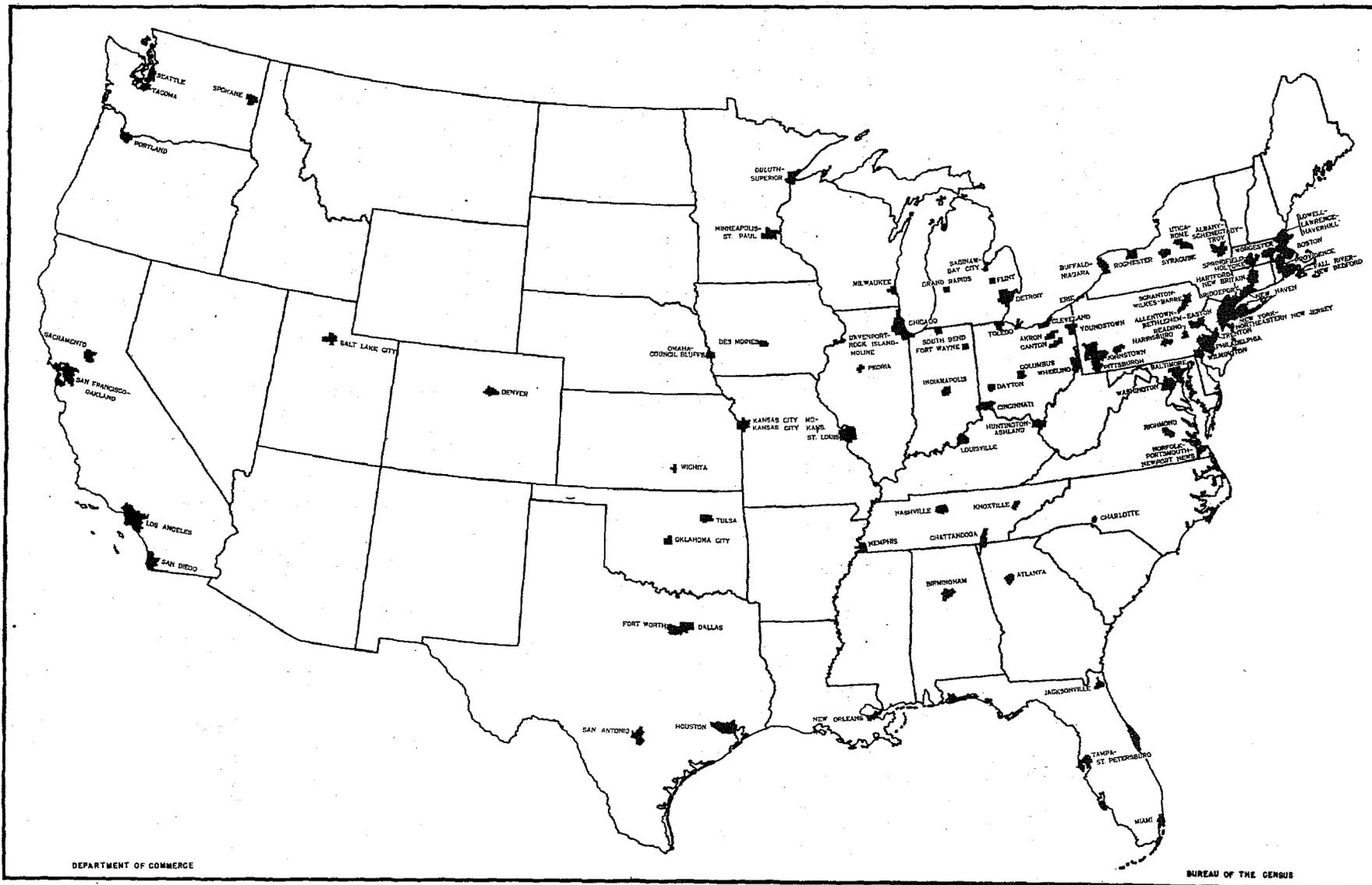
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Memorandum to Mr. Jenkinson, re Housing III, Part 1.

Illegible figs found on pp. 12, 18, 19, 29, 41, 42, 47, 70, 99, 119 and 160.

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K.R.-mck.
April 1, 1944

Released
4-3-44

UNITED STATES SUMMARY

CHARACTERISTICS BY MONTHLY RENT OR VALUE

INTRODUCTION

GENERAL

This summary, constituting Part 1 of Volume III of the Reports on Housing, provides a cross-classification of the housing data with monthly rent or value of home for the United States by regions. The data were obtained in the Census of Housing taken as of April 1, 1940, as part of the Sixteenth Decennial Census of Population.

The statistics form a basis for determining the relationship between rent or value and such characteristics as type and age of structure, state of repair, number of rooms, size of household and race of head, persons per room, housing facilities and equipment, and mortgage status.

The tables presented for regions by type of area are the same as those presented for the non-farm and rural-farm areas of States in parts 2 and 3 of this volume. Most of the subjects are presented separately for owner-occupied and tenant-occupied dwelling units and the more significant subjects are shown separately for vacant units and for units in 1-family structures. Data are presented for rural-farm units, all urban and rural-nonfarm units, urban and rural-nonfarm units inside principal metropolitan districts,¹ urban units outside principal metropolitan districts, and rural-nonfarm units outside principal metropolitan districts. Limited data for dwelling units occupied by nonwhite households are presented for the South.

The statistics for the United States are given in more detail than the statistics for geographic regions. The additions are the more detailed classifications for statistics on year built, number of rooms, refrigeration equipment, heating equipment, value of home and gross rent; a table providing data for dwelling units in other than 1-family structures; statistics for dwelling units in nonconverted structures; and statistics for dwelling units not needing major repairs and with a private bath.

The State sections, which comprise the remaining parts of this volume, present the statistics

for each State, each city of 100,000 inhabitants or more, and for each of the principal metropolitan districts. The data for these areas are presented in the same detail as the data for geographic regions in part 1. Less detailed data for each city of 50,000 to 100,000 inhabitants also are presented in the State sections. Statistics are shown separately for nonwhite dwelling units in the State sections for the Southern States. The material was first published in a series of State bulletins, each entitled "Housing, Third Series, Characteristics by Monthly Rent or Value." These bulletins, with a few minor corrections, have been assembled and bound together as sections of the present volume.

Related reports.— Limited tabulations of Housing data are presented in Volume I of the Reports on Housing, entitled "Data for Small Areas" and comprising the first series of Housing bulletins for States. Statistics are shown for counties and rural-farm parts of counties, for incorporated places of 1,000 inhabitants or more, for minor civil divisions, and for metropolitan districts. Supplements to the first series, entitled "Block Statistics," present similar tabulations for blocks and census tracts or wards, for each of the 191 cities which had 50,000 inhabitants or more in 1930. More detailed statistics for census tracts are shown in a series of special reports on population and housing for the cities for which tracts have been established.

Statistics relating to practically all subjects for which information was collected are presented in Volume II of the Reports on Housing, entitled "General Characteristics of Housing" and comprising the second series of Housing bulletins for States. Statistics are shown for counties, for rural-nonfarm and rural-farm parts of counties, for urban places with 2,500 inhabitants or more, and for all metropolitan districts. The more significant items are shown separately for the various occupancy, tenure, and color groups. Volume IV, entitled "Mortgages on Owner-occupied Nonfarm Homes" and comprising the fourth series of Housing bulletins for States, presents statistics on the mortgage characteristics of residential properties.

Volume I of the Reports on Population, entitled "Number of Inhabitants," gives the total population

¹ A "principal" metropolitan district is one with a central city of 100,000 inhabitants or more, or a gross population of 150,000 or more.

for the State and counties, urban and rural areas in the State and in counties, minor civil divisions, incorporated places, wards of places of 5,000 or more, census tracts, and metropolitan districts. Volume II of the Reports on Population, entitled "Characteristics of the Population," presents, for areas similar to those outlined above for Volume II of the Reports on Housing, statistics for the population classified by sex, age, race, nativity, school attendance, and last year of school completed; for the foreign born, by citizenship and country of birth; and for the labor force, by employment status, broad occupation groups, and selected industries. Cross-classifications of occupation with color, age, marital status, class of worker, and wage or salary income are presented in Volume III of the Reports on Population, and marital status, education, and relationship by age are given in Volume IV of the Reports on Population.

An additional series of bulletins gives the characteristics of families and a cross-classification of family characteristics with rent and income.

Arrangement of tables.—Tables are presented in this summary for the United States and for four regions designated as the Northeastern States, the North Central States, the South, and the West. The tables for each area are presented as one series, according to the following plan: Tables A-1 to A-5a, for urban and rural-nonfarm dwelling units; tables A-6 to A-11, for rural-farm dwelling units; tables B-1 to B-5a, for urban and rural-nonfarm dwelling units inside principal metropolitan districts; tables C-1 to C-5a, for urban dwelling units outside principal metropolitan districts; and tables D-1 to D-5a, for rural-nonfarm dwelling units outside principal metropolitan districts. Tables A-5a, A-10, A-11, B-5a, C-5a, and D-5a show statistics for dwelling units occupied by nonwhite households and are presented only for the South.

Availability of unpublished data.—Statistics in the same detail as presented in this bulletin for the United States total were tabulated by regions for the total of each of the three following types of areas: Urban and rural-nonfarm dwelling units inside principal metropolitan districts, urban dwelling units outside principal metropolitan districts, and rural-nonfarm dwelling units outside principal metropolitan districts. Requests for such unpublished statistics, addressed to the Director of the Census, Washington, D. C., will receive a prompt reply which will include an estimate of the cost of preparing the data.

Data from previous censuses.—A cross-classification of housing characteristics with monthly rent or value of home is not available from previous censuses. The statistics on the value or monthly rent of nonfarm homes included in the 1930 report on Families were shown by color or nativity of the head of the household. Special inquiries made in 1890 and 1920 obtained a limited amount of

data on home mortgages which were tabulated by value of home and published in special reports.

Schedules and instructions to enumerators.—The schedules used in enumerating occupied dwelling units and vacant dwelling units in the 1940 census are reproduced as an appendix to Part 1 of Volume II of the Reports on Housing. The census enumerators were supplied with printed instructions on the method of filling out the schedule and on the method of determining what dwelling units were to be enumerated. These instructions also are presented in the appendix to Part 1 of Volume II.

DEFINITIONS OF TERMS AND EXPLANATIONS

Definitions and explanations of the various terms used in this summary are presented in the following paragraphs.

Regions.—The four regions referred to in this summary are groups of geographic divisions. The region designated as the Northeastern States comprises the New England and Middle Atlantic geographic divisions; the North Central States comprise the East North Central and West North Central divisions; the South, the total of the South Atlantic, East South Central, and West South Central divisions; and the West, the Mountain, and Pacific divisions. The regions, and the geographic divisions and States within each region, are shown in the accompanying map.

Urban and rural areas.—The 1940 census data for population and housing are tabulated in three broad area classifications—urban, rural-nonfarm, and rural-farm. The urban area is made up in general of cities and other incorporated places of 2,500 inhabitants or more, and all territory outside these places is classified as rural. The rural area is subdivided into rural-nonfarm and rural-farm on the basis of farm residence, without regard to occupation.

Rural-nonfarm dwelling units.—Rural-nonfarm dwelling units are those located outside the boundaries of urban places but not on farms. This group is composed of dwelling units in a wide variety of locations, ranging from isolated nonfarm homes in the open country to homes in small unincorporated areas adjacent to a large city.

Rural-farm dwelling units.—Rural-farm dwelling units are those located on farms outside urban places. Dwelling units on farms within the boundaries of urban places are included in the totals for the urban places. Although the rural-farm dwelling units represent about 99 percent of all farm dwelling units, there are a few States, especially in New England, with a considerable number of urban-farm units, that is, dwelling units on farms located in urban places.

Metropolitan districts.—A metropolitan district has been set up for use in the 1940 Censuses of Population and Housing in connection with each city of 50,000 inhabitants or more, two or more such cities sometimes being in one district. The general plan is to include in the district, in addition to the central city or cities, all adja-

cent and contiguous minor civil divisions or incorporated places having a population of 150 or more per square mile. In some metropolitan districts a few less densely populated contiguous divisions are included on the basis of special qualifications. Only a portion of a minor civil division is included if the minor civil division has a large area and the principal concentration of population is in a small section near the central city with the more remote sections being sparsely settled. A metropolitan district is thus not a political unit but rather an area including all the thickly settled territory in and around a city or group of cities. It tends to be a more or less integrated area with common economic, social, and, often, administrative interests.

For this report, statistics have been tabulated, and are presented, for the urban and rural-nonfarm dwelling units in the 85 principal metropolitan districts, that is, those with a central city of 100,000 inhabitants or more, or with a gross population of 150,000 or more. In the United States tables in Part I statistics are shown for all principal metropolitan districts combined; and in the region tables, total figures are shown for all principal metropolitan districts, or parts thereof, located in the given region. The principal metropolitan districts are listed below. Those partly in one region, and partly in another, are listed under both regions, and identified by the word "part" following the district name. The location of the principal metropolitan districts is shown on the accompanying map.

THE NORTHEASTERN STATES

Albany-Schenectady-Troy, N. Y.	New York-Northeastern New Jersey
Allentown-Bethlehem-Easton, Pa.	Philadelphia, Pa.
Boston, Mass.	Pittsburgh, Pa.
Bridgeport, Conn.	Providence, R. I.
Buffalo-Niagara, N. Y.	Reading, Pa.
Eric, Pa.	Rochester, N. Y.
Fall River-New Bedford, Mass.	Scranton-Wilkes-Barre, Pa.
Harrisburg, Pa.	Springfield-Holyoke, Mass.
Hartford-New Britain, Conn.	Syracuse, N. Y.
Johnstown, Pa.	Trenton, N. J.
Lowell-Lawrence-Haverhill, Mass.	Utica-Rome, N. Y.
New Haven, Conn.	Wilmington, Del. (part)
	Worcester, Mass.
	Youngstown, Ohio (part)

THE NORTH CENTRAL STATES

Akron, Ohio	Indianapolis, Ind.
Canton, Ohio	Kansas City, Mo.-Kansas City, Kans.
Chicago, Ill.	Louisville, Ky. (part)
Cincinnati, Ohio (part)	Milwaukee, Wis.
Cleveland, Ohio	Minneapolis-St. Paul, Minn.
Columbus, Ohio	Omaha, Nebr.-Council Bluffs, Iowa
Davenport, Iowa-Rock Island- Moline, Ill.	Peoria, Ill.
Dayton, Ohio	Saginaw-Bay City, Mich.
Des Moines, Iowa	St. Louis, Mo.
Detroit, Mich.	South Bend, Ind.
Duluth, Minn.-Superior, Wis.	Toledo, Ohio
Flint, Mich.	Wheeling, W. Va. (part)
Fort Wayne, Ind.	Wichita, Kans.
Grand Rapids, Mich.	Youngstown, Ohio (part)
Huntington, W. Va.-Ashland Ky. (part)	

THE SOUTH

Atlanta, Ga.	Memphis, Tenn.
Baltimore, Md.	Miami, Fla.
Birmingham, Ala.	Nashville, Tenn.
Charlotte, N. C.	New Orleans, La.
Chattanooga, Tenn.	Norfolk-Portsmouth-Newport News, Va.
Cincinnati, Ohio (part)	Oklahoma City, Okla.
Dallas, Texas	Richmond, Va.
Fort Worth, Texas	San Antonio, Texas
Houston, Texas	Tampa-St. Petersburg, Fla.
Huntington, W. Va.-Ashland, Ky. (part)	Tulsa, Okla.
Jacksonville, Fla.	Washington, D. C.
Knoxville, Tenn.	Wheeling, W. Va. (part)
Louisville, Ky. (part)	Wilmington, Del. (part)

THE WEST

Denver, Colo.	San Diego, Calif.
Los Angeles, Calif.	San Francisco-Oakland, Calif.
Portland, Oreg.	Seattle, Wash.
Sacramento, Calif.	Spokane, Wash.
Salt Lake City, Utah	Tacoma, Wash.

Dwelling unit.—A dwelling unit is defined as the living quarters occupied by, or intended for occupancy by, one household. A dwelling unit may be a detached house; a tenement, flat, or apartment in a larger building (an apartment house, an apartment hotel, or a section of a hotel devoted entirely to apartment rather than to transient use); or a room in a structure primarily devoted to business or other nonresidential purposes. It may be a superintendent's living quarters in a public building, such as a courthouse or library; a watchman's living quarters in a factory, store, or warehouse; a chauffeur's living quarters in a garage; or a tourist cabin, trailer, railroad car, boat, tent, etc., if occupied by persons having no other place of residence.

All occupied dwelling units, and all vacant dwelling units in habitable structures, seasonal as well as ordinary, were included in the canvass for housing data, except the following special types of dwelling places: Hotels for transient guests, and similar places maintained by the Y.M.C.A. or kindred organizations; missions, cheap one-night lodging houses; dormitories for students; nurses' homes; educational or religious institutions; military institutions; penal institutions; soldiers' homes; homes for orphans and for the aged, blind, deaf, infirm, or incurable; Civilian Conservation Corps camps; Coast Guard stations; and lumber camps, or railroad or other construction camps, in which the workers live in a common barracks. These special types of dwelling places were not considered as part of the housing market, and in general their exclusion is consistent with the exclusion of quasi-family groups from the statistics of private families, as in the 1930 report on Families. Dwelling units occupied by the families of officials or employees of such places (except on military reservations) are included in the Housing census if they constitute separate living quarters in a detached house or in a multi-family structure containing no persons classified as part of the institutional population. In the

HOUSING—MONTHLY RENT OR VALUE

case of Government-owned dwelling units on United States military reservations, neither private living quarters for families of officers or employees nor barracks for enlisted men are included in the data presented for housing.

Occupancy and tenure.—Dwelling units are classified as occupied if they were occupied at the time of enumeration by households enumerated in the Population census at their usual place of residence. The group "vacant, for sale or rent" includes all vacant dwelling units available for occupancy, even though they were not actually offered in the housing market at the time of enumeration. Vacant dwelling units in buildings under construction are excluded; those in "boarded-up" structures are excluded if they were beyond repair.

The relatively small group classified as "vacant, not for sale or rent" includes dwelling units neither occupied nor available for sale or rent at the time of enumeration because they were being held for absent households, and also dwelling units occupied temporarily by nonresident households. A nonresident household is one enumerated in the Population census at a place other than its usual place of residence and reallocated to the home district. If a dwelling unit was maintained by such a household at the usual place of residence, it is classified in the Housing census as "held for absent household." In most States, however, the majority of dwelling units returned as "held for absent household" were for seasonal or occasional use only.

The basis of the classification of occupied dwelling units by tenure in the Housing census is the same as that used in the Population census for the classification of families by tenure. A dwelling unit is classified as owner occupied if it was owned either wholly or in part by the head of the household or by some related member of his family living in the dwelling unit. All other occupied units are classified as tenant occupied whether or not cash rent was actually paid for the living quarters. Rent-free quarters and living accommodations which were received in payment for services performed are thus included with the tenant-occupied units.

Color of occupants.—Occupied dwelling units are classified by race of head of household in accordance with the definition used in the 1940 Census of Population. Three major race classifications are distinguished in the statistics for 1940 and earlier census periods, namely, white, Negro, and "other races." Persons of Mexican birth or ancestry who were not definitely Indian or of other nonwhite race were returned as white in 1940.

Monthly rent and value.—The monthly rental data are based on the reported contract rent of tenant-occupied nonfarm dwelling units and the reported estimated rental value of all other dwelling units except the owner-occupied farm homes. The estimated total value of owner-occupied nonfarm homes also was reported, but the characteristics

of these units have been cross-classified with estimated monthly rent instead of value, in order to facilitate comparisons of the statistics for the different occupancy and tenure groups. The characteristics of owner-occupied farm homes, however, have been tabulated by total value, as estimated monthly rent was not included in the returns made for these dwelling units.

The enumerator was instructed to obtain for each owner-occupied dwelling unit the estimated current market value of the home, and if not on a farm, its estimated monthly rental value; for each tenant-occupied dwelling unit the monthly contract rent, or if no cash rent was paid, the estimated monthly rental value based on rents for similar dwelling units in the neighborhood; and for each vacant dwelling unit the rent asked or the estimated rental value. The value of an owner-occupied nonfarm home represents the amount for which the dwelling unit, including such land as belongs with it, would sell under ordinary circumstances—not at forced sale. If the owner-occupied unit is in a structure that contains more than one dwelling unit, or if a part of the structure is used for business purposes, the value reported represents only that portion occupied by the owner and his household. The rental reported for a vacant seasonal dwelling unit is the actual or estimated monthly amount charged for the unit during the portion of the year it is generally occupied; in resort areas the average rent may be comparatively high for this reason.

The statistics obtained for farm homes are probably somewhat less satisfactory than those for nonfarm homes because of the obvious difficulty of trying to determine what fraction the farm dwelling unit represents of the total farm value, which latter may be estimated on the basis of current market value.

Gross rent.—Gross monthly rent, computed for tenant-occupied nonfarm dwelling units only, is contract rent plus the reported average monthly cost of water, electricity, gas, and other fuel paid for by the tenant. If furniture is included in the contract rent, the reported estimated rent of the dwelling unit without furniture is used for the computation instead of the contract rent. Rent differentials which result from varying practices with respect to the inclusion of heat, utilities, and furniture as a part of the contract rent, are thus eliminated from the gross rent figures.

Gross rent is usually greater than contract rent but may be less than contract rent when payment for the use of furniture is included in the contract rent, and the monthly cost of utilities is less than the difference between contract rent and rent without furniture.

Type of structure.—Statistics are presented for dwelling units classified according to the type of structure in which they are located. A "one-family detached" structure has open space on all four sides and contains only one dwelling unit. A "one-family attached" structure has one

or both sides built directly against an adjoining structure or structures, and contains only one dwelling unit extending from ground to roof. Each dwelling unit in a group of three or more row houses is a "one-family attached" structure, but two attached dwelling units by themselves constitute a "two-family side-by-side" structure. Dwelling units in one- to four-family structures with business are shown as a separate group, but dwelling units in five-family or larger structures with business are not separated in the tabulations from those without business. "Other dwelling places," such as trailers, tourist cabins, boats, etc., were enumerated only when occupied by persons having no other place of residence.

Year built.—Dwelling units are classified according to the calendar year in which the building was completed. This refers to the original construction, not to any later remodeling, additions, reconstruction, or conversion.

Conversion.—A "converted structure" is one which contains more or fewer dwelling units than when first built, or one originally designed for nonresidential purposes, such as a factory, garage, barn, or storage shed, which is used as the living quarters of one or more households. Dwelling units classified as "in converted structures" are chiefly those in structures that were originally built for occupancy by one household and later subdivided to provide living quarters for two or more households. "Non-converted structures" are those originally built for residential purposes which contain the same number of dwelling units as when first built; a structure with space for business purposes is included in this category if the number of dwelling units has remained unchanged. The classification is made on the basis of the use of the structure on the census date; the change from the original use may or may not have involved structural alterations.

State of repair.—Instructions to enumerators specified that a structure was to be reported as "needing major repairs" when parts of the structure such as floors, roof, plaster, walls, or foundations required repairs or replacements, the continued neglect of which would impair the soundness of the structure and create a hazard to its safety as a place of residence. The data on state of repair are presented in combination with data for selected types of plumbing equipment and are therefore limited to dwelling units for which all of the various items in the combination were reported.

Water supply.—The statistics for water supply relate to the principal source of water supply available for household purposes (not necessarily drinking water). "Running water" may be piped from either a pressure or a gravity system. "Other" may include any source of water supply except running water.

Toilet facilities.—A flush toilet (with running water) located in the structure and for the exclusive use of one household is differentiated in the

tabulations from one that is shared with one or more other households.

Bathtub or shower.—A dwelling unit is reported as having a bathtub or shower if either type of equipment, supplied with running water (not necessarily hot water), is available in the structure for the use of the household. Bathing equipment for the exclusive use of one household and equipment that is shared with one or more other households are reported separately.

Number of rooms.—All rooms that are used or available for use as living quarters for the household are counted in determining the number of rooms in each dwelling unit. Bathrooms, closets, pantries, halls, screened porches, and unfinished rooms in the basement or attic are not counted as rooms. A kitchen is a separate room if it is partitioned off from floor to ceiling; a kitchenette and a dinette separated only by shelves or cabinets are counted as one room. Rooms used for office purposes by a person, such as a doctor or a lawyer, who lives in the dwelling unit are included, but rooms used as a store or shop for business are excluded.

Lighting equipment.—"Electric lighting" includes lights that are wired to a power line or a home plant, even though service may be temporarily suspended.

Size of household.—All persons enumerated in the Population census as members of the household (including lodgers, servants, and other unrelated persons having no other usual place of residence) are counted in determining the number of persons who occupy each dwelling unit. Students away from home at school or college and other members temporarily absent are included as members of the household. The statistics on size of household, as presented in this report, should be distinguished from the 1930 statistics on size of family, because only related persons were included in the 1930 tabulation of families by size.

Persons per room.—The number of persons per room, used as an index of crowding, was obtained by dividing the number of persons in the household by the number of rooms in the dwelling unit. This figure was computed for each occupied dwelling unit.

Radio.—A dwelling unit was enumerated as having a radio if it contained a usable radio set or one only temporarily out of repair.

Refrigeration equipment.—Occupied dwelling units are classified according to the principal equipment available for the refrigeration of food for the household during the summer months. "Mechanical" refrigeration includes any type of mechanical refrigerator operated by electricity, gas, or kerosene, or by a gasoline engine or other source of power. "Ice" refrigeration includes a refrigerator, box, or chest cooled by ice. "Other" refrigeration includes devices such as a well cooler, or an evaporative cooler consisting of a framework covered with cloth which is kept wet by the application of water. The category "none"

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includes dwelling units that have no device for keeping food cool or only a box in which food is placed on a window ledge.

Heating equipment.—Steam or hot water systems, piped warm air systems, and pipeless warm air furnaces are classified as central heating equipment. A "pipeless warm air furnace" is a furnace located in the basement or utility room, with no warm air outlet other than one grille directly above or adjacent to the furnace. The category "heating stove" includes regular heating stoves, circulator heaters with flues, and nonportable electric or gas heaters. Dwelling units that have no heating equipment other than portable heaters, fireplaces, or kitchen stoves are included in the category "other or none."

Mortgage status.—The mortgage data presented relate to owner-occupied nonfarm dwelling units in structures without business and containing not more than four dwelling units. Such a dwelling unit is classified as mortgaged if there is an indebtedness in the form of a mortgage, a deed of trust, or a land contract that is secured by it or by the property of which it is a part. Statistics relating to mortgaged farm properties are presented in publications of the Census of Agriculture.

Inclusion of furniture in rent.—A tenant-occupied nonfarm dwelling unit is reported as having furniture included in contract rent if the monthly payment includes the rental of important pieces of furniture, such as tables, chairs, and beds.

Medians.—The median value or rent may be defined as that value or rent which divides the whole number of reporting units into two equal groups, one having values or rents higher than the median and one having lower. In computing the median values the class intervals shown in the tables were used. Rents were reported to the nearest dollar, and in computing the medians the limits of the class intervals were assumed to stand at the midpoint of the 1-dollar interval between the end of one of the rent groups and the beginning of the next. For example, the limits of the interval designated, in round dollars, \$10 to \$14, were assumed to be \$9.50 to \$14.49.

In computing the median size of household, it is necessary to assume a continuous distribution within each size group. For example, when the median is in the 3-person group, the lower and upper limits of the group are assumed to be $2\frac{1}{2}$ and $3\frac{1}{2}$, respectively.